

# DEXUS Property Group (ASX: DXS)

ASX release

15 April 2014

## DEXUS completes compulsory acquisition and Appendix 3B

DEXUS Funds Management Limited (“DEXUS”) in its capacity as trustee of DEXUS Office Trust Australia (“Bidder”) refers to the compulsory acquisition notice it lodged with ASX on 3 March 2014 in respect of all of the units in the Commonwealth Property Office Fund (“CPA”).

### Completion of compulsory acquisition

DEXUS is pleased to announce that compulsory acquisition was completed today and that Bidder now holds 100% of the units in CPA. Former CPA unitholders whose units were compulsorily acquired will shortly receive a letter detailing how to claim consideration payable to them.

Attached to this announcement is an Appendix 3B in relation to the DEXUS Securities issued as a result of the compulsory acquisition of CPA units.

### Change to name

As the new responsible entity of CPA, and in accordance with the constitution of that fund, DEXUS has determined to change the name of CPA to DEXUS CPA Trust. DEXUS has lodged all necessary documentation to give effect to that change today.

For further information please contact:

#### DEXUS

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### About DEXUS

DEXUS Property Group (DEXUS) is one of Australia’s leading real estate groups, investing directly in high quality Australian office and industrial properties. With \$17.3 billion of assets under management, DEXUS also actively manages office, industrial and retail properties located in key Australian markets on behalf of third party capital partners. DEXUS manages an office portfolio of 1.4 million square metres across Sydney, Melbourne, Brisbane and Perth and is the largest institutional owner of office buildings in the Sydney CBD, Australia’s largest office market. DEXUS is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange under the stock market trading code ‘DXS’ and is supported by more than 30,000 investors from 21 countries. With nearly 30 years of expertise in property investment, development and asset management, DEXUS has a proven track record in capital and risk management, providing service excellence to tenants and delivering superior risk-adjusted returns to investors. [www.dexus.com](http://www.dexus.com)

Download the DEXUS IR app to your preferred mobile device to gain instant access to the latest stock price, ASX Announcements, presentations, reports, webcasts and more.



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

### About Canada Pension Plan Investment Board

Canada Pension Plan Investment Board (CPPIB) is a professional investment management organization that invests the funds not needed by the Canada Pension Plan (CPP) to pay current benefits on behalf of 18 million Canadian contributors and beneficiaries. In order to build a diversified portfolio of CPP assets, CPPIB invests in public equities, private equities, real estate, infrastructure and fixed income instruments. Headquartered in Toronto, with offices in London, Hong Kong and New York City, CPPIB is governed and managed independently of the Canada Pension Plan and at arm’s length from governments. At September 30, 2013, the CPP Fund totalled C\$192.8 billion of which C\$22.0 billion represents real estate investments. For more information about CPPIB, please visit [www.cpplib.com](http://www.cpplib.com)

*Rule 2.7, 3.10.3, 3.10.4, 3.10.5*

**Appendix 3B**

**New issue announcement,  
application for quotation of additional securities  
and agreement**

*Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.*

Introduced 01/07/96 Origin: Appendix 5 Amended 01/07/98, 01/09/99, 01/07/00, 30/09/01, 11/03/02, 01/01/03, 24/10/05, 01/08/12, 04/03/13

Name of entity

DEXUS Property Group (consisting of DEXUS Diversified Trust ("DDF"), DEXUS Industrial Trust ("DIT"), DEXUS Office Trust ("DOT") and DEXUS Operations Trust ("DXO"))

ABN

DEXUS Funds Management Limited (ABN 24 060 920 783) ("DXFM") as responsible entity of DDF (ARSN 089 324 541), DIT (ARSN 090 879 137), DOT (ARSN 090 768 531) and DXO (ARSN 110 521 223)

We (the entity) give ASX the following information.

**Part 1 - All issues**

*You must complete the relevant sections (attach sheets if there is not enough space).*

- |   |   |  |
|---|---|--|
| 1 | +Class of +securities issued or to be issued  | Fully paid ordinary DEXUS Property Group stapled securities, each comprising an ordinary unit in DDF, DIT, DOT and DXO, all stapled together ("Stapled Securities"). |
| 2 | Number of +securities issued or to be issued (if known) or maximum number which may be issued   | 53,620,986   |
| 3 | Principal terms of the +securities (e.g. if options, exercise price and expiry date; if partly paid +securities, the amount outstanding and due dates for payment; if +convertible securities, the conversion price and dates for conversion) | Standard terms that attach to fully paid ordinary Stapled Securities.  |

+ See chapter 19 for defined terms.

**Appendix 3B**  
**New issue announcement**

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<p>4 Do the <sup>+</sup>securities rank equally in all respects from the <sup>+</sup>issue date with an existing <sup>+</sup>class of quoted <sup>+</sup>securities?</p> <p>If the additional <sup>+</sup>securities do not rank equally, please state:</p> <ul style="list-style-type: none"><li>• the date from which they do</li><li>• the extent to which they participate for the next dividend, (in the case of a trust, distribution) or interest payment</li><li>• the extent to which they do not rank equally, other than in relation to the next dividend, distribution or interest payment</li></ul>	<p>Yes - the Stapled Securities will be fully paid and from the date of issue rank equally for distributions and other rights with existing Stapled Securities.</p>
<p>5 Issue price or consideration</p>	<p>DEXUS Stapled Securities are being issued on compulsory acquisition of the remaining units of the Commonwealth Property Office Fund (ARSN 086 029 736) (“CPA”) in which DXFM does not hold a relevant interest. The acquisition follows the successful takeover of CPA by DXFM. Under the DEXUS Property Group Constitutions, the Stapled Securities issued under the takeover are issued at a 10 day VWAP before the day of issue (being \$1.0734 per Stapled Security).</p>
<p>6 Purpose of the issue (If issued as consideration for the acquisition of assets, clearly identify those assets)</p>	<p>Refer to section 5.</p>

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<sup>+</sup> See chapter 19 for defined terms.

6a	<p>Is the entity an +eligible entity that has obtained security holder approval under rule 7.1A?</p> <p>If Yes, complete sections 6b - 6h <i>in relation to the +securities the subject of this Appendix 3B</i>, and comply with section 6i</p>	<p>No.</p>
6b	<p>The date the security holder resolution under rule 7.1A was passed</p>	<p>Not applicable.</p>
6c	<p>Number of +securities issued without security holder approval under rule 7.1</p>	<p>Not applicable.</p>
6d	<p>Number of +securities issued with security holder approval under rule 7.1A</p>	<p>Not applicable.</p>
6e	<p>Number of +securities issued with security holder approval under rule 7.3, or another specific security holder approval (specify date of meeting)</p>	<p>Not applicable.</p>
6f	<p>Number of +securities issued under an exception in rule 7.2</p>	<p>Not applicable.</p>
6g	<p>If +securities issued under rule 7.1A, was issue price at least 75% of 15 day VWAP as calculated under rule 7.1A.3? Include the +issue date and both values. Include the source of the VWAP calculation.</p>	
6h	<p>If +securities were issued under rule 7.1A for non-cash consideration, state date on which valuation of consideration was released to ASX Market Announcements</p>	<p>Not applicable.</p>

+ See chapter 19 for defined terms.

**Appendix 3B**  
**New issue announcement**

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6i Calculate the entity's remaining issue capacity under rule 7.1 and rule 7.1A - complete Annexure 1 and release to ASX Market Announcements

	Not applicable.
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7 +Issue dates

Note: The issue date may be prescribed by ASX (refer to the definition of issue date in rule 19.12). For example, the issue date for a pro rata entitlement issue must comply with the applicable timetable in Appendix 7A.

Cross reference: item 33 of Appendix 3B.

	15 April 2014
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8 Number and +class of all +securities quoted on ASX (including the +securities in section 2 if applicable)

	Number	+Class
	5,379,489,824+ 53,620,986 = 5,433,110,810	Fully paid ordinary Stapled Securities

9 Number and +class of all +securities not quoted on ASX (including the +securities in section 2 if applicable)

	Number	+Class
	Nil	

10 Dividend policy (in the case of a trust, distribution policy) on the increased capital (interests)

	Same as existing securities from date of issue
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**Part 2 - Pro rata issue**

11 Is security holder approval required?

	Not applicable.
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12 Is the issue renounceable or non-renounceable?

	Not applicable.
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+ See chapter 19 for defined terms.

13	Ratio in which the <sup>+</sup> securities will be offered	Not applicable.
14	<sup>+</sup> Class of <sup>+</sup> securities to which the offer relates	Not applicable.
15	<sup>+</sup> Record date to determine entitlements	Not applicable.
16	Will holdings on different registers (or subregisters) be aggregated for calculating entitlements?	Not applicable.
17	Policy for deciding entitlements in relation to fractions	Not applicable.
18	Names of countries in which the entity has security holders who will not be sent new offer documents  Note: Security holders must be told how their entitlements are to be dealt with.  Cross reference: rule 7.7.	Not applicable.
19	Closing date for receipt of acceptances or renunciations	Not applicable.
20	Names of any underwriters	Not applicable.
21	Amount of any underwriting fee or commission	Not applicable.
22	Names of any brokers to the issue	Not applicable.
23	Fee or commission payable to the broker to the issue	Not applicable.
24	Amount of any handling fee payable to brokers who lodge acceptances or renunciations on behalf of security holders	Not applicable.

<sup>+</sup> See chapter 19 for defined terms.

**Appendix 3B**  
**New issue announcement**

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25	If the issue is contingent on security holders' approval, the date of the meeting	Not applicable.
26	Date entitlement and acceptance form and offer documents will be sent to persons entitled	Not applicable.
27	If the entity has issued options, and the terms entitle option holders to participate on exercise, the date on which notices will be sent to option holders	Not applicable.
28	Date rights trading will begin (if applicable)	Not applicable.
29	Date rights trading will end (if applicable)	Not applicable.
30	How do security holders sell their entitlements <i>in full</i> through a broker?	Not applicable.
31	How do security holders sell <i>part</i> of their entitlements through a broker and accept for the balance?	Not applicable.
32	How do security holders dispose of their entitlements (except by sale through a broker)?	Not applicable.
33	+Issue date	Not applicable.

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+ See chapter 19 for defined terms.

**Part 3 - Quotation of securities**

*You need only complete this section if you are applying for quotation of securities*

34 Type of +securities  
(tick one)

(a)  +Securities described in Part 1

(b)  All other +securities

Example: restricted securities at the end of the escrowed period, partly paid securities that become fully paid, employee incentive share securities when restriction ends, securities issued on expiry or conversion of convertible securities

Entities that have ticked box 34(a)

Additional securities forming a new class of securities

*Tick to indicate you are providing the information or documents*

35  If the +securities are +equity securities, the names of the 20 largest holders of the additional +securities, and the number and percentage of additional +securities held by those holders

36  If the +securities are +equity securities, a distribution schedule of the additional +securities setting out the number of holders in the categories  
1 - 1,000  
1,001 - 5,000  
5,001 - 10,000  
10,001 - 100,000  
100,001 and over

37  A copy of any trust deed for the additional +securities

Entities that have ticked box 34(b)

38 Number of +securities for which  
+quotation is sought

39 +Class of +securities for which  
quotation is sought

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+ See chapter 19 for defined terms.



**Appendix 3B**  
**New issue announcement**

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40 Do the <sup>+</sup>securities rank equally in all respects from the <sup>+</sup>issue date with an existing <sup>+</sup>class of quoted <sup>+</sup>securities?

If the additional <sup>+</sup>securities do not rank equally, please state:

- the date from which they do
- the extent to which they participate for the next dividend, (in the case of a trust, distribution) or interest payment
- the extent to which they do not rank equally, other than in relation to the next dividend, distribution or interest payment

41 Reason for request for quotation now

Example: In the case of restricted securities, end of restriction period

(if issued upon conversion of another <sup>+</sup>security, clearly identify that other <sup>+</sup>security)

42 Number and <sup>+</sup>class of all <sup>+</sup>securities quoted on ASX (including the <sup>+</sup>securities in clause 38)

Number	<sup>+</sup> Class

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<sup>+</sup> See chapter 19 for defined terms.

Quotation agreement

- 1 +Quotation of our additional +securities is in ASX's absolute discretion. ASX may quote the +securities on any conditions it decides.
  
- 2 We warrant the following to ASX.
  - The issue of the +securities to be quoted complies with the law and is not for an illegal purpose.
  - There is no reason why those +securities should not be granted +quotation.
  - An offer of the +securities for sale within 12 months after their issue will not require disclosure under section 707(3) or section 1012C(6) of the Corporations Act.  

Note: An entity may need to obtain appropriate warranties from subscribers for the securities in order to be able to give this warranty
  - Section 724 or section 1016E of the Corporations Act does not apply to any applications received by us in relation to any +securities to be quoted and that no-one has any right to return any +securities to be quoted under sections 737, 738 or 1016F of the Corporations Act at the time that we request that the +securities be quoted.
  - If we are a trust, we warrant that no person has the right to return the +securities to be quoted under section 1019B of the Corporations Act at the time that we request that the +securities be quoted.
  
- 3 We will indemnify ASX to the fullest extent permitted by law in respect of any claim, action or expense arising from or connected with any breach of the warranties in this agreement.
  
- 4 We give ASX the information and documents required by this form. If any information or document is not available now, we will give it to ASX before +quotation of the +securities begins. We acknowledge that ASX is relying on the information and documents. We warrant that they are (will be) true and complete.

Sign here:



(Company secretary)

Date: 15 April 2014

Print name:

John Easy

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+ See chapter 19 for defined terms.