

DEXUS Property Group (ASX:DXS)

ASX release

29 August 2014

30 June 2014 distribution

DEXUS Property Group (DEXUS) advises that the distribution for the six months ended 30 June 2014 will be paid to Security holders today. DEXUS provides a copy of the letter to be sent to Security holders accompanying the distribution and tax statements being mailed today.

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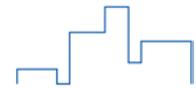
About DEXUS

DEXUS Property Group is one of Australia's leading real estate groups, investing directly in high quality Australian office and industrial properties. With \$17.8 billion of assets under management, the Group also actively manages office, industrial and retail properties located in key Australian markets on behalf of third party capital partners. The Group manages an office portfolio of 1.7 million square metres located predominantly across Sydney, Melbourne, Brisbane and Perth and is the largest 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 (ASX) under the stock market trading code 'DXS' and is supported by more than 32,000 investors from 20 countries. With nearly 30 years of expertise in property investment, development and asset management, the Group 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

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)



DEXUS

PROPERTY GROUP

29 August 2014

DEXUS Funds Management Limited

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AFSL: 238163

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Dear Security holder

DEXUS Property Group (DEXUS) delivered strong operational and strategic achievements for the 12 months to 30 June 2014.

Details relating to the achievements during the year can be found in the 2014 Annual Review and the 2014 Annual Report. These are enclosed for security holders who have elected to receive printed copies, and are also available at www.dexus.com/investors

Please find enclosed:

- Your distribution statement for the six months to 30 June 2014
- Your tax statement for the year ended 30 June 2014

Distribution payment

DEXUS achieved Funds from Operations (FFO) of \$410.6 million or 8.34 cents per security, up 7.6% from FY13, delivering a distribution of 6.26 cents per security for the 12 months to 30 June 2014, a 4.3% increase on FY13.

The completion of the Commonwealth Property Office Fund (CPA) transaction in April 2014 resulted in an upgrade to DEXUS's FFO and distribution per security guidance for the six months to 30 June 2014.

If you believe you have unrepresented distribution income or cheques, please contact the DEXUS Infoline on +61 1800 819 675.

Annual tax statement

Please retain the enclosed annual tax statement for your records. It contains important information to assist you in the completion of your annual tax return.

Determining the value of your DEXUS holding

The value of your security holding at 30 June 2014 is provided on your distribution statement. Current price information is available from the website at www.dexus.com and is published daily in major Australian metropolitan newspapers.

Changing your details

You can access your security holding information online to update your personal details via the investor login facility. Annual report election, email address notifications, Tax File Number and Australian Business Number notifications can be amended via this facility at www.dexus.com/update. You will require your Holder Identification Number (HIN) or Security Holder Reference Number (SRN) to access your security holding.

Forms to enable changes to your security holding that cannot be performed directly online can be downloaded from Link Market Services website at linkmarketservices.com.au. Alternatively you can contact the DEXUS Infoline on +61 1800 819 675 or email registrars@linkmarketservices.com.au

Receive your communications electronically

DEXUS is committed to ensuring all investors have equal access to information about its investment activities. You can elect to receive communications electronically by registering your email address using the enclosed email collection and online notification form, if you have not already done so.

In line with DEXUS's commitment to the long term integration of sustainable business practices, investor communications are also provided via various electronic methods including:

- **DEXUS website**
www.dexus.com provides a wide range of information, including a two minute corporate video, ASX announcements, investor information and reports. In 2014, a suite of capability profiles, strategic case studies and videos were released and are available on the website. DEXUS security holders can subscribe to alerts to receive DEXUS communications immediately after release
- **DEXUS IR App**
The DEXUS IR App provides current and future investors with instant access to the latest security price, ASX announcements, presentations, reports, webcasts and more. You can download the DEXUS IR App for free from Apple's App Store or Google Play.
- **LinkedIn**
DEXUS now engages with its followers via LinkedIn. To receive DEXUS LinkedIn communications, visit the Investor Centre at www.dexus.com/investors and click on 'DEXUS on LinkedIn' - 'Follow us'.

If you have any questions concerning your security holding, please contact us on the DEXUS Infoline on +61 1800 819 675.

Thank you for your continued support of DEXUS Property Group.

Yours sincerely



David Yates
Executive General Manager
Investor Relations, Marketing & Communications