

About Dexus

Dexus is one of Australia's leading real estate groups, managing a high quality Australian property portfolio valued at \$27.2 billion.

We believe the strength and quality of our relationships will be central to our success, and are deeply committed to working with our customers to provide spaces that engage and inspire.

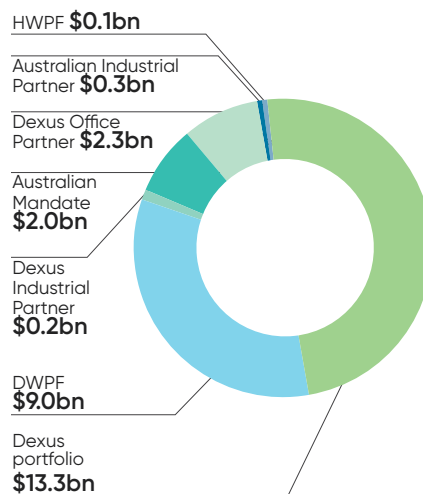
The creation of sustained value is underpinned by our quality property portfolio, located across Australia's major cities. We are committed to playing a leading role in shaping Australian cities for the future as desirable places to live, work and play.

We invest only in Australia, and directly own \$13.3 billion of office and industrial properties. We manage a further \$13.9 billion of office, retail, industrial and healthcare properties for third party clients. The group's \$4.2 billion development pipeline provides the opportunity to grow both portfolios and enhance future returns.

Dexus is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange (trading code: DXS) and is supported by 27,000 investors from 20 countries. With more than 30 years of expertise in property, investment, development and asset management, we have a proven track record in capital and risk management and delivering superior risk adjusted returns for our investors.



We are deeply committed to working with our customers to provide spaces that engage and inspire."



\$27.2bn

Total funds under management



148

Properties



4.5m

Square metres across the group



427

Engaged employees



\$9.9bn

Market capitalisation



Top 50

Entity on ASX

10 years
being listed
as Dexu

It has been 10 years since we fully internalised our management structure and started on the journey towards becoming one of Australia's leading property groups, today known as Dexu.

Since acquiring the remaining 50% interest in DB RREEF Holdings from Deutsche Bank in 2008, we have built on our strong foundations to grow our group portfolio from \$15.3 billion to \$27.2 billion.

We continue to deliver superior risk-adjusted returns to our investors through investment in a high quality portfolio, predominantly comprising office buildings, and the management of a strongly performing funds management business. Our focus on active portfolio management, underpinned by a prudent and disciplined financial approach, has not changed.

Our strategy was revised in 2012 to build on our strengths of office ownership and funds management, while enhancing our position in the Australian property market. We divested our exposure to offshore properties and reinvested in high quality assets located in Australia's major cities, while at the same time growing and diversifying our funds management business to include new partnerships with global investors in the office, industrial and healthcare sectors.

Our approach to sustainability was further aligned with our overarching goal of delivering sustained value and is fully integrated into our daily business operations.

Our customer centric approach uses the insights and understanding of our customers, to provide market-leading solutions and services while refreshing our brand to further establish our customer connection. Today we have a diverse and inclusive corporate culture that reflects our customer base and delivers high performance outcomes.

A decade of growth

2008 > > > > 2018

Investors

21,927



27,226

Funds under management

Total FUM
\$15.3bn

Dexu
\$8.9bn

Third Party
\$6.4bn



Total FUM
\$27.2bn

Dexu
\$13.3bn

Third Party
\$13.9bn

Sectors

Office
\$7.2bn

Industrial
\$4.4bn

Retail
\$3.6bn

Healthcare
—



Office
\$18.1bn

Industrial
\$3.8bn

Retail
\$5.2bn

Healthcare
\$0.1bn

People

270



427

Market capitalisation

\$4.2bn



\$9.9bn