

## Investor Information

### We recognise the importance of effective communication with existing and potential institutional investors, sell-side analysts and retail investors

Our senior management maintain a strong rapport with the investment community through proactive and regular investor engagement initiatives. We are committed to delivering a high level of transparency and disclosure by:

- Releasing accurate and relevant information to investors to ensure they can make informed investment decisions
- Providing regular access to senior management through one-on-one meetings, presentations, property tours, conferences, dedicated investor roadshows, conference calls and webcasts

We adopt strong corporate governance principles including a policy that ensures a minimum of two Dexus representatives participate in any investor or sell-side analyst meetings and that a record of the meeting is maintained on an internal relationship database.

During FY18, our senior management together with the Investor Relations (IR) team held 275 meetings with investor/broker groups to discuss the Group's business strategy, operational and financial performance. These contacts were undertaken across a wide range of investor activities including telephone calls, conferences, roadshows, one-on-one meetings, dinners, investor briefings and roundtables. We held investor meetings in Australia, Singapore, Hong Kong, Japan, New York, Montreal, Toronto, London and Amsterdam. These meetings enabled access to potential new investors and assisted with strengthening existing relationships with long-term investors.

Our IR team arranged tours of Dexus properties with investors and sell-side analysts to increase awareness of the quality of the portfolio, Dexus's active asset management approach and importantly where Dexus creates value.

We regularly commission independent investor perception studies to gather feedback from the institutional investment community. These studies involve independent surveys and interviews with institutional investors and sell-side analysts to measure investor perceptions on a number of attributes and report on the findings. The results help the Board and Executive team understand the investment community's views and concerns and assists in the enhancement of the group's Investor Relations and communications efforts.

### Annual General Meeting

On Wednesday, 24 October 2018, commencing at 2.00pm, Dexus's Annual General Meeting (AGM) will be held in Sydney. Details relating to the meeting, including the venue location will be provided to all investors in the Notice of Meeting. We invite you to attend the AGM in person to meet the Board of Directors and members of the Executive team. The AGM will be webcast at [www.dexus.com](http://www.dexus.com) for investors who are unable to attend in person.

### Distribution payments

Dexus's payout policy is to distribute in line with free cash flow. Distributions are paid for the six month periods to 31 December and 30 June each year. Distribution statements are available in print and electronic formats and distributions are paid via direct credit into nominated bank accounts or by cheque.

To change the method of receiving distributions, please use the investor login facility at [www.dexus.com/update](http://www.dexus.com/update)

### Unclaimed distribution income

Unpresented cheques or unclaimed distribution income can be claimed by contacting the Dexus Infoline on +61 1800 819 675. For monies outstanding greater than seven years, please contact the NSW Office of State Revenue on +61 1300 366 016, 8.30am-5.00pm Monday to Friday, use their search facility at [osr.nsw.gov.au/ucm](http://osr.nsw.gov.au/ucm) or email [unclaimedmoney@osr.nsw.gov.au](mailto:unclaimedmoney@osr.nsw.gov.au)

### Attribution Managed Investment Trust Member Annual Statement (previously the Annual Taxation Statement)

An Attribution Managed Investment Trust Member Annual Statement (AMMA) is sent to investors at the end of August each year. The statement summarises distributions provided during the financial year and includes information required to complete your tax return. AMMA statements are also available online at [www.dexus.com/update](http://www.dexus.com/update)

### 2019 Reporting calendar

#### 2018 Annual General Meeting

24 October 2018

#### 2019 Half year results

6 February 2019

#### 2019 Annual results

14 August 2019

#### 2019 Annual General Meeting

30 October 2019

### Distribution calendar

Period end	ASX announcement	Ex-distribution date	Record date	Payment date
31 Dec 2018	21 Dec 2018	28 Dec 2018	31 Dec 2018	28 February 2019
30 Jun 2019	24 Jun 2019	27 Jun 2019	28 Jun 2019	29 August 2019

Please note that these dates are indicative and are subject to change without prior notice. Any changes in our key dates will be published on our website.

### Go electronic for convenience and speed

Did you know you can receive all or part of your security holder communications electronically? You can change your communication preferences at any time by logging in at [www.dexus.com/update](http://www.dexus.com/update) or by contacting Link Market Services on +61 1800 819 675.

### Investor communications

Dexus is committed to ensuring all investors have equal access to information. In line with our commitment to long-term integration of sustainable business practices, investor communications are provided via various electronic methods including:

#### Dexus's website – [www.dexus.com](http://www.dexus.com)

Other investor tools available include:

#### Online enquiry – [www.dexus.com/enquire](http://www.dexus.com/enquire)

is an easy online enquiry form

#### Investor login – [www.dexus.com/update](http://www.dexus.com/update)

enables investors to update their details and download statements

#### Subscribe to alerts – [www.dexus.com/subscribe](http://www.dexus.com/subscribe)

enables investors to receive Dexus communications immediately after release

**Key dates** – Provides investors with key events and reporting dates

**LinkedIn** – We engage with our followers on LinkedIn. [www.dexus.com/LinkedIn](http://www.dexus.com/LinkedIn) and click follow us

**Twitter** – We engage with our followers on Twitter. Search Dexus on Twitter and follow us

**Facebook** – We engage with our followers on Facebook. Search Dexus on Facebook and follow us

**Dexus IR App** – provides users access to our investor communications and security price. Download for free from Apple's App Store or Google Play

### Making contact

If you have any questions regarding your security holding or wish to update your personal or distribution payment details, please contact the Registry by calling the Dexus Infoline on +61 1800 819 675. This service is available from 8.30am to 5.30pm (Sydney time) on all business days. All correspondence should be addressed to:

Dexus  
C/- Link Market Services Limited  
Locked Bag A14  
Sydney South NSW 1235  
Email: [dexus@linkmarketservices.com.au](mailto:dexus@linkmarketservices.com.au)

Dexus is committed to delivering a high level of service to all investors. If you feel Dexus could improve its service or you would like to make a suggestion or a complaint, your feedback is appreciated. Dexus's contact details are:

### Investor Relations

Dexus  
PO Box R1822  
Royal Exchange NSW 1225  
Email: [ir@dexus.com](mailto:ir@dexus.com)

Dexus Funds Management Limited is also a member of the Financial Ombudsman Service (FOS), an independent dispute resolution scheme. If you are not satisfied with the resolution of your complaint, you may refer your complaint to FOS.

### Financial Ombudsman Service

GPO Box 3  
Melbourne VIC 3001  
Phone: 1300 780 808  
Email: [info@fos.org.au](mailto:info@fos.org.au)

## Additional Information

### Top 20 security holders at 31 July 2018

Rank	Name	No. of units	% of issued capital
1	HSBC Custody Nominees (Australia) Limited	511,433,786	50.28
2	J P Morgan Nominees Australia Limited	209,399,194	20.59
3	Citicorp Nominees Pty Limited	94,823,310	9.32
4	National Nominees Limited	45,591,612	4.48
5	BNP Paribas Nominees Pty Ltd <Agency Lending DRP A/C>	26,975,577	2.65
6	BNP Paribas Noms Pty Ltd <DRP>	14,622,816	1.44
7	Citicorp Nominees Pty Limited <Colonial First State Inv A/C>	10,441,869	1.03
8	AMP Life Limited	4,361,995	0.43
9	IOOF Investment Management Limited <IPS Super A/C>	3,471,084	0.34
10	HSBC Custody Nominees (Australia) Limited <NT-Comwlth Super Corp A/C>	3,109,803	0.31
11	Bond Street Custodians Limited <ENH Property Securities A/C>	2,516,235	0.25
12	Pacific Custodians Pty Limited Perf Rights Plan TST	1,631,859	0.16
13	BNP Paribas Nominees Pty Ltd <Agency Lending Collateral>	1,542,500	0.15
14	BNP Paribas Noms (NZ) Ltd <DRP>	1,029,679	0.10
15	HSBC Custody Nominees (Australia) Limited	896,354	0.09
16	Bond Street Custodians Limited <Property Securities A/C>	841,288	0.08
17	Netwealth Investments Limited <Wrap Services A/C>	828,404	0.08
18	National Nominees Limited <DB A/C>	740,100	0.07
19	HSBC Custody Nominees (Australia) Limited – GSCO ECA	636,424	0.06
20	BNP Paribas Nominees Pty Ltd HUB24 Custodial Serv Ltd DRP	635,984	0.06
<b>Sub total</b>		<b>935,528,873</b>	<b>91.97</b>
<b>Balance of register</b>		<b>81,668,004</b>	<b>8.03</b>
<b>Total of issued capital</b>		<b>1,017,196,877</b>	<b>100.00</b>

### Substantial holders at 31 July 2018

The names of substantial holders, who at 31 July 2018 have notified the Responsible Entity in accordance with section 671B of the *Corporations Act 2001*, are:

Date	Name	Number of stapled securities	% voting
9 Feb 17	Vanguard Group	87,569,418	9.05
23 Mar 17	State Street Corporation	57,873,621	5.98
22 Aug 17	Blackrock Group	79,55,806	7.82

Note: Dexus issued capital changed from 1,017,404,542 to 1,017,196,877 between January and March 2018 following the purchase and cancellation of 207,665 securities as noted in the on-market buy-back section.

### Class of securities

Dexus has one class of stapled security trading on the ASX with security holders holding stapled securities at 31 July 2018.

### Spread of securities at 31 July 2018

Range	Securities	%	No. of Holders
100,000 and over	946,450,437	93.04	63
50,000 to 100,000	2,274,880	0.22	34
10,001 to 50,000	16,425,907	1.61	965
5,001 to 10,000	16,407,010	1.61	2,392
1,001 to 5,000	30,455,509	2.99	12,807
1 to 1,000	5,183,134	0.51	10,828
<b>Total</b>	<b>1,017,196,877</b>	<b>100.00</b>	<b>27,089</b>

At 31 July 2018, the number of security holders holding less than a marketable parcel of 50 Securities (\$500) was 413 and they hold a total of 2,250 securities.

### Voting rights

At meetings of the security holders of Dexus Diversified Trust, Dexus Industrial Trust, Dexus Office Trust and Dexus Operations Trust, being the Trusts that comprise Dexus, on a show of hands, each security holder of each Trust has one vote. On a poll, each security holder of each Trust has one vote for each dollar of the value of the total interests they have in the Trust.

### Securities restricted or subject to voluntary escrow

There are no stapled securities that are restricted or subject to voluntary escrow.

### On-market buy-back

Dexus announced an on-market securities buy-back program on 14 February 2018 for up to 5% of securities. Throughout the year, Dexus acquired 207,665 securities for \$1.9 million at an average price of \$9.17 under the buy-back program.

As at the date of this report the buy-back program is still open.

### Cost base apportionment

For capital gains tax purposes, the cost base apportionment details for Dexus securities for the 12 months ended 30 June 2018 are:

Date	Dexus Diversified Trust	Dexus Industrial Trust	Dexus Office Trust	Dexus Operating Trust
1 Jul 2017 to 31 Dec 2017	29.01%	12.08%	54.96%	3.95%
1 Jan 2018 to 30 Jun 2018	28.96%	9.53%	59.37%	2.41%

Historical cost base details are available at [www.dexus.com](http://www.dexus.com)

## Key ASX Announcements

<b>14 Aug 2018</b>	Replenishing industrial development pipeline in core locations
<b>22 Jun 2018</b>	Settlement of 140 George Street Parramatta
<b>19 Jun 2018</b>	Higher market rents contribute to valuation uplift
<b>19 Jun 2018</b>	Distribution for the six months ending 30 June 2018
<b>19 Jun 2018</b>	Appendix 3A – Notice of Distribution
<b>01 Jun 2018</b>	Settlement of the remaining interest of Southgate Complex Melbourne
<b>08 May 2018</b>	Sale of trading property secures FY19 trading profits
<b>01 May 2018</b>	2018 Macquarie Australia Conference
<b>01 May 2018</b>	March 2018 quarter portfolio update
<b>01 May 2018</b>	On market buy back and cancellation of securities
<b>17 Apr 2018</b>	Appendix 3E – Daily share buy-back notice
<b>27 Mar 2018</b>	Appendix 3E – Daily share buy-back notice
<b>21 Mar 2018</b>	Settlement of 11 Waymouth Street Adelaide
<b>05 Mar 2018</b>	Daiwa Investment Conference Presentation
<b>28 Feb 2018</b>	31 December 2017 distribution payment and HY18 Review
<b>14 Feb 2018</b>	HY18 Appendix 4D and Financial Statements
<b>14 Feb 2018</b>	HY18 Distribution details
<b>14 Feb 2018</b>	HY18 Results release
<b>14 Feb 2018</b>	HY18 Property Synopsis
<b>14 Feb 2018</b>	HY18 Results presentation
<b>14 Feb 2018</b>	Appendix 3C on market securities buy back
<b>22 Dec 2017</b>	Sale of 11 Waymouth Street Adelaide
<b>18 Dec 2017</b>	\$660 million valuation uplift across Dexus portfolio
<b>18 Dec 2017</b>	Appendix 3A 1 – Notice of Distribution
<b>18 Dec 2017</b>	Distribution details for six months to 31 December 2017
<b>01 Dec 2017</b>	Appendix 3Y – Change of Director's Interest Notice for Darren Steinberg
<b>29 Nov 2017</b>	Implementation of Capital Reallocation Proposal

<b>21 Nov 2017</b>	ASX CEO Connect presentation
<b>10 Nov 2017</b>	Dexus successfully prices long dated US Private Placement
<b>26 Oct 2017</b>	Appendix 3Z – Final Director's Interest Notice for Elizabeth Alexander
<b>25 Oct 2017</b>	BAML Australian Real Estate Conference
<b>24 Oct 2017</b>	September 2017 quarter portfolio update
<b>24 Oct 2017</b>	2017 Annual General Meeting presentation and script
<b>24 Oct 2017</b>	2017 Annual General Meeting results
<b>19 Sep 2017</b>	Changes to the Board and Notice of Annual General Meeting
<b>01 Sep 2017</b>	Appendix 3X- Initial Director's interest notice for Nicola Roxon
<b>29 Aug 2017</b>	30 June 2017 distribution payment
<b>17 Aug 2017</b>	Appendix 3B – New issue announcement, application for quotation of additional securities and agreement
<b>16 Aug 2017</b>	2017 Final distribution details
<b>16 Aug 2017</b>	Appendix 4E and Financial Reports as at 30 June 2017
<b>16 Aug 2017</b>	FY17 Annual Results Presentation
<b>16 Aug 2017</b>	FY17 Annual Results Release
<b>16 Aug 2017</b>	FY17 Property Synopsis and Debt Summary
<b>16 Aug 2017</b>	FY17 Property Synopsis spreadsheet
<b>16 Aug 2017</b>	Appendix 3Y – Change of Director's Interest Notice for Darren Steinberg
<b>16 Aug 2017</b>	Appendix 4G and 2017 Corporate Governance Statement
<b>16 Aug 2017</b>	2017 Dexus Annual Report