

Dexus (ASX: DXS)

ASX release



17 August 2021

2021 Annual results presentation and property synopsis

Dexus releases its 2021 Annual Results Presentation.

An investor conference call will be webcast at 9.30am today on www.dexus.com/investor-centre

The 2021 property synopsis excel workbook is also available at www.dexus.com

Authorised by the Board of Dexus Funds Management Limited

For further information please contact:

Investors

Rowena Causley
Senior Manager, Investor Relations
+61 2 9017 1390
+61 416 122 383
rowena.causley@dexus.com

Media

Louise Murray
Senior Manager, Corporate Communications
+61 2 9017 1446
+61 403 260 754
louise.murray@dexus.com

About Dexus

Dexus (ASX: DXS) is one of Australia's leading fully integrated real estate groups, managing a high-quality Australian property portfolio valued at \$42.5 billion. We believe that the strength and quality of our relationships will always be central to our success and are deeply committed to working with our customers to provide spaces that engage and inspire. We invest only in Australia, and directly own \$17.5 billion of office, industrial and healthcare properties, and investments. We manage a further \$25.0 billion of office, retail, industrial and healthcare properties for third party clients. The group's \$14.6 billion development pipeline provides the opportunity to grow both portfolios and enhance future returns. Sustainability is integrated across our business, and our sustainability approach is the lens we use to manage emerging ESG risks and opportunities for all our stakeholders. Dexus is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange and is supported by more than 30,000 investors from 23 countries. With over 35 years of expertise in property investment, funds management, asset management and development, we have a proven track record in capital and risk management and delivering superior risk-adjusted returns for investors.

www.dexus.com

Dexus Funds Management Ltd ABN 24 060 920 783, AFSL 238163, as Responsible Entity for Dexus (ASX: DXS)
Level 25, 264 George Street, Sydney NSW 2000

dexus

Annual Results Presentation 2021



2021 Annual Results Presentation

17 August 2021

Dexus Funds Management Limited
ABN 24 060 920 783
AFSL 238163 as responsible entity for Dexus



Acknowledgement of Country

As an owner, manager and developer of real estate across Australia, Dexus acknowledges the Traditional Custodians of the lands on which we operate.

We recognise their ongoing connection to land, waters and community, and pay our respects to First Nations Elders past, present and emerging.

Artist: Deborah Taylor, a Bundjalung and Gumbaynggirr woman

Artwork: Down in the Valley

Artwork photographer: Sharon Hickey

Artwork description: This is a representation of the Clarence River and surrounding mountain ranges. The circle imagery represents layers of people, rocks, minerals, animals, plants, trees and the living areas down in the valley.



Agenda

Overview	Darren Steinberg, CEO
Financial results	Alison Harrop, CFO
Funds management	Deborah Cookley, EGM Funds Management
Office portfolio	Kevin George, EGM Office
Industrial portfolio	Stewart Hutcheon, EGM Industrial, Retail & Healthcare
Investments and Developments	Ross Du Vernet, CIO
Summary	Darren Steinberg, CEO
Questions	


















Delivering in a complex operating environment

- › Growing and diversifying the funds management business
 - FUM grew by \$9.5 billion in FY21
- › Maintaining high occupancy levels through strong leasing, reinforcing the resilience of the portfolio
- › Undertaking \$6.4 billion of property transactions across the group, enhancing portfolio resilience and supporting growth in funds
- › Progressing the development pipeline



FY21 highlights

Key achievements across the group

FY21 highlights				
Financial	Funds Management	Property portfolio	Investments & Developments	ESG
<p>+3.0% Distribution and AFFO¹ per security growth</p> <p>8.3% ROCE²</p> 	<p>Dexus Wholesale Property Fund outperformed benchmark over 3, 5, 7 and 10 years</p>	<p>195ksqm of office leasing⁶ success across 369 transactions</p> 	<p>\$6.4bn⁸ Group property acquisitions and divestments across office, industrial and healthcare sectors</p> 	<p>+43 employee NPS reinforces strong engagement</p> 
<p>98.1% Rent collections for 12 months to 30 June 2021</p> 	<p>Secured approval for merger of DWPF / ADPF (+\$5.6 billion FUM³)</p> 	<p>+46 customer NPS across office and industrial portfolio (FY20 +50)</p> 	<p>Completed development of North Shore Health Hub 6 Star Green Star design review rating</p> 	<p>Entered into new Renewable Energy Supply Agreements in Qld and Vic</p> 
<p>Conservative gearing 26.7%³</p> 	<p>APN Property Group acquisition approved and implemented (\$2.9 billion FUM)</p> 	<p>445ksqm of industrial leasing⁶ success, increasing occupancy to 97.7%</p> 	<p>Completed over \$450m of industrial developments, increasing total group industrial portfolio to 2.6 million sqm</p> 	<p>Established new charitable community partnerships to maximise social impact</p> 
<p>Secured approval and implemented⁴ simplification of the corporate structure</p> 	<p>\$594 million DHPF acquisitions, and established new products:</p> <ul style="list-style-type: none"> • New JV with Mercatus • DREP1 established 	<p>100% of portfolio⁷ has an active COVID-Safe Plan in operation</p> 	<ul style="list-style-type: none"> > DA approval for Waterfront Brisbane > Submitted DA for Central Place Sydney > Planning amendment application lodged For 60 Collins Street, Melbourne 	<p>Leading recognition across various global ESG surveys</p>

1. Adjusted Funds From Operations.
 2. Return on Contributed Equity.
 3. Adjusted for cash and debt in equity accounted investments.
 4. Corporate simplification was implemented on 6 July 2021.
 5. Prior to circa \$2bn of AMP Capital Diversified Property Fund (ADPF) unitholder redemptions.
 6. Including development leasing of 11,068sqm for office leasing, and 244,586sqm for industrial leasing.

7. Excluding assets with no common areas under Dexus's operational control.
 8. Includes acquisition of Capital Square Tower 1 at 98 Mounts Bay Road in Perth which occurred on 22 July 2021. Dexus paid \$339m for a 49% equity stake in the holding trust which owns the tower, which has been externally valued at \$970m as at 30 June 2021 and has \$450m of senior secured debt. A portion of Dexus's contribution will be utilised by the holding trust as a new receivable loan to the co-owner (Dexus's share is circa \$77m). Also includes post balance date industrial acquisitions of Kemps Creek and

McPhee portfolio which are subject to put and call options, which if exercised, are expected to settle between FY22-FY23. Includes divestments of 60 Miller Street, North Sydney which settled on 3 August 2021, 22 Business Park Drive, Ravenhall which is expected to settle in September 2021, and Grosvenor Place in Sydney which is expected to settle in the first half of FY22.

Strategy




Revised strategic objectives to guide next stage of business evolution

- › Actions have been navigating us toward a more capital efficient, multi-sector real estate platform

Purpose	To create spaces where people thrive	
Vision	To be globally recognised as Australia’s leading real estate company	
Strategy	To deliver superior risk-adjusted returns for investors from high-quality real estate in Australia’s major cities	
Strategic objectives	<p style="text-align: center;">Sustainable income streams</p> <p style="text-align: center;"><i>Investing in income streams that provide resilience through the cycle</i></p> <ul style="list-style-type: none"> › Maximising income via active leasing and evolving product and service offerings › Investing in quality Australian real estate and developments › Supporting growth in third party funds management vehicles 	<p style="text-align: center;">Real estate investment partner of choice</p> <p style="text-align: center;"><i>Expanding and diversifying the funds management business</i></p> <ul style="list-style-type: none"> › Executing on investment mandates of existing funds › Launching new products to meet investor demands › Maintaining track record for strong governance and provision of liquidity

Delivering on strategic objectives

New acquisitions and growth in funds management platform

Strategic objective	Sustainable income streams			Strategic objective	Real estate investment partner of choice	
 <p>Agreed framework to fund, develop and invest in c.\$1.4bn project</p>	 <p>Progressed development and acquired additional 6.8ha of land</p>	 <p>Acquired fund through development \$446m (Dexus and DHPF)</p>		<p>+\$9.5 billion¹ growth in funds under management during FY21</p> <div style="display: flex; justify-content: space-between;"> <div data-bbox="1634 722 1919 864"> <p>DWPF dexus Merger with ADPF +\$5.6 billion FUM²</p> </div> <div data-bbox="2134 722 2456 864"> <p>APN Property Group +circa \$2.9 billion across 10 funds</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div data-bbox="1634 949 1919 1106"> <p>DREP1 dexus First closed-end opportunity fund</p> </div> <div data-bbox="2134 949 2456 1106"> <p>DHPF dexus +\$594m acquisitions across 5 properties</p> </div> </div>		
Atlassian development	Horizon industrial estate	Australian Bragg Centre				

1. FY21 FUM is prior to circa \$2bn of redemptions to existing ADPF unitholders and pro forma for the acquisition of APN Property Group which was approved on 27 July 2021 as well as settlement of MDAP's 33.3% interest in 1 Blich Street, Sydney which occurred on 8 July 2021.

2. Prior to circa \$2bn of redemptions to existing ADPF unitholders.

Environmental, Social & Governance highlights

Achievements across Sustainability Approach value creation outcomes

Leading cities

- › Contributed **\$1.27 billion Gross Value Added** to the Australian economy and supported **7,980 construction jobs**
- › North Shore Health Hub awarded a **6 Star Green Star** design review rating, exceeding its 5 Star Green Star target

Thriving people

- › **+43 employee NPS** reinforces strong engagement
- › **Bronze** employer status in the Australian Workplace Equality Index, recognising LGBTI+ inclusion across our workforce



Leading recognition across various global ESG surveys

1st Globally in Real Estate
MEMBER OF
Dow Jones Sustainability Indices
In Collaboration with RobecoSAM

A list
CDP Climate Change
CDP A LIST 2020
CLIMATE



5.0 star
NABERS Energy rating
Average across group office portfolio

56% reduction
Emissions intensity across group office portfolio since FY08¹

Environmental performance

- › **+46** customer NPS across office and industrial portfolio
- › Established new charitable community partnerships to maximise social impact
- › Conducted modern slavery risk mapping across **1,731 suppliers**
- › Developed a **Reflect Reconciliation Australia Plan**



- › Entered into new **Renewable Energy Supply Agreements** in Qld and Vic
- › Achieved **carbon neutrality** across our corporate operations
- › **Net zero emissions target** brought forward to 30 June 2022 across group-managed portfolio (from 2030)



Future enabled customers & strong communities

Enriched environment

1. Calculated using a location-based method.

Financial results



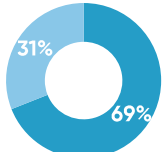
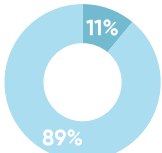
Key earnings drivers and valuations

Valuation uplifts reinforce quality of portfolio

Key earnings drivers

Earnings driver	FY21 result
Property portfolio	Property AFFO ¹ of \$625.2 million +2.3% office LFL income growth ² +3.7% industrial LFL income growth ³
Funds Management	Management Operations FFO of \$57.7 million – comprising earnings from funds management, property and development management
Trading	Trading profits of \$50.4 million ⁴ secured from North Shore Health Hub, the second tranche of 201 Elizabeth Street, Sydney and the first tranche of the Truganina assets and Lakes Business Park South

Property portfolio valuations

	30 Jun 2021 value ⁵	Valuation movement ⁶	Capitalisation rate 12-month movement
Total portfolio	\$17.1bn	↑ \$584.0m 3.5%	4.91% ↓ 14bps
Office portfolio	\$13.9bn	↑ \$189.5m 1.4% 	4.91% ↓ 6bps
Industrial portfolio	\$2.9bn	↑ \$376.8m 14.9% 	4.92% ↓ 74bps

1. AFFO contribution is calculated before finance costs, group corporate costs and tax. Property AFFO is equal to Property FFO of \$780.5m less total portfolio AFFO capex of \$155.3m.
2. Office LFL income was +0.9% including the impact of rent relief and provision for expected credit losses.
3. Industrial LFL income was +4.5% including the impact of rent relief and provision for expected credit losses.

4. Post tax.
5. Total portfolio FUM of \$17.1bn made up of office portfolio \$13.9bn, industrial portfolio \$2.9bn and healthcare portfolio \$0.3bn and is before the acquisition of APN Property Group which was approved on 27 July 2021 and MDAP's 33.3% interest in 1 Bligh Street, Sydney which occurred on 8 July 2021.
6. Includes healthcare property revaluation gain of \$17.7m and excludes leased assets revaluation movement of \$(0.6m).

FY21 financial results

Achieved 3% distribution growth despite challenging market and divestments

	FY21 \$m	FY20 \$m	Change %
Office property FFO	658.3	671.4	↓ 2.0%
Industrial property FFO	122.2	124.2	↓ 1.6%
Total property FFO	780.5	795.6	↓ 1.9%
Management operations ¹	57.7	71.5	↓ 19.3%
Group corporate	(35.4)	(33.0)	↑ 7.3%
Net finance costs	(130.5)	(127.4)	↑ 2.4%
Other ²	(5.7)	(11.8)	↓ 51.7%
Underlying FFO³	666.6	694.9	↓ 4.1%
Trading profits (post tax)	50.4	35.3	↑ 42.8%
FFO	717.0	730.2	↓ 1.8%
Adjusted Funds from Operations (AFFO)	561.7	550.5	↑ 2.0%
Distribution payout (% AFFO)	99.9%	100.0%	
Distribution	561.0	550.3	↑ 1.9%

- › Office property FFO reduced primarily due to the impact of divestments, alongside rent relief and provisions associated with COVID-19. This was partly offset by income from recently completed developments
- › Industrial property FFO reduced due to divestments, partly offset by income from acquisitions and recently completed developments
- › Management operations reduced as costs normalised following non-recurring cost reduction measures in FY20. The FY21 result was also impacted by transition of the Australian mandate and the continued impacts of COVID-19 on revenue, offset by new funds and other initiatives which are expected to drive strong growth into FY22
- › Other income movement driven by reduction in underlying tax expense

Key per security metrics	FY21	FY20	Change
Underlying FFO per security ³	61.5 cents	63.5 cents	↓ 3.1%
FFO per security	66.1 cents	66.7 cents	↓ 0.9%
AFFO per security	51.8 cents	50.3 cents	↑ 3.0%
Distribution per security	51.8 cents	50.3 cents	↑ 3.0%
	FY21	FY20	Change
Net Tangible Assets (NTA) per security	\$11.42	\$10.86	↑ 5.1%

1. Management operations FFO includes development management fees.
2. Other FFO includes non-trading related tax expense, healthcare and investment income and other miscellaneous items.
3. Underlying FFO excludes trading profits post tax.

COVID-19 impacts

Rent collections of 98.1% for FY21

FY21 Rent collections

- › Strong cash collection while ensuring the viability of small business customer base
- › Reached in principle agreement across circa 96% of rent relief requests received¹
- › Continue to work with our customers on rent relief requests

Rent collections ²	Office	Industrial	Total
Total FY21	97.9%	99.0%	98.1%
Total July-21	97.4%	98.9%	97.6%

FY21 direct COVID-19 AFFO impacts³

Direct COVID-19 AFFO impacts ³	FY21 Total	FY20 Total	FY21 Est. Rent Waivers	FY20 Est. Rent Waivers	FY21 Provisions	FY20 Provisions
Office	-\$18.6m	-\$20.1m	-\$4.6m ⁴	-\$15.0m	-\$14.0m	-\$5.1m
Industrial	\$1.6m	-\$5.9m	\$2.1m ⁵	-\$4.2m	-\$0.5m	-\$1.7m
Total ⁶	-\$17.0m	-\$26.0m	-\$2.5m	-\$19.2m	-\$14.5m	-\$6.8m

1. Reflects agreements for the Code of Conduct period to 4 August 2021. FY21 rent relief impacts are estimates as at 30 June 2021.

2. Dexus share.

3. Estimated rent waivers and provisions for the 12 months to 30 June. In addition, rent deferrals of \$3.3m, which do not directly impact FFO or AFFO, have been agreed or estimated during the 12 months to 30 June 2021.

4. Cumulative rent waivers within AFFO as at 30 June 2021 is \$19.6m, of which \$4.6m was recognised in FY21.

5. Cumulative rent waivers within AFFO as at 30 June 2021 is \$2.1m, of which a \$2.1m benefit was recognised in FY21 in connection with the reversal of part of the FY20 adjustment.

6. The FY21 statutory impact is \$25.9m. The difference between the statutory impact and AFFO impact of \$8.9m relates to a benefit recognised in FY21 in connection with the reversal of part of the FY20 adjustment for estimated rent waivers for tenants that were not in arrears.

Strong financial position

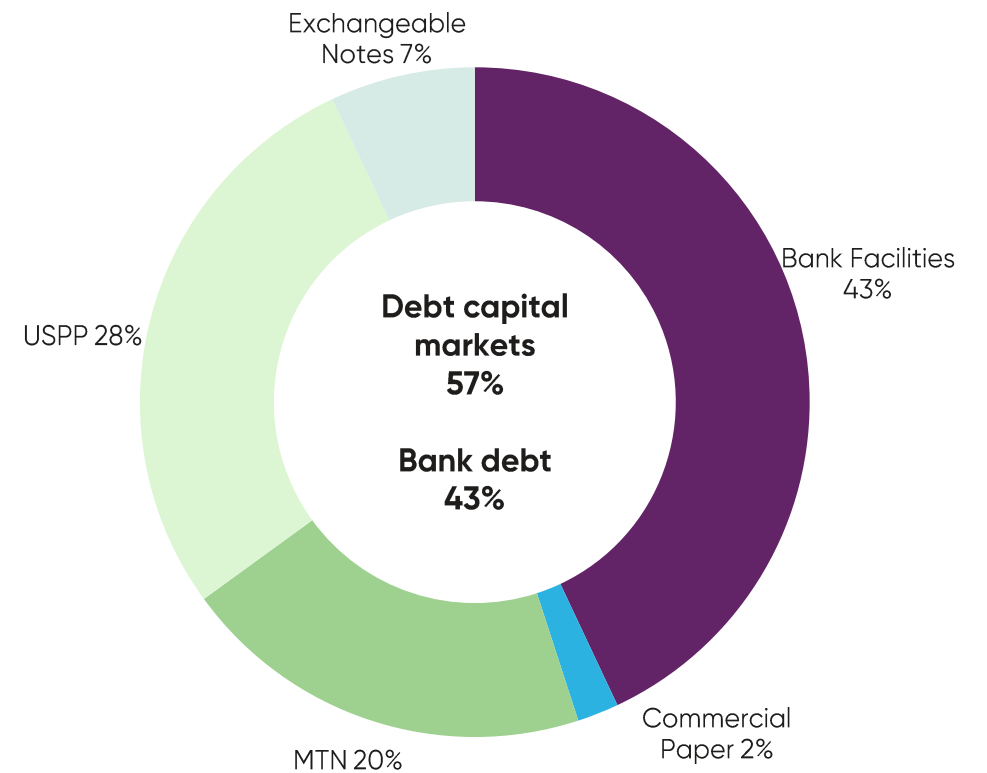
Capacity to fund growth opportunities

- › Gearing of 26.7%^{1,2} remains below the 30–40% target range
- › Purchased circa 15.6 million securities via the on-market securities buy-back program in FY21
- › Simplified corporate structure approved by Securityholders and recommended by the Board of DXFM prior to 30 June 2021, with implementation occurring on 6 July 2021

Key metrics	30 June 2021	30 June 2020
Gearing (look-through) ¹	26.7% ²	24.3% ³
Headroom ⁴	\$1.1bn	\$1.6bn
Cost of debt ⁵	3.2%	3.4%
Duration of debt	6.2 years	6.9 years
Hedged debt (incl caps) ⁶	81%	78%
S&P/Moody's credit rating	A-/A3	A-/A3

1. Adjusted for cash and debt in equity accounted investments.
 2. Excluding the impact of the divestments of 60 Miller Street, North Sydney which settled on 3 August 2021 and Grosvenor Place in Sydney which is expected to settle in the first half of FY22.
 3. Proforma gearing adjusted for cash and debt in equity accounted investments. Look-through gearing at 30 June 2020 was 26.3%.
 4. Undrawn facilities plus cash.
 5. Weighted average for the year, inclusive of fees and margins on a drawn basis.
 6. Average for the year. Hedged debt (excluding caps) was 62% for the 12 months to 30 June 2020 and 68% for the 12 months to 30 June 2021.

Diversified sources of debt



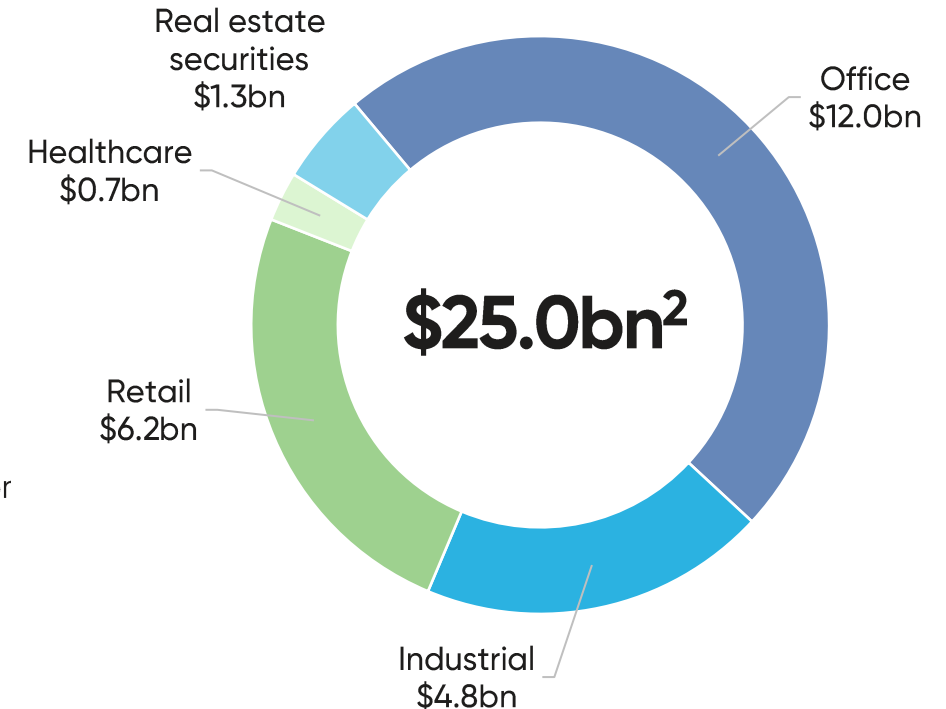
Funds management

Funds management

Delivering for our third party capital partners

- › High standard of corporate governance
- › Strong track record of performance, with:
 - DWPF outperforming over 3, 5, 7 and 10 years
 - DHPF delivering a 18.1% one-year return
 - All other established vehicles¹ outperforming benchmarks since inception
- › Strong track record of providing liquidity and raising capital, with DWPF:
 - Facilitating \$1.4 billion of transfers and redemptions for its investors over the past four years
 - Raising \$2.3 billion of gross new equity over the same time period
- › FY21 initiatives indicate continued strength of investor support:
 - Raised over \$1.1 billion equity in FY21 across two new funds as well as DWPF and DHPF
 - Secured approval for the merger of DWPF and ADPF, enhancing the investment proposition for both sets of unitholders
 - Diversified the platform’s capital pool via establishment and acquisition of new channels into the private investor market (DREP1 and APN Property Group)

Diversified Funds management business

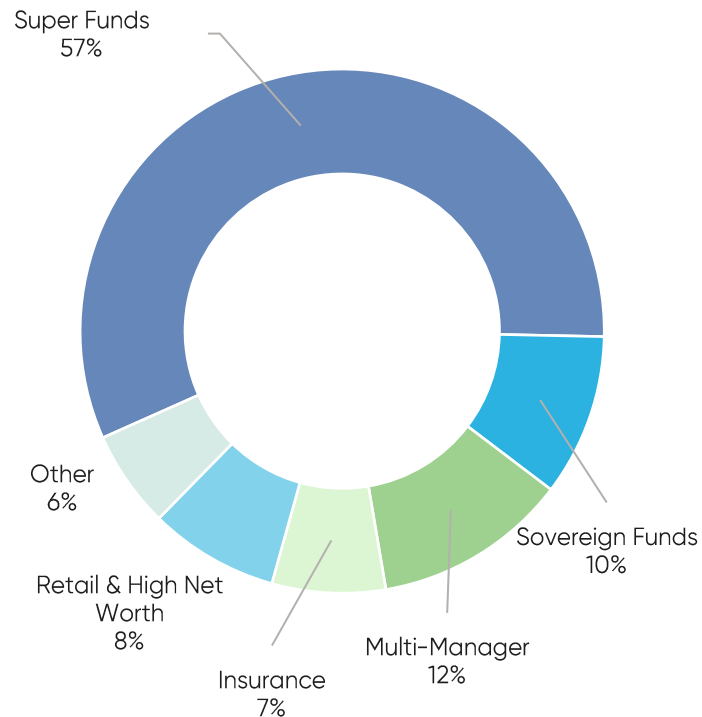


1. Includes vehicles established prior to 30 June 2019.
 2. Prior to circa \$2bn of redemptions to existing ADPF unitholders and pro forma for the acquisition of APN Property Group which was approved on 27 July 2021 as well as settlement of MDAP’s 33.3% interest in 1 Bligh Street, Sydney which occurred on 8 July 2021.

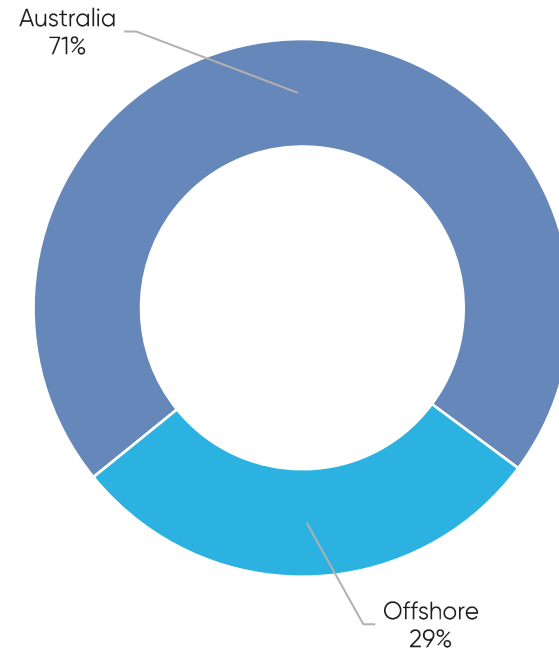
Funds management

Investor diversification and sentiment

Large diversified investor base¹



From Australia and offshore¹



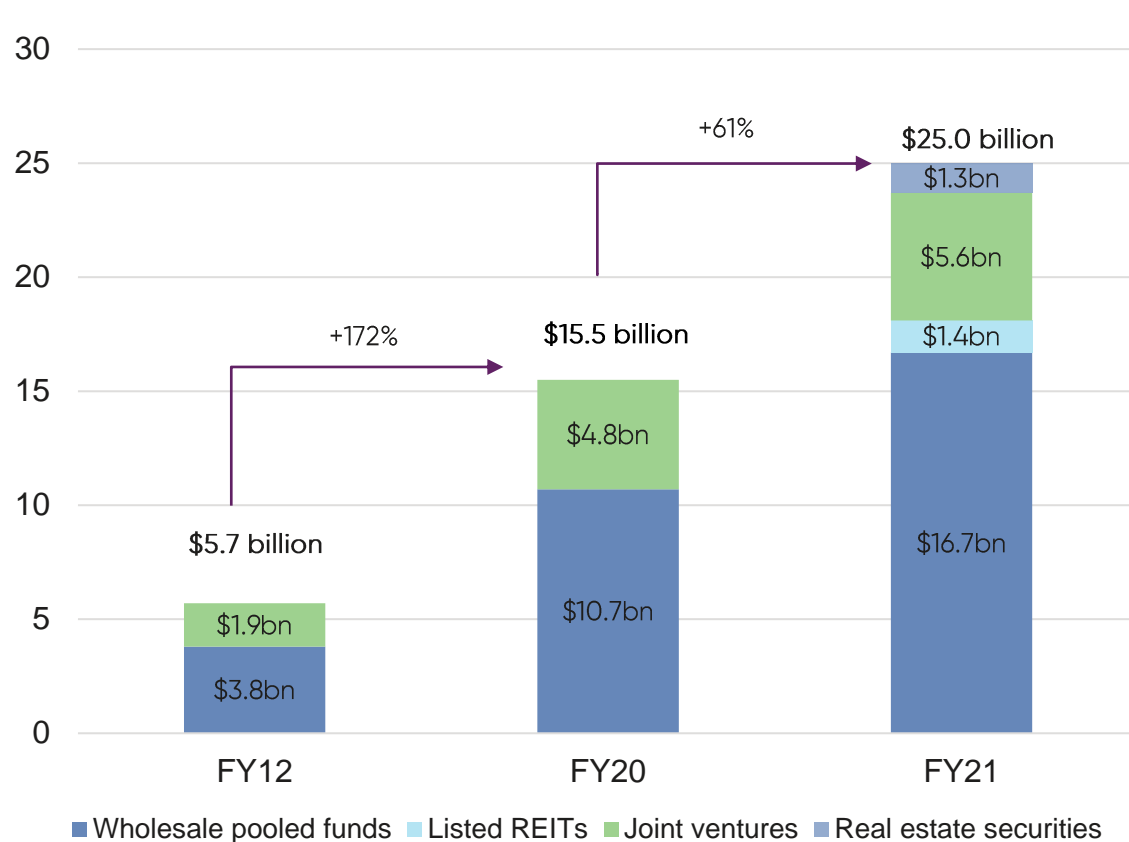
Investor insights

- › Attractiveness of Australia as an investment destination
- › Significant interest from offshore investors
- › Significant interest in healthcare and alternatives
- › Continued and increasing importance of ESG as an investment hurdle
- › Australian super fund industry consolidation driving a move to direct/JV investing

1. Prior to circa \$2bn of redemptions to existing ADPF unitholders and pro forma for the acquisition of APN Property Group which was approved on 27 July 2021 as well as settlement of MDAP's 33.3% interest in 1 Bligh Street, Sydney which occurred on 8 July 2021.

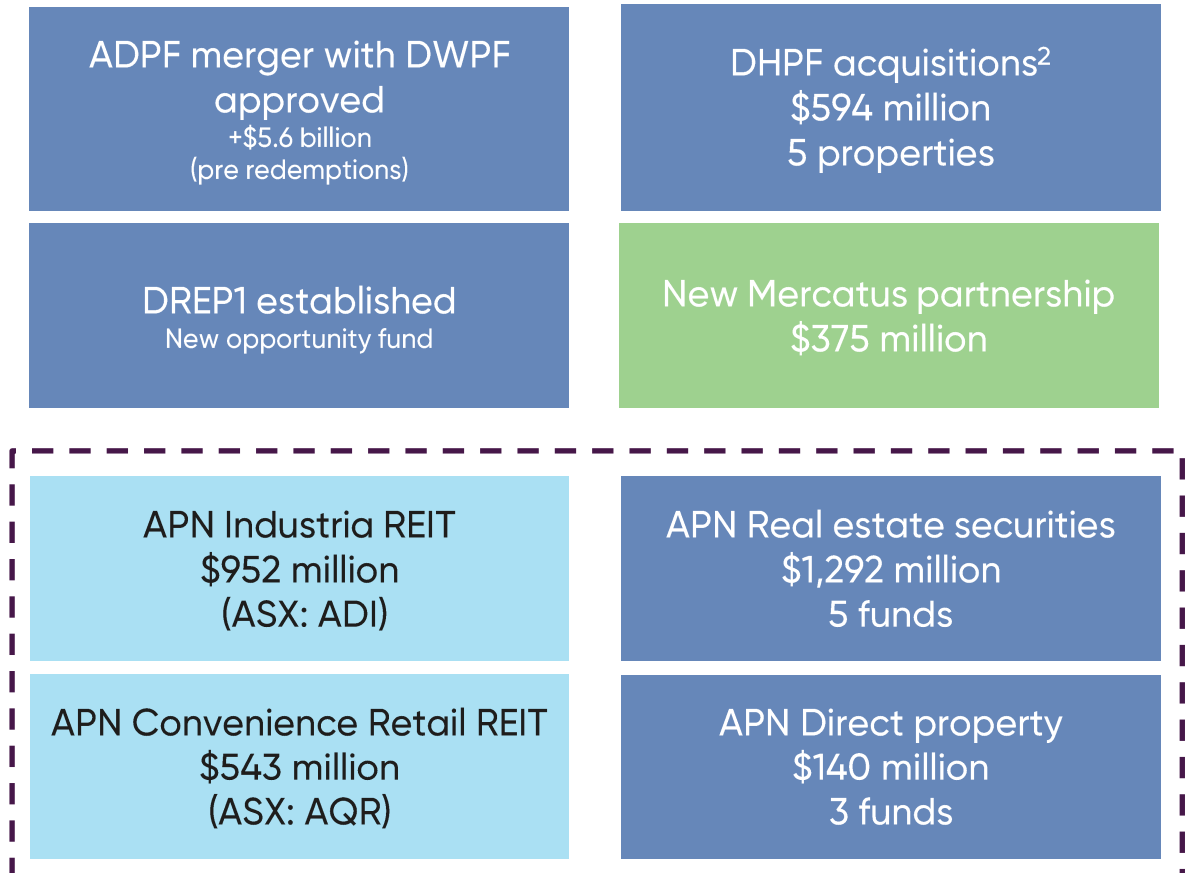
Funds management platform enhancement

Executed growth and diversification initiatives








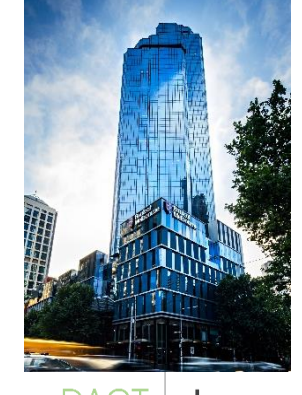
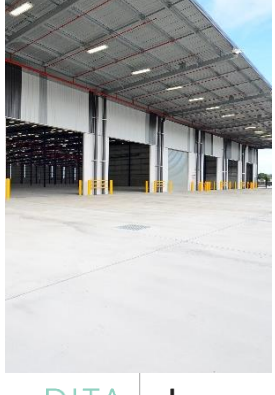



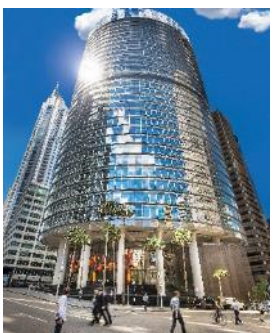
1. Prior to circa \$2bn of redemptions to existing ADPF unitholders and pro forma for the acquisition of APN Property Group which was approved on 27 July 2021 as well as settlement of MDAP's 33.3% interest in 1 Bligh Street, Sydney which occurred on 8 July 2021.
 2. Includes Bethesda Clinic which settled post-period end, and Spring Hill Medical Centre and Herston Car Park which are expected to settle in the coming months.

FY21 initiatives



Funds management

Diversified management business across 20 vehicles

Unlisted Pooled Funds			Platform acquisition	Joint ventures and partnerships			
 <p>DWPF dexus</p> <p>Dexus Wholesale Property Fund</p> <p>\$16.0bn¹</p> <ul style="list-style-type: none"> Established 1995 Diversified portfolio of 54 assets¹ Outperformed benchmark over 3, 5, 7 and 10 years 	 <p>DHPF dexus</p> <p>Dexus Healthcare Property Fund</p> <p>\$1.2bn²</p> <ul style="list-style-type: none"> Established 2017 Innovative property portfolio of 8 assets 12-month total return of 18.1% (post-fees) 	 <p>DREP1 dexus</p> <p>Dexus Real Estate Partnership</p> <p>New fund</p> <ul style="list-style-type: none"> Established 2021 First in a planned series of closed-end opportunity funds Commenced investment activity 	 <p>APN Property Group</p> <p>APN Property Group</p> <p>Circa \$2.9bn across 10 funds</p> <ul style="list-style-type: none"> Takeover of an existing funds management platform that includes a real estate securities fund, listed and unlisted direct property funds Approved in July 2021 and implemented in August 2021 	 <p>DOTA dexus</p>	 <p>DACT dexus</p>	 <p>DITA dexus</p>	 <p>TARONGA VENTURES</p> <p>Taronga Ventures Partnership</p> <p>New partnership</p> <ul style="list-style-type: none"> Established 2020 Platform and fund investment Partnership with large, reputable real estate companies Investing into next generation solutions
 <p>AIP dexus</p>	 <p>DALT dexus</p>	 <p>MDAP dexus</p>					

All figures as at 30 June 2021 unless otherwise stated.

- DWPF and ADPF merged portfolio prior to circa \$2bn of redemptions to existing ADPF unitholders.
- Includes Dexus ownership interest and value of assets under development. Includes Bethesda Clinic which settled post period end, and Spring Hill Medical Centre and Herston Car Park expected to settle in the coming months.

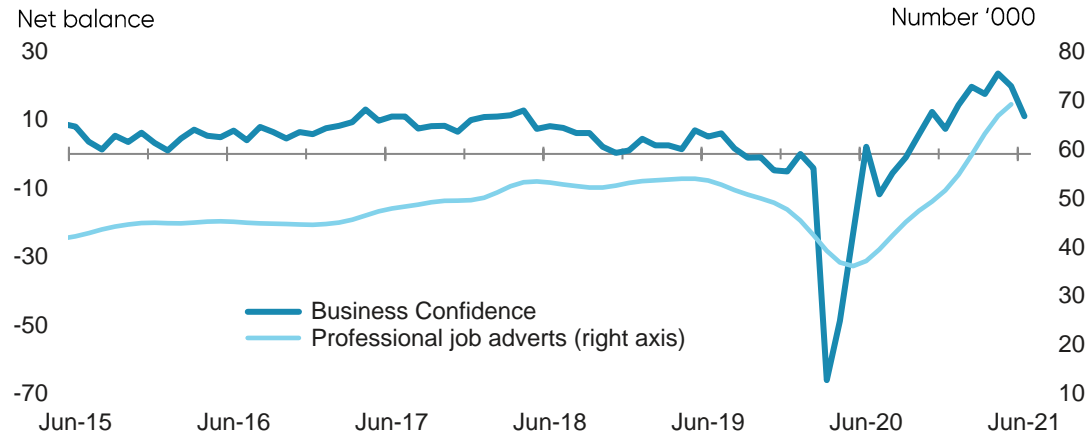
Office portfolio



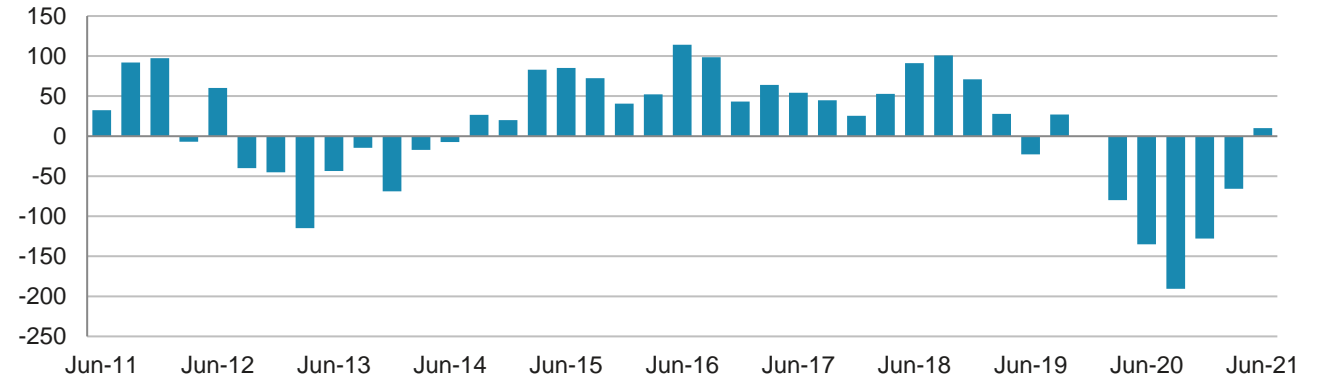
Office demand indicators positive prior to lockdown

Expected to recover any lost ground quickly

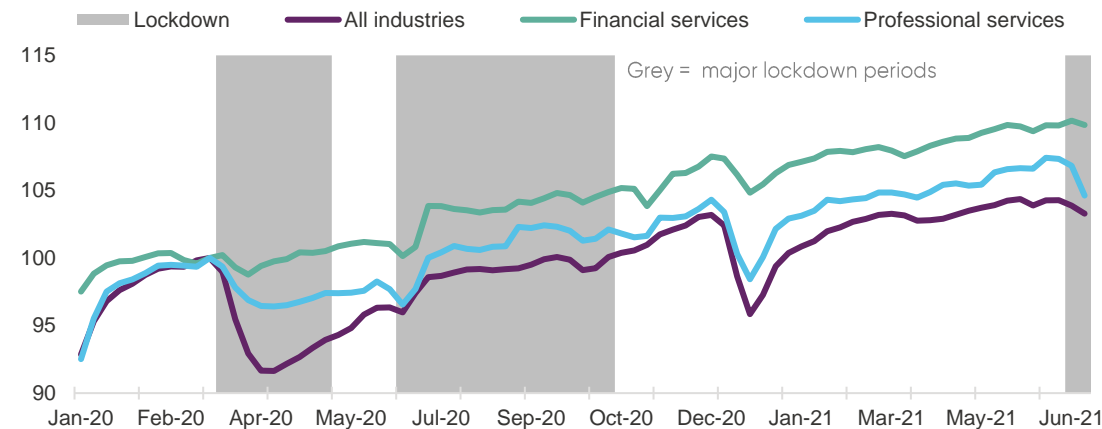
Confidence and hiring intentions positive leading into lockdowns



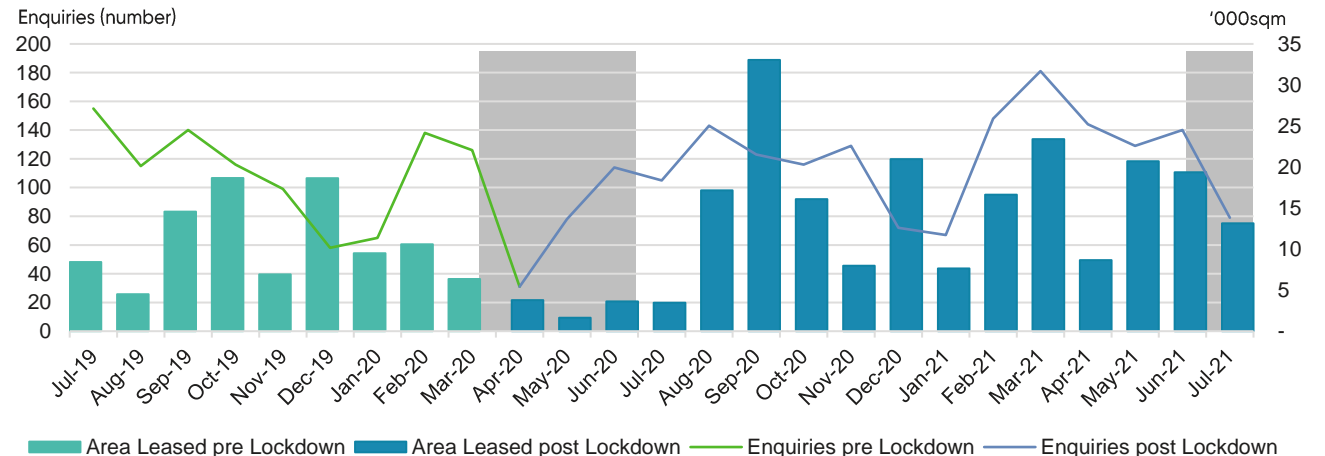
Net office take-up had turned positive in the 4 major CBDs*



White collar payroll jobs faster to recover after past lockdowns



Dexus Sydney portfolio leasing recovery after past lockdown

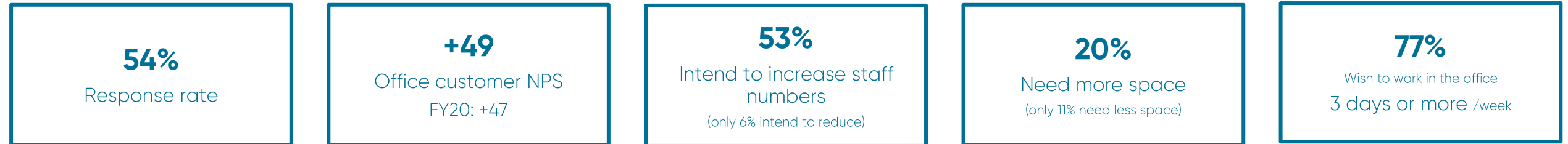


Source: Westpac, ABS Index Nov-10=100, JLL Research (*Sydney CBD, Melbourne CBD, Brisbane CBD, Perth CBD).

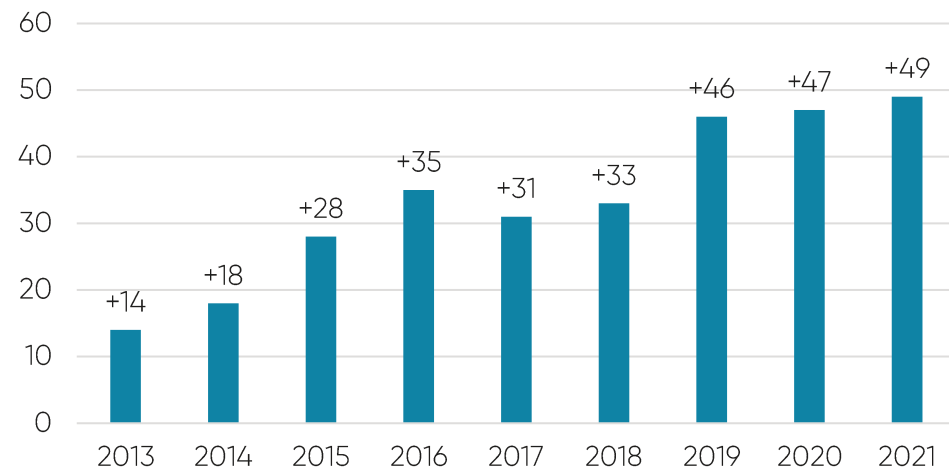
Office customer insights

Positive indicators for leasing prior to latest lockdowns

Dexus annual office customer survey insights



Customer NPS Scores – Dexus office portfolio



Source: 2021 Dexus Customer Survey.

- › At Dexus, we utilise Net Promoter Scores (NPS) to allow us to compare performance against leading, global customer brands. We continue to demonstrate year-on-year improvement in our NPS
- › Dexus’s NPS score is comparable to leading global organisations
- › Trend towards mobile working accelerated by COVID-19
- › The office will retain its important role as a hub for collaboration, social interaction, career development and culture
- › Organisations will embrace a ‘hybrid or blended working’ model – a combination of core office space, flexible office options and virtual working

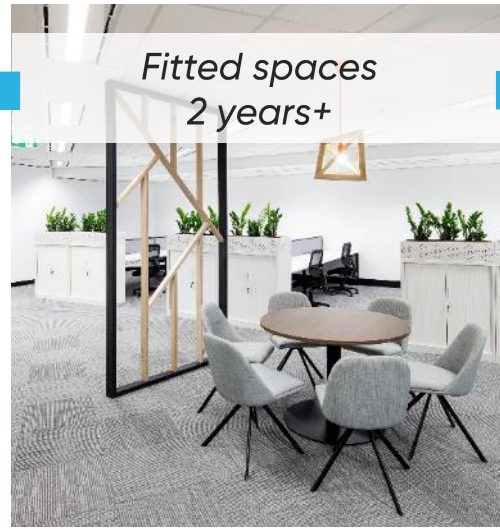
Dexus's product offering to meet increased flexibility

Expect demand for more collaboration spaces

Workspace solutions from 1 hour to 10 years



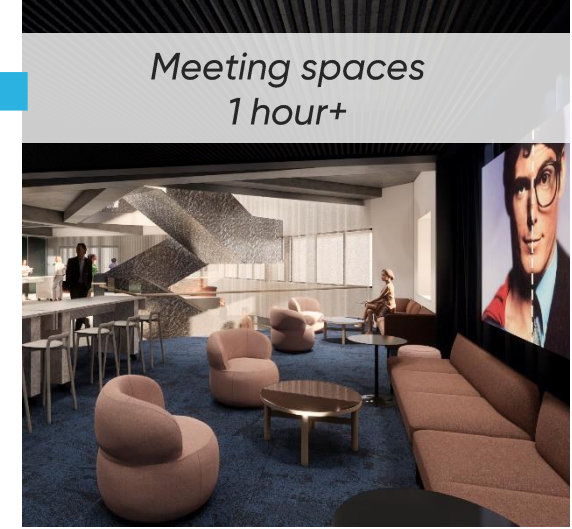
Dominant portfolio offering. Customer demand expected to remain, however, customer requirements for flexibility will continue to evolve over time.



Fully fitted out suites with shorter lease terms. Targeted at reducing the pain points associated with real estate occupation for SMEs.



SuiteX provides high quality workspace that enables companies to remain agile while having access to turn-key solutions to support growth.



Dexus Place provides meeting, video conferencing and training facilities that facilitate cost effective interaction and collaboration across physical and virtual environments.

We continue to work with our customers on the future of workspace

Office portfolio performance

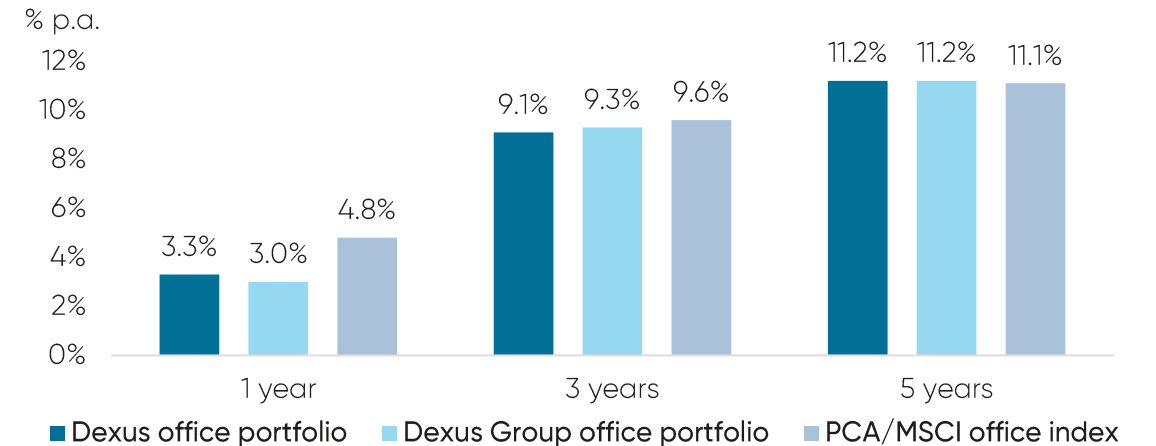
High quality portfolio attracting solid leasing across key CBDs

<p>\$26.0 billion Dexus group office portfolio</p> <p>>1,400 Customers</p> <p>53 properties Across key CBDs</p> <p>1.8 million Square metres</p> <p>3.5-4.0% Average fixed rental increases</p>	<p>\$14.0 billion Dexus balance sheet office portfolio</p>	
	<p>Leased by area¹ 184,029sqm FY20: 88,467sqm</p>	<p>Average incentives¹ 24.9% FY20: 17.1%</p>
	<p>Occupancy 95.2% FY20: 96.5%</p>	<p>WALE 4.6 years FY20: 4.2 years</p>
	<p>Effective LFL income² +2.3% Face: +2.4%</p>	<p>Portfolio one-year total return 5.7% at 30 June 2021</p>

› Occupancy impacted by Melbourne where leasing has been impacted by extended lockdowns, which offset occupancy increases at 25 Martin Place (MLC Centre), Australia Square and 60 Castlereagh Street in Sydney

› Potential for incentives to decline into early CY22 in Sydney and Premium grade Melbourne assets, albeit the latest lockdowns could slow the rate of improvement

Dexus office portfolio vs PCA/MSCI office index at 31 March 2021³

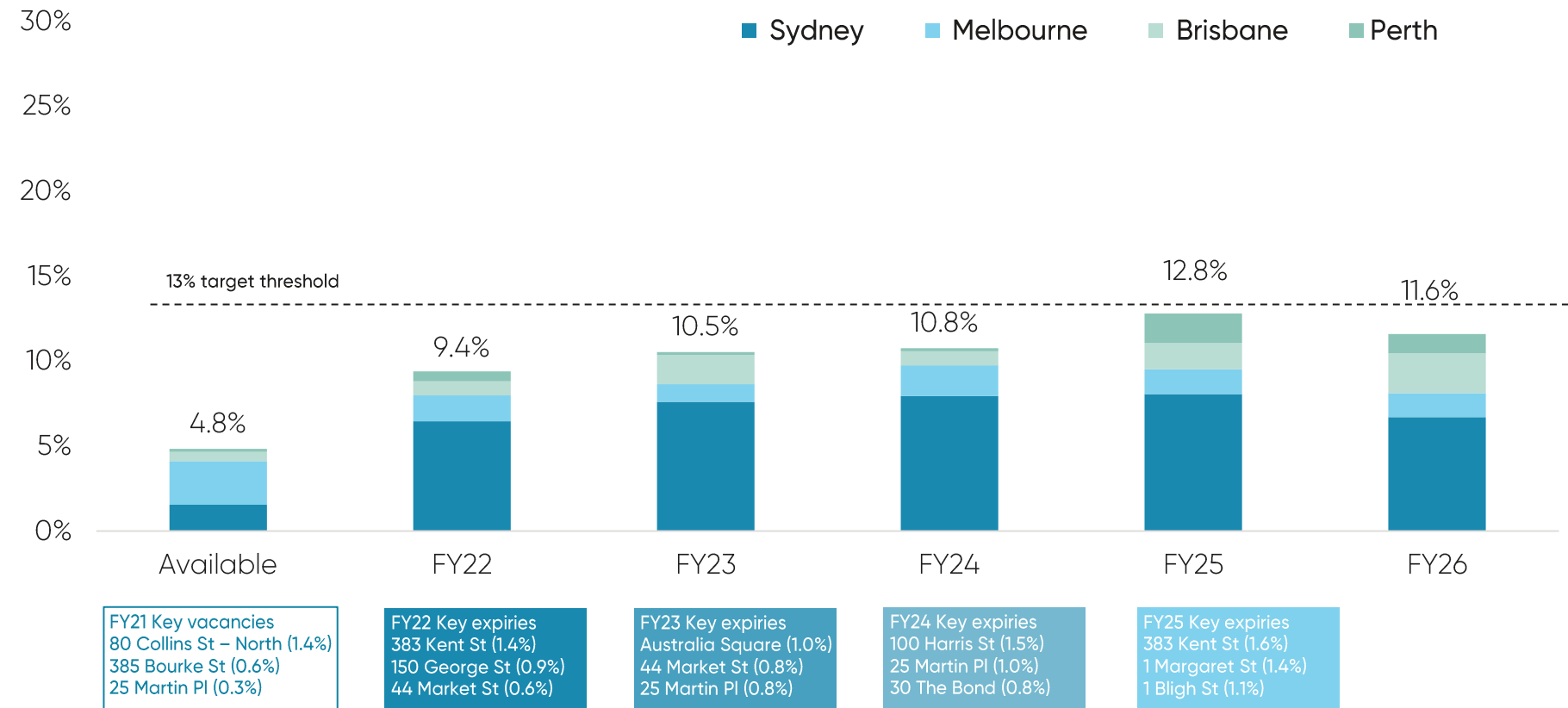


1. Excludes development leasing of 11,068sqm across 30 transactions.
 2. Excludes rent relief and provision for expected credit losses. Including these impacts: Effective +0.9% and Face +1.3%.
 3. Period to 31 March 2021 which reflects the latest available PCA/MSCI Australia Annual Property Index.

Staggered expiry profile and diversified tenant base

Dexus office portfolio well placed

Dexus office portfolio lease expiry profile (by income)¹



1. Excludes 123 Albert Street, Brisbane which has been removed from the stabilised portfolio as it nears development commencement. Including 123 Albert Street, FY22 expiries would be 12.8% and office portfolio occupancy would be 95.3%.

Diversified tenant base with limited concentration risk

Top customer – Victoria State Government represents **3.6%** of property portfolio income

Top 10 tenants represent **17.7%** of property portfolio income

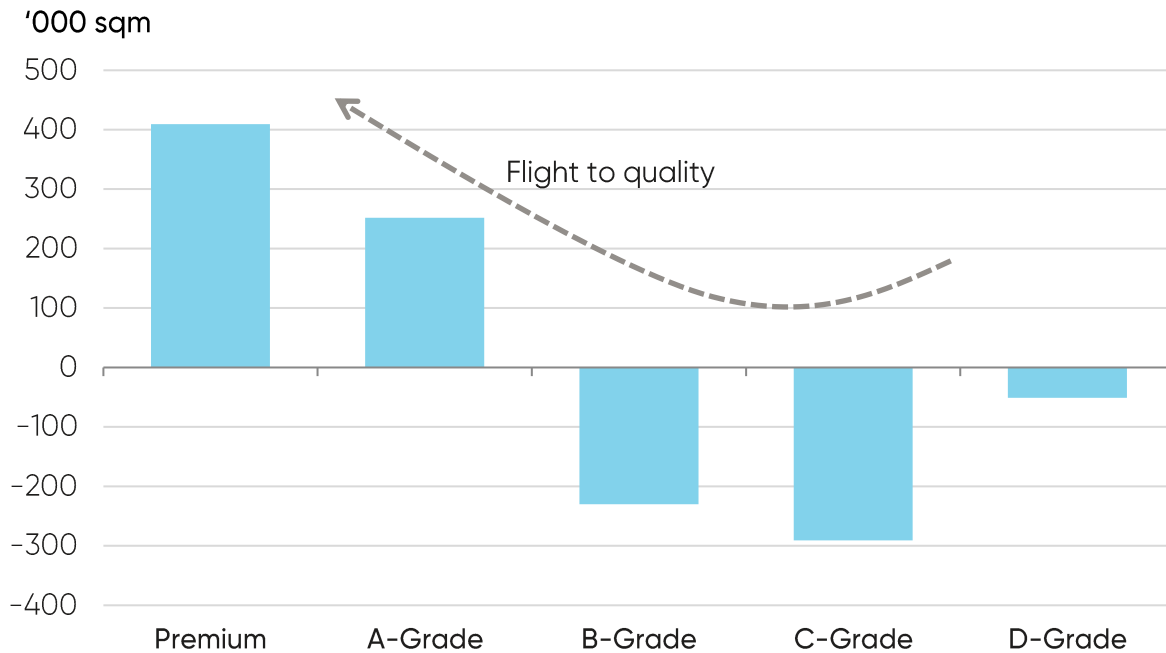
Top office customer industry groups
 Financial/Insurance – **15.0%**
 Legal services – **14.0%**
 Public Admin/Safety – **14.0%**

Leasing observations

Well positioned for flight to quality and centralisation

Prime grade assets represent **94%** of Dexus office portfolio¹

Net absorption of space by grade in the past 5 years (4 major CBDs*)



Source: JLL Research (*Sydney CBD, Melbourne CBD, Brisbane CBD, Perth CBD), company information.
 1. Prime grade buildings represented 94% of the office portfolio excluding assets held for sale and including development-affected assets.

Centralisation into Sydney CBD

Assets in Dexus's Sydney CBD portfolio where tenants have been centralising from fringe locations:





Industrial portfolio

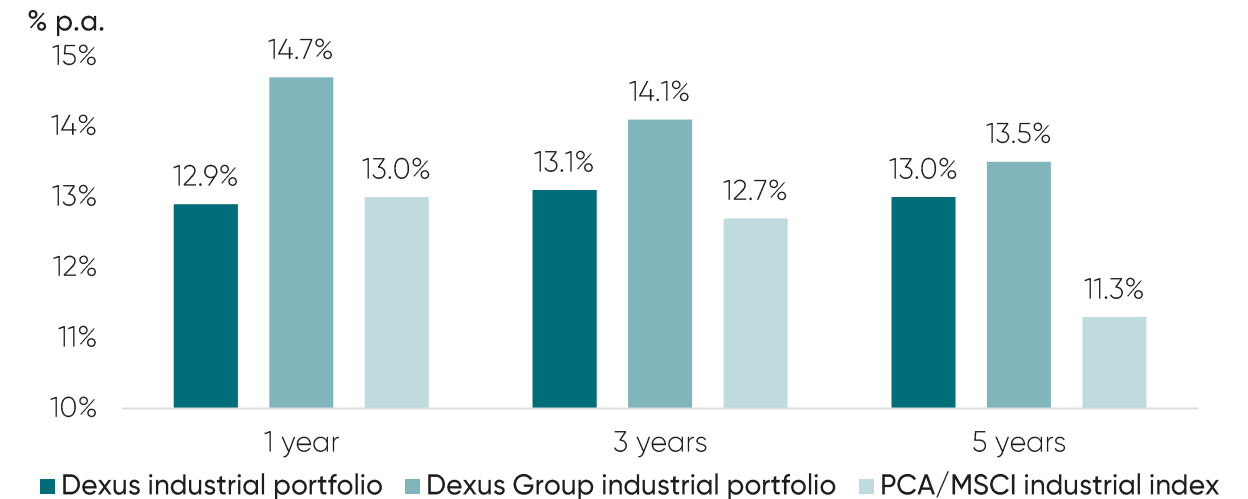
Industrial portfolio performance

Exceptional year of leasing activity

<p>\$7.8 billion Dexus group industrial portfolio</p> <p>>500 Customers</p> <p>107 properties</p> <p>2.6 million Square metres</p> <p>3.0-3.5% Average fixed rental increases</p>	<p>\$3.0 billion Dexus balance sheet industrial portfolio</p>	
	<p>Leased by area¹ 445,428sqm FY20: 181,472sqm</p>	<p>Occupancy 97.7% FY20: 95.6%</p>
	<p>Average incentives¹ 19.1% FY20: 13.4%</p>	<p>WALE 4.4 years FY20: 4.1 years</p>
	<p>Effective LFL income² +3.7% Face: +1.5%</p>	<p>Portfolio one-year total return 23.5% at 30 June 2021</p>

- › Occupancy increased by more than two percentage points to a three-year high, driven by successful leasing at Axxess Corporate Park
- › FY22 expiries de-risked from 17% to 13% during the year, and portfolio WALE increased to 4.4 years
- › On completion of the group development pipeline, the group industrial portfolio would grow to \$9.4 billion across 3.4 million sqm

Dexus industrial portfolio vs PCA/MSCI industrial index at 31 March 2021³

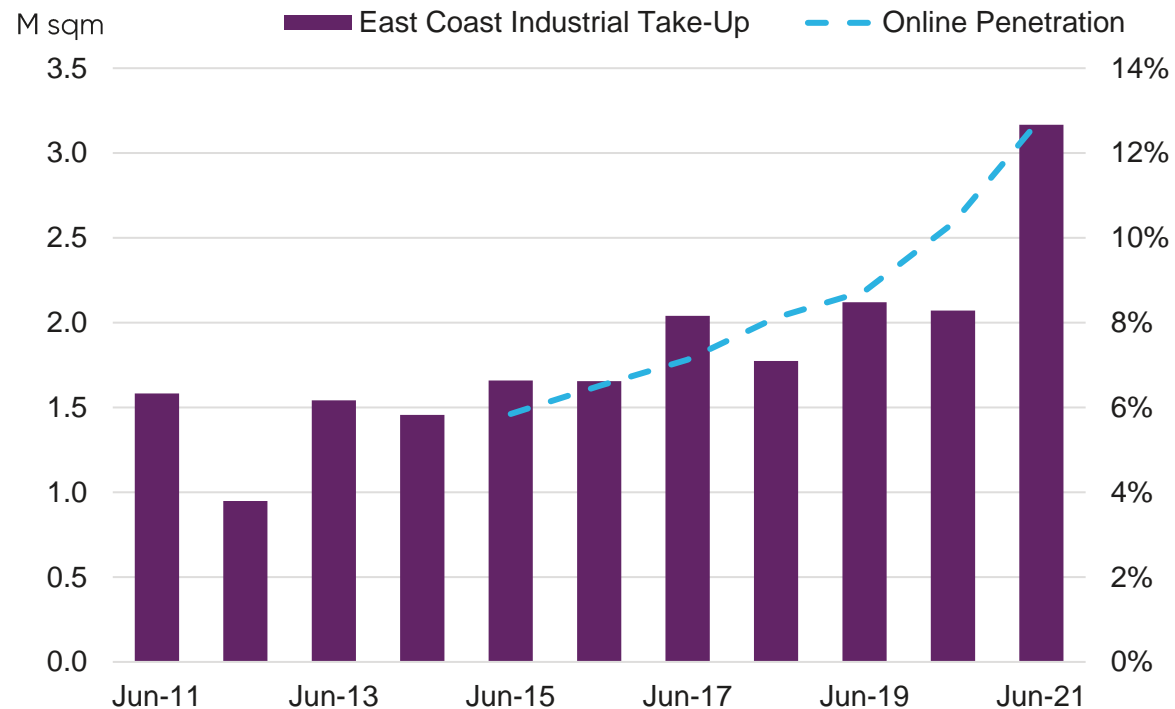


1. Includes development leasing of 244,586sqm.
 2. Excludes rent relief and provision for expected credit losses. Including these impacts: Effective +4.5% and Face +2.2%.
 3. Period to 31 March 2021 which reflects the latest available PCA/MSCI Australia Annual Property Index.

Industrial take-up boosted by online retail

Dexus's customer strategy nods to integration between sectors

Online retail sales growth boosting industrial take-up



Source: ABS, JLL Research.

Observed customer trends

- › Increasing integration between the retail and industrial sectors, in line with our customer strategy
- › Occupier demand continues to strengthen
- › Ecommerce boosting demand for distribution space
- › Retailers investing in supply chain upgrades
- › Rate of automation expected to accelerate

Customer partnerships continuing to drive development leasing

Ravenhall	Richlands	South Granville
190,800sqm 6 deals	22,300sqm 2 deals	28,200sqm 11 deals
› 40,000sqm (Myer)	› 12,300sqm (ACR Supply Partners)	› 6,300sqm (WINIT)
› 36,700sqm (Amazon)	› 10,000sqm (James Lane)	› 4,900sqm (ACIT)
› 25,500sqm (Hello Fresh)		

Investments and developments

Transactions

Redeploying capital into higher return opportunities

\$3.2 billion group divestments



60 Miller Street¹
Sale proceeds \$273m



Grosvenor Place¹
Sale proceeds \$925m



10 Eagle Street
Sale proceeds \$285m



45 Clarence Street
Sale proceeds \$530m

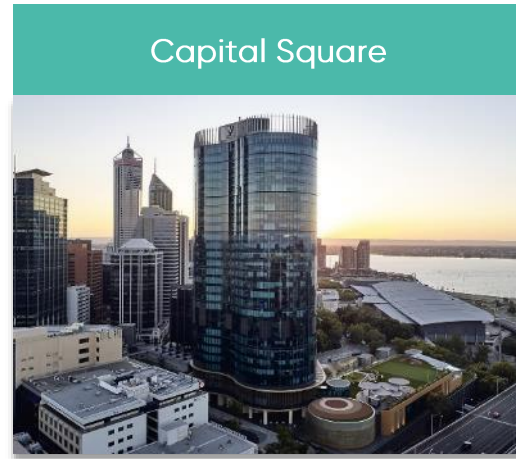
\$3.2 billion² group property acquisitions, plus ADPF, APN and AUHPT transactions



ADPF merger approval



APN Property Group



Capital Square



Australian Unity Healthcare
Property Trust Investment



Australian Bragg Centre



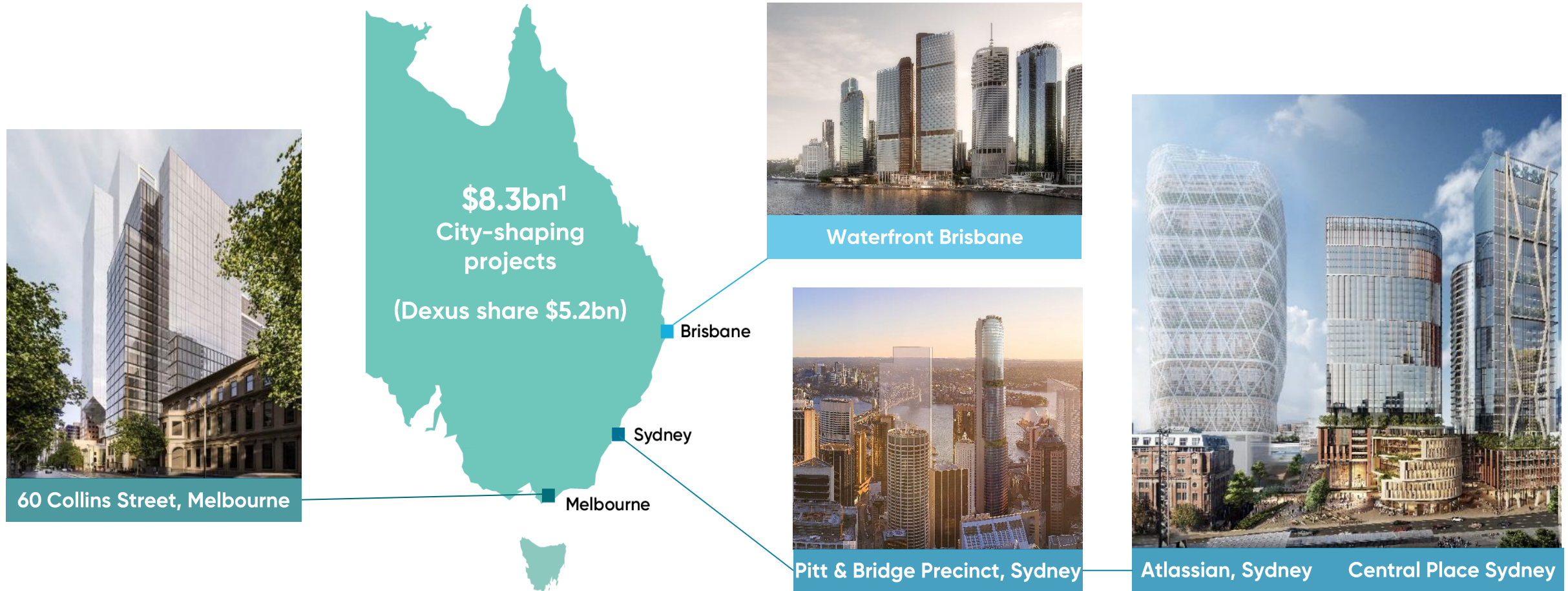
Bethesda Clinic

1. 60 Miller Street, North Sydney settled on 3 August 2021 and Grosvenor Place, Sydney is expected to settle in the first half of FY22.

2. Includes acquisition of Capital Square Tower 1 at 98 Mounts Bay Road in Perth which occurred on 22 July 2021. Dexus paid \$339m for a 49% equity stake in the holding trust which owns the tower, which has been externally valued at \$970m as at 30 June 2021 and has \$450m of senior secured debt. A portion of Dexus's contribution will be utilised by the holding trust as a new receivable loan to the co-owner (Dexus's share is circa \$77m). Also includes post balance date industrial acquisitions of Kemps Creek and McPhee portfolio which are subject to put and call options, which if exercised, are expected to settle between FY22-FY23. Includes divestments of 60 Miller Street, North Sydney which settled on 3 August 2021, 22 Business Park Drive, Ravenhall which is expected to settle in September 2021, and Grosvenor Place in Sydney which is expected to settle in the first half of FY22.

Developments

\$14.6 billion pipeline includes expanded city-shaping pipeline



1. Group share in project cost (including cost of land where purchased for development and excludes downtime and income earned through development).

Developments

Remainder of \$14.6 billion pipeline is diversified across sectors

Committed pipeline \$2.4bn¹ (Dexus share \$0.6bn)

circa 3.5% of balance sheet FUM² (of 15% limit)

Uncommitted and concept (ex city shaping) \$3.9bn¹ (Dexus share \$2.3bn)

Other key projects

Healthcare



Australian Bragg Centre, Adelaide

Industrial



Horizon 3023, Ravenhall

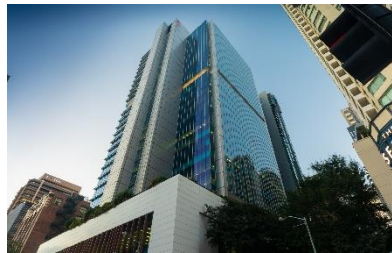


Merrifield Business Park, Mickleham

Office and city retail



25 Martin Place, Sydney



123 Albert Street, Brisbane

Healthcare



Spring Hill Medical Centre & Herston car park

Industrial



Horizon 3023, Ravenhall (uncommitted)

Minimal upfront capital to retain optionality, longer-dated and income producing

Circa \$350 million remaining spend for Dexus committed pipeline until end FY23

plus circa \$1.6 billion opportunities from recent platform initiatives

1. Includes projects from the merger of DWPF and ADPF.
 2. Project cost for committed developments and trading projects as a proportion of balance sheet FUM at 30 June 2021.

Consistent delivery of trading profits over time

Replenishment of pipeline underway

- › Delivered \$50.4 million of FY21 trading profits (post tax) across four trading projects
- › Three new opportunities within existing portfolio identified to replenish the pipeline
- › Secured trading profits for FY22 of \$25-30 million (pre tax)¹

Trading projects	Trading strategy	Key		
		FY21	FY22	FY23+
Truganina (Laverton) properties ^{2, 3}	Development	✓		
Botany Quarter (Lakes Business Park South), Botany ³	Development	✓		
436-484 Victoria Road, Gladesville ⁴	Rezoning		✓	
22 Business Park Drive, Ravenhall ⁵	Repositioning			
12 Frederick Street, St Leonards – Stage 2	Industrial development			
Other identified opportunities (Three projects)	Mixed use, Office			

Focus on activating 12 Frederick Street, St Leonards Stage 2 development and replenishing the pipeline

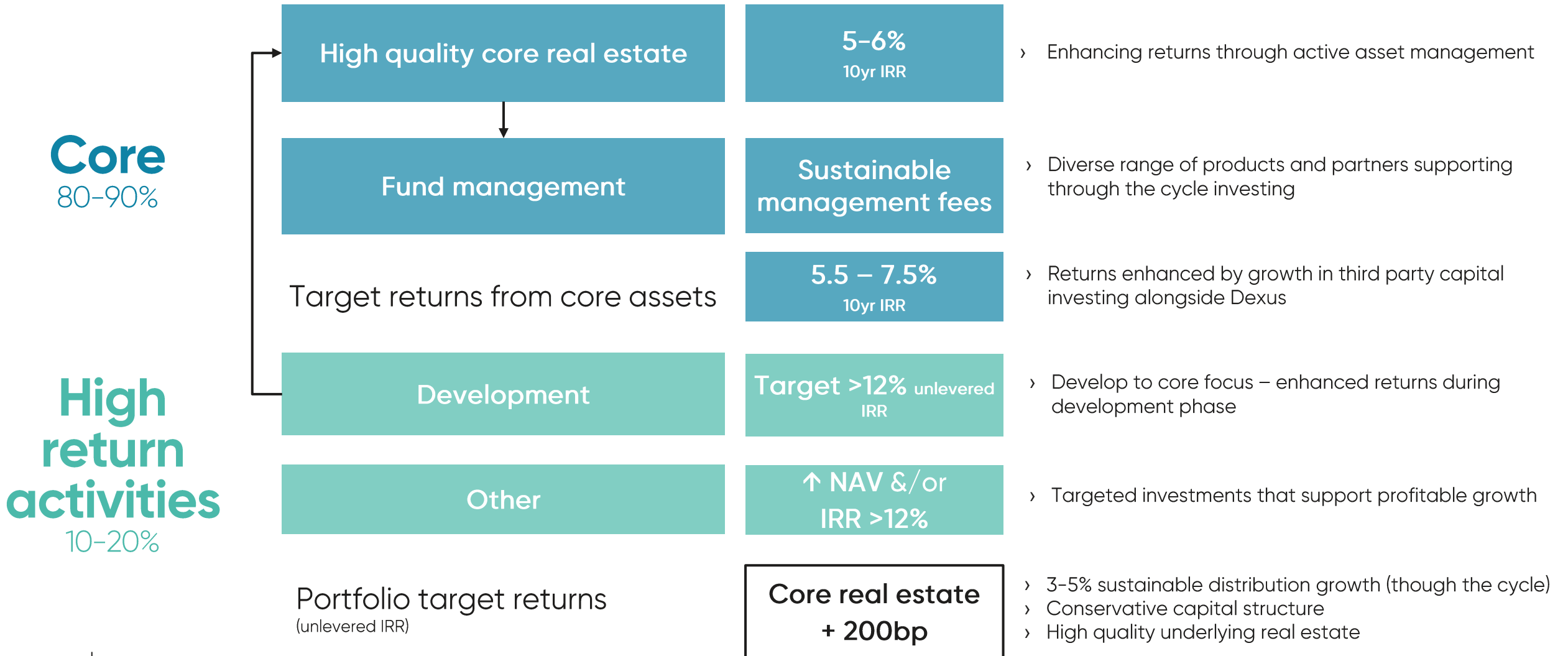
Track record	FY15	FY16	FY17	FY18	FY19	FY20	FY21
Post tax profit	\$42.6m	\$63.3m	\$47.2m	\$36.6m	\$34.7m	\$35.3m	\$50.4m
Post tax guidance	\$40m	\$60m	\$45-50m	\$35-40m	\$35-40m	\$35-40m	N/A

1. Including contribution from Truganina properties and Lakes Business Park South, Botany as well as 436-484 Victoria Road, Gladesville and 22 Business Park Drive, Ravenhall.
 2. Share of Truganina (Laverton) lots which sit in inventory.

3. During FY21, Dexus contracted to sell six trading assets to DALT, which realised \$19.8m of trading profits (pre-tax) in FY21 and is expected to realise circa \$16m in FY22 (in the event the options are exercised). Dexus settled on tranche 1 of Truganina and Lakes Business Park South in October and December 2020, respectively. Tranche 2 is expected to settle in the first half of FY22.
 4. Dexus settled on the sale of 436-484 Victoria Road, Gladesville on 9 August 2021.
 5. On 13 August 2021, Dexus entered into a put and call option arrangement to sell 22 Business Park Drive, Ravenhall, with settlement expected in September 2021.

Investment strategy

Delivering enhanced returns from core Australian real estate



Summary



Investment in Dexus

Provides access to fully integrated real estate platform

Strategy

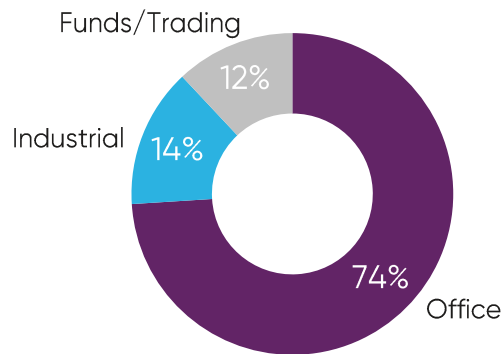
To deliver superior risk-adjusted returns for investor from high-quality real estate in Australia's major cities

Strategic objectives

Sustainable income streams

Real estate investment partner of choice

Dexus FFO composition¹

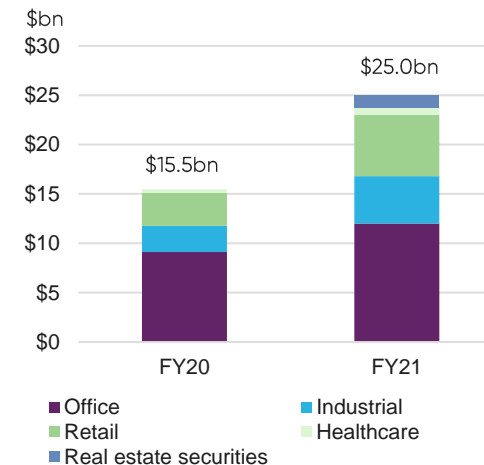


Diverse asset backed income with active earnings exposure

Portfolio attributes

- › Office
 - 94% prime grade²
 - 73% in Sydney and Melbourne CBDs
- › Industrial
 - High quality portfolio in prime locations
- › Healthcare
 - Sector benefiting from strong tailwinds and high investor demand
- › \$8.1 billion development pipeline and opportunities identified to replenish trading pipeline

Expanded investment offering



Platform attributes

- › Provides annuity-style, secure income with embedded growth
- › Enhances Dexus's return on capital and ability to execute on opportunities through the cycle
- › Long-term, stable and diversified capital partners
- › 20 investment vehicles⁴
- › Various funds actively pursuing acquisition opportunities
- › \$6.5 billion Third Party Funds Management development pipeline

Enabled by scalable, efficient, data-driven operating platform and strong balance sheet

26.7%
Gearing (look-through)³

6.2 years
Debt duration

\$1.1 billion
Cash and undrawn facilities

Simplified
Corporate structure

1. Funds From Operations (FFO) is calculated before finance costs, group corporate costs and other (including tax).

2. Stabilised assets only. Excluding assets held for sale and development-affected assets.

3. Look-through gearing, adjusted for cash and debt in equity accounted investments, excluding the impact of the divestments of 60 Miller Street, North Sydney which settled on 3 August 2021 and Grosvenor Place in Sydney which is expected to settle in the first half of FY22.

4. Includes APN Property Group funds platform.

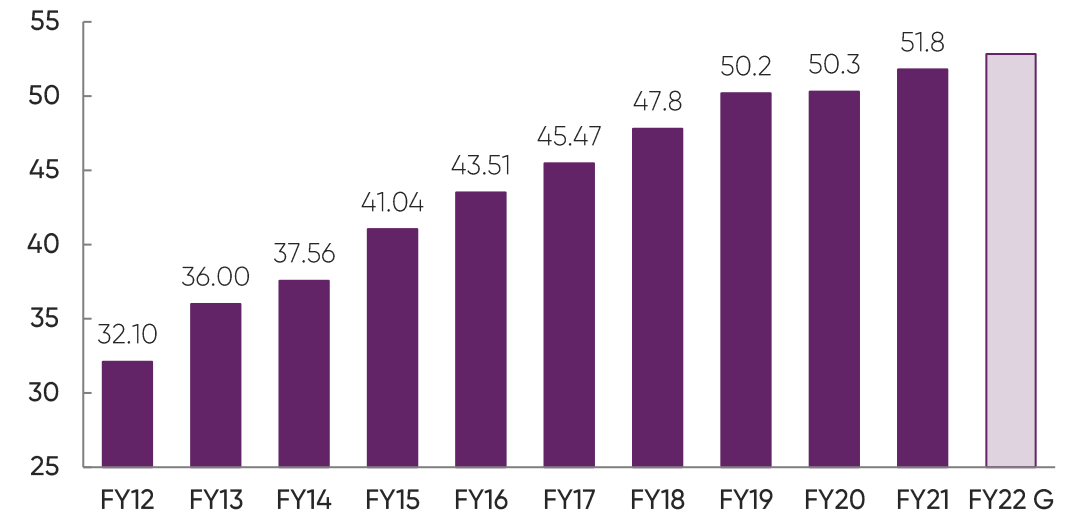
Summary

Well positioned for uncertain operating environment

- › The continuing cycle of lockdowns will have an impact on business and consumer confidence, and we are preparing for this environment
- › Demonstrated ability to capitalise on opportunities while also being able to address challenges
- › Ability to deliver long-term performance beyond the recovery is a function of :
 - our scale and capability across key real estate sectors
 - our funds management business which provides a capital efficient way to increase our exposure to growth sectors
 - our substantial city-shaping development pipeline
- › Based on current expectations relating to COVID-19 impacts and barring unforeseen circumstances, Dexus expects to deliver distribution per security growth of not less than 2% for the 12 months ended 30 June 2022

Track record of generating distributions

cents per security



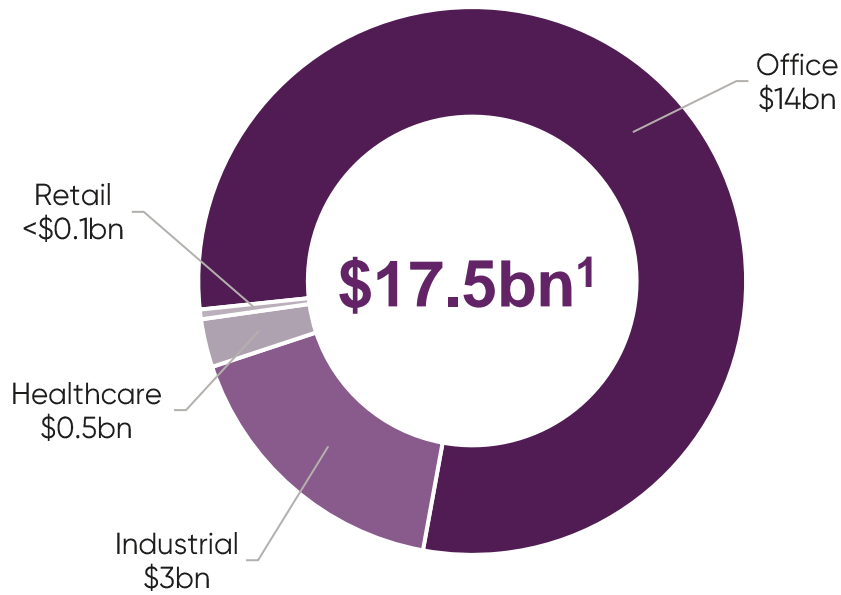
Appendices



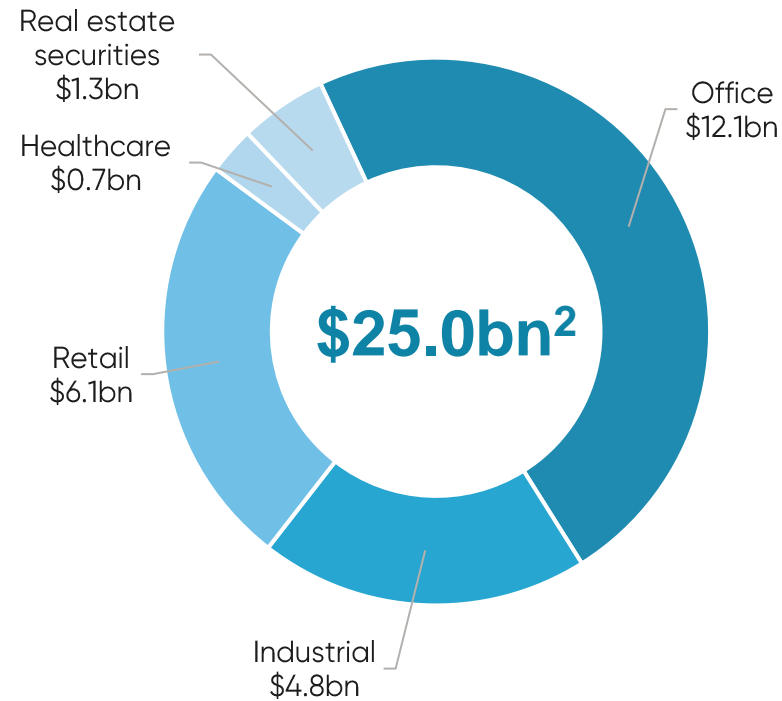
Dexus today

\$42.5 billion¹ – total funds under management

Dexus portfolio



Funds Management portfolio



1. Proforma for the acquisition of APN Property Group which was approved on 27 July 2021 as well as the settlement of MDAP's 33.3% interest in 1 Bligh Street, Sydney which occurred on 8 July 2021.
2. Prior to circa \$2bn of redemptions to existing ADPF unitholders and proforma for the acquisition of APN Property Group which was approved on 27 July 2021 as well as settlement of MDAP's 33.3% interest in 1 Bligh Street, Sydney which occurred on 8 July 2021.



Financial results

Reconciliation to statutory profit

Reference	Item	30 June 2021 \$m	30 June 2020 \$m
Statutory AIFRS net profit after tax		1,138.4	972.7 ³
Investment property and inventory	(Gains)/losses from sales of investment property	(6.0)	(0.1)
	Fair value gain on investment properties	(583.4)	(612.4)
Financial instruments	Fair value (gain)/loss on the mark-to-market of derivatives	102.4	2.5
Incentives and rent straight-lining	Amortisation of cash and fit out incentives	59.2	59.0
	Amortisation of lease fees	14.0	14.6
	Amortisation of rent-free incentives	79.9	74.3
	Rent straight-lining	1.6	(20.4)
Tax	Non-FFO tax expense	3.2	3.3
Other unrealised or one-off items ¹	Other unrealised or one-off items	(92.3)	236.7
Funds From Operations (FFO)		717.0	730.2
Maintenance and leasing capex	Maintenance capital expenditure	(72.0)	(59.1)
	Cash incentives and leasing costs paid	(29.9)	(41.9)
	Rent free incentives ²	(53.4)	(78.7)
Adjusted Funds From Operations (AFFO)		561.7	550.5
Distribution		561.0	550.3
AFFO Payout ratio		99.9%	100.0%

1. FY21 other unrealised or one-off items includes \$115.2m of unrealised fair value gains on interest bearing liabilities, \$4.7m of impairment reversal on inventory assets, offset by \$11.6m transaction costs and one-off significant items including \$11.2m IFRIC SaaS customisation expenses, \$2.2m amortisation of intangible assets and \$13.8m rental guarantees, coupon income and other items.

2. As at 30 June 2021, cumulative estimated rent waivers within rent free incentives is \$2.9m for tenants not in arrears, of which an \$8.9m benefit was recognised in FY21 in connection with the reversal of part of the FY20 adjustment.

3. Includes a prior year \$10.3m (post tax) restatement for IFRIC SaaS customisation expenses.

Financial result

Management operations profit

FY21 (\$m)	Property Management	Funds Management	Development Management	Management Operations
Revenue	68.0	73.2	16.1	157.3
Operating expenses	(56.5)	(28.1)	(15.0)	(99.6)
FY21 net profit	11.5	45.1	1.1	57.7
FY21 margin	17%	62%	7%	37%
FY20 margin	27%	64%	22%	43%



Financial results

Cash flow reconciliation

	30 June 2021 \$m	30 June 2020 ² \$m
Cash flow from operating activities	999.3	714.1
add back: payment for inventory acquisition and capex	86.7	87.1
less: cost of sale of inventory	(244.6)	(225.3)
less: tax on trading profits not yet paid	(21.6)	(15.2)
add back: capitalised interest	1.8	9.5
less: adjustments for equity accounted distributions	(217.0)	40.6
add back: other working capital movements	61.6	53.2
add back: transaction costs	10.3	1.1
Adjusted cash flow from operating activities	676.5	665.1
Rent free income	53.4	78.7
Depreciation and amortisation (including deferred borrowing costs)	(12.9)	(13.6)
FFO	717.0	730.2
Less: payments from maintenance capex and incentives ¹	(155.3)	(179.7)
AFFO	561.7	550.5
Less: gross distribution	(561.0)	(550.3)
Cash surplus/(deficit)	0.7	0.2

1. Includes cash and fitout incentives, lease fees and rent-free incentives. As at 30 June 2021, cumulative estimated rent waivers within rent free incentives is \$2.9m for tenants not in arrears, of which an \$8.9m benefit was recognised in FY21 in connection with the reversal of part of the FY20 adjustment.

2. FY20 restated for IFRIC SaaS customisation expenses.

Financial results

Interest reconciliation

	30 June 2021 \$m	30 June 2020 \$m
Total statutory finance costs	131.7	139.7
Less: exchangeable note amortisation	(4.0)	(3.9)
Less: finance costs attributable to investments accounted for using the equity method ¹	(7.9)	(4.3)
Less: AASB 16 interest expense and debt modification	12.5	(2.6)
Net finance costs for FFO²	132.3	128.9
Add: interest capitalised	15.7	18.7
Gross finance costs for cost of debt purpose	148.0	147.6

1. Includes finance costs associated with properties held in investments accounted for using the equity method.
2. Excludes interest income of \$1.8m (FY20: \$1.5m).



Financial result

Change in net tangible assets and revaluations

	\$m	\$ps		Investment portfolio	Valuation change \$m	Weighted average cap rate	% of portfolio
Opening net tangible assets¹ (1 Jul 20)	11,850.8	10.86	→	Dexus Office portfolio	189.5	4.91%	80%
Revaluation of real estate	583.4	0.54		Dexus Industrial portfolio	376.8	4.92%	17%
Retained earnings ²	156.0	0.14		Total Dexus portfolio⁵	584.0	4.91%	100%
Amortisation of tenant incentives ³	(154.4)	(0.14)					
Fair value and other movements ⁴	(155.6)	0.02					
Closing net tangible assets¹ (30 Jun 21)	12,280.2	\$11.42					

1. Net tangible assets exclude \$76.6m deferred tax liability relating to management rights.

2. Represents FY21 FFO less distributions.

3. Includes rent straight-lining.

4. Includes \$135.8m cost associated with funding Dexus's securities buyback, which had a 3.9 cent accretive impact on NTA on a per security basis. Also includes fair value movements of derivatives and interest-bearing liabilities, deferred tax, gain from sale of investment properties, movement in reserves and other.

5. Includes healthcare property revaluation gain of \$17.7m and excludes leased assets revaluation movement of \$(0.6m).

Financial results

Direct property portfolio book value movements

	Office ¹ \$m	Industrial ¹ \$m	Healthcare ¹ \$m	Dexus total ¹ \$m	Trading assets ² (inventory) \$m
Opening direct property	14,171.2	2,233.2	139.7	16,544.1	335.8
Lease incentives ³	79.9	12.4	0.2	92.5	1.0
Maintenance capex	62.5	9.6	-	72.1	0.2
Acquisitions	92.7	252.0	64.4	409.1	9.6
Developments ⁴	279.0	121.8	59.5	460.3	10.5
Disposals ⁵	(840.0)	(91.4)	-	(931.4)	(183.1)
Revaluations ⁶	189.5	381.5	17.7	588.7	4.7
Amortisation	(138.9)	(14.3)	-	(153.2)	(1.2)
Rent straight lining	(0.6)	(1.2)	0.2	(1.6)	0.7
Closing balance at the end of the period	13,895.3	2,903.6	281.7	17,080.6	178.2

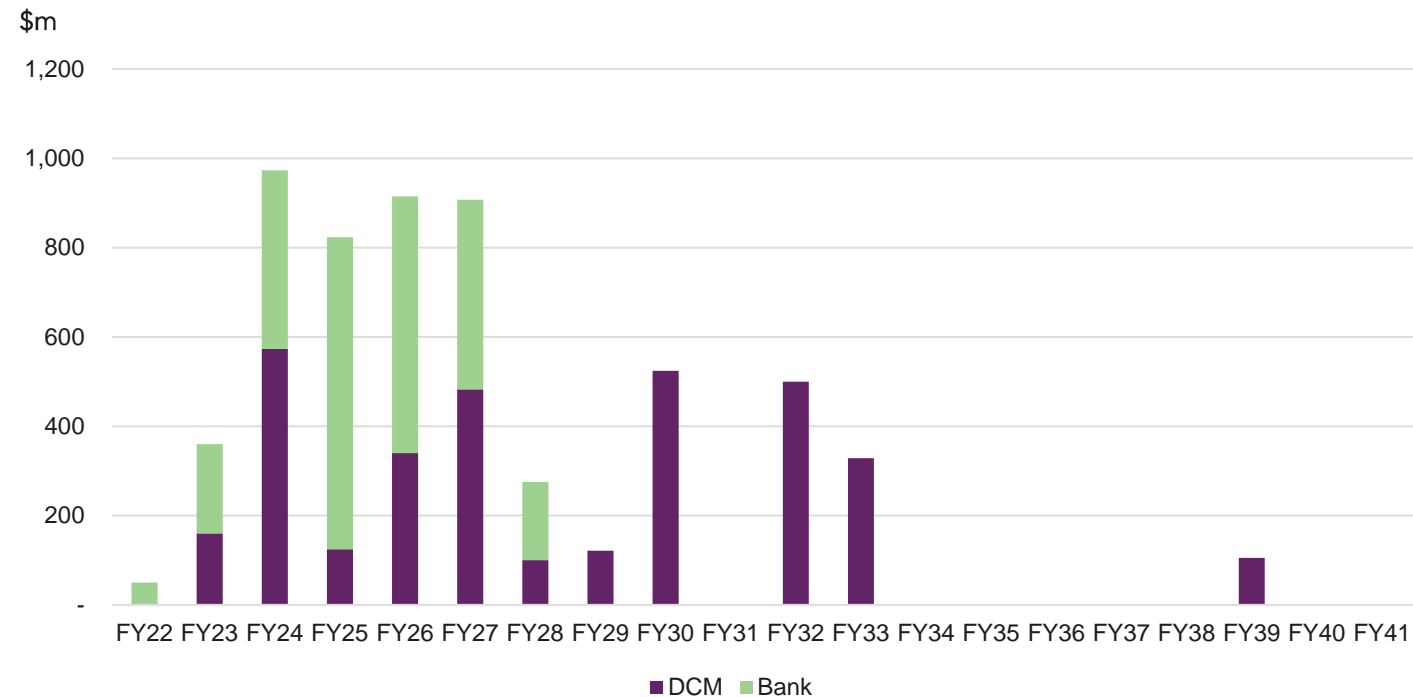
1. Includes Dexus's share of equity accounted investments and excludes leased assets.
2. Trading assets are included in Office, Industrial and Dexus total amounts.
3. Includes rent free incentives.
4. Includes capitalised interest.
5. At book value and includes internal transfers to and from investment property.
6. Industrial and trading assets (inventory) revaluations include \$4.7m of impairment reversals.



Capital management

FY21 position

Debt maturity profile¹



Key metrics	30 June 2021	30 June 2020
Total debt ²	\$4,925m	\$4,838m
Headroom (approximately) ³	\$1.1bn	\$1.6bn
Gearing (look-through) ⁴	26.7% ⁵	24.3% ⁶
Covenant gearing (covenant ⁸ <55%)	26.5%	25.4%
Interest cover (covenant ⁸ >2.0x)	5.1x ⁷	5.7x
Priority debt (covenant ⁸ <30%)	0%	0%

1. Includes \$425m Exchangeable Notes based on investor put date in FY24.

2. Total debt does not include debt in equity accounted investments.

3. Undrawn facilities plus cash.

4. Adjusted for cash and debt in equity accounted investments.

5. Excluding the impact of the contracted divestments of 60 Miller Street, North Sydney which settled on 3 August 2021 and Grosvenor Place, Sydney which is expected to settle in the first half of FY22.

6. Proforma gearing adjusted for cash and debt in equity accounted investments. Look-through gearing at 30 June 2020 was 26.3%

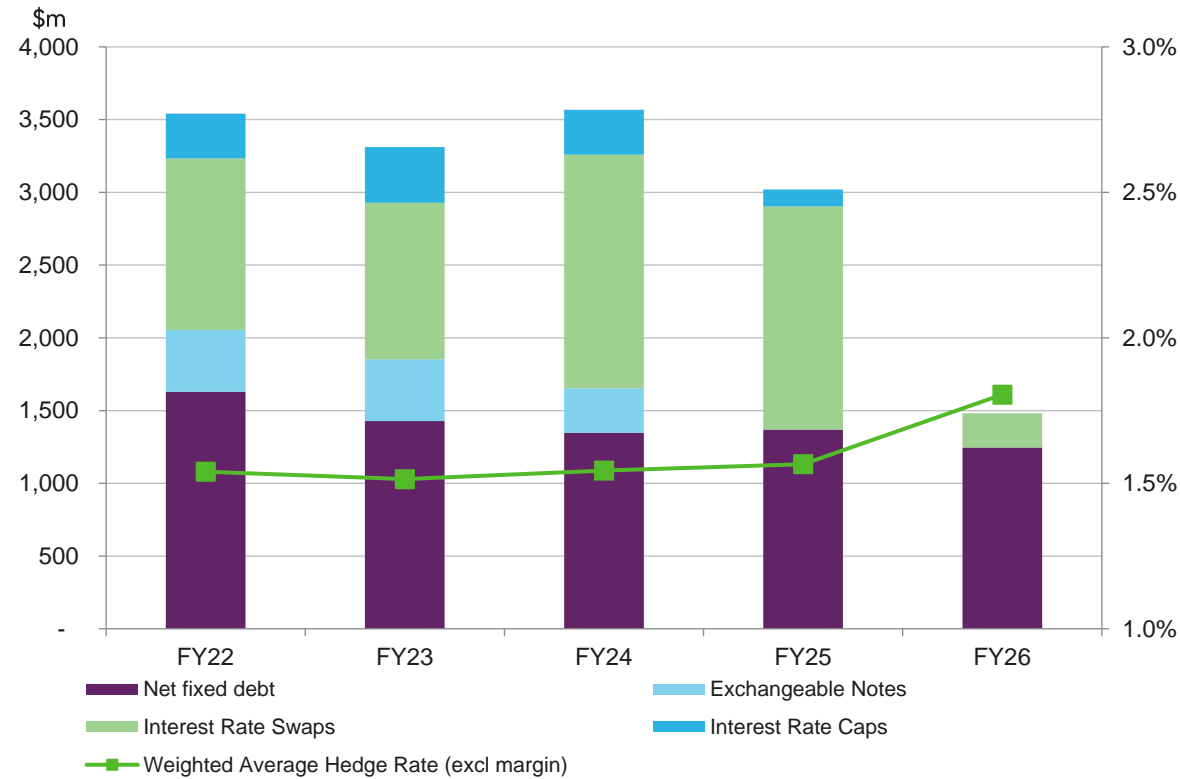
7. Look-through interest cover is 4.9x.

8. As per public bond covenants.

Capital management

Interest rate hedging profile

Hedge maturity profile



1. Average amount hedged for the year (including caps).
2. Including fixed rate debt (without credit margin).
3. Weighted average for the year, inclusive of fees and margins on a drawn basis.

Hedging profile	30 June 2021	30 June 2020
Average amount of debt hedged ¹	81%	78%
Average amount of debt hedged excluding caps	68%	62%
Weighted average interest rate on hedged debt ²	1.7%	2.1%
Cost of debt ³	3.2%	3.4%
Weighted average maturity of hedges	5.1 years	6.4 years

Capital management

Debt facilities¹

	Facility limit A\$m	Drawn A\$m	Maturity	Currency
Bilateral bank debt	50	50	FY22	A\$
	300	300	FY23	A\$
	300	297	FY24	A\$
	550	180	FY25	A\$
	575	253	FY26	A\$
	425	211	FY27	A\$
	175	-	FY28	A\$
Commercial paper²	100	100	FY24	A\$
Medium term notes	160	160	FY23	A\$
	185	185	FY26	A\$
	130	130	FY27	A\$
	200	200	FY30	A\$
	500	500	FY32	A\$
	30	30	FY39	A\$
US senior notes (USPP)³				
Series 1	291	291	Jul-23 - Jul-28	US\$
Series 2	225	225	Feb-24 - Feb-27	US\$
Series 3	286	286	Dec-24 - Dec-26	US\$
Series 4 (A\$)	100	100	Jun-28	A\$
Series 5	503	503	Nov-29 - Nov-32	US\$
Series 5 (A\$)	150	150	Nov-29 - Nov-32	A\$
Series 6 (A\$)	75	75	Oct-38	A\$
Exchangeable notes	425	425	FY24 ⁴	A\$

	Facility limit A\$m	Drawn A\$m
Sub total	5,735	4,651
Currency translation and fair value adjustments	328	328
Deferred borrowing costs and debt modifications	(32)	(32)
Exchangeable Notes adjustments	(22)	(22)
Total interest bearing liabilities	6,009	4,925
Bank guarantee utilised		(58)
Cash		44
Headroom including cash		1,069

1. Does not include debt facilities in equity accounted investments: \$11.5m (December 2022), \$27.7m (April 2024), \$27.7m (April 2025), \$183.4m (June 2025) and \$36.9m (April 2026).
2. Based on maturity date of commercial paper standby facility.
3. USPP US\$ amount shown at the cross-currency swap contract rate.
4. Based on investor put date in FY24.

Funds management

Development pipeline



Project cost on uncommitted projects in Funds Management business

Uncommitted projects	FY22	FY23	FY24+
Office - 5 properties		\$3.4bn	
Industrial - 3 properties		\$0.4bn	
Retail - 1 property		\$0.2bn	
Healthcare - 1 property		\$0.1bn	
Project cost on uncommitted Funds Management projects		\$4.1bn	

Property portfolio

Office and industrial key metrics



Key metrics	Office	Industrial
Amount of space leased ¹	184,029sqm ²	445,428sqm
No. of leasing transactions	339 ²	116
Occupancy by income	95.2%	97.7%
Occupancy by area	94.6%	98.7%
Average incentives	24.9% ³	19.1% ⁴
No. of effective deals	78	40
Weighted Average Lease Expiry ⁵ (WALE)	4.6 years	4.4 years
Like-for-like income growth (excluding rent relief and provision for expected credit losses)	Face +2.4% ⁶	Face +1.5% ⁷
	Effective +2.3% ⁶	Effective +3.7% ⁷

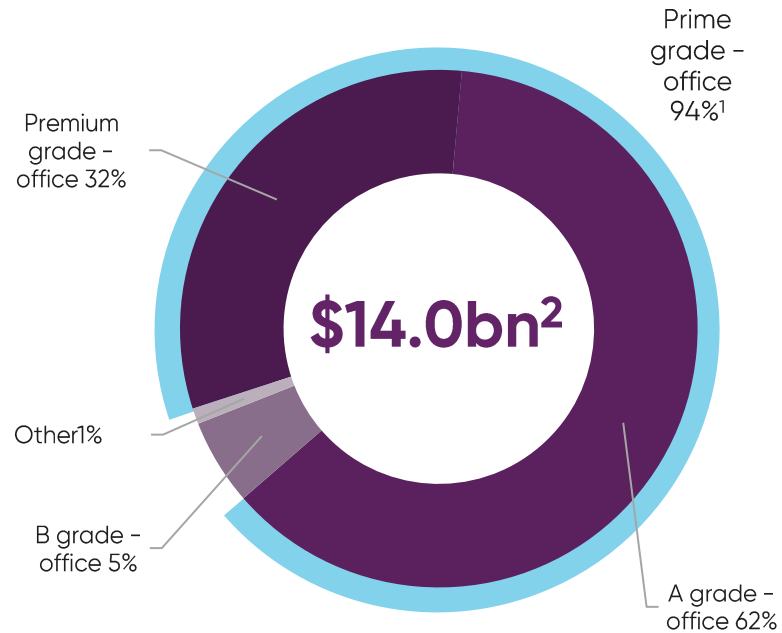
1. Including Heads of Agreement.
2. Excluding development leasing of 11,068sqm across 30 leasing transactions.
3. Gross basis excluding development leasing.
4. Net basis.
5. By income.

6. Including rent relief and provision for expected credit losses office LFL growth was Effective +0.9% and Face was +1.3%.
7. Including rent relief and provision for expected credit losses industrial LFL growth was Effective +4.5% and Face was +2.2%.

Property portfolio

Office portfolio diversification

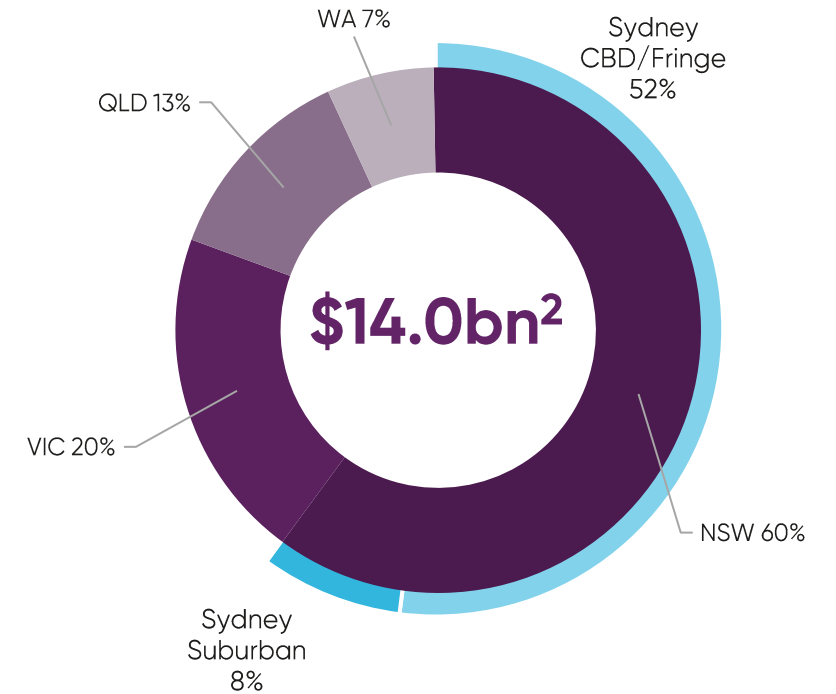
Office by asset type



1. Prime grade buildings represent 94% of the office portfolio including stabilised assets only and excluding development affected assets and land.
 2. Proforma for the acquisition of APN Property Group which was approved on 27 July 2021 as well as the settlement of MDAP's 33.3% interest in 1 Bligh Street, Sydney which occurred on 8 July 2021. Asset type and location composition are as at 30 June 2021.

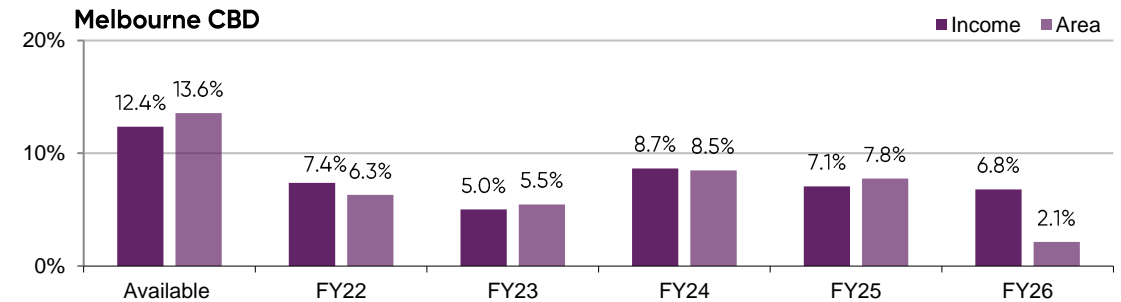
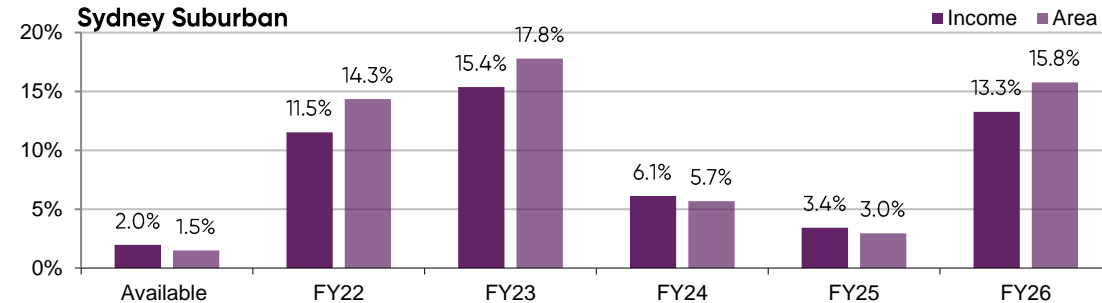
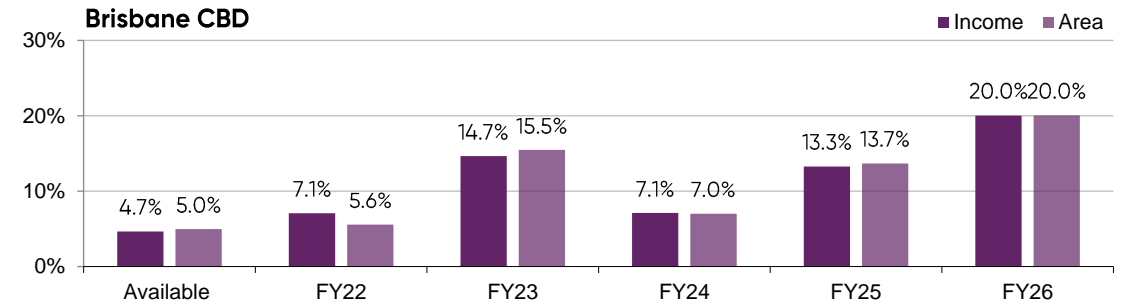
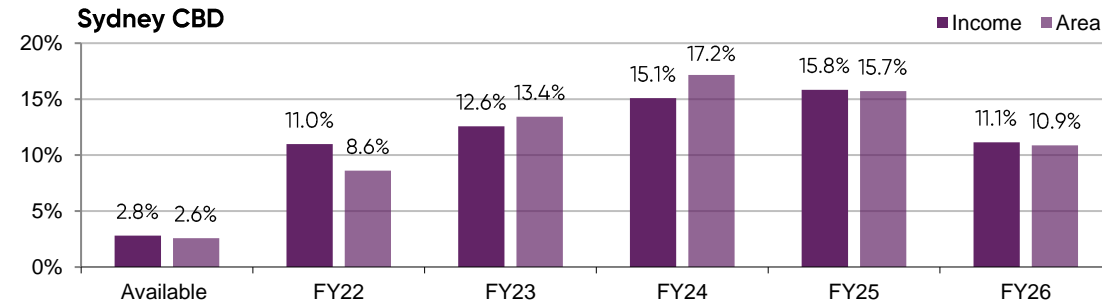


Office by location

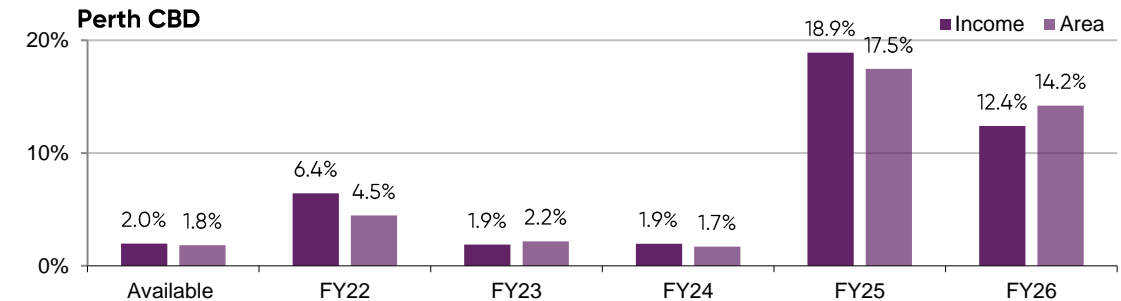


Property portfolio

Office portfolio lease expiry profiles by region



Dexus Office ¹	Value (\$m)	Cap rate (%)	Yield ² (%)
Sydney CBD	6,617	4.7%	4.6%
Sydney Suburban	1,080	5.0%	4.6%
Melbourne CBD	2,640	4.8%	4.1%
Brisbane CBD	1,237	5.0%	5.4%
Perth CBD	850	5.8%	6.4%



1. Includes stabilised properties only.
 2. Passing FFO yield based on FY21 actual income excluding the effects of COVID rent waivers and one-off income.

Property portfolio

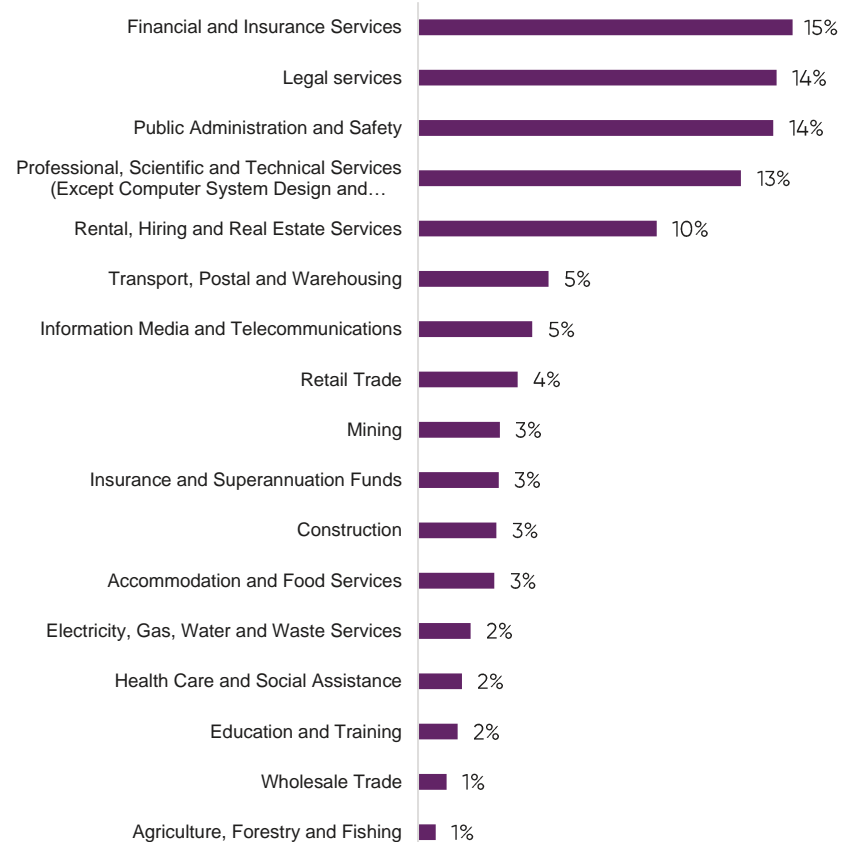
Office top 10 customers represents 17.7% of property portfolio income

Office top 10 customers

Office customers ¹	Credit rating ²	% of income ³
Victoria State Government	AA	3.6%
Wilson Parking	Not rated	3.4%
Commonwealth of Australia	AAA	2.9%
BDO Services	Not rated	1.2%
NBN	A+	1.2%
Herbert Smith Freehills	Not rated	1.2%
Worley	BBB-	1.1%
Commonwealth Bank of Australia	AA-	1.1%
HWL Ebsworth	Not rated	1.1%
John Holland	Not rated	1.0%

1. Total Dexus portfolio includes executed heads of agreement at 30 June 2021.
 2. Highest equivalent S&P rating.
 3. Annualised income is based on the sum of the passing Gross Rental and secured gross Rental (for signed leases and for signed Heads of Agreement).

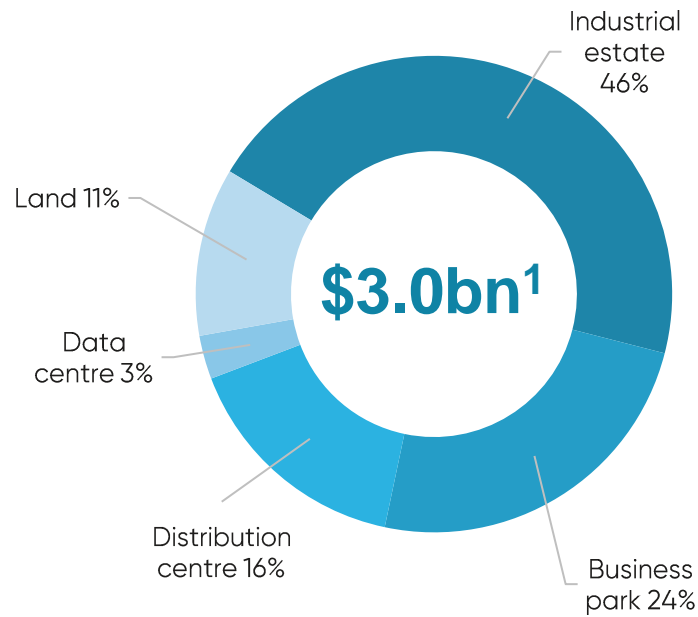
Diversity of office customers (by income)



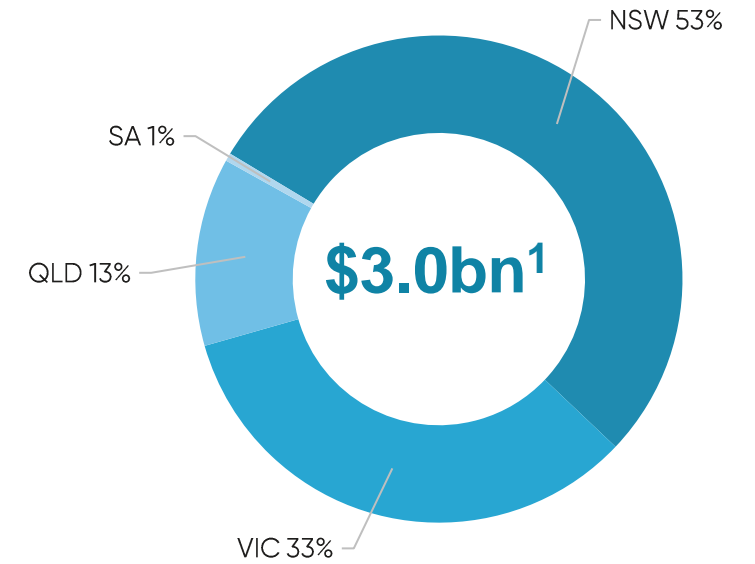
Property portfolio

Industrial portfolio diversification

Industrial by asset type



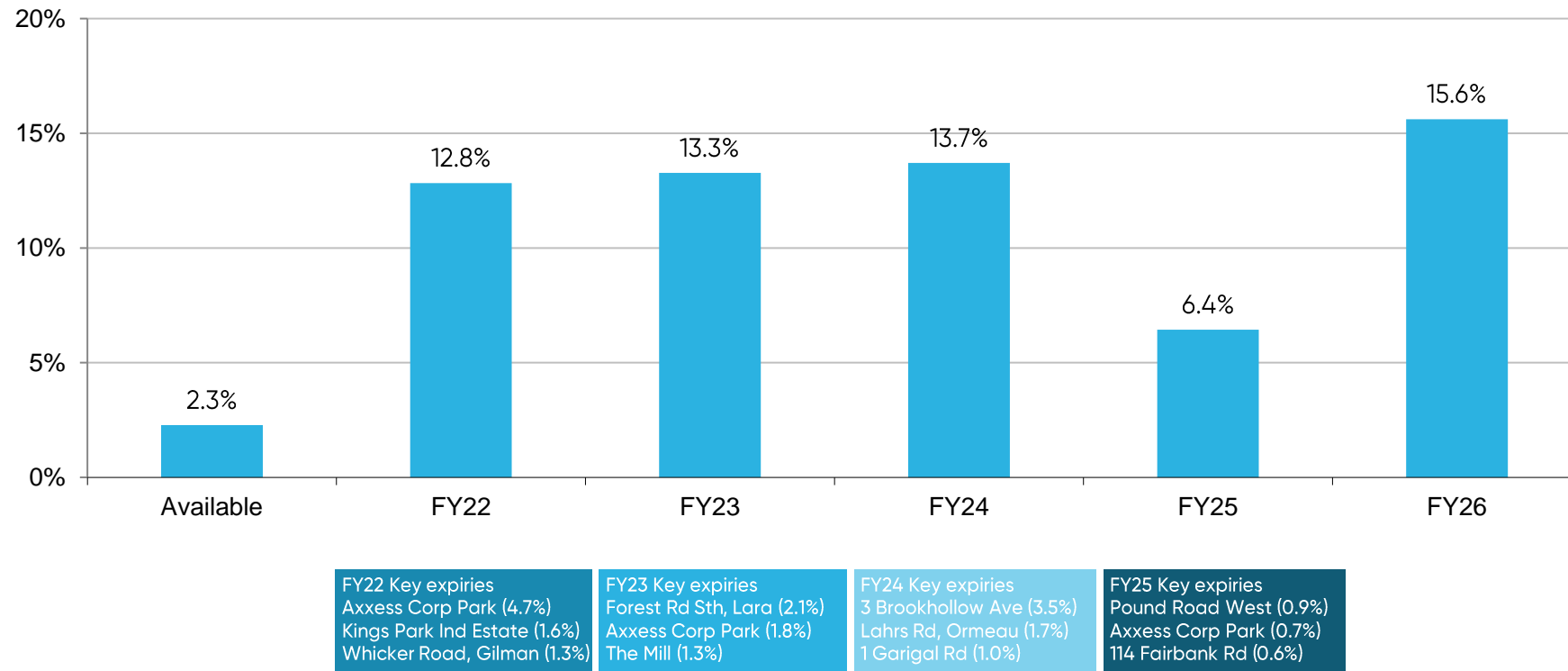
Industrial by location



1. Proforma for the acquisition of APN Property Group which was approved on 27 July 2021. Asset type and location composition are as at 30 June 2021.

Property portfolio

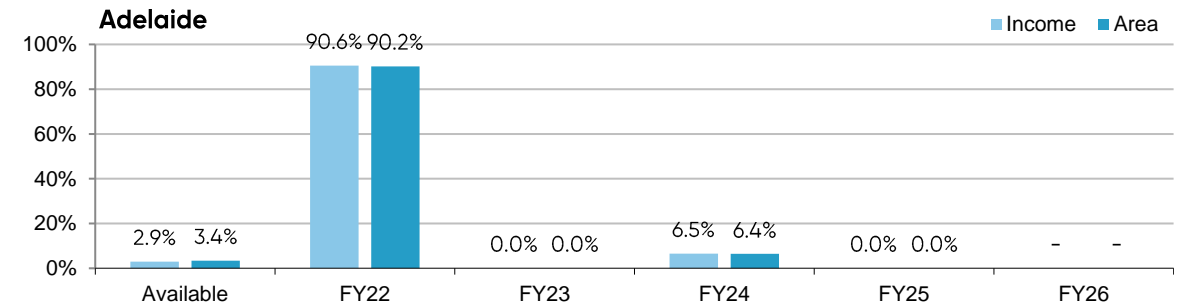
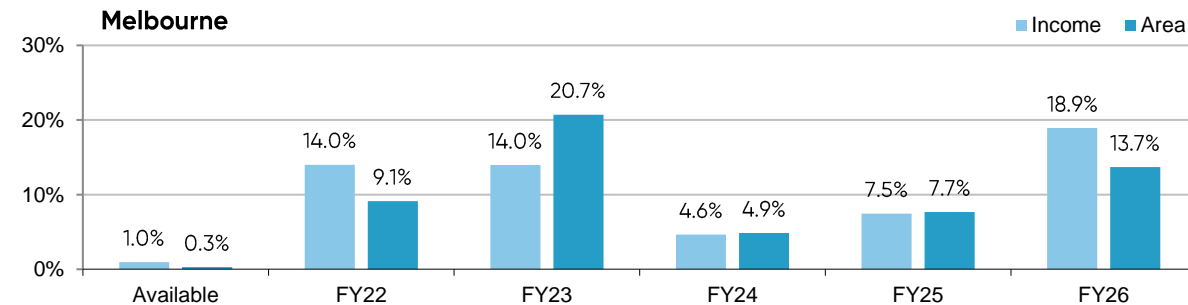
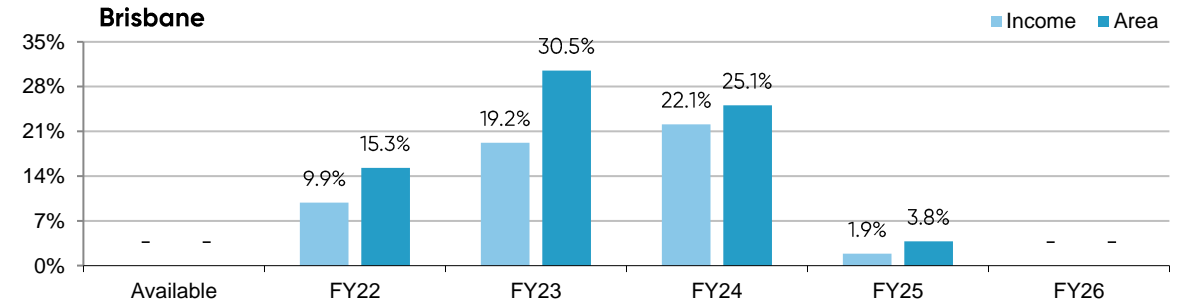
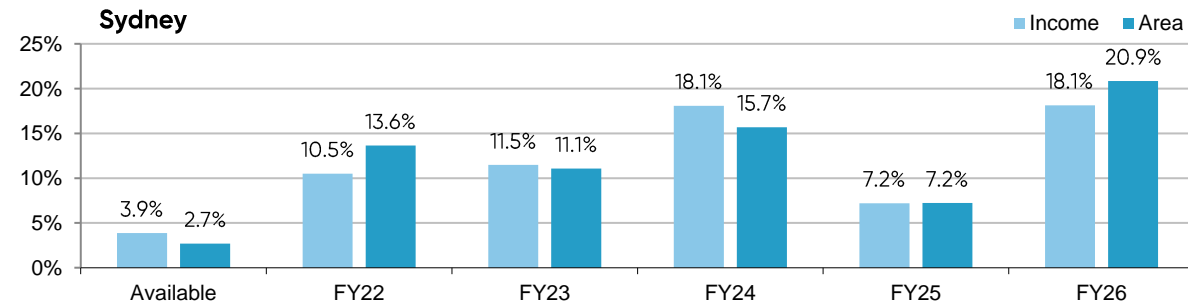
Industrial portfolio lease expiry profile¹



1. By industrial income.

Property portfolio

Industrial portfolio lease expiry profiles by region



Dexus Industrial ¹	Value (\$m)	Cap rate (%)	Yield ² (%)
Sydney	1,432	4.6%	4.4%
Melbourne	936	4.7%	4.6%
Brisbane	373	5.6%	5.3%
Adelaide	16	9.8%	10.7%

1. Includes stabilised properties only.
 2. Passing FFO yield based on FY21 actual income excluding the effects of COVID-19 rent waivers and one-off income.

Property portfolio

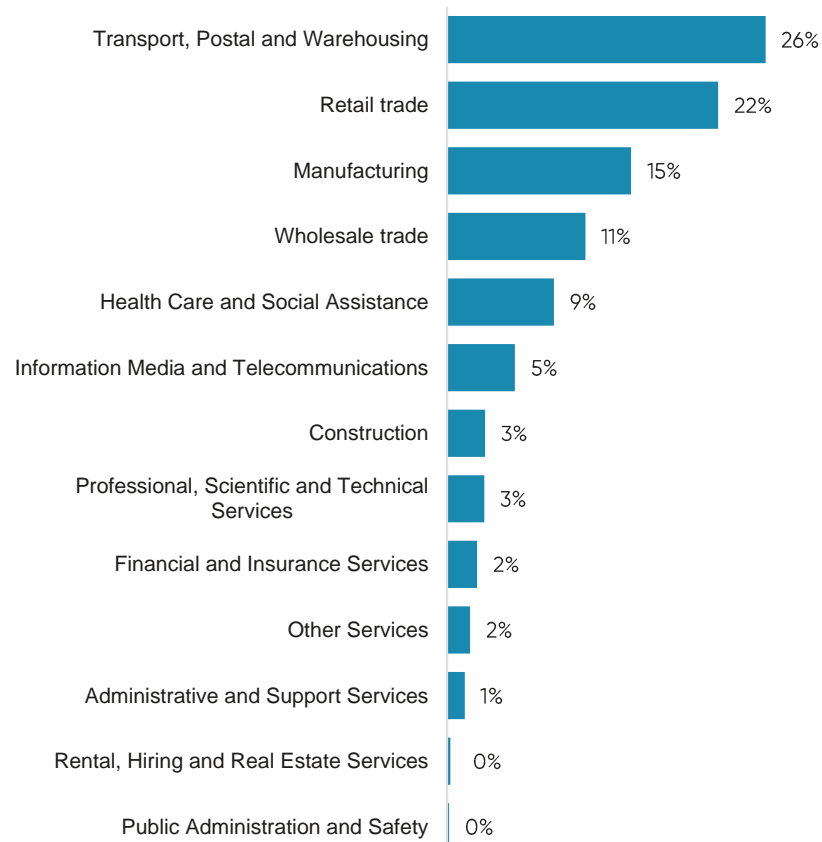
Industrial top 10 customers represent 4.1% of property portfolio income

Industrial top 10 customers

Industrial customers ¹	% of income ²
Autosports Group	0.8%
IBM Australia	0.6%
Coles	0.5%
Reece	0.4%
Symbion Health	0.3%
AWH Pth Ltd	0.3%
ESTORE	0.3%
Bapcor	0.3%
Scott's Refrigerated Logistics	0.3%
Fujitsu	0.3%

1. Total Dexus portfolio includes executed Heads of Agreement at 30 June 2021.
 2. Annualised income is based on the sum of the passing Gross Rental and Secured gross Rental (for signed leases and for signed Heads of Agreement).

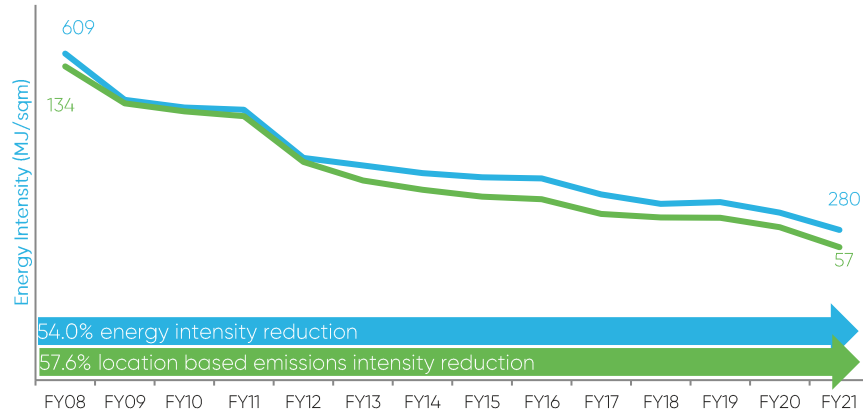
Diversity of industrial customers (by income)



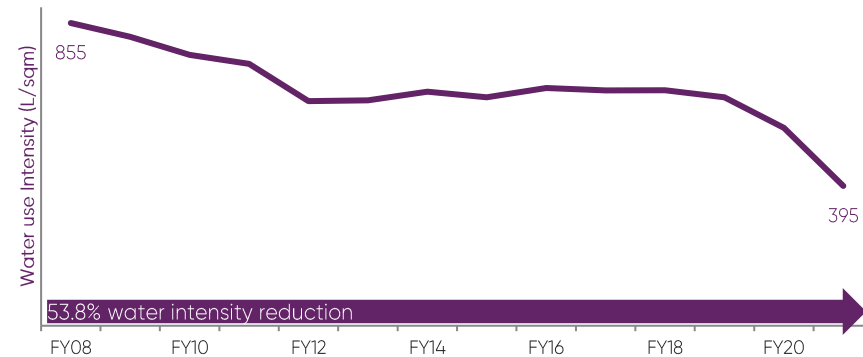
Environmental metrics

Office portfolio sustainability metrics

Dexus Office Energy and GHG emissions intensity

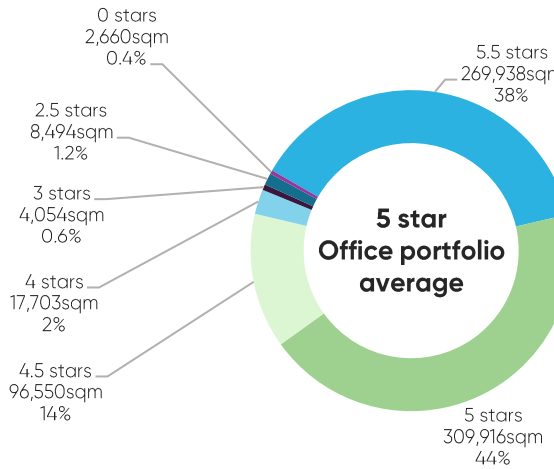


Dexus Office Water intensity

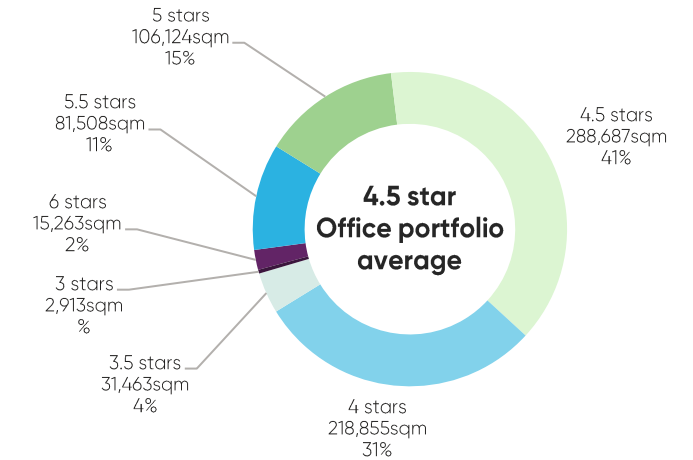


1. GHG = greenhouse gas.
 2. Location-based GHG emissions are calculated using published emissions coefficients and do not consider voluntary renewable electricity purchases made by Dexus.

Dexus Office NABERS Energy ratings



Dexus Office NABERS Water ratings



Dexus Office NABERS portfolio average ratings (stars)

	Energy with GreenPower	Energy	Water	Waste	Indoor Environment
Jun 15	4.7	4.4	3.8	-	-
Jun 16	4.8	4.5	3.7	-	-
Jun 17	4.8	4.5	3.6	-	-
Jun 18	4.9	4.7	3.6	-	-
Jun 19	5.0	4.8	3.6	-	-
Jun 20	5.0	4.8	3.7	2.6	4.1
Jun 21	5.1	5.0	4.5	2.6	4.8

Development

Dexus completed developments and fund-throughs

Pipeline		Building area ¹ sqm	Project cost ² \$m	Yield on cost ³ %	Leased %	Final completion	Third party partner interest %
Office	180 Flinders Street, Melbourne, VIC	20,300	168	6-7%	93%	Aug 20	-
	80 Collins Street, Melbourne, VIC (Hotel) ⁴	7,700	28	N/A	100%	Aug 20	25%
Total office		28,000	196				
Industrial	2-18 Momentum Way, Ravenhall, VIC ⁵	72,100	24	6-7%	100%	Jul 21	75%
	47 Momentum Way, Ravenhall, VIC	43,100	15	6-7%	100%	Jun 21	75%
	54 Ferndell Street, South Granville, NSW ⁵	57,100	83	6-7%	100%	Jul 21	49%
	425-479 Freeman Road, Richlands, QLD ⁵	55,100	43	6-7%	41%	Jul 21	49%
	9 Custom Place, Truganina, VIC ⁶	45,400	52	6-7%	100%	Sep 20	-
Total industrial		272,800	217				
Healthcare	NSHH 12 Frederick Street, St Leonards, NSW ⁷	15,900	0	N/A	57%	Mar 21	100%
Total Healthcare		15,900	0				
Total developments completed		316,700	413				

1. At 100%.

2. Dexus share in development cost (including cost of land, where purchased for development and excluding downtime and income earned through development).

3. Yield on cost calculation includes cost of land, downtime and income earned through development in the denominator.

4. The vendor managed the development of the Hotel. Development costs, including certain third-party claims associated with the development, were funded by the vendor with Dexus's contribution effectively limited to the agreed purchase price, subject to certain limitations on claims.

5. These projects were completed post 30 June 2021.

6. Dexus 100% owned at 30 June 2021. Entered into agreement on 30 July 2020 to sell to the Dexus Australia Logistics Trust (DALT).

7. Dexus sold the North Shore Health Hub on a fund-through basis to DHPF and managed the development through to completion in March 2021. Dexus holds a 23.1% investment in DHPF at 30 June 2021.

Development

Dexus committed developments and fund-throughs

Pipeline		Building area ¹ sqm	Project cost est. ² \$m	Est. cost to completion \$m	Yield on cost ³ %	Leased %	Completion due	Third party partner interest %
Office	123 Albert Street, Brisbane, QLD	38,600	168	166	5-6%	17%	Mid 2023	-
Total office		38,600	168	166				
Industrial	Lot 6 Palm Springs Road, Ravenhall, VIC	60,900	19	13	6-7%	0%	Late 2022	75%
	Lot 7 Palm Springs Road, Ravenhall, VIC	50,900	17	13	6-7%	100%	Mid 2022	75%
	107 Momentum Way, Ravenhall, VIC	20,000	7	5	6-7%	100%	Late 2021	75%
	73-91 Momentum Way, Ravenhall, VIC	40,000	12	9	6-7%	100%	Early 2022	75%
	Lot 401 Innovation Drive, Mickleham, VIC	51,600	37	14	N/A	100%	Mid 2021	49%
	Lot 501 Innovation Drive, Mickleham, VIC	21,400	14	9	N/A	0%	Late 2021	49%
Total industrial		244,800	106	63				
City retail/other	25 Martin Place, Sydney, NSW	11,000	105	36	5-6%	88%	Early 2022	50%
	Australian Bragg Centre, North Terrace, Adelaide, SA	24,500	231	164	5-6%	77%	Mid 2023	50%
Total city retail/other		35,500	336	200				
Total committed developments		318,900	610					

1. At 100%.

2. Dexus share in development cost (including cost of land where purchased for development and excludes downtime and income earned through development).

3. Target yield on cost calculation includes cost of land, downtime and income earned through development in the denominator.

Development

Dexus uncommitted developments and fund-throughs

Pipeline		Building area ^{1,5} sqm	Project cost est. ^{2,6} \$m	Est. yield on est. project cost ³ %	Third party partner interest %
Office	Waterfront, Brisbane, QLD	130,700	c.1,100	5-6%	50%
	60 Collins Street, Melbourne, VIC	42,800	c.900	5-6%	-
	140 George Street, Parramatta, NSW	43,600	c.250	5-6%	50%
	150 George Street, Parramatta, NSW	21,600	c.50	6-7%	50%
	Central Place Sydney, NSW ⁴	138,200	c.550	5-6%	25%
	Pitt and Bridge Precinct, Sydney, NSW	93,400	c.1,450	5-6%	50%
	Atlassian, Sydney, NSW ⁵	58,500	c.1,200	4-5%	N/A
Total office		528,800	c.5,500		
Industrial	11-167 Palm Springs, Ravenhall, VIC	166,000	c.50	6-7%	75%
	20 Distribution Drive, Truganina, VIC	21,000	c.50	5-6%	-
	141 Anton Road, Hemmant, NSW	66,000	c.100	5-6%	-
	12 Frederick Street, St Leonards (North), NSW	17,600	c.50	6-7%	-
	113-153 Aldington Road, Kemps Creek, NSW ⁷	150,000	c.350	5-6%	-
	311 South Street, Marsden Park, NSW	41,800	c.50	4-5%	49%
	Stage 2 1-21 McPhee Drive, Berrinba, QLD ⁷	13,800	c.50	N/A	-
Total industrial		476,200	c.700		
Total uncommitted developments		1,005,000	c.6,200		

1. At 100%.

2. Dexus share in development cost (including cost of land where purchased for development and excludes downtime and income earned through development). Pitt & Bridge Precinct only excludes land for 56 Pitt Street and Central Place Sydney only excludes land for 14 Lee Street, Sydney.

3. Target yield on cost calculation includes cost of land, downtime and income earned through development in the denominator.

4. Excluding external party share of project. External JV partner owns 50% of this project.

5. Represents funding obligation for 100% of the project cost (ex land), noting that at practical completion, Dexus group will retain at least a 50% interest.

6. Amounts have been rounded.

7. Entered into put and call options to acquire the assets post 30 June 2021.

Transactions

Dexus

Dexus acquisitions	Purchase price \$m	Interest	Settlement
155, 159, 171 Edward Street, Brisbane, QLD (Hermes)	\$87.0	100%	3-Aug-20
141 Anton Road, Hemmant, QLD	\$31.8	100%	11 Sep-20
Australian Bragg Centre, Adelaide, SA ¹	\$223.1	50%	30-Oct-20
278 Orchard Road, Richlands, QLD	\$43.4	51%	5-Mar-21
Lot 501, Merrifield Business Park, Mickleham, VIC	\$11.9	51%	10-Mar-21
179 Palm Springs Road, Ravenhall, VIC	\$4.2	26%	15-Mar-21
84 Lahrs Road, Ormeau, QLD	\$34.0	100%	8-Apr-21
47 Acanthus Street, Darra, QLD	\$13.0	100%	8-Apr-21
18 Motorway Circuit, Ormeau, QLD	\$19.8	100%	8-Apr-21
37-39 Wentworth Street, Greenacre, NSW ²	\$51.0	51%	9-Apr-21
22 Business Park Drive, Ravenhall, VIC	\$9.0	100%	17-Jun-21
Capital Square Tower 1, Perth, WA ³	\$475.3	49%	22-Jul-21
Ford Facility, Merrifield Business Park, Mickleham, VIC ⁴	\$37.5	51%	Aug 20 – Aug 21
3 Spring, 58 Pitt and 60 Pitt Streets, Sydney, NSW ⁵	\$177.0	50%	Aug 18 – Jul 22
311 South Street, Marsden Park, NSW	\$23.0	51%	22-Jul-21
113-153 Aldington Road, Kempas Creek, NSW ⁶	\$125.5	100%	Apr-23
2 Maker Place, Truganina, VIC ^{7,9}	\$69.0	100%	Aug-21 – Feb-22
Stage 1 1-21 McPhee Drive, Berrinba, QLD ^{6,9}	\$37.5	100%	Aug-21 – Feb-22
Stage 2 1-21 McPhee Drive, Berrinba, QLD ^{6,8,9}	\$42.0	100%	Mar-23
Stage 3 116-130 Gilmore Road, Berrinba, QLD ^{6,9}	\$37.5	100%	Aug-21 – Feb-22

Dexus divestments	Sale price \$m	Interest	Settlement
Finlay Crisp Centre, Canberra, ACT	\$31.0	50%	1-Jul-20
201 Elizabeth Street, Sydney, NSW ¹⁰	\$315.0	50%	12 Nov-19 & Aug-20
45 Clarence Street, Sydney, NSW	\$530.0	100%	18-Dec-20
27-29 Liberty Road, Huntingwood, NSW	\$7.1	51%	05-Feb-21
250-270 Forest Road South, Lara, VIC	\$13.2	24%	01-Apr-21
10 Eagle Street, Brisbane, QLD	\$142.5	50%	31-May-21
436-484 Victoria Road, Gladesville, NSW	\$55.0	100%	9-Aug-21
60 Miller Street, North Sydney, NSW	\$273.0	100%	3-Aug-21
Grosvenor Place, 225 George Street, Sydney NSW ¹¹	\$694.0	37.5%	First half FY22
Truganina, VIC and Lakes Business Park South, Botany, NSW ¹²	\$269.4	100%	Oct 20-Sep/Oct-21
22 Business Park Drive, Ravenhall, VIC ¹³	\$13.5	100%	Sep-21

1. The purchase price reflects the development completion price. The property will be acquired via a fund-through arrangement and expected completion is August 2023. The settlement of the initial payment of \$111.8m occurred on 30 October 2020.
2. 75% of the purchase price was paid in July 2020 with the remaining 25% paid in April 2021.
3. Dexus paid \$339m for its 49% equity stake in the trust owning the property valued at \$970m, a \$157m loan receivable and \$450m of senior secured debt.
4. The purchase price reflects the initial purchase of the land and the estimated development costs.
5. Of the total \$177.0m purchase price, \$126.7m was settled prior to 30 June 2021.
6. Settlement subject to exercise of put and call option.
7. Purchase price reflects the combination of a stabilised property worth \$61m and expansion land worth \$8m. Settlement subject to exercise of put and call option.
8. The purchase price reflects the development completion price and will be acquired via a fund-through arrangement with practical completion expected March 2023.
9. Makes up part of the McPhee Industrial portfolio.
10. Dexus settled on the sale of the initial 25% interest in November 2019 for \$157.5m. Settlement of the remaining 25% interest occurred in August 2020 for \$157.5m.
11. Settlement expected in first half of FY22.
12. Dexus settled the first tranche of the industrial assets in October 2020 and December 2020 and has entered into put and call option arrangements to sell the second tranche in the first half of FY22.
13. On 13 August 2021, Dexus entered into a put and call option arrangement to sell 22 Business Park Drive, Ravenhall.

Transactions

Funds management

Funds Management acquisitions	Purchase price \$m	Interest	Settlement	Funds Management divestments	Sale price \$m	Interest	Settlement
Australian Bragg Centre, Adelaide, SA ¹	\$223.1	50%	30-Oct-20	Finlay Crisp Centre, Canberra, ACT	\$31.0	50%	Jul 20
College Junction, 695 Sandgate Road, Clayfield, QLD	\$36.5	100%	30-Nov-20	141 Anton Road, Hemmant, NSW	\$31.8	100%	11-Sep-20
201-203 Power Street, Glendenning	\$27.1	100%	11-Dec-20	452 Flinders, Melbourne, VIC	\$454.3	100%	10-Dec-20
278 Orchard Road, Richlands, QLD	\$41.7	49%	05-Mar-21	27-29 Liberty Road, Huntingwood, NSW	\$6.9	49%	05-Feb-21
Lot 501, Merrifield Business Park, Mickleham, VIC	\$11.4	49%	10-Mar-21	10 Eagle Street, Brisbane, QLD	\$142.5	50%	31-May-21
179 Palm Springs Road, Ravenhall, VIC	\$12.2	75%	15-Mar-21	Grosvenor Place, 225 George Street, Sydney NSW ¹⁰	\$231.0	12.5%	First half FY22
37-39 Wentworth Street, Greenacre, NSW ²	\$49.0	49%	9-Apr-21				
399 Royal Parade, Parkville, VIC	\$138.7	100%	16-Jun-21				
Bethesda Mental Health Clinic, Cockburn Central, WA ³	\$58.3	100%	07-Jul-21				
1 Bligh Street Sydney, NSW ⁴	\$375.0	33%	08-Jul-21				
525 Boundary Street, Spring Hill, QLD ⁵	\$97.4	100%	Aug-21 – Dec-21				
43 Butterfield Street, Herston, QLD ⁶	\$33.3	100%	Aug-21 – Dec-21				
Ford Facility, Merrifield Business Park, Mickleham, VIC ⁷	\$36.0	49%	Aug-20 – Aug-21				
Truganina, VIC and Lakes Business Park South, Botany, NSW ⁸	\$269.4	100%	Oct-20–Sep/Oct-21				
3 Spring, 58 Pitt and 60 Pitt Streets, Sydney, NSW ⁹	\$177.0	50%	Aug-18 – Jul-22				
311 South Street, Marsden Park, NSW	\$22.1	49%	Jul-22				

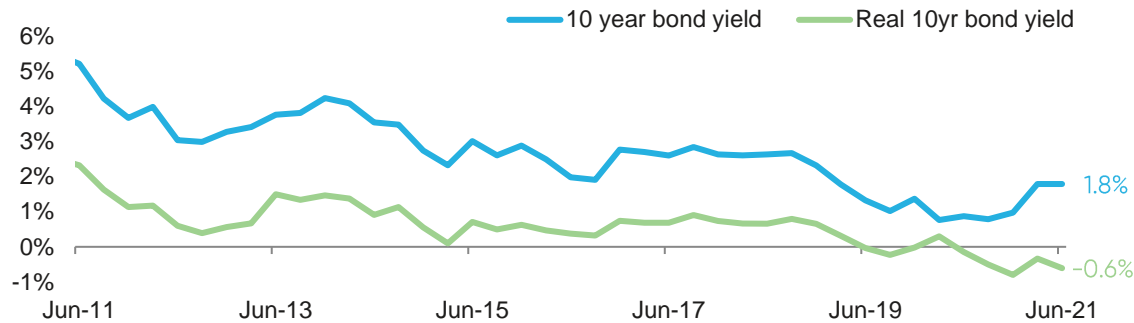
- The purchase price reflects the development completion price. The property will be acquired via a fund-through arrangement and expected completion is August 2023. The settlement of the initial payment of \$111.8m occurred on 30 October 2020.
- 75% of the purchase price was paid in July 2020 with the remaining 25% paid in April 2021.
- The purchase price reflects the development completion price. The property will be acquired via a fund-through arrangement.
- Reflecting the acquisition price for the 33.33% interest in 1 Bligh Street (of which Mercatus holds a 90% share and Dexus a 10% share) and excludes acquisition costs, other costs and purchase price adjustments.
- The purchase price reflects the development completion price. The property will be acquired via a fund-through arrangement and expected completion is the end of 2022.

- The purchase price reflects the development completion price. The property will be acquired via a fund-through arrangement and expected completion is the end of 2022.
- The purchase price reflects the initial purchase of the land and the estimated development costs.
- Dexus settled the first tranche of the industrial assets in October 2020 and December 2020 and has entered into put and call option arrangements to sell the second tranche in the first half of FY22.
- Of the total \$177.0m purchase price, \$126.7m was settled prior to 30 June 2021.
- Settlement expected in first half of FY22.

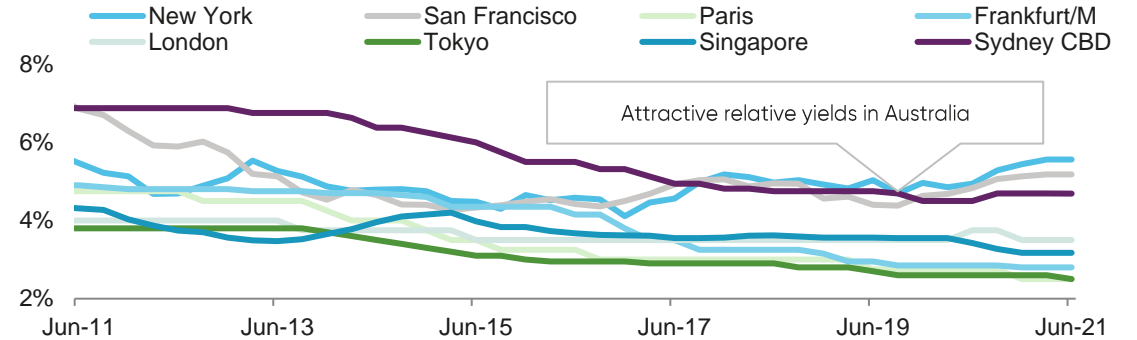
Yield is a positive thematic driving investor demand for real estate

Australian real estate yields are still high compared to interest rates

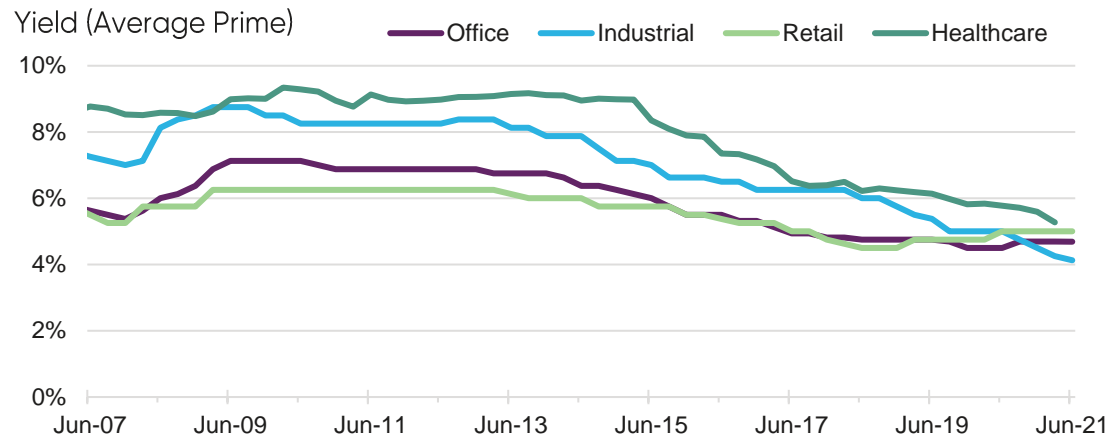
Negative real interest rates support demand for real assets



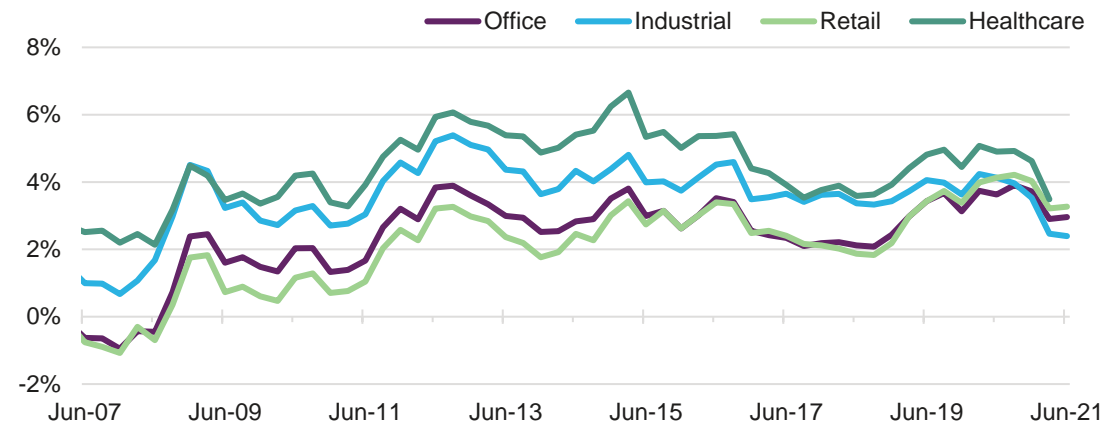
Australia has attractive yields on relative global basis¹



Search for defensive yield driving cap rate compression²



All property types demonstrate attractive spreads to bonds²



Source: MSCI, Dexus Research, RBA, JLL Research.

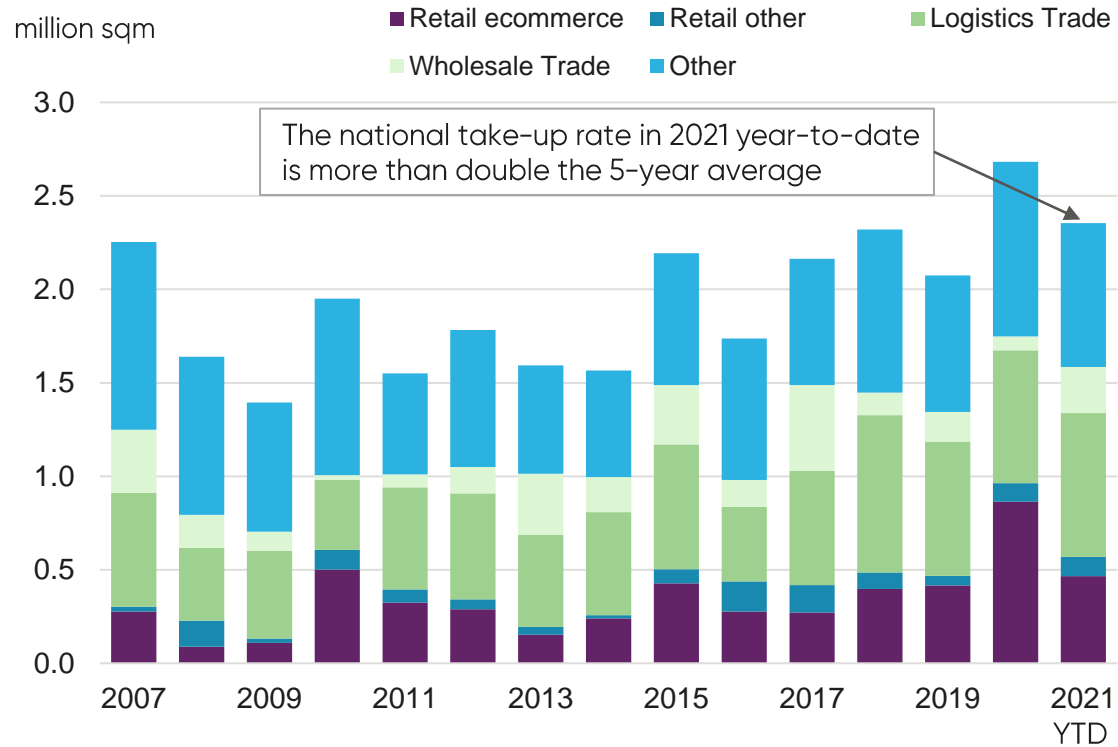
1. Office cap rates.

2. Cap rates series are for Sydney markets (office, retail and healthcare) and the Melbourne market (industrial). The Healthcare series is the hospital income return from MSCI.

Industrial sector

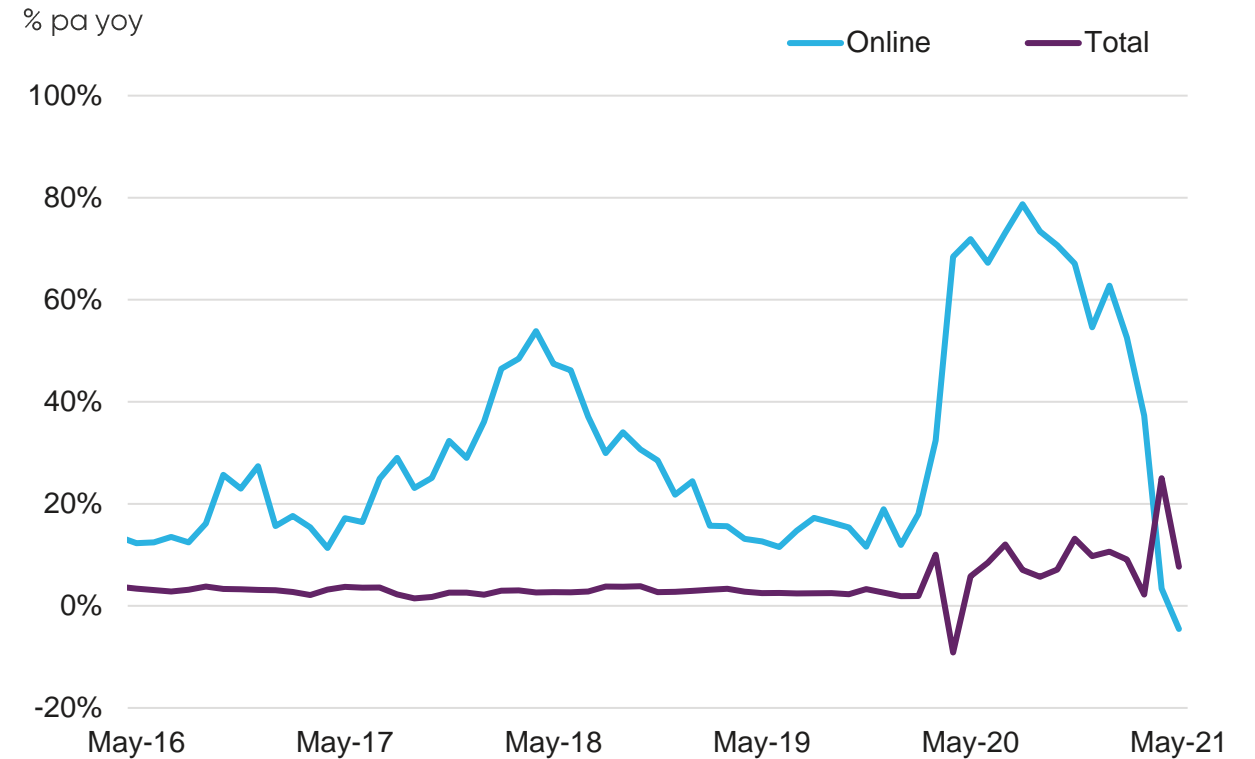
Take-up running at well above average levels, buoyed by online spending

National industrial take-up by type



Source: ABS, Dexus Research JLL Research.

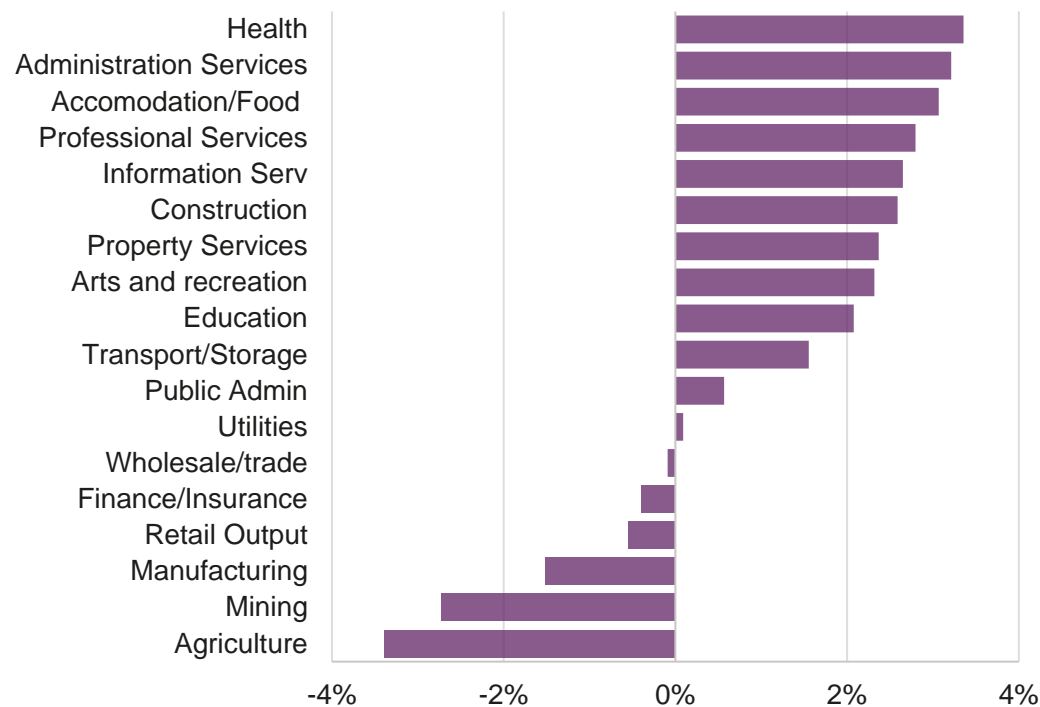
Australian retail sales growth buoyed by the online channel



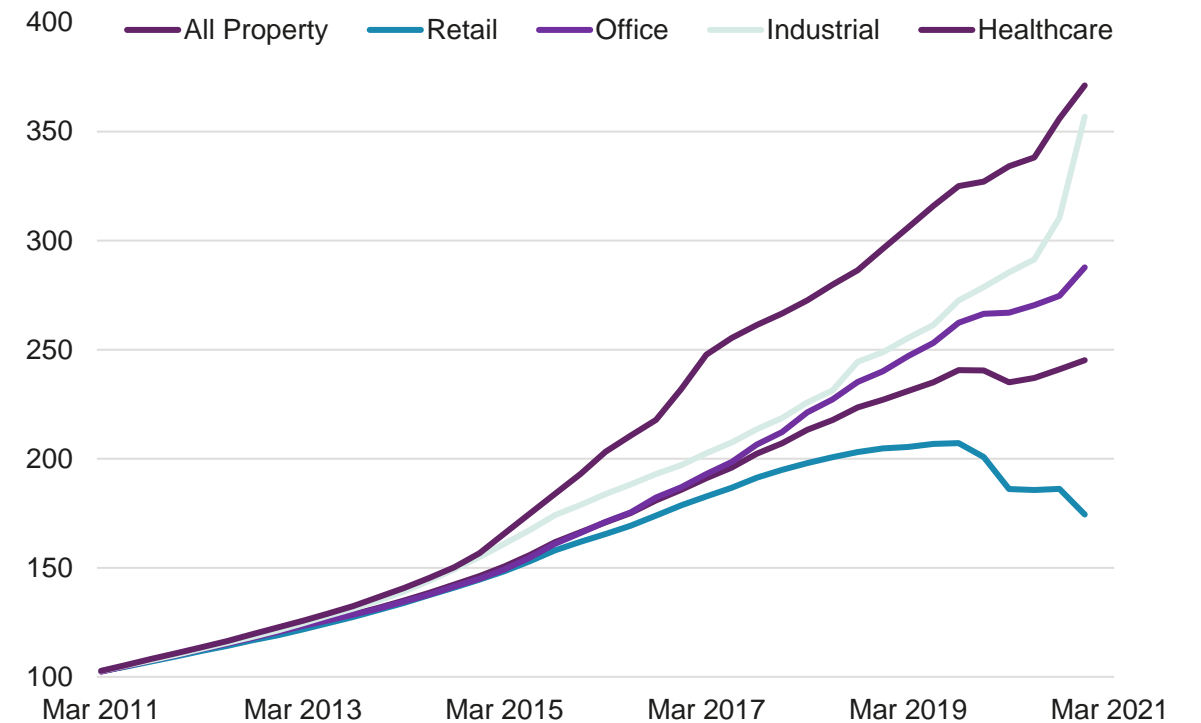
Healthcare sector

Healthcare has outperformed other sectors over the past decade

Employment growth next 5 years



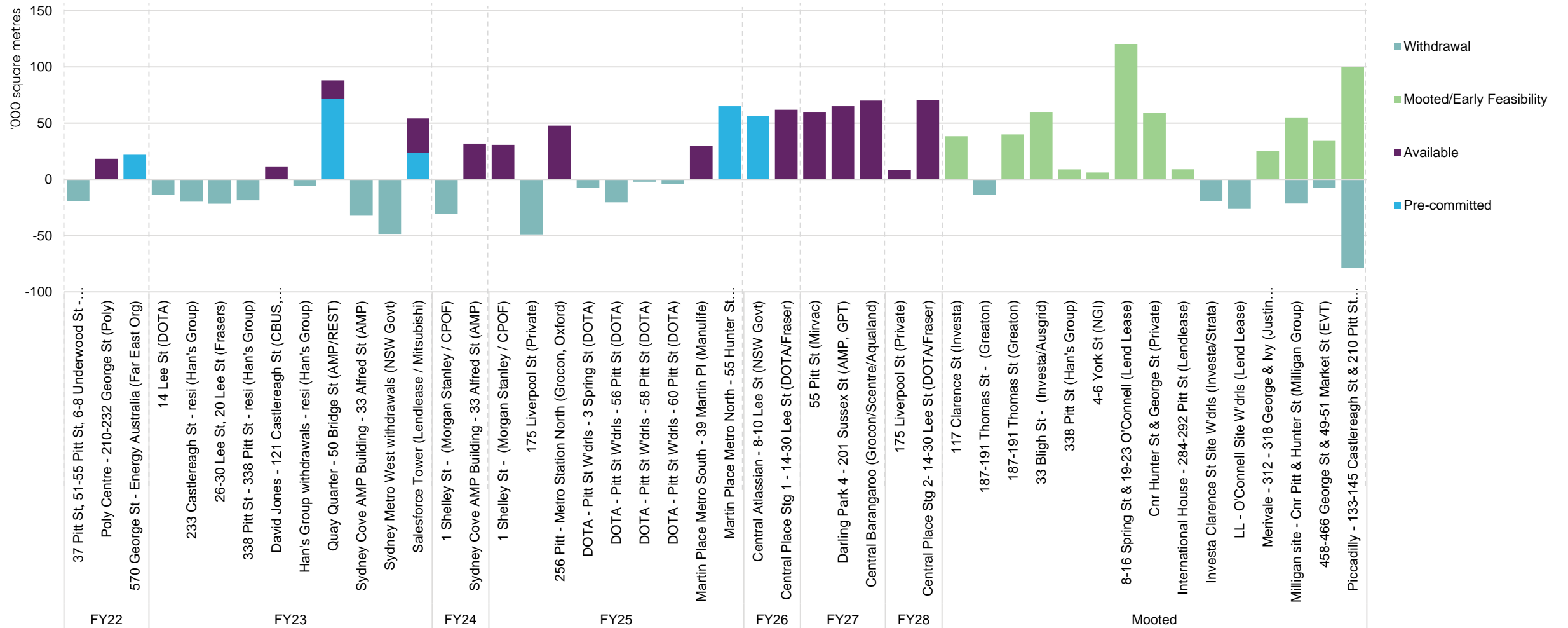
Indexed returns by sector (10yrs) (March-2011=100)



Source: DAE, MSCI, Dexus Research

Market outlook

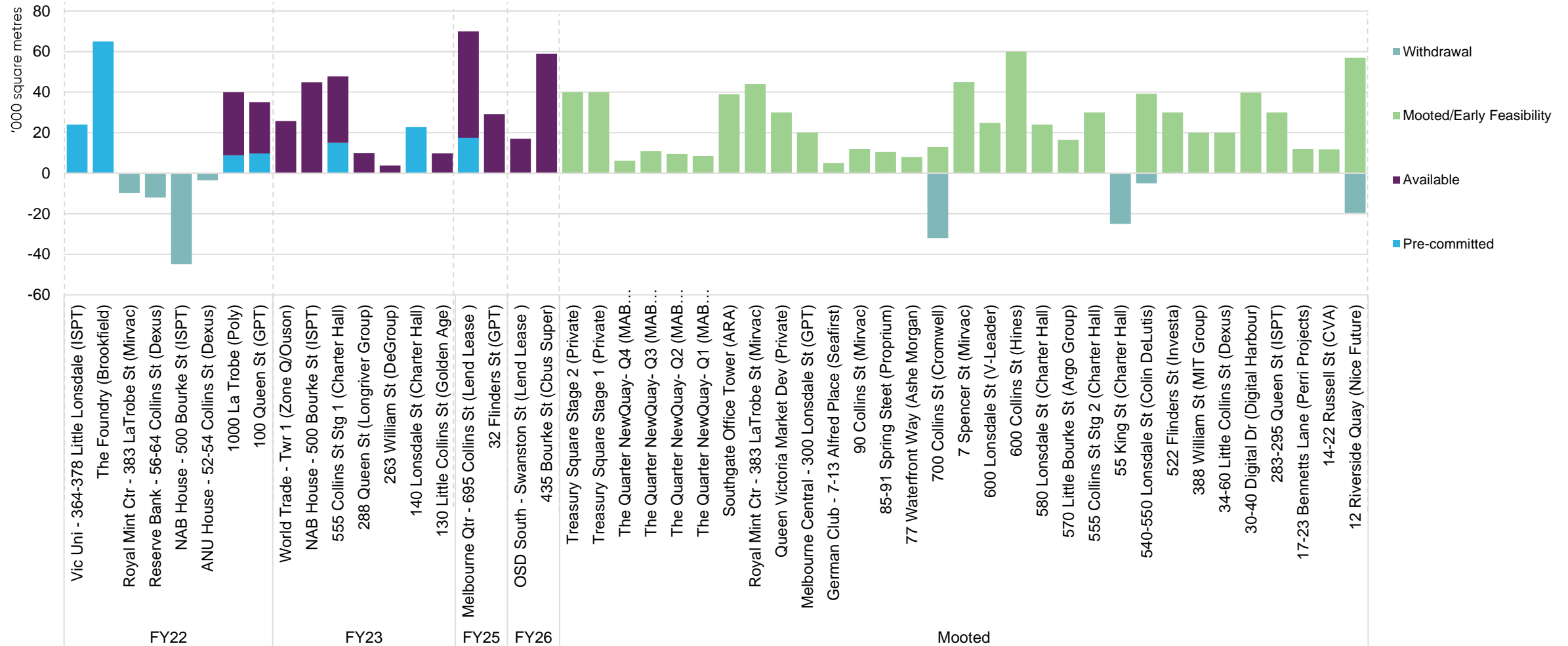
Sydney CBD – short term supply substantially offset by withdrawals



Source: JLL Research, Dexus Research.

Market outlook

Melbourne CBD – many projects will require pre-commitment in order to proceed



Source: JLL Research, Dexus Research.

Office markets

Dexus's position in CBD office

CBD Office Market	Sydney	Melbourne	Brisbane	Perth
Total NLA	5,175,349sqm	5,106,785sqm	2,305,724sqm	1,807,262sqm
Prime vacancy average	13.6%	15.0%	15.8%	15.4%
Dexus CBD Exposure				
Total NLA	553,557sqm	422,426sqm	231,151sqm	122,202sqm
Number of properties	18	9	6	3
Occupancy (by area)	97.4%	86.4%	95.0%	98.2%
Occupancy (by income)	97.2%	87.6%	95.3%	98.0%
WALE	4.3 years	5.4 years	4.2 years	5.5 years



Other information

Exchange and securities used in statutory accounts

		30 Jun 2021	31 Dec 2020	30 Jun 2020
Closing rates for Statement of Financial Position	USD	0.7518	0.7702	0.6863
Average rates for Statement of Comprehensive Income	USD	0.7468	0.7302	0.6714
Post consolidation equivalent amounts				
		12 mths to 30 Jun 2021	6 mths to 31 Dec 2020	12 mths to 30 Jun 2020
Average weighted number of securities ¹		1,084,536,777	1,090,472,045	1,095,096,969
Closing number of securities		1,075,565,246	1,089,055,137	1,091,202,163

1. Used to calculate Underlying FFO, FFO and AFFO per security.

Glossary

Distribution payout policy:	Policy is to distribute in line with free cash flow.
Funds From Operations (FFO):	FFO is in line with Property Council of Australia definition and comprises net profit/loss after tax attributable to stapled security holders calculated in accordance with Australian Accounting Standards and adjusted for: property revaluations, impairments, derivative and FX mark to market impacts, fair value movements of interest bearing liabilities, amortisation of tenant incentives, gain/loss on sale of certain assets, straight line rent adjustments, deferred tax expense/benefit, certain transaction costs, one-off significant items, amortisation of intangible assets, movements in right of use assets and lease liabilities, rental guarantees and coupon income.
Adjusted FFO (AFFO):	AFFO in accordance with guidelines provided by the Property Council of Australia (PCA): comprises net profit/loss after tax attributable to stapled security holders, calculated in accordance with Australian Accounting Standards and adjusted for: property revaluations, impairments and reversal of impairments, derivative and foreign exchange mark-to-market impacts, fair value movements of interest bearing liabilities, amortisation of tenant incentives, gain/loss on sale of certain assets, straight line rent adjustments, non-FFO tax expenses, certain transaction costs, one-off significant items (including write off of IFRIC SaaS customisation expenses), amortisation of intangible assets, movements in right-of-use assets and lease liabilities, rental guarantees and coupon income less maintenance capital expenditure and lease incentives.
Gearing:	Gearing is represented by Interest Bearing Liabilities (excluding deferred borrowing costs and including the currency gains and losses of cross currency swaps) less cash divided by Total Tangible Assets (excluding derivatives and deferred tax assets) less cash. Covenant gearing is the same definition but not adjusted for cash.
Gearing (look through):	Represents Gearing defined above adjusted to include debt in equity accounted investments.
Portfolio Value:	Unless otherwise stated, portfolio value is represented by investment properties, inventories and investments accounted for using the equity method, and excludes cash and other assets.
Weighted Average Lease Expiry (WALE):	A measure in years of the average term to expiry of in-place rent. Includes vacancies.

Important information

- › This presentation is issued by Dexus Funds Management Limited (DXFM) in its capacity as responsible entity of Dexus (ASX:DXS). It is not an offer of securities for subscription or sale and is not financial product advice.
- › Information in this presentation including, without limitation, any forward-looking statements or opinions (the Information) may be subject to change without notice. To the extent permitted by law, DXFM, Dexus and their officers, employees and advisers do not make any representation or warranty, express or implied, as to the currency, accuracy, reliability or completeness of the Information and disclaim all responsibility and liability for it (including, without limitation, liability for negligence). Actual results may differ materially from those predicted or implied by any forward-looking statements for a range of reasons outside the control of the relevant parties.
- › The information contained in this presentation should not be considered to be comprehensive or to comprise all the information which a Dexus security holder or potential investor may require in order to determine whether to deal in Dexus stapled securities. This presentation does not take into account the financial situation, investment objectives and particular needs of any particular person.
- › The repayment and performance of an investment in Dexus is not guaranteed by DXFM, any of its related bodies corporate or any other person or organisation.
- › This investment is subject to investment risk, including possible delays in repayment and loss of income and principal invested.

dexus