

Dexus (ASX:DXS)

ASX release



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27 June 2017

Dexus announces issue and allotment under institutional placement and announces final timetable for security purchase plan

Dexus Funds Management Limited ("DXFM") as responsible entity of Dexus ("Dexus") refers to its announcements made to the Australian Securities Exchange ("ASX") on 21 and 22 June 2017 relating to:

- A fully underwritten \$500 million institutional placement ("Placement"); and
- A non-underwritten Security Purchase Plan ("SPP") to eligible Dexus security holders in Australia and New Zealand to raise up to \$50 million¹

Institutional Placement

In relation to the Placement, Dexus has received the offer proceeds of approximately \$500 million and now attaches the cleansing notice under section 1012DA(5)(e) of the Corporations Act 2001 (Cth) in relation to the issue and allotment of new Dexus Securities.

Security Purchase Plan (SPP)

In relation to the SPP, Dexus has determined the final SPP timetable to be as follows:

Event	Date
Record Date for SPP	7.00pm Tuesday, 20 June 2017
Distribution ex-date	Thursday, 29 June 2017
Distribution record date	Friday, 30 June 2017
Expected SPP offer opening date	9.00am Tuesday, 18 July 2017
Expected SPP offer closing date	5.00pm Tuesday, 8 August 2017
SPP Issue and Allotment date	Thursday, 17 August 2017
Holding Statements dispatch date	Monday, 21 August 2017

The above timetable replaces the indicative timetable set out in the ASX announcement dated 21 June 2017.

As stated in the announcements dated 21 and 22 June 2017, the SPP is subject to the terms set out in the SPP booklet which will be released to the ASX on 4 July 2017. Further details regarding the SPP can be found in the SPP booklet.

Important notice

These materials do not constitute an offer to sell, or a solicitation of an offer to buy, any securities in the United States. The securities to be offered and sold under the SPP Offer have not been, and will not be, registered under the United States Securities Act of 1933 as amended (the "U.S. Securities Act") or the securities laws of any state or other jurisdiction of the United States, and therefore will only be offered and sold to eligible security holders in Australia and New Zealand in "offshore transactions" (as defined in Rule 902(h) under the U.S. Securities Act) in reliance on Regulation S under the U.S. Securities Act.

¹ DXFM may (in its absolute discretion) in a situation where total demand exceeds \$50 million, decide to increase the amount to be raised under the SPP to reduce or eliminate the need for scaleback.

For further information please contact:

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About Dexus

Dexus is one of Australia's leading real estate groups, proudly managing a high quality Australian property portfolio valued at more than \$22 billion. As property innovators, we are deeply committed to working with our customers to provide spaces that engage and inspire, as well as delivering quality, sustainable returns for our investors. We invest only in Australia, and directly own \$11 billion of office and industrial properties. We manage a further \$11.7 billion of office, retail and industrial properties for third party clients. The group's \$4.5 billion development pipeline provides the opportunity to grow both portfolios and enhance future returns. With more than 1.7 million square metres of office workspace across 55 properties, we are Australia's preferred office partner. Dexus is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange (trading code: DXS) and is supported by 30,000 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, providing service excellence to tenants and delivering superior risk-adjusted returns for investors. www.dexus.com

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Dexus Funds Management Ltd ABN 24 060 920 783, AFSL 238163, as Responsible Entity for Dexus (ASX: DXS)

Dexus Funds Management Limited
ABN: 24 060 920 783
AFSL: 238163

Level 25, Australia Square
264-278 George Street
Sydney NSW 2000



Tuesday 27 June 2017

The Manager
Company Announcements Office
Australian Securities Exchange
Level 4, 20 Bridge Street
SYDNEY NSW 2000

Dear Sir / Madam

Company announcement: Dexus (ASX: DXS) Notice under Section 1012DA(5)(e) of the Corporations Act 2001 – Cleansing Statement

This notice is given by Dexus Funds Management Limited (ABN 24 060 920 783) ("**Dexus Funds Management**"), in its capacity as responsible entity of the managed investment schemes comprised in Dexus, under section 1012DA(5)(e) of the *Corporations Act 2001* (Cth) ("**Act**").

Dexus comprises the Dexus Diversified Trust (ARSN 089 324 541) ("**DDF**"), Dexus Industrial Trust (ARSN 090 879 137) ("**DIT**"), Dexus Office Trust (ARSN 090 768 531) ("**DOT**") and Dexus Operations Trust (ARSN 110 521 223) ("**DXO**"). Stapled securities of Dexus each comprise one ordinary unit in each of DDF, DIT, DOT and DXO ("**Dexus Stapled Securities**"). Dexus Funds Management advises that:

- (a) it has completed the issue and allotment to institutional investors of 49,019,608 fully paid Dexus Stapled Securities ("**New Securities**") at a price of \$10.20 per security pursuant to a placement, the results of which were announced to ASX on 22 June 2017;
- (b) the New Securities were issued without a Product Disclosure Statement for the New Securities being prepared;
- (c) this notice is being given under section 1012DA(5)(e) of the Act;
- (d) as a disclosing entity, Dexus Funds Management, in its capacity as responsible entity of each of DDF, DIT, DOT and DXO, and issuer of the New Securities, is subject to regular reporting and disclosure obligations;
- (e) as at the date of this notice, Dexus Funds Management has complied with:
 - the provisions of Chapter 2M of the Act as they apply to each of DDF, DIT, DOT and DXO; and
 - section 674 of the Act as it applies to each of DDF, DIT, DOT and DXO; and
- (f) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DA(7) and 1012DA(8) of the Act.

Yours sincerely

A handwritten signature in black ink, appearing to read "B. Cameron", written in a cursive style.

Brett Cameron
Company Secretary