

Dexus

Media release



9 March 2018

Dexus secures John Holland for 180 Flinders Street, Melbourne development

Dexus today announced that it has secured Australian infrastructure and property company, John Holland, on a long term lease across 7,700 metres at its new office development at 180 Flinders Street, Melbourne.

The development will span a total area of circa 20,100 square metres of office space and retail amenity, including 12,100 square metres of A-Grade office space over the existing public carpark and the refurbishment of the existing buildings at 189 Flinders Lane (3,700 square metres) and 180 Flinders Street (3,700 square metres).

Dexus CEO, Darren Steinberg said: "We are pleased to have enabled John Holland to consolidate its regional and corporate offices across Melbourne, while meeting their needs for a well-located, quality workspace offering superior amenity and transport solutions.

"180 Flinders Street will be new office space in the vibrant 'Paris end' of the Melbourne CBD, and delivers on our strategy of achieving enhanced returns through the identification of sites within our portfolio that we can reposition through development and leasing."

Executive General Manager, John Holland Building, David Lehmann said "John Holland is going through an exciting phase of growth, with 100 new employees joining the business every month. 180 Flinders Street is the perfect opportunity for us to expand and move our Melbourne Headquarters closer to our customers in the city centre."

"We look forward to bringing one of the city's most prominent office towers to life as builders of the new development. Our employees will enjoy the benefits of the building, with impressive features to support wellbeing such as excellent public transport and bike access, end of trip facilities and generous natural light.

"The building also includes sensitive design elements to ensure its familiar heritage features are enjoyed for generations to come."

John Holland will commence its lease term from practical completion of the first stage of the development in August 2020.

Of the remaining space, the variety of floor plates on offer, ranging from 500 square metres up to 2,400 square metres, will enable Dexus to attract multiple customer types.

About the development

180 Flinders Street is centrally located opposite Federation Square, in close proximity to Flinders Street Station and set to benefit from the Melbourne Metro.

The SJB Architect-designed 10-storey tower will incorporate extensive refurbishment of the existing heritage offices, with sweeping views overlooking Federation Square and the Botanic Gardens.

Dexus Head of Development, Paul Oates said that the development is designed to prioritise the wellbeing of its occupants.

"A 5-level atrium will bring natural light into the core of the building and our customers will benefit from enhanced amenity including a range of new retail and high-quality end-of-trip facilities."

The development is targeting 5 star NABERS Energy and Greenstar Design and as Built ratings, with construction commencing in April 2018.

<ENDS>

For further information please contact:

Louise Murray
+61 2 9017 1446
+61 403 260 754
louise.murray@dexus.com

ATTACHED

- Artist impressions of the development at 180 Flinders Street
- High resolution versions are available on request



About Dexus

Dexus is one of Australia's leading real estate groups, proudly managing a high quality Australian property portfolio valued at \$26.5 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 \$13.1 billion of office and industrial properties. We manage a further \$13.4 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. With 1.8 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 28,000 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

