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**FACSIMILE TRANSMITTAL SHEET**

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<b>TO:</b> ASX	<b>FROM:</b> Andrew Weiser
Shareholder Disclosures	<b>DATE:</b> 9/29/2017
<b>FAX NUMBER:</b> From Overseas – +61 29347 0005 / +61 2 9778 0999	<b>TOTAL NO. OF PAGES INCLUDING COVER:</b> 5
<b>DEXUS</b> Attn: Investor Relations <b>FAX: +612 9017 1101</b>	
<b>RE:</b> Dexus – Form 603	

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On behalf of Newton Investment Management Limited, I am forwarding a Form 603 notification, Notice of initial substantial holder, regarding holdings in **Dexus**.

We have completed this filing for **Dexus** as of 28 September 2017 at 5.19%.

Please let me know if you have any questions.

Regards,



Andrew Weiser

## Form 603

Corporations Act 2001  
Section 671E

## Notice of initial substantial holder

To Company Name/Scheme **Dexus**ACN/ARSN **060 920 783**

## 1. Details of substantial holder (1)

Name **The Bank of New York Mellon Corporation on behalf of Newton Investment Management Limited (See Annexure A)**

ACN/ARSN (if applicable)

The holder became a substantial holder on **28 September 2017**

## 2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
REIT	52,836,757	52,836,757	5.19%

## 3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
The Bank of New York Mellon Corporation on behalf of Newton Investment Management Limited (See Annexure A)	Share Acquisition	REIT 52,836,757

## 4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
The Bank of New York Mellon Corporation on behalf of Newton Investment Management Limited (See Annexure A)	The Bank of New York Mellon Corporation on behalf of Newton Investment Management Limited (See Annexure A)	The Bank of New York Mellon Corporation on behalf of Newton Investment Management Limited (See Annexure A)	REIT 52,836,757

## 5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-Cash	
See attached				

**6. Associates**

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable) (See Annexure A)	Nature of association

**7. Addresses**

The addresses of persons named in this form are as follows:

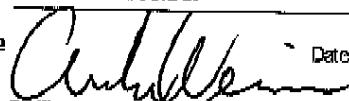
Name	Address
Newton Investment Management Limited	The Bank of New York Mellon Financial Centre, 160 Queen Victoria Street, London EC4V 4LA England

**Signature**

print name **Andrew Weiser**

capacity **Compliance Officer**

sign here



Date **29 September 2017**

**DIRECTIONS**

- (1) If there are a number of substantial holders with similar or related relevant interests (eg, a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
  - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
  - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg, if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

**This is Annexure A of 2 pages referred to in Form 603 Notice of  
initial substantial holder**

**Relevant interest in Dexus ("DXS") held by Newton Investment Management Limited**

ASX Code	Stock Name	Holding	%	Company
DXS	Dexus	52,836,757	5.19%	Newton Investment Management Limited

The Bank of New York Mellon Corporation is comprised of a large number of operating and holding companies. Newton Investment Management Limited ("Newton") is a subsidiary of The Bank of New York Mellon Corporation [as ultimate parent] that has shareholdings in the issuer "Dexus". Any group companies between Newton and The Bank of New York Mellon Corporation have a relevant interest by virtue of the fact that they are related group companies, however, other than those listed herein, they have no actual shareholding in the issuer, nor do they participate in investment or voting decisions.

print name Andrew Weiser capacity - Compliance Officer

sign here  date 29 September 2017

Dexus Annexure for Transaction Details

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Date of Change	Holder of relevant interest	Nature of change	Consideration (Cash)	Cash and number of securities
31-May-2017	Newton Investment Management Limited	Purchase	10,348	20,617
2-Jun-2017	Newton Investment Management Limited	Sale	10,521	(470,313)
5-Jun-2017	Newton Investment Management Limited	Sale	10,453	(457,675)
6-Jun-2017	Newton Investment Management Limited	Sale	10,286	(1,185,586)
8-Jun-2017	Newton Investment Management Limited	Sale	10,203	(72,976)
9-Jun-2017	Newton Investment Management Limited	Purchase	10,231	14,109
13-Jun-2017	Newton Investment Management Limited	Purchase	10,368	3,489
13-Jun-2017	Newton Investment Management Limited	Sale	10,363	(123,497)
19-Jun-2017	Newton Investment Management Limited	Purchase	10,756	40,866
20-Jun-2017	Newton Investment Management Limited	Purchase	10,636	6,717
22-Jun-2017	Newton Investment Management Limited	Purchase	10,043	22,185
27-Jun-2017	Newton Investment Management Limited	Transfer In	N/A	252,166
30-Jun-2017	Newton Investment Management Limited	Sale	9,508	(13,645)
30-Jun-2017	Newton Investment Management Limited	Purchase	9,509	102,924
5-Jul-2017	Newton Investment Management Limited	Sale	9,462	(124,656)
10-Jul-2017	Newton Investment Management Limited	Purchase	9,415	4,275
21-Jul-2017	Newton Investment Management Limited	Purchase	9,335	3,894
21-Jul-2017	Newton Investment Management Limited	Sale	9,328	(13,152)
26-Jul-2017	Newton Investment Management Limited	Purchase	9,366	28,203
28-Jul-2017	Newton Investment Management Limited	Purchase	9,382	41,589
1-Aug-2017	Newton Investment Management Limited	Purchase	9,460	40,459
2-Aug-2017	Newton Investment Management Limited	Purchase	9,519	596,780
3-Aug-2017	Newton Investment Management Limited	Purchase	9,496	462,564
4-Aug-2017	Newton Investment Management Limited	Purchase	9,561	1,180,897
8-Aug-2017	Newton Investment Management Limited	Purchase	9,488	32,877
15-Aug-2017	Newton Investment Management Limited	Sale	9,567	(15,000)
15-Aug-2017	Newton Investment Management Limited	Purchase	9,577	4,820
17-Aug-2017	Newton Investment Management Limited	Purchase	9,779	114,621
23-Aug-2017	Newton Investment Management Limited	Purchase	9,862	27,254
24-Aug-2017	Newton Investment Management Limited	Sale	9,845	(43,466)
30-Aug-2017	Newton Investment Management Limited	Purchase	9,384	8,478
31-Aug-2017	Newton Investment Management Limited	Purchase	9,475	59,926
4-Sep-2017	Newton Investment Management Limited	Purchase	9,500	567
5-Sep-2017	Newton Investment Management Limited	Purchase	9,496	6,222
6-Sep-2017	Newton Investment Management Limited	Purchase	9,502	25,496
8-Sep-2017	Newton Investment Management Limited	Purchase	9,496	66,135
13-Sep-2017	Newton Investment Management Limited	Purchase	9,449	25,850
19-Sep-2017	Newton Investment Management Limited	Purchase	9,450	360,024
20-Sep-2017	Newton Investment Management Limited	Purchase	9,542	247,152
21-Sep-2017	Newton Investment Management Limited	Purchase	9,495	1,142,113
22-Sep-2017	Newton Investment Management Limited	Purchase	9,503	178,713
25-Sep-2017	Newton Investment Management Limited	Purchase	9,469	490,419
26-Sep-2017	Newton Investment Management Limited	Purchase	9,472	2,293,848
27-Sep-2017	Newton Investment Management Limited	Purchase	9,439	1,341,607
28-Sep-2017	Newton Investment Management Limited	Purchase	9,460	2,304,789