

DEXUS Property Group (ASX: DXS)

ASX release

9 June 2016

Brisbane property tour

DEXUS Property Group (DEXUS) is hosting a Brisbane property tour today and provides the attached Brisbane property tour book which will be used as a basis of discussion with institutional investors and brokers.

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About DEXUS

DEXUS Property Group is one of Australia's leading real estate groups, investing directly in high quality Australian office and industrial properties. With \$21.5 billion of assets under management, the Group also actively manages office, industrial and retail properties located in key Australian markets on behalf of third party capital partners. The Group manages an office portfolio of 1.8 million square metres located predominantly across Sydney, Melbourne, Brisbane and Perth and is the largest owner of office buildings in the Sydney CBD, Australia's largest office market. DEXUS is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange under the stock market trading code 'DXS' and is supported by more than 32,000 investors from 20 countries. With more than 30 years of expertise in property investment, development and asset management, the Group has a proven track record in capital and risk management, providing service excellence to tenants and delivering superior risk-adjusted returns for its investors. www.dexus.com

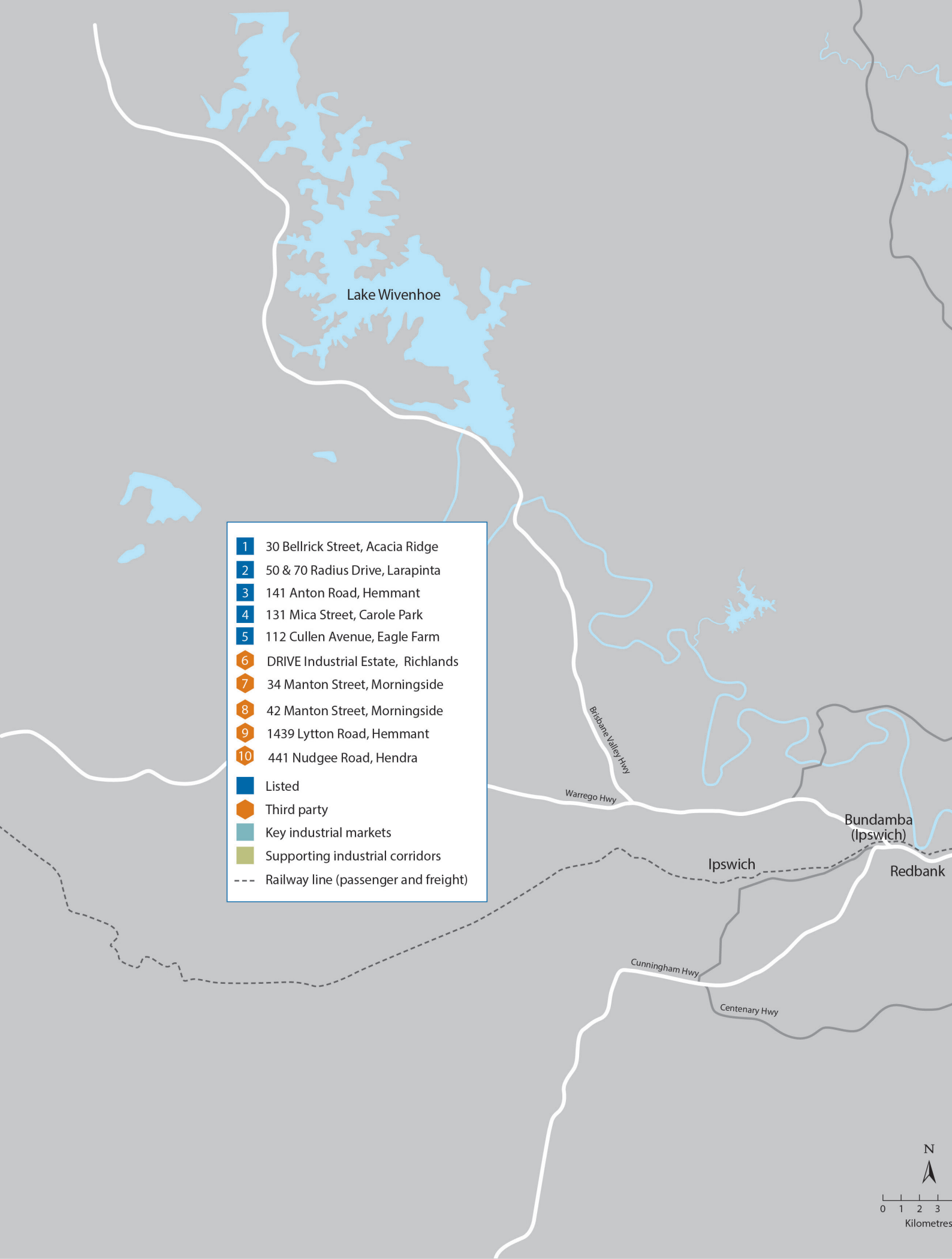
Download the DEXUS IR app to your preferred mobile device to gain instant access to the latest stock price, ASX Announcements, presentations, reports, webcasts and more.



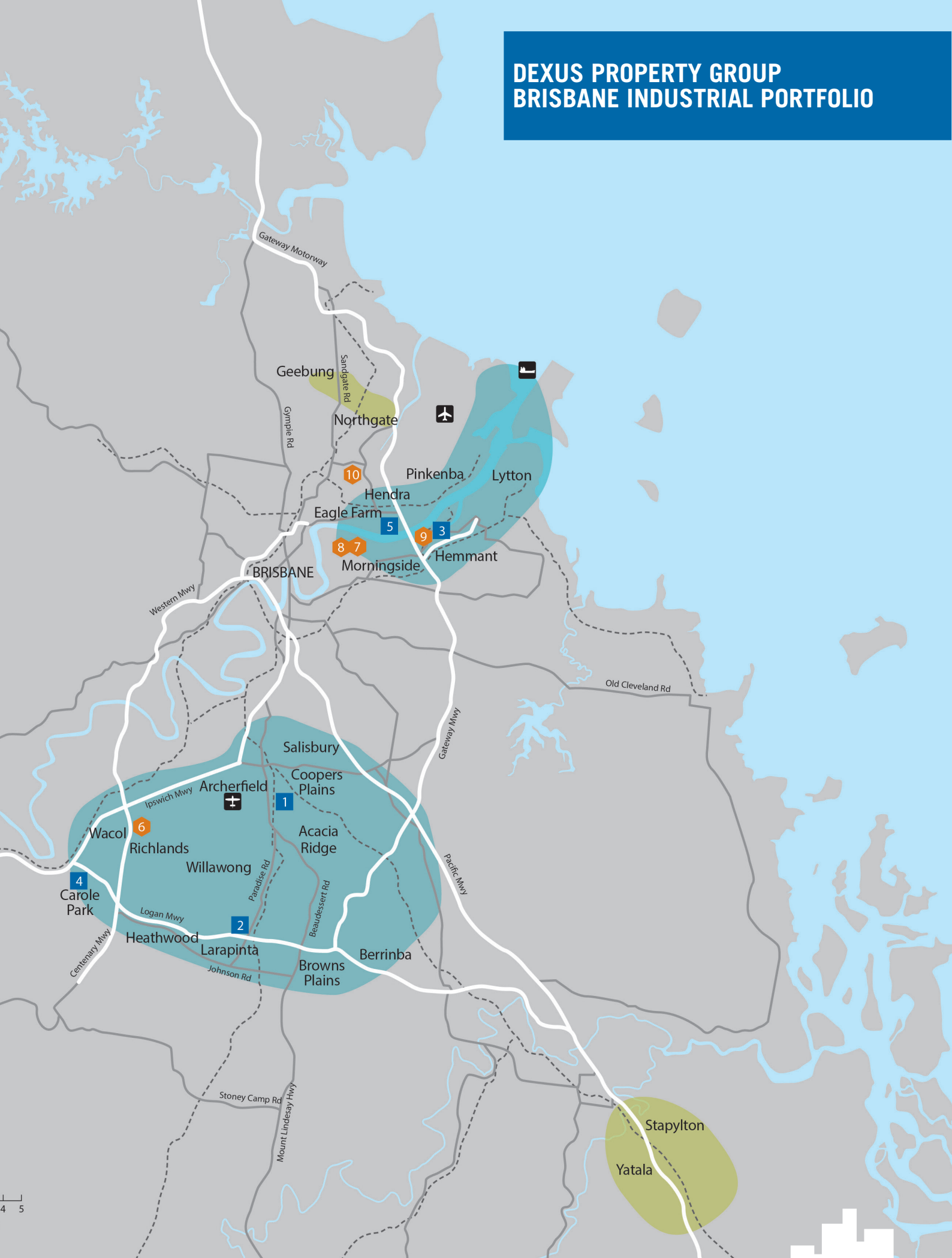
DEXUS Funds Management Ltd ABN 24 060 920 783, AFSL 238163, as Responsible Entity for DEXUS Property Group (ASX: DXS)

**DEXUS PROPERTY GROUP
BRISBANE PROPERTY TOUR - 9 JUNE 2016**





DEXUS PROPERTY GROUP BRISBANE INDUSTRIAL PORTFOLIO



50 & 70 RADIUS DRIVE, LARAPINTA



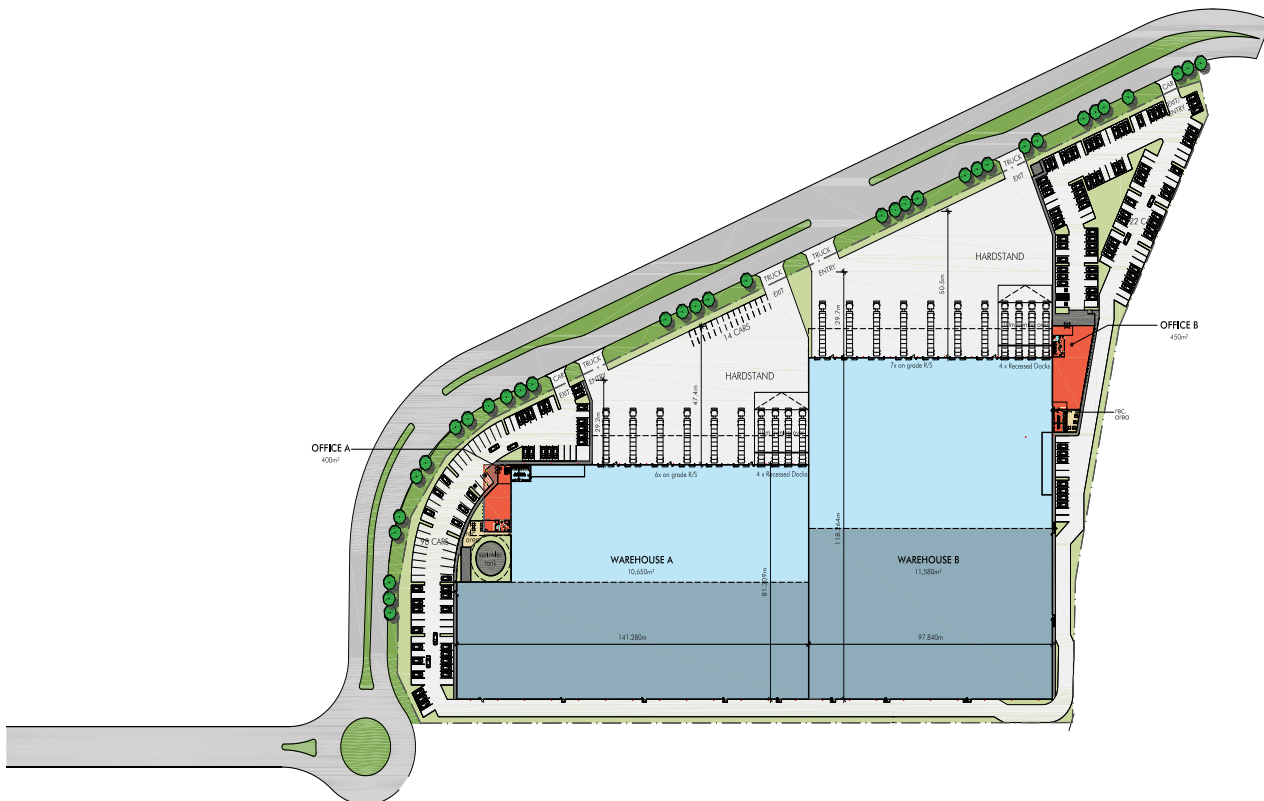
50 & 70 Radius Drive, Larapinta, is a strategically located industrial development site located midway along the east-west connector transport corridor in south east Queensland, the Logan Motorway. The recently completed development along Radius Drive provides 23,080 square metres of high quality office and warehouse logistics accommodation.

PROPERTY DETAILS

Building type	Industrial/Warehouse
Title	Freehold
Site Area (hectares)	4.5
Lettable area ('000 m ²)	23.1
Lettable area adjusted ('000 m ²)	11.5
Ownership (%)	DXS 50
Co-owner	DEXUS Industrial Partner

PROPERTY STATISTICS

Metro Area	Larapinta
Zoning	General Industrial
Project cost \$m	\$13.0
Yield on cost (%)	8.7
Occupancy as at 31 December 2015 (%)	0
Completion date	Feb 2016



AREA SCHEDULE	
WAREHOUSE A	
WAREHOUSE	10,650m ²
OFFICE	400m ²
TOTAL	11,050m ²
WAREHOUSE B	
WAREHOUSE	11,580m ²
OFFICE	450m ²
TOTAL	12,030m ²
GRAND TOTAL (WAREHOUSE A+B)	23,080m ²
DEVELOPABLE AREA	42,770m ²
%	54%
W/H A CARPARKING	122
W/H B CARPARKING	112

DRIVE INDUSTRIAL ESTATE, 255 ARCHERFIELD ROAD, RICHLANDS



PROPERTY DETAILS

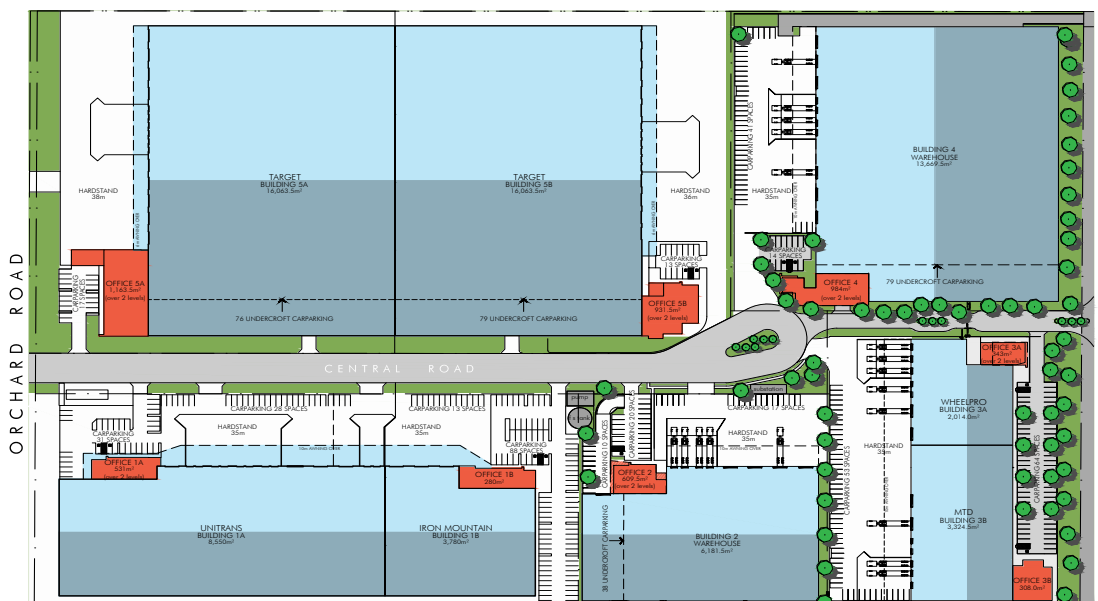
Building type	Industrial Estate
Title	Freehold
Site Area (hectares)	13.35
Lettable area ('000 m ²)	75.3
Lettable area adjusted ('000 m ²)	75.3
Number of buildings	5
Completion date	2014-2016
Ownership (%)	DWPF

PROPERTY STATISTICS

Metro Area	Richlands
Zoning	General Industrial & Light Industry
Acquisition date	Nov 2010
Occupancy (%)	71.5
Development cost (\$m)	\$99.0

DRIVE Industrial Estate is a 13.35 hectare site offering 76,000 square metres of large scale prime quality multi-unit industrial facilities. Stage 1 reached practical completion in late 2014 and is 86% leased. Stage 2 is also now complete.

The estate consists of five sub-divisible buildings accommodating 3,000-35,000 square metres attracting users looking for innovative, flexible and purpose built facilities. Richlands is a core industrial market with excellent connectivity to key transport infrastructure, primary industries and employment hubs, located approximately 18 kilometres southwest of the Brisbane CBD. The site benefits from excellent access to main transport nodes including the Ipswich, Logan and Centenary motorways, all within two kilometres from the site.



The Place to meet.

Every day, a growing number of corporations choose to meet at DEXUS Place.

Why? Because DEXUS Place is the solution for all your meeting, training, events and conference needs.

- **Make** your workspace more efficient and count the savings
- **Increase** the productivity of your work teams in our intelligently designed spaces
- **Connect** with employees and clients using the latest technology

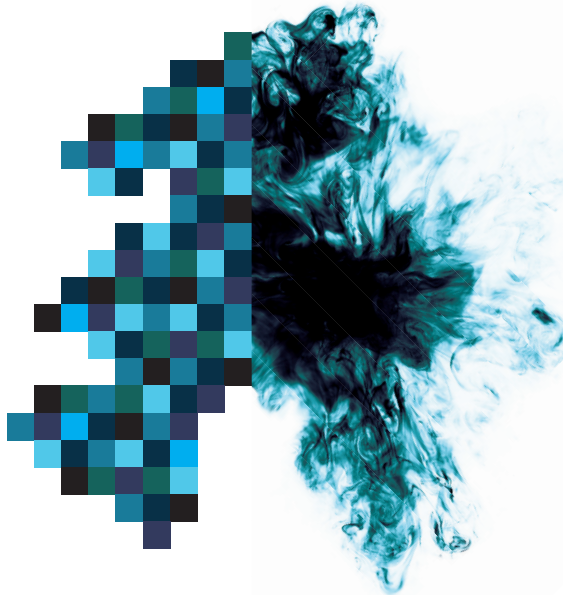


Let us introduce you to DEXUS Place.

DEXUS Place gives customers access to the best in meeting, training, events, project and conference spaces.

Our extensive market research indicates that **70 per cent of businesses have a meeting room shortage** as open-plan and activity-based workplaces become the norm. Productivity is at risk when training sessions are cancelled and important meetings are delayed.

This is why we created DEXUS Place.



Located in Sydney, Melbourne and Brisbane, each facility gives members and casual users flexible room configurations, sophisticated concierge and catering services, advanced technology and, most importantly, peace of mind. In DEXUS Place, your team members are immersed in the perfect environment for thinking and making things happen as they collaborate and engage – and it's all available at the click of a button through our online booking system.



Connect, collaborate and grow.

DEXUS Property Group is the largest listed owner and manager of Australian office and industrial properties, with a total portfolio valued at \$19.1 billion of which the office portfolio represents \$12.4 billion and covers 1.7 million sqm.

DEXUS Place sites offer members:

- Premium executive boardrooms
- Auditoriums for conferences and seminars
- Meeting and project rooms
- Training and workshop areas
- Dedicated market research spaces
- Business lounges
- Breakout areas, including cafes



The top 10 reasons customers use DEXUS Place.

Prime locations

Sitting in major CBD business precincts, DEXUS Place sites are easily accessible to you, your teams and guests and can be used as an extension of your workplace.

Privacy comes first

We understand that discerning corporations demand privacy for their executives and clients. Our premium meeting rooms incorporate acoustic panelling, frosted decals and curtains, along with security safeguards to protect your information and data.

Scale up, scale down

Perhaps you need a conference site for 250 people, or a private meeting space for four. DEXUS Place customers can select from workspace configurations that suit different audiences, requirements and capacities.

Sensational service

Our customers really matter to us, so the DEXUS Place concierge and reception teams are on hand to provide highly personalised, flexible and responsive service. Let us take the headaches out of your meetings and conferences.

Technology that connects

Of course, we have high-speed internet, dedicated lines for video-conferencing and technology that allows you to connect tablets and devices. There are also special areas such as the 21-seat Polycom® RealPresence® Immersive Studio, providing a best-in-class meeting experience, and an auditorium with high-definition audio visual displays. Save on travel costs as you connect – simply and immediately – with colleagues anywhere in the world.

Value for money

Unlike some conference and hotel facilities, there are no surprising add-on fees at DEXUS Place. Our model for members or casual users allows you to book the rooms you need – and access all our services – for one inclusive rate.

Designed just for you

Our meeting, training and conference spaces have been constructed following collaboration with workspace design and technology experts and potential clients. As a result, we offer flexible room options for all occasions, dedicated breakout areas and the best technology – just as you requested.

Friendly IT assistance

Whether you bring your own devices or use our state-of-the-art technology, our in-house IT team is available to ensure there are no glitches.

Delicious food & beverages

An outstanding catering service ensures DEXUS Place guests enjoy delicious food and beverages, from light and nutritious refreshments to contemporary boardroom lunch menus. Eat in your meeting or breakout rooms, or in our stylish café breakout room where you can catch up with others and escape work for a while.

And those little extras...

Graffiti walls and whiteboards so your teams can brainstorm in style; convenient trolley lockers for barristers and law firms; access to beautiful bathrooms with showers; the best sound and acoustics for your meetings; and market research rooms that let you test your latest product or service. And then there's the stunning art installations we regularly rotate through our sites to enhance your experience.

For all these reasons, we think you'll do some of your best work yet at DEXUS Place, but there's a lot more we can tell you. Join us on a tour of DEXUS Place and we'll give you the complete story.



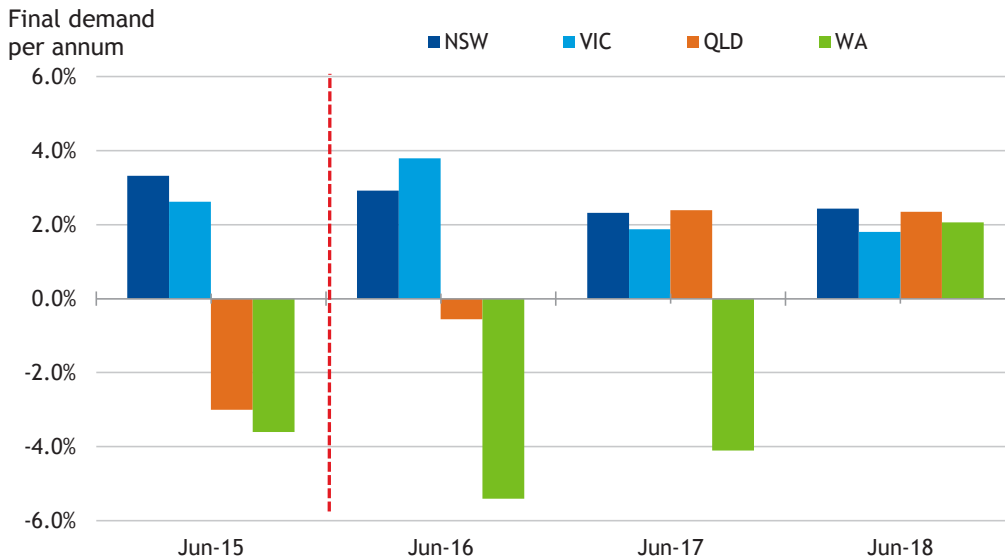
DEXUS BRISBANE PROPERTY TOUR — JUNE 2016

Peter Studley, General Manager Research



ECONOMIC GROWTH — By state

Final demand by state (consumption plus investment)



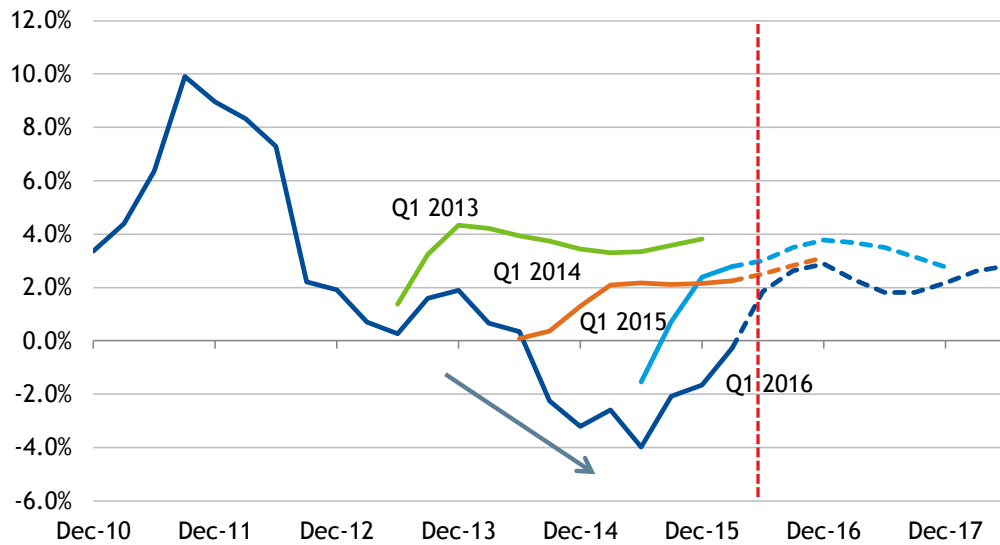
- 10 year average growth rate in real final demand for QLD is 3.5% per annum

Source: DAE, DEXUS Research.

THE ECONOMY – Queensland growth set to finally improve?

Deloitte Access Economic projections of QLD state final demand

Annual growth

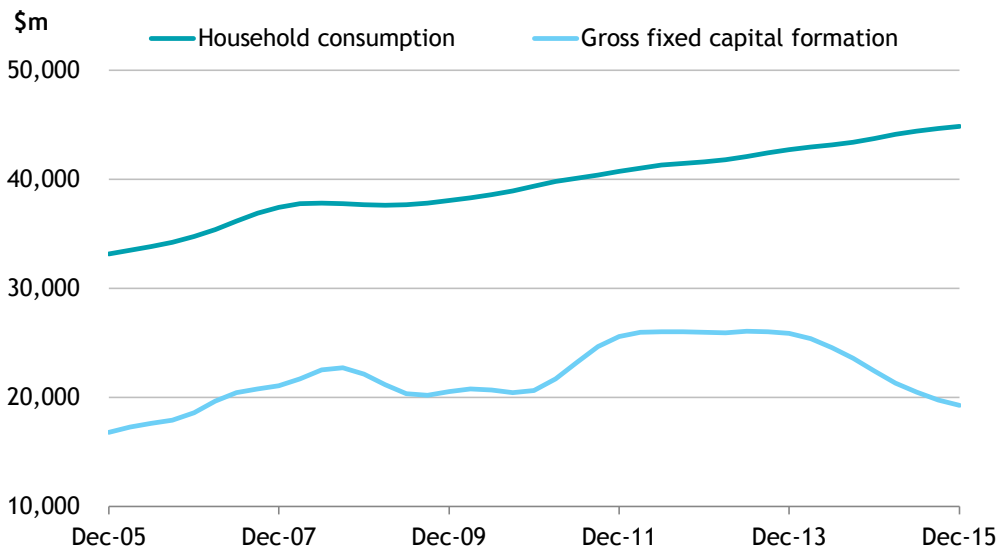


- Forecast for QLD pushed out but now growth more likely

Source: DAE, DEXUS Research.

SOURCES OF GROWTH – Investment has been the problem

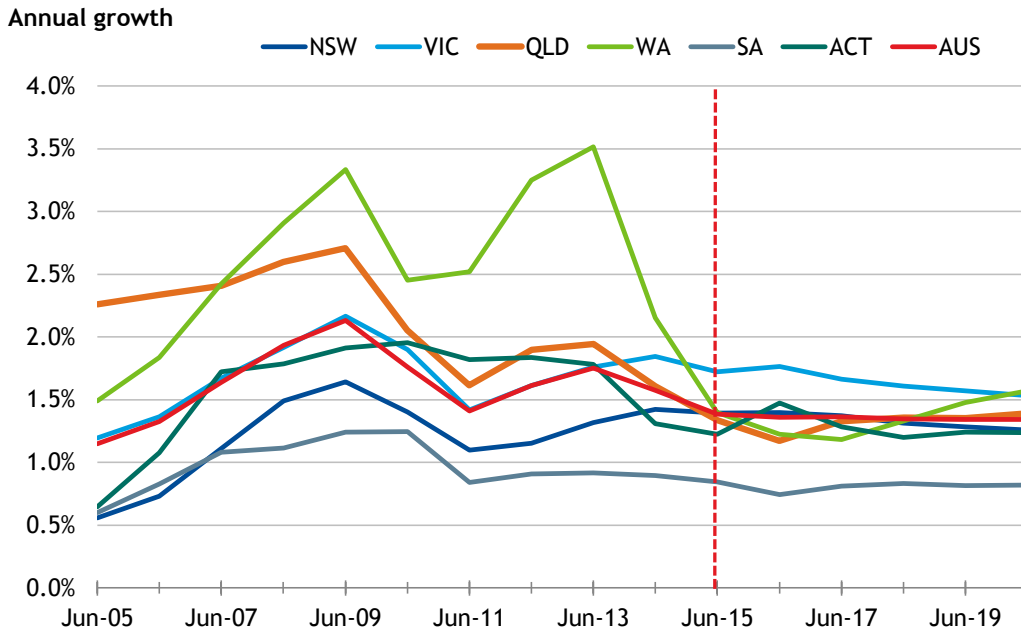
Consumption and investment (quarterly)



- Mining investment contracting sharply
- Government investment declining
- Construction is rising
- Spending and consumption is positive but below the national average

POPULATION – Growth by state

Total population growth by state

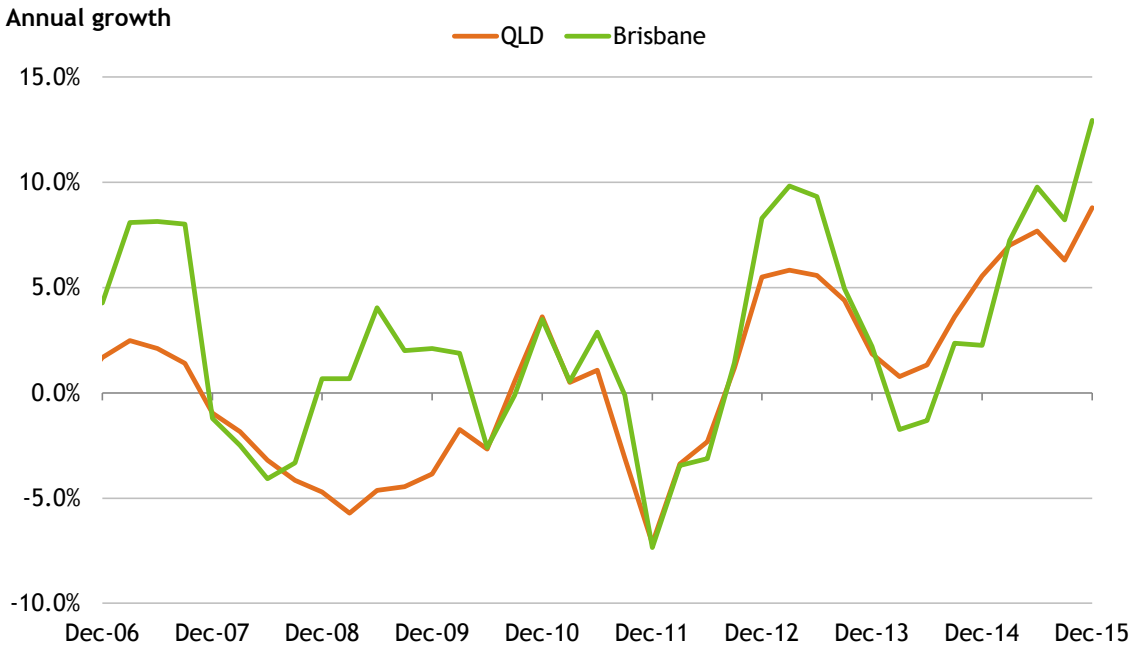


- QLD's population growth has fallen below the national average
- The decline in resource investment has limited growth in employment driving migration south

Source: DAE, DEXUS Research.

KEY INDICATORS – International tourist arrivals growing strongly

QLD international tourist growth

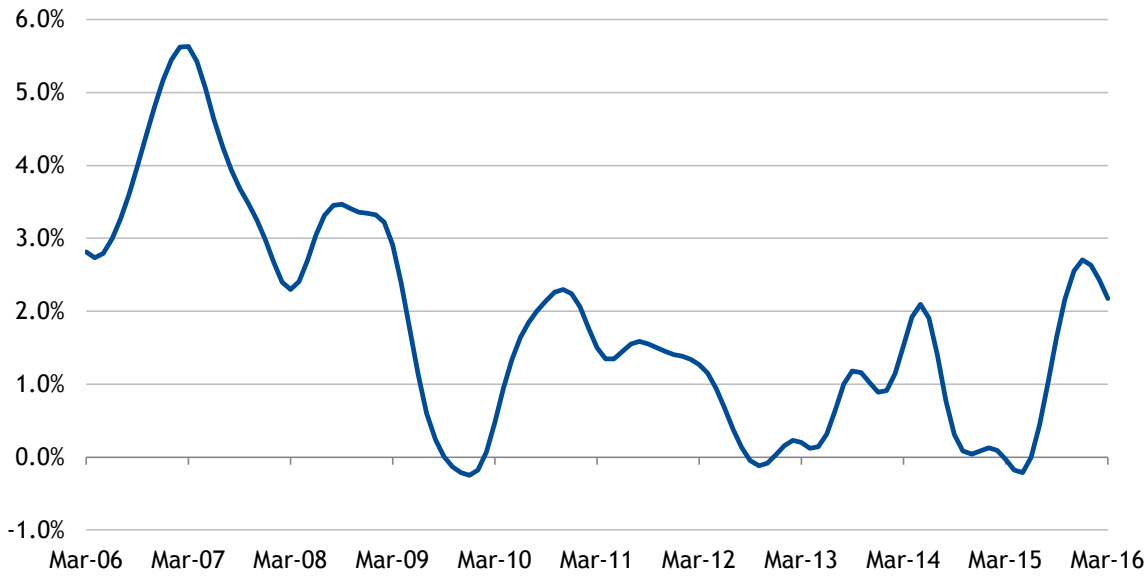


Source: ABS, DEXUS Research.

KEY INDICATORS – QLD employment growth positive

QLD employment growth (full-time and part-time)

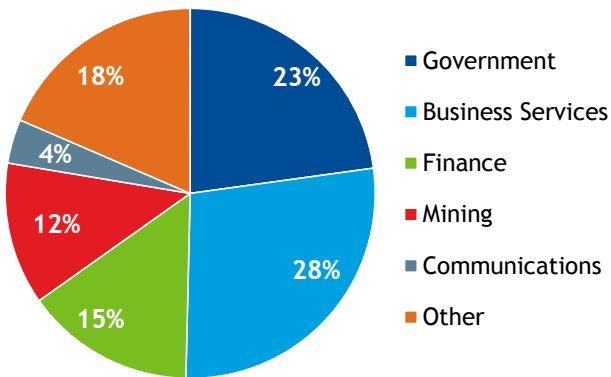
Annual growth



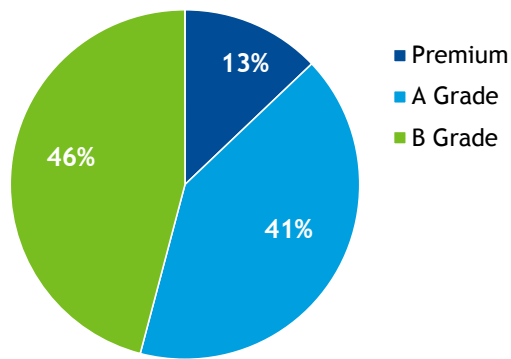
Source: ABS, DEXUS Research.

BRISBANE CBD – Composition of office market

Brisbane CBD tenant mix (gross leasing last 10 yrs)



Brisbane CBD stock mix of total 2.2m sqm market size



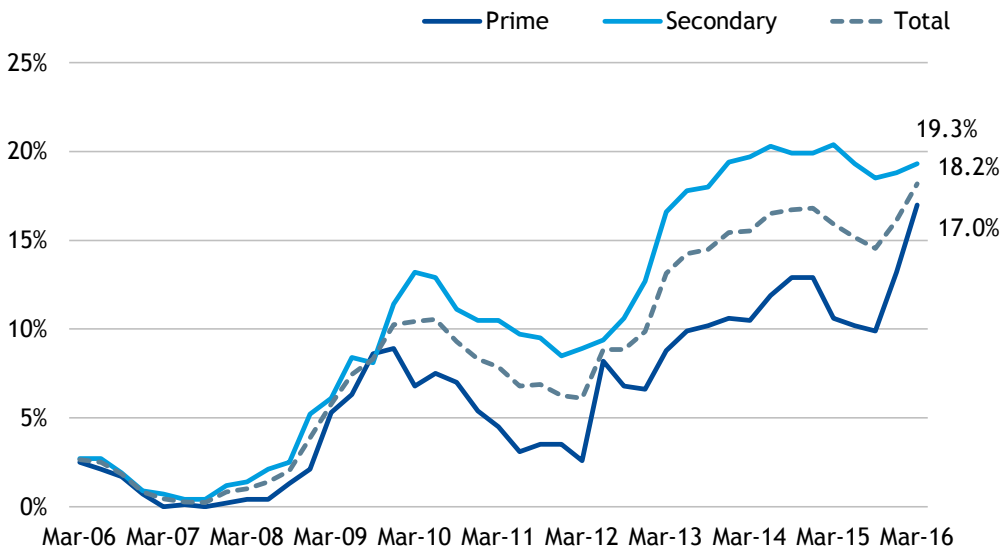
DEXUS's Brisbane exposure¹

Net lettable area	250,650sqm
No. of properties	6
Office portfolio	16%
Occupancy by income ²	96.6%
WALE ²	5.1 years

Source: DEXUS Research, JLL Research.
 1. DEXUS on balance sheet assets only.
 2. Excludes 480 Queen Street, Brisbane QLD.

CBD VACANCY RATE – Prime vacancy to fall from here

Vacancy by grade in Brisbane CBD (qtlly)



- Vacancy currently 18.2% forecast to fall to circa 12% in the next 5 years
- Prime vacancy up due to completion of 480 Queen Street and 180 Ann Street
- Prime vacancy likely to fall due to
 - Flight to quality
 - Competitive prime rents
 - Withdrawal of secondary stock

Source: JLL Research, DEXUS Research.

SUBLEASE SPACE – Will take a while to work through

Sublease space by type and grade

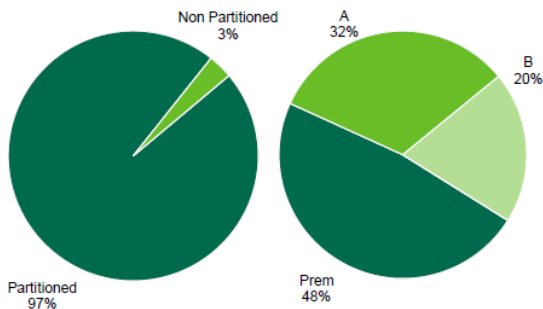
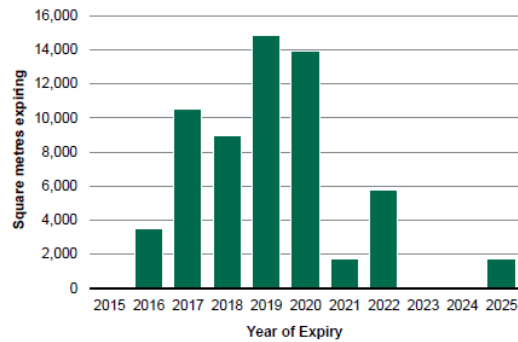
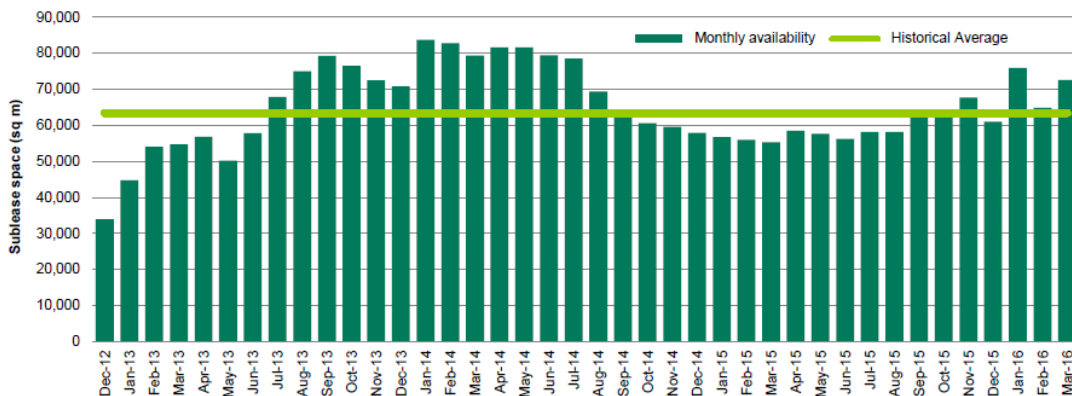


Figure 24: Sublease Availability by Expiry Profile



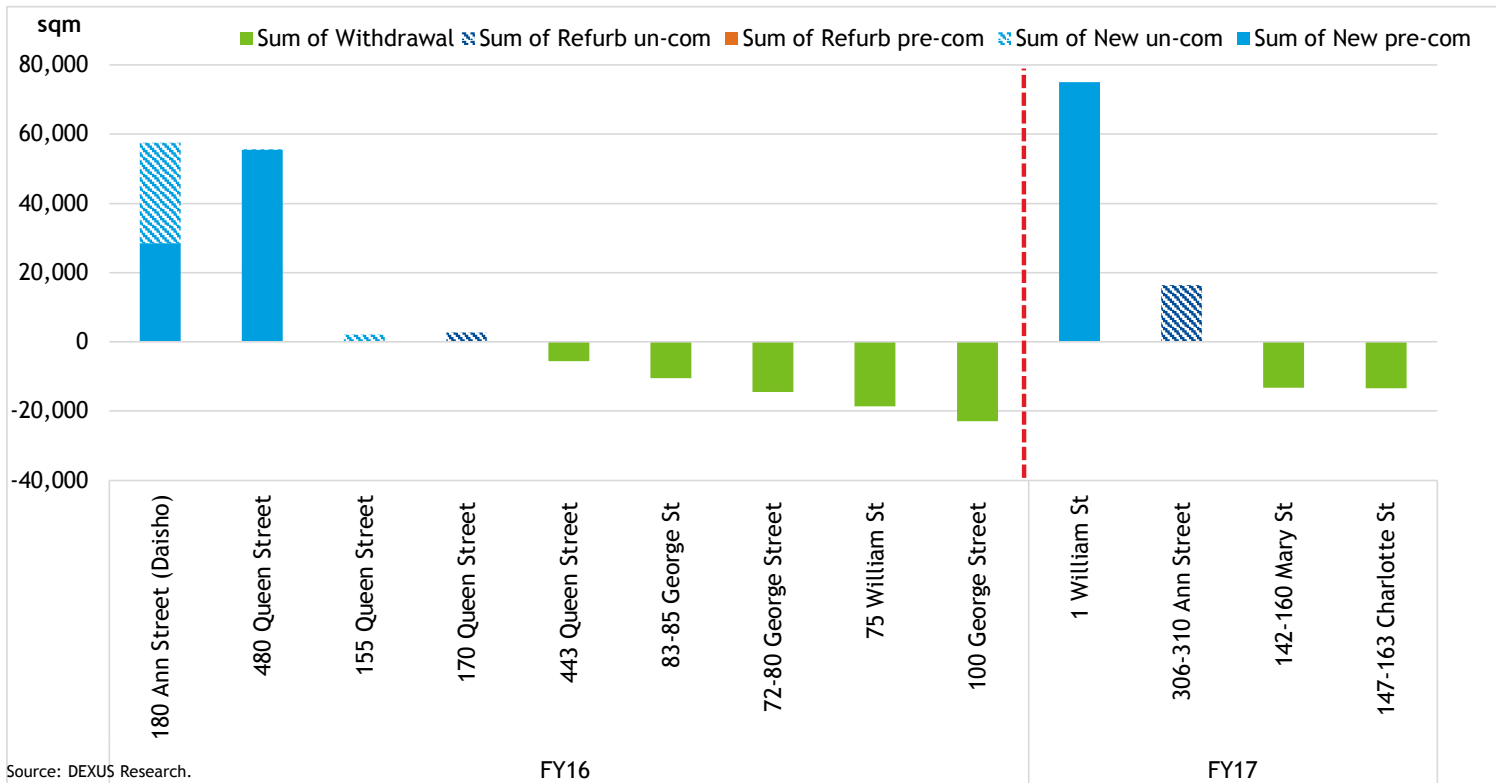
Source: CBRE Research, Q1 2016

Sublease space monthly



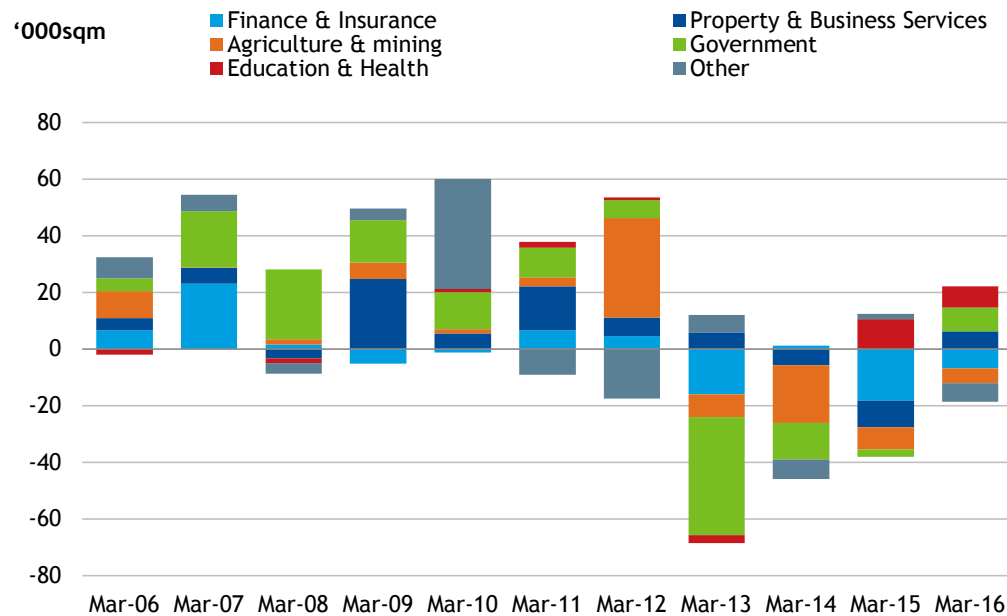
Source: CBRE Research, Q1 2016

CBD SUPPLY OUTLOOK – Supply inflated short term, but withdrawals to help



OFFICE DEMAND GROWTH – Improving and broadening

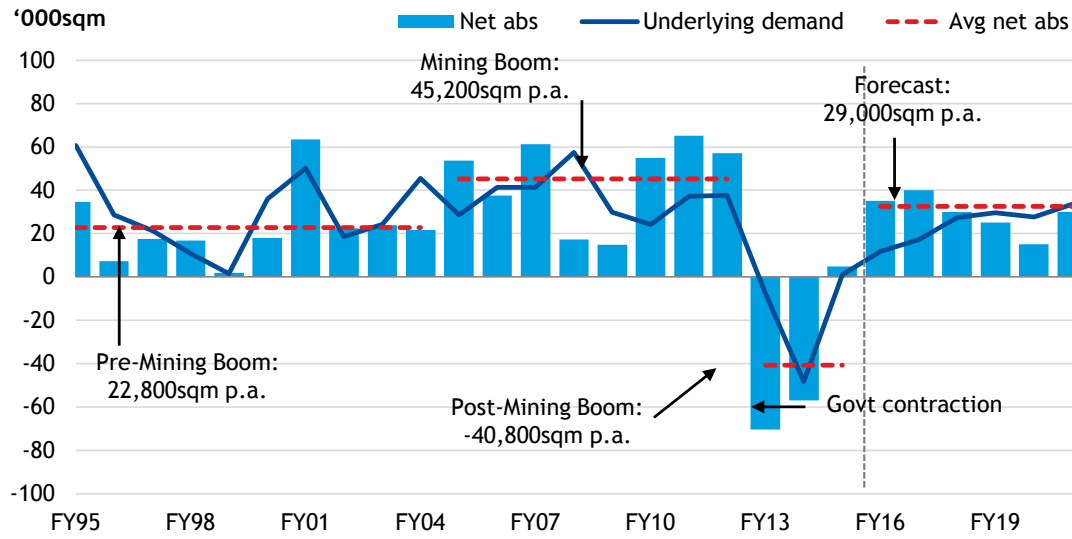
Net absorption in Brisbane CBD by industry (yrly)



- Business services, education and health now growing
- Finance affected by moves out of CBD by Suncorp and Bank of Queensland
- Mining sector impact tapering

OFFICE NET ABSORPTION – Into recovery phase, demand to pick up in FY16

Underlying demand vs net absorption

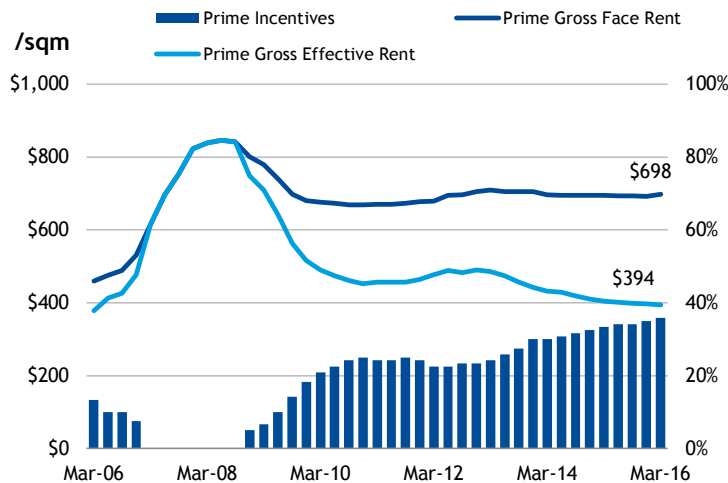


Source: JLL Research, DEXUS Research.

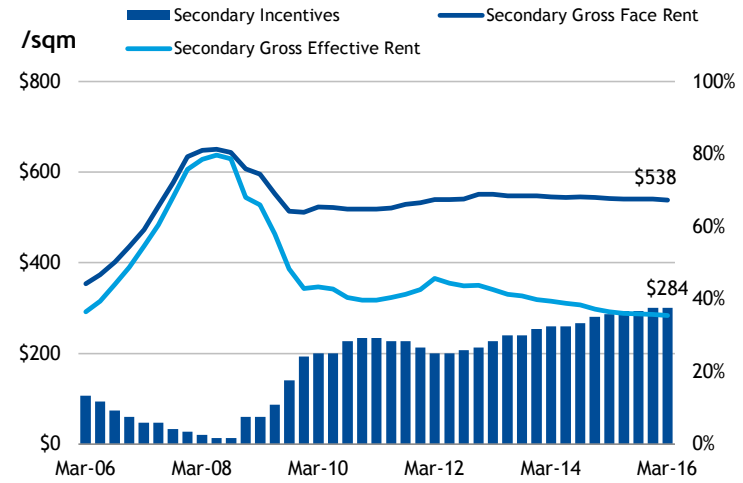
RENTS – Rents appear to be bottoming

- Prime and secondary rents stabilising

Prime rents in Brisbane CBD (qly)



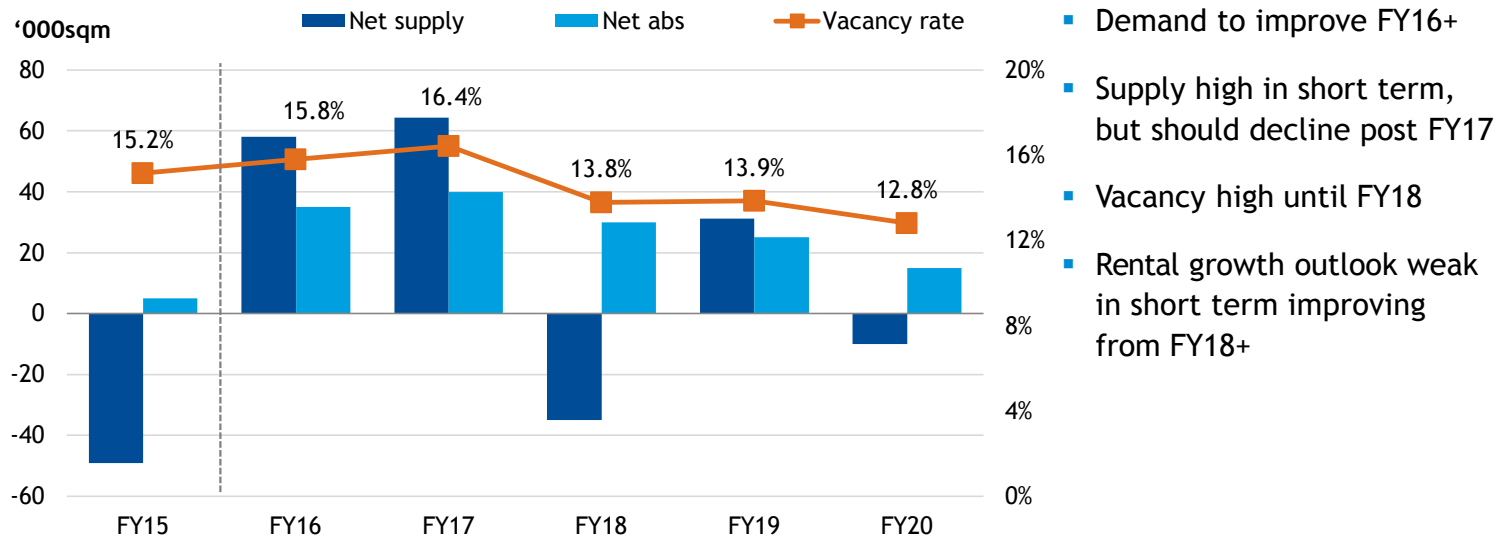
Secondary rents in Brisbane CBD (qly)



Source: JLL Research, DEXUS Research.

BRISBANE OUTLOOK – Supply to keep rents flat short term

Supply demand and vacancy



Source: JLL Research, DEXUS Research forecasts.

An aerial photograph of the Brisbane city center, showing a dense cluster of skyscrapers and commercial buildings. Three yellow lines originate from callout boxes on the left and point to specific buildings in the city. The callout boxes contain text about property ownership and management. The background shows a clear blue sky and a distant horizon.

324 Queen Street

50% DWPF owned, externally managed

123 Albert Street

100% DXS owned, 100% managed

145 Ann Street

50% DXS owned, 100% managed

50% DEXUS Office Partner owned

DEXUS PROPERTY GROUP BRISBANE CBD OFFICE PORTFOLIO

480 Queen Street (not visible)
50% DXS owned, 100% managed
50% DWPF owned

12 Creek Street
50% DXS owned, 100% managed
50% DWPF owned

10 Eagle Street
50% DXS owned, 100% managed
50% DEXUS Office partner owned

Waterfront Place Complex
50% DXS owned, 100% managed
50% DWPF owned

60 Albert Street
100% DWPF owned
100% managed

WATERFRONT PLACE COMPLEX, 1 EAGLE STREET, BRISBANE



The Waterfront Place complex comprises a landmark 37 level Premium Grade office tower and Eagle Street Pier across 65,706 square metres. The properties are located within the prime commercial precinct of the Brisbane CBD known as the "Golden Triangle", between the eastern alignment of Eagle Street and the western bank of the Brisbane River.

Eagle Street Pier is an adjoining two-level retail food and beverage complex occupied by a number of highly regarded operators and is considered one of the Brisbane CBD's premier dining destinations. Naldham House is located on the corner of Mary and Felix Street in Brisbane and was built in the late 1870s.

The Complex provides hotel style concierge, flexible lobby areas for casual business meetings, end of trip facilities, a 500 bay car park and valet car wash service and DEXUS Place, an intelligently designed, premium workspace that provides solutions for all meeting, training and conference space requirements.

DEXUS Place is a unique space in the Brisbane office market appealing to a wide range of customers, from small office space users servicing national clients in multiple locations, to large corporates seeking a home for their client functions, strategy days and collaborative meetings.

Sustainability:

The Complex has 5.0 star NABERS Energy rating and a 4.0 star NABERS Water rating.

PROPERTY DETAILS AT 31 DECEMBER 2015

Building type	Premium Grade Office
Lettable area ('000 m ²)	67.5
Lettable area adjusted ('000 m ²)	33.8
Typical floor area (m ²)	1800
Number of buildings	3
Car parking spaces	475
NABERS Energy rating: (with GreenPower)	5.0
NABERS Energy rating: (without GreenPower)	5.0
NABERS Water rating	4.0
Year built	1990
Major tenant	Minter Ellison
Ownership (%)	DXS 50
Co-owner	DEXUS Wholesale Property Fund

PROPERTY STATISTICS AT 31 DECEMBER 2015

Metro Area	Brisbane
Acquisition date	Oct 2015
Book value: \$m	\$348.5
Independent valuation date	Dec 2015
Independent valuation: \$m	\$348.5
Market cap rate (%)	6.44
Initial yield (%)	6.91
Leased by area (%)	96
Weighted lease term by income: (year/s)	4.9



10 EAGLE STREET, BRISBANE



10 Eagle Street is an A Grade office tower prominently positioned on an island site in the heart of Brisbane's Golden Triangle. Bounded by Eagle, Charlotte and Market Streets, the 32 level tower allows for expansive views from every level. Premium services include a full service concierge, newly completed end of trip facilities and onsite building management.

10 Eagle Street provides an efficient floor plate up to 950 square metres and is centrally located within the prime commercial precinct, close to Brisbane's premier riverside dining precinct and transport links.

Sustainability:

10 Eagle Street provides environmentally friendly features including energy-efficient T5 lighting and sensor lighting, and a paper and card recycling program.

10 Eagle Street has achieved a 4.5 star NABERS Energy rating and 4.0 star NABERS Water rating.

PROPERTY DETAILS AT 31 DECEMBER 2015

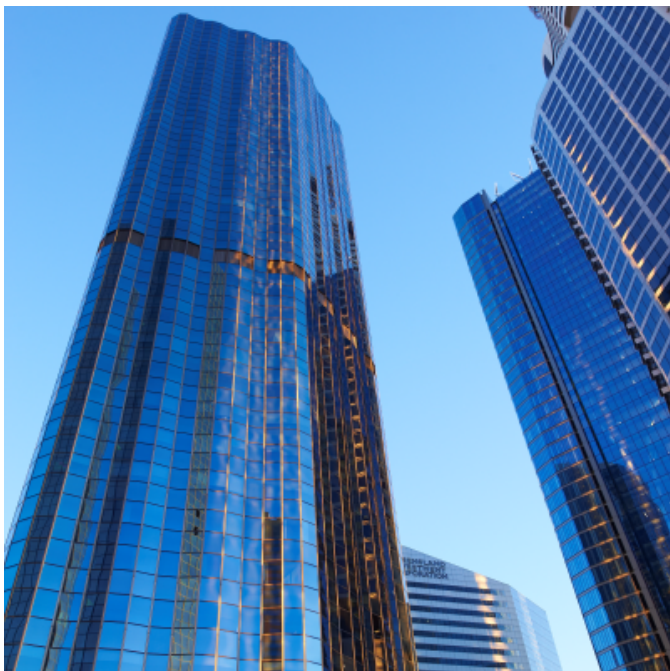
Building type	A Grade Office
Title	Freehold
Site Area (hectares)	0.3
Lettable area ('000 m ²)	27.6
Lettable area adjusted ('000 m ²)	13.8
Typical floor area (m ²)	950
Number of buildings	1
Car parking spaces	190
NABERS Energy rating: (with GreenPower)	4.5
NABERS Energy rating: (without GreenPower)	4.5
NABERS Water rating	4.0
Year built	1978
Major tenant	Eagle Street Services
Ownership (%)	DXS 50
Co-owner	DEXUS Office Partner

PROPERTY STATISTICS AT 31 DECEMBER 2015

Metro Area	Brisbane
Zoning	MPI - City Centre
Acquisition date	Apr 2014
Book value: \$m	\$108.5
Independent valuation date	Dec 2015
Independent valuation: \$m	\$108.5
Market cap rate (%)	6.75
Initial yield (%)	6.68
Leased by area (%)	91
Weighted lease term by income: (year/s)	4.7



12 CREEK STREET, BRISBANE



12 Creek Street is a 32 level A Grade office tower located within Brisbane Golden Triangle. The building provides ground floor retail accommodation and foyer, 33 upper levels of office and includes two plant and storage levels with four basement levels providing parking for 293 cars.

12 Creek Street combines iconic design with a sense of space and quality to create an office environment that drives productivity and collaboration. Large framed windows and smart side-core design delivers tenants highly efficient 1,010 square metre floor plates with superior indoor environmental services. 12 Creek Street refined its services platform providing tenants smooth efficient high-speed lifts, digitally monitored air-conditioning and increased energy efficiency. The buildings central location is only a step away from Brisbane's cultural hub of restaurants, entertainment and transport links.

Sustainability:

As part of our commitment to Corporate Responsibility & Sustainability DEXUS has developed a Strategic Improvement Plan with a detailed strategy to improve the sustainability performance of the building. The project is underway and includes; replacement of Variable Air Volume (VAV) units which will deliver improvements in temperature control and reduced energy consumption, building Management Control System upgrades which will significantly improve the operation of the building reduce response times and deliver higher levels of tenant comfort and installation of sub-metering and monitoring systems that allow DEXUS to benchmark Blue Tower and identify initiatives for ongoing improvements in the property's NABERS Energy and Water ratings.

PROPERTY DETAILS AT 31 DECEMBER 2015

Building type	A Grade Office
Title	Freehold
Site Area (hectares)	0.3
Lettable area ('000 m ²)	32.1
Lettable area adjusted ('000 m ²)	16.0
Typical floor area (m ²)	1,010-1,088
Number of buildings	2
Car parking spaces	293
NABERS Energy rating: (with GreenPower)	3.5
NABERS Energy rating: (without GreenPower)	3.5
NABERS Water rating	3.5
Year built	1984
Major tenant	BDO
Ownership (%)	DXS 50
Co-owner	DEXUS Wholesale Property Fund

PROPERTY STATISTICS AT 31 DECEMBER 2015

Metro Area	Brisbane
Zoning	MPI - City Centre
Acquisition date	Oct 2012
Book value: \$m	\$138.8
Independent valuation date	Dec 2015
Independent valuation: \$m	\$138.8
Market cap rate (%)	6.50
Initial yield (%)	7.09
Leased by area (%)	93
Weighted lease term by income: (year/s)	4.5



145 ANN STREET, BRISBANE



Completed in 2012, 145 Ann Street is a striking A Grade office tower in a prime Brisbane CBD location with close proximity to King George Square, Queen Street Mall and the courts. The building features premium end of trip facilities, onsite childcare centre and basement parking.

The 27 level tower comprises large, open floor plates which encourage design flexibility and connectivity while the low sill heights and stepped perimeter ceiling maximise natural light.

Sustainability:

145 Ann Street has achieved a 6 Star Green Star - Office Design v2 and Office As Built v2 ratings and a 5.5 star NABERS Energy rating. Initiatives such as cogeneration, central lighting activation and mandatory recycling programs have ensured the building delivers on its sustainability credentials. The building was the first project in Australia to be publicly supported by the Heart Foundation, and is commended for its Healthy by Design features including the end of trip facilities, a healthy choice café and people friendly stairwells connecting all floors from the ground floor.

PROPERTY DETAILS AT 31 DECEMBER 2015

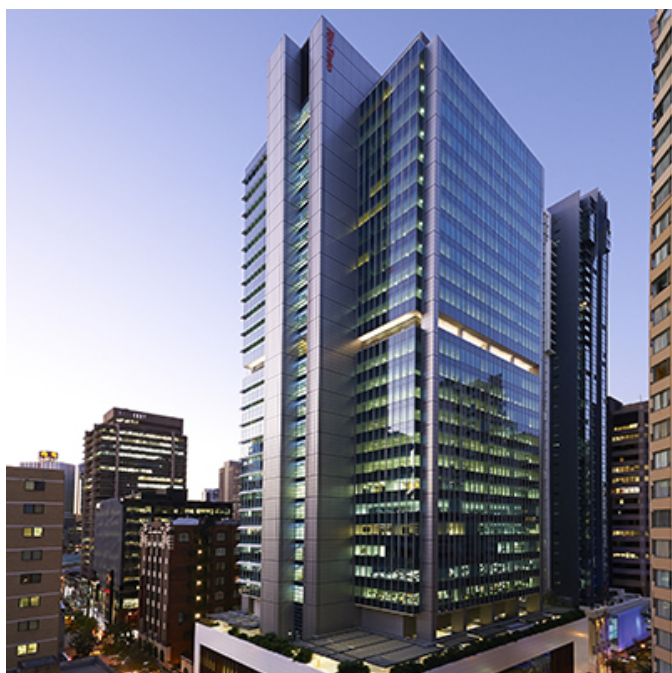
Building type	A Grade Office
Title	Leasehold
Site Area (hectares)	0.3
Lettable area ('000 m ²)	28.1
Lettable area adjusted ('000 m ²)	14.0
Typical floor area (m ²)	1,100
Number of buildings	1
Car parking spaces	103
NABERS Energy rating: (with GreenPower)	5.5
NABERS Energy rating: (without GreenPower)	5.5
NABERS Water rating	4.5
Green Star rating:	6.0 Star (Office Design v2) / 6.0 Star (Office As Built v2)
Year built	2012
Major tenant	GHD Services
Ownership (%)	DXS 50
Co-owner	DEXUS Office Partner

PROPERTY STATISTICS AT 31 DECEMBER 2015

Metro Area	Brisbane
Zoning	MPI - City Centre
Acquisition date	Apr 2014
Book value: \$m	\$133.8
Independent valuation date	Dec 2015
Independent valuation: \$m	\$133.8
Market cap rate (%)	6.50
Initial yield (%)	6.64
Leased by area (%)	100
Weighted lease term by income: (year/s)	6.5



123 ALBERT STREET, BRISBANE



123 Albert Street is Brisbane's first Premium Grade tower to achieve a 6 Star Green Star rating. Completed in 2011, the tower comprises 26 levels of office space, eight levels of car parking, quality tenant amenities and an expansive ground floor lobby with five retail shops.

Designed to epitomise the leading edge of workplace design, 123 Albert Street used the highest quality materials and advanced technology in the design and construction phase to deliver the most efficient working environment for long term cost effectiveness. 123 Albert Street offers some of the largest floor plates available in the Brisbane CBD. Light spills into the ground plane from Albert and Charlotte Streets. The design of the podium sets a new standard in the creation of an elegant yet functional business environment. 123 Albert Street is adjacent to Brisbane's financial hub, law courts and government sector and provides easy access to major public transport hubs and Brisbane's arterial road systems.

Sustainability:

123 Albert Street's design features promote flexibility, staff enjoyment and achieved a 6 Star Green Star - Office Design v2 Certified Rating and a 5.5 star NABERS Energy rating. The tower is wrapped in high performance polarised compound glass with strategically placed solar reflectors on every level. Heat absorption and glare are deflected while chamfered ceilings and glazing directs additional natural light well into the floor plate. 123 Albert Street incorporates materials including low Volatile Organic Products in everything from exterior finishes to paints, sealants and even carpets. Chilled beam cooling technology provides optimal efficiencies, monitoring energy consumption in line with Green Star and NABERS benchmarks.

PROPERTY DETAILS AT 31 DECEMBER 2015

Building type	Premium Grade Office
Title	Freehold
Site Area (hectares)	0.4
Lettable area ('000 m ²)	39.3
Lettable area adjusted ('000 m ²)	39.3
Typical floor area (m ²)	1,513-1,604
Number of buildings	1
Car parking spaces	382
NABERS Energy rating: (with GreenPower)	5.5
NABERS Energy rating: (without GreenPower)	5.5
NABERS Water rating	4.5
Green Star rating:	6.0 Star (Office Design v2) / 6.0 Star (Office As Built v2)
Year built	2011
Major tenant	Rio Tinto
Ownership (%)	DXS 100

PROPERTY STATISTICS AT 31 DECEMBER 2015

Metro Area	Brisbane
Zoning	MPI - City Centre
Acquisition date	Oct 1984
Book value: \$m	\$430.0
Independent valuation date	Dec 2015
Independent valuation: \$m	\$430.0
Market cap rate (%)	6.50
Initial yield (%)	6.58
Leased by area (%)	100
Weighted lease term by income: (year/s)	5.1



480 QUEEN STREET, BRISBANE



480 Queen Street is a 32-level Premium Grade office building providing 55,561 square metres of office accommodation and was completed in March 2016. Located in Brisbane's 'Golden Triangle' with views to the river, Story Bridge and St John's Cathedral, the building offers exceptional amenities including a vibrant food and beverage precinct in the lower levels, a nature based in-building parkland and a spectacular rooftop entertaining area.

Sustainability:

The building is targeting a 6 Star Green Star As Built and 5 star NABERS Energy ratings.

PROPERTY DETAILS AT 31 DECEMBER 2015

Building type	Premium Grade Office
Title	Freehold
Site Area (hectares)	0.4
Lettable area ('000 m ²)	56.2
Lettable area adjusted ('000 m ²)	28.1
Typical floor area (m ²)	1,731-2,849
Number of buildings	1
Car parking spaces	272
Green Star rating:	6.0 Star (Office Design v3)
Year built	2016
Ownership (%)	DXS 50
Co-owner	DEXUS Wholesale Property Fund

PROPERTY STATISTICS AT 31 DECEMBER 2015

Metro Area	Brisbane
Zoning	MPI - City Centre
Acquisition date	Apr 2013
Book value: \$m	\$235.6
Independent valuation date	Dec 2015
Independent valuation: \$m	\$235.6
Market cap rate (%)	6.50



NOTES

ABOUT DEXUS

DEXUS Property Group is one of Australia's leading real estate groups, investing directly in high quality Australian office and industrial properties. With \$21.5 billion of assets under management, DEXUS also actively manages office, industrial and retail properties located in key Australian markets on behalf of third party capital partners. DEXUS manages an office portfolio of 1.8 million square metres across Sydney, Melbourne, Brisbane and Perth and is the largest institutional owner of office buildings in the Sydney CBD, Australia's largest office market. DEXUS is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange under the stock market trading code 'DXS' and is supported by more than 32,000 investors from 20 countries. With 30 years of expertise in property investment, development and asset management, DEXUS has a proven track record in capital and risk management, providing service excellence to tenants and delivering superior risk-adjusted returns to investors. www.dexus.com

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