

Dexus (ASX: DXS)

ASX release



28 February 2025

December 2024 distribution payment

Dexus advises that the distribution for the six months ended 31 December 2024 will be paid to Security holders today.

Distribution statements will be provided to Security holders (electronically or by mail) along with the enclosed letter and HY25 results highlights.

Authorised by Brett Cameron, General Counsel and Company Secretary of Dexus Funds Management Limited

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About Dexus

Dexus (ASX: DXS) is a leading Australasian fully integrated real asset group, managing a high-quality Australasian real estate and infrastructure portfolio valued at \$53.4 billion. The Dexus platform includes the Dexus investment portfolio and the funds management business. We directly and indirectly own \$14.5 billion of office, industrial, retail, healthcare, infrastructure and alternatives. We manage a further \$38.9 billion of investments in our funds management business which provides third party capital with exposure to quality sector specific and diversified real asset products. The funds within this business have a strong track record of delivering performance and benefit from Dexus's capabilities. The platform's \$15.6 billion real estate development pipeline provides the opportunity to grow both portfolios and enhance future returns. We believe that the strength and quality of our relationships will always be central to our success and are deeply connected to our purpose Unlock potential, create tomorrow. Our sustainability approach is focused on the priority areas where we believe we can make significant impact: Customer Prosperity, Climate Action and Enhancing Communities. Dexus is supported by more than 38,000 investors from 24 countries. With four decades of expertise in real estate and infrastructure investment, funds management, asset management and development, we have a proven track record in capital and risk management and delivering returns for investors. www.dexus.com

Dexus Funds Management Limited ABN 24 060 920 783, AFSL 238163, as Responsible Entity for Dexus (ASX: DXS) (Dexus Property Trust ARSN 648 526 470 and Dexus Operations Trust ARSN 110 521 223)
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dexus

28 February 2025

Dear Security holder

Dexus released its HY25 results on 18 February 2025, confirming a distribution of 19.0 cents per security for the six months to 31 December 2024. The results briefing is available to view at www.dexus.com/investor-centre

Dexus progressed its medium-term priorities of transitioning the balance sheet, maximising the contribution from the funds business and unlocking our deep sector expertise.

Further details relating to Dexus's achievements can be found in our HY25 results release and presentation available at www.dexus.com/financialresults

Distribution payment

Distributions per security of 19.0 cents will be paid for the six months to 31 December 2024, reflecting a payout ratio of 81.2%, aligned to the updated distribution policy.

If you believe you have unclaimed distribution income or unpresented cheques from a prior distribution, please contact the Dexus Infoline on +61 1800 819 675.

Reminder regarding direct credit arrangements

Dexus only makes distribution payments to Australian and New Zealand resident Security holders by direct credit. If you are an Australian or New Zealand resident Security holder, please ensure that your bank account details have been provided to ensure that you receive payment of future distributions.

Determining the value of your Dexus holding

The value of your security holding on 31 December 2024 is provided on your distribution statement. Current price information is available on our website at www.dexus.com/investor-centre and is published daily in major Australian metropolitan newspapers.

MUFG Corporate Markets (previously Link Market Services Limited)

Mitsubishi UFJ Trust & Banking Corporation (the Trust Bank), a consolidated subsidiary of Mitsubishi UFJ Financial Group, Inc. (MUFG), acquired the Link Group, including Link Market Services Limited on 16 May 2024. Link Market Services' name has now changed to MUFG Corporate Markets AU Limited (MUFG Corporate Markets), a division of MUFG Pension & Market Services. The registry services they provide to Security holders will continue as normal.

Changing your details

You can access your Security holding online to update your personal details using the Investor login link available at www.dexus.com/investor-centre. You can also nominate how we communicate with you. Tax File Number and Australian Business Number notifications may also be updated online. You will require your Holder Identification Number (HIN) or Security Holder Reference Number (SRN) to access your security holding.

Forms are available for details that cannot be updated online. Download the forms by clicking on the Forms menu item when in your Security holding or from the MUFG Corporate Markets website at au.investorcentre.mpms.mufg.com. Alternatively, you can contact the Dexus Infoline on +61 1800 819 675 or email dexus@cm.mpms.mufg.com.

Receive your communications electronically

We are committed to ensuring all investors have equal access to information about our business activities and encourage all investors to receive electronic communications by registering your email address online. In line with our commitment to the long-term integration of sustainable business practices, investor communications are also distributed via various electronic methods including:

- **Dexus website**

www.dexus.com – Our website provides a wide range of information for investors including easy access to information relating to your security holding, reports, ASX announcements, key dates, and security price information. Security holders can subscribe to alerts to receive communications immediately after release.

- **Social media**

Dexus engages with its followers on LinkedIn. If you wish to be kept up to date on our social media activities, it is as simple as logging into LinkedIn account and elect to follow Dexus.

If you have any questions concerning your security holding, please contact us on the Dexus Infoline on +61 1800 819 675.

Thank you for your continued investment in Dexus.

Yours faithfully



Rowena Causley
Head of Listed Investor Relations

HY25 results highlights

Leading real asset manager with well positioned platform

Financial performance: Dexus delivered Adjusted Funds From Operations (AFFO) of \$251.8 million, 13.9% below the previous corresponding period, largely as a result of higher interest rates, lower trading profits and the continued impact of higher incentives flowing through the portfolio. Distributions of \$204.4 million or 19.0 cents per security, reflected a payout ratio of 81.2%, aligned to the updated distribution policy. Dexus's statutory net profit after tax was \$10.3 million, compared to a statutory net loss after tax of \$597.2 million in HY24, with the movement primarily driven by lower fair valuation losses on investment property as a result of stabilising capitalisation rates across the portfolio.

Capital management: Dexus maintained a strong balance sheet with pro forma gearing (look-through)¹ of 31.3%, at the lower end of the 30-40% target range, and \$2.9 billion of cash and undrawn debt facilities. Dexus has a weighted average debt maturity of 4.5 years, manageable near-term debt expiries and remains within all of its debt covenant limits, retaining its credit ratings of A-/A3 from S&P and Moody's respectively. On average, 83% of Dexus's debt was hedged throughout HY25, providing material interest rate protection.

Portfolio results: Dexus's property portfolio continues to demonstrate resilience. Dexus's portfolio occupancy remains well above market average at 93.5%. Dexus's industrial portfolio occupancy reduced slightly to 95.7%. Rent collections remained strong at 99.6%. Office portfolio effective like-for-like income improved by 1.6% while the industrial portfolio's effective like-for-like income declined by 1.2% impacted by a reduction in portfolio occupancy due to vacancy at select assets.

Funds management: Dexus manages \$38.9 billion of funds across its diversified funds management business. The funds platform continues to deliver performance for investors. Flagship funds Dexus Wholesale Property Fund and Dexus Wholesale Shopping Centre Fund outperformed their benchmarks across all time periods, while Dexus Diversified Infrastructure Trust (DDIT) outperformed its benchmark over the past 12 months. Dexus secured circa \$975 million of transactions across the funds platform, to enhance portfolio quality, maintain strong gearing levels and facilitate circa \$800 million of redemption requests to meet client needs, which is an important part of its proposition as a leading fund manager. DREP2 raised circa \$470 million in equity commitments across its first two closes, with further equity commitments expected in FY25.

Development: Dexus's platform real estate development pipeline now stands at a cost of \$15.6 billion², of which \$7.6 billion sits within the Dexus portfolio and \$8.0 billion within third party funds. Dexus has circa \$1 billion remaining committed spend on its pipeline until the end of FY26. Dexus's city-shaping office developments have been materially de-risked via fixed price contracts and 71% of weighted average leasing pre-commitments. At the flagship industrial development precincts of Horizon 3023, Ravenhall and ASCEND Industrial Estate, Jandakot Airport, Dexus progressed 150,300 square metres of construction across nine projects, five of which are fully leased.

Transactions and trading: Despite a challenging transactions market, Dexus undertook circa \$1.7 billion of transactions across the platform, comprising \$1.5 billion of divestments and \$0.2 billion of acquisitions. This includes circa \$665 million of exchanged or settled Dexus divestments since 30 June 2024. Since the FY24 result announcement, Dexus has secured circa \$515 million of balance sheet divestments including the sale of 100-130 Harris Street, Pyrmont for \$229 million, 145 Ann Street, Brisbane for \$107 million (reflecting Dexus's 50% leasehold interest) and 3 Brookhollow Avenue, Baulkham Hills for circa \$110 million, contributing toward Dexus's circa \$2 billion divestments earmarked across FY25-FY27. The divestment of 3 Brookhollow Avenue, Baulkham Hills has secured circa \$35 million of trading profits (post tax) for FY26.

Sustainability: Dexus's commitment to delivering strong sustainability outcomes underpins long-term performance. Dexus progressed the priority areas of its sustainability strategy through partnering with Banish, Planet Ark and Friendly to hold activations across 17 assets to improve customer engagement and waste diversion rates and engaging with local communities to raise funds in support of Cerebral Palsy Alliance and Foodbank food collections, donating the equivalent of 20,000 meals. The GreenPower Buyers Group program purchased 4,687 megawatt-hours of renewable electricity since inception and avoided 3,246 tonnes of greenhouse gas emissions. Dexus is well progressed in its preparation for the new FY26 ASRS climate related financial disclosure regulations.

Outlook: We have progressed our medium-term priorities of transitioning the balance sheet, maximising the contribution from the funds business and unlocking our deep sector expertise. Barring unforeseen circumstances, for the 12 months ending 30 June 2025 Dexus reiterates its expectation for AFFO of circa 44.5-45.5 cents per security and distributions of circa 37.0 cents per security³. Markets move in cycles and we are now reaching a turning point for real asset markets. Longer-term trends remain sound with demand underpinned by strong population growth.

1. Adjusted for cash and debt in equity accounted investments, excludes Dexus's share of co-investments in pooled funds. Pro forma gearing includes committed transactions post 31 December 2024. Look-through gearing at 31 December was 32.4%. Pro forma look-through gearing including Dexus's share of equity accounted co-investments in pooled funds was 33.0% at 31 December 2024.
2. Includes Central Place Sydney scheme which is under review.
3. Based on current expectations relating to asset sales, performance fees and trading profits, and subject to no material deterioration in conditions.



Update your details online

To provide/update your Bank Account, Tax File Number/ABN details and your communication preference, please visit www.dexus.com/update to login to your Security holding. You will need your **SRN/HIN** and **postcode** to login. Once logged in, select Payments & Tax and/or the Communications main menu items to update your details. If you require any assistance, please contact our Infoline on +61 1800 819 675.