

Australia's preferred office partner

Dexus is focused on being the leading owner and manager of Australian office property.

Dexus is the largest owner and manager of office properties in Australia, with a \$23.3 billion portfolio that covers 1.8 million square metres across 55 properties.

Our high-quality portfolio is located where our customers need to be, covering the central business districts of Sydney, Melbourne, Brisbane and Perth.

Leadership in office is a key strategic objective that is supported by our scale. Our scale provides the opportunity to invest in people, systems and technologies that enhance our customers' experience and generate cost efficiencies. It also enhances our ability to provide the ideal workspace solution for customers.

Our strong track record of developing quality office properties with a focus on sustainability has achieved global recognition. Our customers can take comfort in the knowledge that they are operating their business in a truly sustainable workspace, with Dexus being recognised as the Global Industry Leader for the Real Estate Sector by DJSI, achieving A-List status by CDP and the Dexus Office Trust named a 2019 Global Sector Leader by GRESB.

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.

12.4%

Dexus office portfolio one-year unlevered total return

>1,500

Office customers

97.4%

Dexus office portfolio occupancy by income

+46

Customer Net Promoter Score at 30 June 2019

5.0 star

Average NABERS Energy rating

- NSW 63%
- VIC 18%
- QLD 14%
- ACT 1%
- WA 4%



The Dexus experience

Listening to our customers, we have curated a range of services that are carefully designed to satisfy the everyday needs and enhance the experience of the people who work in our properties. The services we provide are grouped into the four key pillars of Convenience, Community, Wellbeing and Sustainability.

Convenience

Delivering a convenient work experience through five-star concierge, priority access to childcare, transport solutions, simple and easy leases, and access to Dexus Place, a tailored extension of our customers' work environment that includes meeting, training and conference facilities as well as bespoke event space supported by state-of-the-art technology.

Community

Creating customer communities through activations in our office foyers, convenient local shops, and online building community platforms providing workplace news and information, events and retail offerings.



Wellbeing

Offering services and amenities that promote the health and wellbeing of customers through quality end-of-trip facilities, yoga, Pilates and fitness classes.

Sustainability

Working with our customers to achieve energy, water and waste efficiencies for their tenancies along with sustainable fit-out designs.

Realising the potential of our customers' workspace

Across our customer community, we provide products and services to satisfy a strong desire to improve their workforce engagement and productivity.

Six Ideas by Dexus is a strategic workplace and change management consulting service which utilises expertise to tackle complex problems arising from continual change around the way we work. Senior practitioners with international experience work alongside our customers to create environments that support organisational and cultural innovation, while maximising the potential of change events.

This service complements our in-house Project Delivery Group which provides project management and capital works delivery for office fit-outs.

We are now able to provide an end-to-end service that will help our customers to leverage their premises for business success.

All data as at 31 December 2019 unless otherwise stated. This information is issued by Dexus Funds Management Limited in its capacity as responsible entity of Dexus. It is not an offer of securities or an invitation to apply for securities and is not financial product advice.