

Office

dexus

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 \$22.5 billion portfolio that covers 1.6 million square metres across 51 properties.

Our high-quality portfolio is located where our customers need to be, in 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.

Scale 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. Dexus was recognised as the Global Industry Leader for the Real Estate Sector by DJSI,

achieving A-List status by CDP and the Dexus Office Trust was named as 2020 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.

96.0%

Dexus office portfolio occupancy by income

5.0 star

Average NABERS Energy rating

>1,400

Office customers

+47

Office Customer Net Promoter Score at 30 June 2020



- NSW 60%
- VIC 21%
- QLD 14%
- WA 5%

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.

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.

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, our premium meeting, training and conference facilities and event space supported by state-of-the-art technology.

Sustainability

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



Supporting our customers' needs for flexibility

Dexus has positioned itself to respond to an evolving office landscape.

Increased flexibility for employees was a pre COVID-19 trend that has now accelerated, with organisations moving to provide more flexible work practices.

Our flexible offering provides space from 1 hour to 10 years, including:

Traditional offering (core)

vacant spaces (7+ years)

Fitted spaces (6+ months)

fully fitted suites with shorter lease terms

Serviced spaces (1+ hours)

meeting/training rooms with full technology offering

Co-working spaces

share spaces with common infrastructure and property services

We have invested in amenity, systems and processes that make our customers' experience simple and easy within an environment that supports their operational objectives, including a new short-form lease, turnkey fit-out delivery service and an online self-service portal.

Our strategic workplace and change management consulting service, Six Ideas by Dexus, is helping our customers to align their workplace with their organisational goals and strategy.