

dexus

**Dexus Property for Income Fund No.2**  
**Interim Report**  
**31 December 2023**

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Dexus Property for Income Fund No.2 (the Fund) is a registered managed investment scheme domiciled in Australia that invests in a portfolio of listed Australian Real Estate Investment Trusts (AREITs). Dexus Asset Management Limited (DXAM) is the Responsible Entity and Manager of the Fund. DXAM oversees the management and strategic direction of the Fund in its role as Responsible Entity.

The registered office of the Responsible Entity of the Fund is Level 30, Quay Quarter Tower, 50 Bridge Street, Sydney, NSW 2000 and its principal place of business is Level 5, 80 Collins Street (South Tower), Melbourne, VIC 3000.

# Directors' Report

The Directors of Dexus Asset Management Limited (DXAM) as Responsible Entity of Dexus Property for Income Fund No.2 (the Fund) present their Directors' Report together with the Interim Financial Statements for the half year ended 31 December 2023.

## Directors

The following persons were Directors of DXAM at all times during the half year and to the date of this Directors' Report, unless otherwise stated:

Directors	Appointed
Jennifer Horrigan, BBus, GradDipMgt, GradDipAppFin, MAICD	30 April 2012
Danielle Carter, BA/BCom, Grad DipAppFin, CA, GAICD	17 October 2022
Deborah Coakley, BBus, GAICD	19 August 2021
Emily Smith, BCom, GAICD	19 April 2022
Jonathan Sweeney, BCom, LLB, CFA, GAICD	17 October 2022
Brett D Cameron, LLB/BA, GAICD, FGIA – Alternate Director for Deborah Coakley	1 March 2022

## Review of operations

The results of the Fund's operations are disclosed in the Statement of Comprehensive Income. A summary of results for the six months to 31 December 2023 is as follows:

Key financial performance metrics:	31 December 2023	31 December 2022	Change
Net profit after tax (\$'000)	1,484	891	593
Distribution per unit (cents)	2.76	2.76	-
Distributions paid/payable (\$'000)	466	546	(80)
Total assets (\$'000)	16,301	19,081	(2,780)
Average NAV (\$'000)	15,917	19,548	(3,631)

## Financial result

The Fund's total comprehensive income was \$1.48 million for the half year ended 31 December 2023 (31 December 2022: \$0.89 million), up \$0.59 million, primarily driven by \$0.75 million of net fair value gains on financial assets at fair value through profit or loss offset by \$0.17 million decrease in distribution income.

The Fund continued to manage its assets in accordance with its governing documents and the Constitution.

## Principal activities

The Fund is a registered managed investment scheme domiciled in Australia. The principal activity of the Fund is to invest in a diversified portfolio of AREITs. There has been no significant change in the activities of the Fund during the half year period. The Fund did not have any employees during the period.

## Significant changes in the state of affairs

During the financial period, the Fund had no significant changes in its state of affairs.

## Auditor's Independence Declaration

A copy of the Auditor's Independence Declaration, as required under section 307C of the *Corporations Act 2001* is set out on page 4.

## Rounding of amounts and currency

As the Fund is an entity of the kind referred to in *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*, the Directors have chosen to round amounts in this Directors' Report and the accompanying Interim Financial Statements to the nearest thousand dollars, unless otherwise indicated. All figures in this Directors' Report and the Interim Financial Statements, except where otherwise stated, are expressed in Australian dollars.

## Directors' Report (continued)

### Directors' authorisation

The Directors' Report is made in accordance with a resolution of the Directors. The Interim Financial Statements were authorised for issue by the Directors on 18 March 2024.

A handwritten signature in black ink, appearing to read 'Jennifer Horrigan', with a long, sweeping flourish extending to the right.

**Jennifer Horrigan**

Chair

18 March 2024



## Auditor's Independence Declaration

As lead auditor for the review of Dexus Property for Income Fund No.2 for the half-year ended 31 December 2023, I declare that to the best of my knowledge and belief, there have been:

- (a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- (b) no contraventions of any applicable code of professional conduct in relation to the review.

A handwritten signature in black ink that reads 'Samantha Johnson'.

Samantha Johnson  
Partner  
PricewaterhouseCoopers

Sydney  
18 March 2024

## Statement of Comprehensive Income

For the half year ended 31 December 2023

	31 Dec 2023 \$'000	31 Dec 2022 \$'000
<b>Revenue from ordinary activities</b>		
Distribution income	375	545
Interest revenue	4	3
<b>Total revenue from ordinary activities</b>	<b>379</b>	<b>548</b>
<b>Other income</b>		
Net fair value gain on financial assets at fair value through profit or loss	1,209	460
<b>Total other income</b>	<b>1,209</b>	<b>460</b>
<b>Total income</b>	<b>1,588</b>	<b>1,008</b>
<b>Expenses</b>		
Management fees expense	(38)	(58)
Other expenses	(66)	(59)
<b>Total expenses</b>	<b>(104)</b>	<b>(117)</b>
<b>Profit for the period</b>	<b>1,484</b>	<b>891</b>
Other comprehensive income	-	-
<b>Total comprehensive income for the period</b>	<b>1,484</b>	<b>891</b>

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

## Statement of Financial Position

As at 31 December 2023

	Note	31 Dec 2023 \$'000	30 Jun 2023 \$'000
<b>Current assets</b>			
Cash and cash equivalents		34	185
Distribution receivable		238	309
Receivables		189	49
Financial assets at fair value through profit or loss	3	15,840	16,960
<b>Total assets</b>		<b>16,301</b>	<b>17,503</b>
<b>Current liabilities</b>			
Payables		65	95
Provisions		74	84
<b>Total liabilities</b>		<b>139</b>	<b>179</b>
<b>Net assets</b>		<b>16,162</b>	<b>17,324</b>
<b>Equity</b>			
Contributed equity	5	450,707	452,887
Retained losses		(434,545)	(435,563)
<b>Total equity</b>		<b>16,162</b>	<b>17,324</b>

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

## Statement of Changes in Equity

For the half year ended 31 December 2023

	Note	Contributed equity \$'000	Retained losses \$'000	Total \$'000
<b>Opening balance as at 1 July 2022</b>		454,896	(435,443)	19,453
Profit for the period		-	891	891
Other comprehensive income		-	-	-
Total comprehensive income for the period		-	891	891
Transactions with owners in their capacity as unitholders:				
Issue of contributed equity net of transaction costs		71	-	71
Unit redemptions including transaction costs		(995)	-	(995)
Units issued under distribution reinvestment plan (DRP)		47	-	47
Distributions paid or payable	2	-	(546)	(546)
Transactions with owners in their capacity as unitholders		(877)	(546)	(1,423)
<b>Closing balance as at 31 December 2022</b>		454,019	(435,098)	18,921
<b>Opening balance as at 1 July 2023</b>		<b>452,887</b>	<b>(435,563)</b>	<b>17,324</b>
Profit for the period		-	1,484	1,484
Other comprehensive income		-	-	-
Total comprehensive income for the period		-	1,484	1,484
Transactions with owners in their capacity as unitholders:				
Issue of contributed equity net of transaction costs		17	-	17
Unit redemptions including transaction costs		(2,247)	-	(2,247)
Units issued under distribution reinvestment plan (DRP)		50	-	50
Distributions paid or payable	2	-	(466)	(466)
Transactions with owners in their capacity as unitholders		(2,180)	(466)	(2,646)
<b>Closing balance as at 31 December 2023</b>		<b>450,707</b>	<b>(434,545)</b>	<b>16,162</b>

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.



## Statement of Cash Flows

For the half year ended 31 December 2023

	31 Dec 2023	31 Dec 2022
	\$'000	\$'000
<b>Cash flows from operating activities</b>		
Receipts in the course of operations (inclusive of GST)	445	559
Payments in the course of operations (inclusive of GST)	(158)	(129)
Interest received	4	3
<b>Net cash inflow/(outflow) from operating activities</b>	<b>291</b>	<b>433</b>
<b>Cash flows from investing activities</b>		
Payments for financial assets at fair value through profit or loss	(1,062)	(1,126)
Proceeds from sale of financial assets at fair value through profit or loss	3,276	2,110
<b>Net cash inflow/(outflow) from investing activities</b>	<b>2,214</b>	<b>984</b>
<b>Cash flows from financing activities</b>		
Proceeds from issue of contributed equity	17	71
Payments for redemption of units	(2,247)	(997)
Distributions paid to unitholders	(426)	(503)
<b>Net cash inflow/(outflow) from financing activities</b>	<b>(2,656)</b>	<b>(1,429)</b>
<b>Net decrease in cash and cash equivalents</b>	<b>(151)</b>	<b>(12)</b>
Cash and cash equivalents at the beginning of the period	185	214
<b>Cash and cash equivalents at the end of the period</b>	<b>34</b>	<b>202</b>

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

# Notes to the Interim Financial Statements

## In this section

This section sets out the basis upon which the Fund's Interim Financial Statements are prepared.

## Basis of preparation

These Interim Financial Statements are general purpose financial statements which have been prepared in accordance with the requirements of the Constitution of the Fund, the *Corporations Act 2001* and *AASB 134 Interim Financial Reporting* issued by the Australian Accounting Standards Board.

These Interim Financial Statements do not include notes of the type normally included in an annual financial report. Accordingly, these Interim Financial Statements should be read in conjunction with the annual Financial Statements for the year ended 30 June 2023.

Unless otherwise stated, these Interim Financial Statements have been prepared using consistent accounting policies in line with those of the previous financial year and corresponding interim reporting period. Where required, comparative information has been restated for consistency with the current period's presentation.

The Interim Financial Statements are presented in Australian dollars, with all values rounded to the nearest thousand dollars in accordance with *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*, unless otherwise stated.

The Interim Financial Statements have been prepared on a going concern basis using the historical cost convention, except for the following which are stated at their fair value:

- Financial assets at fair value through profit or loss.

Refer to the specific accounting policies within the Notes to the annual Financial Statements for the year ended 30 June 2023 for the basis of valuation of assets and liabilities measured at fair value.

## Going concern

The Directors of the Responsible Entity of the Fund remain of the opinion that the Fund can continue as a going concern considering its underlying investments are fully liquid, diversified and will be able to meet redemption requests as per the Fund's Product Disclosure Statement (PDS).

## Critical accounting estimates

The preparation of Interim Financial Statements requires the use of certain critical accounting estimates and management to exercise its judgement in the process of applying the Fund's accounting policies.

There are no key assumptions concerning the future or areas of estimation uncertainty at the end of the reporting period that have a significant risk of causing material adjustments to the Interim Financial Statements.

## Notes to the Interim Financial Statements

The Notes include information which is required to understand the Interim Financial Statements and is material and relevant to the operations, financial position and performance of the Fund.

The Notes are organised into the following sections:

Fund performance	Capital and financial risk management	Other disclosures
1. Operating segment	3. Fair value measurement	6. Related parties
2. Distributions paid and payable	4. Commitments and contingencies	7. Other matters
	5. Contributed equity	8. Subsequent events

# Fund performance

## In this section

This section explains the results and performance of the Fund.

It provides additional information about those individual line items in the Interim Financial Statements that the Directors consider most relevant in the context of the operations of the Fund, including: results by operating segment and distributions paid and payable.

## Note 1 Operating segment

The Fund derives its income in the form of distributions from listed property securities and is deemed to have only one operating segment which is consistent with the reporting reviewed by the chief operating decision makers.

## Note 2 Distributions paid and payable

Distributions are recognised when declared.

### Distribution to unitholders

	31 Dec 2023	31 Dec 2022
	\$'000	\$'000
31 July (paid 10 August 2023)	84	92
31 August (paid 11 September 2023)	81	92
30 September (paid 13 October 2023)	76	91
31 October (paid 14 November 2023)	76	91
30 November (paid 13 December 2023)	75	90
31 December (paid 12 January 2024)	74	90
<b>Total distributions to unitholders</b>	<b>466</b>	<b>546</b>

### Distribution rate

	31 Dec 2023	31 Dec 2022
	Cents per unit	Cents per unit
31 July (paid 10 August 2023)	0.4604	0.4604
31 August (paid 11 September 2023)	0.4604	0.4604
30 September (paid 13 October 2023)	0.4604	0.4604
31 October (paid 14 November 2023)	0.4604	0.4604
30 November (paid 13 December 2023)	0.4604	0.4604
31 December (paid 12 January 2024)	0.4604	0.4604
<b>Total distribution rate</b>	<b>2.7624</b>	<b>2.7624</b>

# Capital and financial risk management

## In this section

The Board of the Responsible Entity determines the appropriate capital structure of the Fund, and how much is raised from unitholders (equity) in order to finance the Fund's activities both now and in the future. This capital structure is detailed in the following notes:

- **Assets and liabilities:** *Fair value measurement* in note 3 and *Commitments and contingencies* in note 4; and
- **Equity:** *Contributed equity* in note 5.

## Note 3 Fair value measurement

The Fund uses the following methods in the determination and disclosure of the fair value of assets and liabilities:

**Level 1:** the fair value is calculated using quoted prices in active markets.

**Level 2:** the fair value is determined using inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices).

**Level 3:** the fair value is estimated using inputs for the asset or liability that are not based on observable data.

All listed equities included within financial assets at fair value through profit or loss within the Statement of Financial Position were measured at Level 1 for the periods presented in this report.

During the period, there were no transfers between Level 1, 2 and 3 fair value measurements.

Since cash, receivables and payables are short-term in nature, their fair values are not materially different from their carrying amounts.

## Note 4 Commitments and contingencies

The Directors of the Responsible Entity are not aware of any commitments or contingent liabilities in relation to the Fund (30 June 2023: nil), other than those disclosed in the Notes to the Interim Financial Statements, which should be brought to the attention of unitholders as at the date of these Interim Financial Statements.

## Note 5 Contributed equity

	For the 6 months to 31 Dec 2023	For the 12 months to 30 Jun 2023
	No. of units	No. of units
Opening balance at the beginning of the period	18,297,635	20,347,811
Issue of contributed equity	18,263	89,226
Unit redemptions	(2,367,827)	(2,237,904)
Units issued under distribution reinvestment plan	52,925	98,502
<b>Closing balance at the end of the period</b>	<b>16,000,996</b>	<b>18,297,635</b>

# Other disclosures

## In this section

This section includes other information that must be disclosed to comply with the Accounting Standards, the *Corporations Act 2001* or the Corporations Regulations.

## Note 6 Related parties

### a) Transactions with the Responsible Entity and related body corporate

The Responsible Entity and Manager of the Fund is DXAM. Dexus PG Limited (DXPG) (ACN 109 846 068), the immediate parent entity of DXAM, and its controlled entities are wholly owned subsidiaries of Dexus.

Accordingly, transactions with entities related to DXPG are disclosed below:

	31 December 2023		31 December 2022	
	Paid / (Received) \$'000	Payable / (Receivable) \$'000	Paid / (Received) \$'000	Payable / (Receivable) \$'000
Management fees <sup>1</sup>	64	13	79	15
Registry fees <sup>1</sup>	-	-	13	-
Accounting fees <sup>1</sup>	10	10	10	10
Net expense recoveries and MER rebates <sup>2</sup>	(47)	(73)	(37)	(41)
Reimbursement of costs paid on behalf of the Fund	31	3	26	3

1. Management, registry and accounting fees disclosed above exclude expense recoveries and Management Expense Ratio ("MER") rebates.
2. Net expense recoveries and MER rebates are presented net of the expenses that the Responsible Entity is entitled to recover as and when they are incurred in the Statement of Comprehensive Income.

### b) Related party investments held by the Fund

The Fund may acquire investments in entities that are also managed by DXPG or its related body corporates (Related Parties), in accordance with its PDS. As at reporting date, the investments held by the Fund are as follows:

	31 December 2023		31 December 2022	
	Number of units	Distributions \$	Number of units	Distributions \$
Dexus	107,234	28,631	141,234	39,546
Dexus Convenience Retail REIT	164,166	16,991	166,166	19,363
Dexus Industria REIT	92,684	7,600	92,684	7,600
<b>Total</b>	<b>364,084</b>	<b>53,222</b>	<b>400,084</b>	<b>66,509</b>

## Note 7 Other matters

During the financial year ended 30 June 2023, the Directors of the Responsible Entity identified a potential understatement of previously reported net taxable income of the Fund and commenced a review of information disclosed in the Attribution MIT member annual statements (AMMA) issued to former and current unitholders.

This review is still in progress, in the event that the outcome of the review confirms an understatement of previously reported net taxable income, the Directors of the Responsible Entity will consider their options under the Income Tax Assessment Act (the Act) including any implications for current and former unitholders.

This matter has no impact on statutory net profit recorded in the current or prior reporting periods of the Fund, nor it is expected to impact future reporting periods.

## Note 8 Subsequent events

Since the end of the period, the Directors are not aware of any matter or circumstance not otherwise dealt within the Interim Financial Statements that has significantly or may significantly affect the operations of the Fund, the results of those operations, or state of the Fund's affairs in future financial periods.

# Directors' Declaration

In the Directors' opinion:

- a) the Interim Financial Statements and Notes set out on pages 5 to 12 are in accordance with the *Corporations Act 2001*, including:
  - (i) complying with Australian Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and
  - (ii) giving a true and fair view of the Fund's financial position as at 31 December 2023 and of its performance for the half year ended on that date; and
- b) there are reasonable grounds to believe that Dexus Property for Income Fund No.2 will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Directors.



**Jennifer Horrigan**  
Chair  
18 March 2024



# ***Independent auditor's review report to the unitholders of Dexus Property for Income Fund No.2***

## **Report on the half-year financial report**

### ***Conclusion***

We have reviewed the half-year financial report of Dexus Property for Income Fund No.2 (the Fund) which comprises the Statement of Financial Position as at 31 December 2023, the Statement of Comprehensive Income, Statement of Changes in Equity and Statement of Cash Flows for the half-year ended on that date, selected explanatory notes and the Directors' Declaration.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the accompanying half-year financial report of Dexus Property for Income Fund No.2 does not comply with the *Corporations Act 2001* including:

1. giving a true and fair view of the Fund's financial position as at 31 December 2023 and of its performance for the half-year ended on that date
2. complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

### ***Basis for conclusion***

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity* (ASRE 2410). Our responsibilities are further described in the *Auditor's responsibilities for the review of the half-year financial report* section of our report.

We are independent of the Fund in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to the audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

### ***Responsibilities of the Directors of the Responsible Entity for the half-year financial report***

The Directors of Dexus Asset Management Limited as the Responsible Entity of the Fund (the Directors) are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the Directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement whether due to fraud or error.

PricewaterhouseCoopers, ABN 52 780 433 757  
One International Towers Sydney, Watermans Quay, Barangaroo, GPO BOX 2650, SYDNEY NSW 2001  
T: +61 2 8266 0000, F: +61 2 8266 9999  
Level 11, 1PSQ, 169 Macquarie Street, Parramatta NSW 2150, PO Box 1155 Parramatta NSW 2124  
T: +61 2 9659 2476, F: +61 2 8266 9999

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### ***Auditor's responsibilities for the review of the half-year financial report***

Our responsibility is to express a conclusion on the half-year financial report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Fund's financial position as at 31 December 2023 and of its performance for the half-year ended on that date, and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

*PricewaterhouseCoopers*

PricewaterhouseCoopers

*Samantha Johnson*

Samantha Johnson  
Partner

Sydney  
18 March 2024