

Dexus (ASX: DXS)

ASX release



30 August 2018

30 June 2018 distribution payment

Dexus advises that the distribution for the six months ended 30 June 2018 will be paid to Security holders today.

The distribution statements, Attribution Managed Investment Trust Member Annual Statements (previously known as the Annual Taxation Statement) and the 2018 Annual Report will also be sent to Security holders (electronically or by mail) along with the enclosed letter.

Dexus's 2018 Annual online reporting suite is now available at www.dexus.com

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About Dexus

Dexus is one of Australia's leading real estate groups, proudly managing a high quality Australian property portfolio valued at \$27.2 billion. We believe that the strength and quality of our relationships will always be central to our success, and are deeply committed to working with our customers to provide spaces that engage and inspire. We invest only in Australia, and directly own \$13.3 billion of office and industrial properties. We manage a further \$13.9 billion of office, retail, industrial and healthcare properties for third party clients. The group's \$4.2 billion development pipeline provides the opportunity to grow both portfolios and enhance future returns. With 1.7 million square metres of office workspace across 53 properties, we are Australia's preferred office partner. Dexus is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange (trading code: DXS) and is supported by 27,000 investors from 20 countries. With more than 30 years of expertise in property investment, development and asset management, we have a proven track record in capital and risk management, providing service excellence to tenants and delivering superior risk-adjusted returns for investors. www.dexus.com

Download the Dexus IR app

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 (ASX: DXS)

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30 August 2018

Dear Security holder

Dexus has released its annual results, achieving distribution and Adjusted Funds from Operations (AFFO) per security growth of 5.1% for FY18. During the year we performed well across all areas of the business, meeting or exceeding our financial and operational targets, while continuing to position the group for the future.

Details relating to our achievements during the year can be found in the 2018 Annual Report and other documents available from our 2018 Annual Reporting suite at www.dexus.com

Please also find enclosed:

- Your distribution statement for the six months ended 30 June 2018
- Your Attribution Managed Investment Trust Member Annual Statement for the year ended 30 June 2018 (formerly known as Annual Taxation Statement)

Distribution payment

We achieved Funds from Operations (FFO) of \$653.3 million or 64.2 cents per security, delivering a distribution of 47.8 cents per security for the 12 months ended 30 June 2018, up 5.1% from FY17. This resulted in a distribution of 24.1 cents per security for the six months ended 30 June 2018.

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

Proposal to cease cheque payments

At our 2018 Annual General Meeting in October we will be seeking approval from Security holders via a special resolution to implement changes to the Constitution allowing all distribution payments to Australian and New Zealand resident Security holders to be made by direct credit. If the special resolution is approved, we will be asking Australian and New Zealand resident Security holders who currently receive their distribution payments by cheque to provide their bank account details for the payment of future distributions.

Further information relating to this proposal will be provided in the Notice of Meeting which will be sent to Security holders on 19 September 2018.

Attribution Managed Investment Trust Member Annual Statement

Please retain your Attribution Managed Investment Trust Member Annual Statement for your records. It contains important information to assist you in the completion of your taxation return.

Determining the value of your Dexus holding

The value of your security holding at 30 June 2018 is provided on your distribution statement. Current price information is available on Dexus's 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 link available on the 'My Security Holding' section of our website at www.dexus.com. You can also nominate your preference in this section on the way we communicate with you, email address notifications and Tax File Number and Australian



Business Number notifications can also be updated in this facility. You will require your Holder Identification Number (HIN) or Security Holder Reference Number (SRN) to access your security holding.

Forms are available for details that cannot be updated directly in this facility. Download them by clicking on the Forms menu item when you are logged into your Security holding or from the Link Market Services website at linkmarketservices.com.au. Alternatively, you can contact the Dexus Infoline on +61 1800 819 675 or email dexus@linkmarketservices.com.au

Receive your communications electronically

We are committed to ensuring all investors have equal access to information about our business activities. You can elect to receive communications electronically by registering your email address using the enclosed email collection and online notification form.

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

- **Dexus website**

www.dexus.com – Dexus's website provides a wide range of information for investors including easy access to information relating to your security holding, reports, ASX announcements, key dates and security price information. 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, Facebook and Twitter**

Dexus now engages with its followers on LinkedIn, Facebook and Twitter. It is as simple as logging into your accounts and following Dexus

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 investment in Dexus.

Yours faithfully

David Yates
Executive General Manager
Investor Relations, Communication & Sustainability