

DEXUS Property Group (ASX: DXS)

ASX release

19 December 2014

Challenger lease at 5 Martin Place concludes a significant year of leasing

DEXUS Property Group (DEXUS) (25% ownership interest), together with its joint owners Cbus Property (50% ownership interest) and the DEXUS Office Partner (25% ownership interest), today announced that it had successfully secured Australian investment management firm Challenger, as a new tenant at 5 Martin Place, Sydney.

Challenger has leased 9,127 square metres across the low rise levels 1 to 4 of the building. This lease increases the space committed at 5 Martin Place to 67% at least six months ahead of the planned completion of the development.

Challenger CEO, Brian Benari said: "We were attracted to the central location, unique heritage features and expansive floor plates of the lower floors at 5 Martin Place, which will enable us to foster increased collaboration across our business."

Challenger joins Evans & Partners which also leased 486 square metres on part of level 5 and Ashurst which pre-committed to 12,644 square metres across part level 5 to level 11 of the building prior to the commencement of the project.

DEXUS Executive General Manager, Office and Industrial, Kevin George said: "Securing Challenger as a new tenant at 5 Martin Place is a timely endorsement of the quality of the building and coincides with the broader improvement we are seeing in tenant demand for quality office space."

"The lease with Challenger concludes a significant year of leasing for DEXUS with over 240,000 square metres secured across the Group in 2014."

DEXUS and the DEXUS Office Partner acquired a 50% interest in 5 Martin Place, Sydney as part of the Commonwealth Property Office Fund (CPA) transaction in April 2014. DEXUS and Cbus Property recently implemented a refreshed leasing campaign which reinforces the unique features of the development.

Cameron Williams, Colliers International represented the owners and Challenger was represented by Geoffrey Learmonth LPC.

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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 \$18 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 1.7 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 32,000 investors from 20 countries. With 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

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