

Product Disclosure Statement Update

28 January 2025

Dominion Income Trust 1 Product Disclosure Statement to expected date of commencement of trading

Equity Trustees Limited (ACN 004 031 298; AFSL 240975) (**Responsible Entity**) is the responsible entity for the Dominion Income Trust 1 (ARSN 683 392 743) (**Trust**).

The following is an update in accordance with ASIC Corporations (Updated Product Disclosure Statements) Instrument 2016/1055 to the “Expected commencement of trading of Units on the ASX on a normal settlement basis” in the Product Disclosure Statement (**PDS**) for the Trust, dated 20 January 2025.

This PDS update and any future updates can be found on <https://www.realminvestments.com.au/dominion-income-trust-1/>. A paper copy of any updated information will be given to a person without charge on request.

This Product Disclosure Statement Update, dated 28 January 2025 (**PDS Update**), updates information in the PDS. This PDS Update should be read in conjunction with the PDS. Capitalised terms not defined in this document have the meaning given to them in the PDS unless the context requires otherwise.

Product Disclosure Statement update

The date of the expected commencement of trading of Units on the ASX on a normal settlement basis is now 4 March 2025.

As this is an indicative and expected date only, the Responsible Entity believes that this update to the PDS does not include any materially adverse information.

The PDS is to be updated as follows:

- In the Key Dates for the Offer table on page 10, the original date of the “Expected commencement of trading of Units on the ASX on a normal settlement basis” i.e. “28 February 2025” is deleted and replaced by the following date: “4 March 2025”.
- In Section 1 of the PDS, on the topic of “When will the Units begin trading?” on page 17, the original date of “28 February 2025” is deleted and replaced by the following date: “4 March 2025”.

- In section 7.4 of the PDS, on the topic of “When are Units expected to commence trading?” on page 60, the original date of “28 February 2025” is deleted and replaced by the following date: “4 March 2025”.

This amended date continues to be the expected date and remains indicative only. The Responsible Entity of the Trust continues to reserve the right to vary this date (as with all other key dates for the Offer). Any updates will be notified by way of update on the above website.

Important Information

This PDS Update is subject to all notices and disclaimers set out in the Important Information section of the PDS dated 20 January 2025. This document does not constitute an offer to sell, or the solicitation of an offer to buy, any securities.

Equity Trustees Limited (ACN 004 031 298; AFSL 240975) (**Responsible Entity**) is the responsible entity for the Dominion Income Trust 1 (ARSN 683 392 743) (**Trust**). This PDS Update has been prepared based on information from Dominion Investment Management Pty Ltd (ACN 681 916 030; Authorised Representative No. 001312185) (**Dominion**), the investment manager of the Trust.

The information is of a general nature only and has been prepared without taking into account your objectives, financial situation or needs. Before making an investment decision, you should consider obtaining professional investment advice that takes into account your personal circumstances and should read the PDS. Neither the Responsible Entity nor Dominion guarantees repayment of capital or any particular rate of return from the Trust.

All opinions and estimates included in this PDS Update constitute judgements of Dominion as at the date of the PDS Update, and are subject to change without notice. Past performance is not a reliable indicator of future performance.