



2012 DEXUS PROPERTY GROUP ANNUAL RESULTS & STRATEGIC REVIEW

16 AUGUST



2012

DEXUS Property Group ANNUAL RESULTS and STRATEGIC REVIEW

16 August 2012



DEXUS Funds Management Limited
ABN 24 060 920 783
AFSL 238163 as responsible entity for DEXUS Property Group

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AGENDA

- Group highlights
- Financial results
- Capital management
- Third party funds management
- Portfolio results
- Market outlook
- Strategic review
- Summary
- Appendices

GROUP HIGHLIGHTS

For the year ended 30 June 2012

DXS investor returns

| 12.2% Total security holder return for year and outperformed A-REIT index ¹ over 1, 3 and 5 years | | | 3.3% Growth in distribution per security | |
|--|--|---|--|--|
| DXS Group | Property portfolio | | Capital management | Third party funds management |
| 3.4% FFO per security growth | 1 million sqm leased ² in total | \$1.6bn Total transactions across the Group | 27.2% Gearing at 30 June 2012 | Top quartile investment performance for DWPF and STC |
| \$10m in cost savings secured | 5.4% Office like-for-like NOI growth | US\$770m US central portfolio sold | 70-80% FFO payout ratio from FY13 | \$420m+ Equity raised for DWPF |

1. S&P/ASX 200 Property Accumulation index.
2. Including heads of agreement.

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GROUP HIGHLIGHTS

Achievements post balance date

| Third party funds management | Property portfolio | |
|---|---|--|
| \$360m¹ New capital partnership secured with the National Pension Service of Korea investing jointly with DXS in existing key industrial estates | Exchanged contracts for the \$58.5m acquisition of 50 Carrington Street, Sydney | Exchanged contracts for the \$241.6m acquisition of 12 Creek Street, Brisbane ² |
|  |  |  |
|  | | |

1. Initial partnership amount, which includes DEXUS's 50% interest in the properties. The partnership has the potential to grow to \$800 million over the next 5 years.
2. Acquired jointly owning a 50% interest with DWPF. DXS interest is \$120.8 million.

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GROUP HIGHLIGHTS

Solid financial results in line with guidance

| | | 30 June 2012 | 30 June 2011 |
|-----------------------|---------------------------|--------------|--------------|
| Key financial metrics | Statutory net profit | \$181.1m | \$553.0m |
| | FFO ¹ | \$367.8m | \$358.0m |
| | FFO per security | 7.65c | 7.40c |
| | Distribution per security | 5.35c | 5.18c |
| | Gearing | 27.2% | 28.4% |
| | NTA per security | \$1.00 | \$1.01 |

1. FFO (Funds from Operations): net profit adjusted to exclude property revaluations, unrealised mark-to-market changes, changes in deferred tax, amortisation of tenant cash and fit-out incentives, gain/loss on sale of certain assets and rent straight-lining. Refer to the glossary for the detailed explanation and the appendices for a reconciliation to net profit.

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FINANCIAL RESULTS



DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 6



FINANCIAL RESULTS

| | 30 June 2012 \$m | 30 June 2011 \$m |
|--|---------------------|---------------------|
| Funds From Operations (FFO) | 367.8 | 358.0 |
| (Loss) from the US central portfolio sale | (117.0) | — |
| (Loss)/gain on sale of investment properties | (11.0) | 7.1 |
| Net property revaluation gains | 67.9 | 182.0 |
| Net fair value (loss)/gain of derivatives | (97.1) | 44.2 |
| Other | (29.5) | (38.3) |
| Statutory net profit | 181.1 | 553.0 |

Further details are included in the appendices.

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FINANCIAL RESULTS

Funds From Operations

| | | 30 June 2012 \$m | 30 June 2011 \$m |
|--|---|--|--|
| <ul style="list-style-type: none"> Group operating EBIT up \$30.7m Group like-for-like NOI up 3.3% Office NOI up \$34.6m following completion of Bligh and Albert Street developments and like-for-like NOI growth of 5.4% Interest expense up due to completion of developments (capitalisation of interest ceased) | <ul style="list-style-type: none"> Office Industrial Industrial US¹ Non-core^{1,2} Currency impact on NOI Net operating costs Other operating income Operating EBIT Finance costs¹ Currency impact on finance costs Incentive amortisation and straight-lining³ RENTS Other Funds From Operations (FFO) FFO per security Distribution per security | <ul style="list-style-type: none"> 289.8 120.0 74.7 8.9 — (27.7) 2.2 467.9 (120.3) — 31.7 (12.0) 0.5 367.8 7.65 5.35 | <ul style="list-style-type: none"> 255.2 116.4 76.1 15.2 4.3 (30.6) 0.6 437.2 (89.0) (3.8) 28.8 (12.5) (2.7) 358.0 7.40 5.18 |

1. Constant currency; refer to Appendices for exchange rates.

2. European industrial.

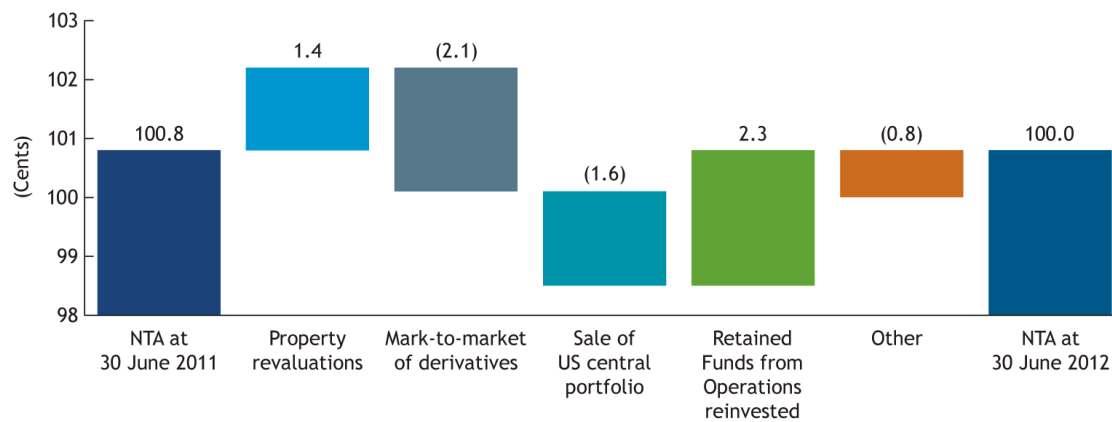
3. Includes cash and fit-out amortisation and straight-line rent adjustment.

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FINANCIAL RESULTS

Change in net tangible assets



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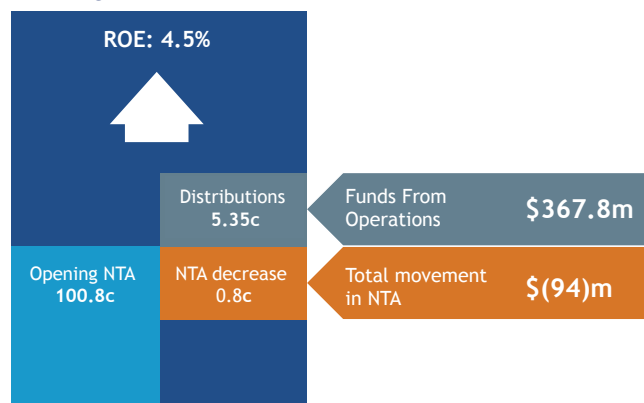


FINANCIAL RESULTS

Return on equity (ROE) impacted by strategic exit and interest rate volatility

- FY12 ROE of 4.5%
 - Impacted by US sale transaction costs and mark-to-market interest costs
 - Excluding these impacts ROE would have been 8.2%
- Positioned for more normalised ROE of 9%-10% through the cycle

FY12 ROE



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FINANCIAL RESULTS

Restructure leads to more efficient platform

- \$10m in cost savings through efficiencies¹
- FY12 net MER² of 30bps and forecast to be around 20bps in FY13
- Comparable costs in FY13 expected to be the same as in FY09

| FY12 | Third party mgt (\$m) | Group property mgt (\$m) | DXS asset mgt (\$m) | DXS development & trading (\$m) | Group corporate (\$m) | Total (\$m) |
|---------------------------------|-----------------------|--------------------------|---------------------|---------------------------------|-----------------------|-------------|
| Revenue | 28.3 | 32.3 | — | 52.4 | — | 113.0 |
| Apportioned compensation | (12.0) | (25.0) | (12.5) | (1.9) | (16.5) | (67.9) |
| CEO transition and redundancies | — | — | — | — | (6.5) | (6.5) |
| Other expenses | (1.0) | (4.2) | (2.2) | (0.7) | (14.2) | (22.3) |
| Total operating expenses | (13.0) | (29.2) | (14.7) | (2.6) | (37.2) | (96.7) |
| Cost of sales – active trading | — | — | — | (44.0) | — | (44.0) |
| Total operating expenses | (13.0) | (29.2) | (14.7) | (46.6) | (37.2) | (140.7) |
| Net operating profit/(costs) | 15.3 | 3.1 | (14.7) | 5.8 | (37.2) | (27.7) |

| | |
|--|--------|
| FY12 net MER | \$m |
| Net operating costs | (27.7) |
| Add back CEO transition and redundancies | 6.5 |
| Adj net operating costs | (21.2) |
| Funds under management | 7,023 |
| Net MER | 30bps |

1. Through the business restructure and cost saving initiatives implemented in 2012. Of the \$10m in cost savings, \$1m represents a reduction in capitalisation, \$2m was saved in FY12 and the remaining \$7m is savings in FY13.

2. Management Expense Ratio: calculated as total net operating profit/(costs) divided by funds under management.

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CAPITAL MANAGEMENT



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CAPITAL MANAGEMENT

Key highlights

FY12 focus

- Reduce cost of funds
- Increase debt duration

FY12 performance

- Refinanced \$850m of facilities at margins below 2%
- Reduced cost of funds by 50bps
- Successfully redeployed US central portfolio sale proceeds
 - Restructured associated US debt facilities
- Repurchased \$204m of RENTS¹ hybrid securities in June 2012, prior to the step-up, resulting in the wind-up of RENTS
- Commenced \$200m on-market securities buy-back in April 2012 with 35% of target completed as at 16 August 2012
- Announced a change to distribution payout policy from 70% to a range of 70-80% of FFO, effective FY13

1. Real-estate perpetual Exchangeable Step-up Securities.

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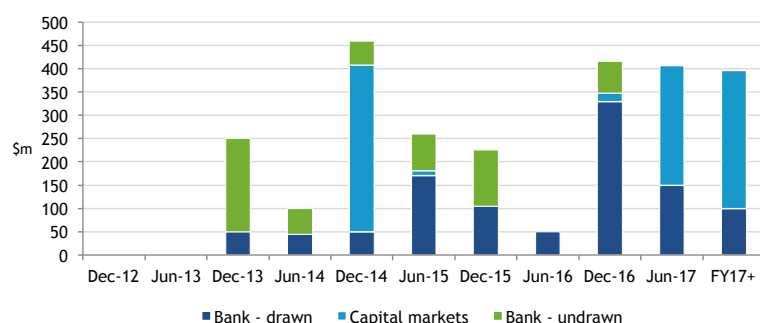


CAPITAL MANAGEMENT

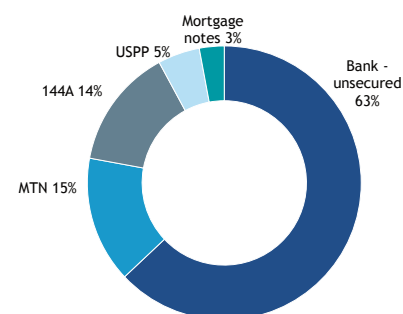
Reduced cost of debt and maintained duration

| | 30 June 2012 | 30 June 2011 |
|---------------------------------------|--------------|--------------|
| Cost of debt ¹ | 6.1% | 6.6% |
| Duration of debt ¹ | 4.2 years | 4.2 years |
| Hedged debt | 73% | 82% |
| Gearing ² | 27.2% | 28.4% |
| Headroom (approximately) ³ | \$600m | \$600m |
| S&P/Moody's credit rating | BBB+/Baa1 | BBB+/Baa1 |

Debt maturity profile⁴



Diversified mix of facilities⁴



1. Weighted average.

2. Refer to glossary for gearing definition.

3. Undrawn facilities plus cash.

4. Including \$30m of medium term notes that were secured post 30 June 2012.

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CAPITAL MANAGEMENT

FY13 focus

- Reduce cost of funds
- Maintain strong diversity of debt and duration of greater than four years
- Maintain strong credit rating metrics
- Continue on-market securities buy-back, where accretive to investor returns
- Utilise headroom for quality acquisitions or cancel excess facilities

123 Albert Street, Brisbane, QLD



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THIRD PARTY FUNDS MANAGEMENT



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THIRD PARTY FUNDS MANAGEMENT

New capital partnership established with leading global pension fund

FY12 focus

- Establish new capital partnerships

FY12 performance

- Established a long term capital partnership with the National Pension Service of Korea (NPS)
 - Initial partnership of \$360m
 - 50% ownership of 13 industrial properties
 - Partnership has the potential to grow to \$800m over the next 5 years
 - In line with strategy

| Partnership properties | Initial no. properties | Initial partnership total A\$m | Potential partnership total A\$m |
|------------------------|------------------------|--------------------------------|----------------------------------|
| Laverton/Altona | 8 | 234 | 450 |
| Greystanes | 5 | 126 | 350 |
| Total | 13 | \$360m | \$800m |



Note: JV values shown at 100%.

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THIRD PARTY FUNDS MANAGEMENT

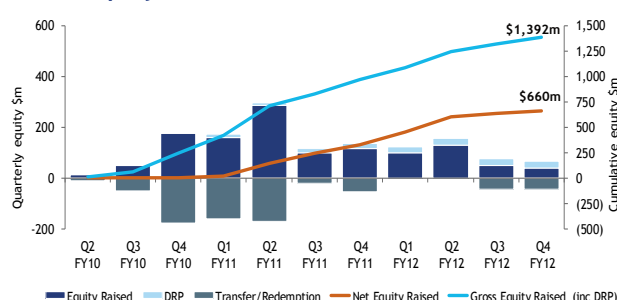
Outperformance in established platform

- Strong support from DWPF investors in an active year
 - Raised over \$420m of equity in FY12
 - Further equity in the pipeline for FY13
 - Top quartile performing fund achieving 9.7% total return¹
- STC mandate outperformed its benchmark
- AXA mandate concluded on 31 May 2012

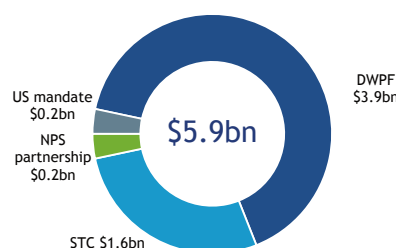
FY13 focus

- Continue to develop new capital partnerships
- Continue to achieve investment objectives to enhance returns for our established funds

DWPF equity raised since 2010



Third party funds management platform²



1. 12 month return to 30 June 2012 (post fees).

2. As at 30 June 2012, excludes cash and adjusted for the inclusion of NPS partnership and DWPF's 50% interest in 12 Creek Street, Brisbane.

PORTFOLIO RESULTS



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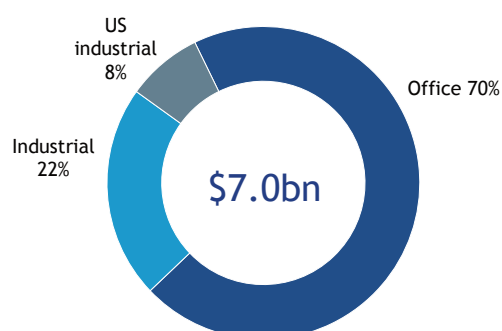
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PORTFOLIO RESULTS

Total portfolio – improved income and occupancy metrics

| Total DXS portfolio | 30 June 2012 | 30 June 2011 |
|--|--------------|--------------------|
| Total value ¹ | \$7.0bn | n/a |
| Total value | \$6.9bn | \$7.5bn |
| Total number of properties | 106 | 175 |
| Total NLA (sqm) | 2.5m | 4.2m |
| Income growth (like-for-like) | 3.3% | 1.9% |
| Occupancy by area | 93.4% | 88.7% |
| Occupancy by income | 95.8% | 93.6% |
| Weighted average lease expiry ² | 4.7 years | 5.0 years |
| Weighted average cap rate | 7.51% | 7.60% ³ |

Total DXS portfolio composition¹



1. Including the acquisitions of 50 Carrington Street, Sydney and a 50% interest in 12 Creek Street, Brisbane and the impact of the new capital partnership on the portfolio.
2. By income.

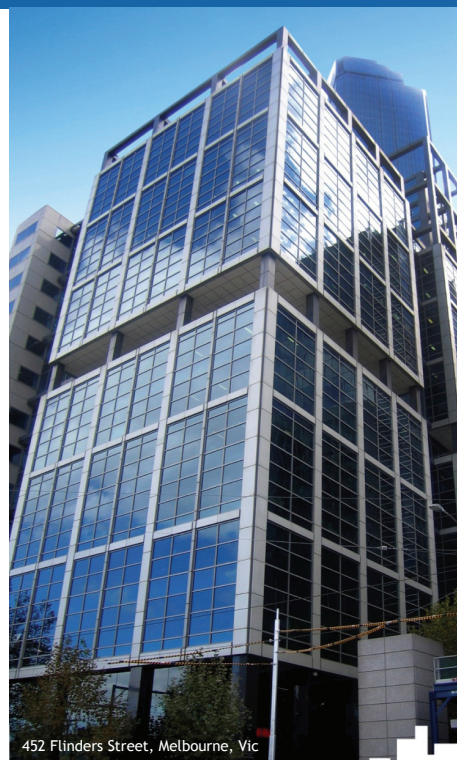
3. Adjusted to exclude the US central portfolio. Including the US central portfolio, the WACR was 7.7%.

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PORTFOLIO RESULTS

Total portfolio – transactions refocus and rebalance portfolio

- \$1.6bn in transactions, involving 95 properties¹ across the Group
- US industrial:
 - Sold central portfolio comprising 65 properties for US\$770m
 - Sold a further 5 US properties for US\$34.6m
 - Remaining portfolio of 24 west coast properties and 3 land parcels in Texas
- Europe:
 - Sold 71% of the portfolio for €82m
 - Remaining portfolio of 6 properties
- Office:
 - The sales of Garema Court, Canberra and The Zenith, Chatswood, have been postponed and are targeted for sale over the next 12-18 months
- Industrial:
 - Sold 4 properties for \$90m including 1 non-core property and 3 trading properties
 - Acquired Erskine Park and Wacol trading properties
- Third party funds management:
 - DWPF acquired 452 Flinders Street, Melbourne for \$201.5m and 2 industrial properties for \$96.5m
 - STC sold QV1 in Perth for \$310m



452 Flinders Street, Melbourne, Vic

1. Further details relating to divestments and acquisitions during FY12, are included in the appendices.

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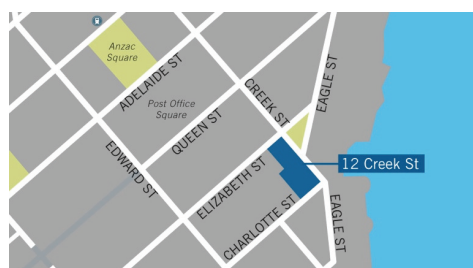
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PORTFOLIO RESULTS

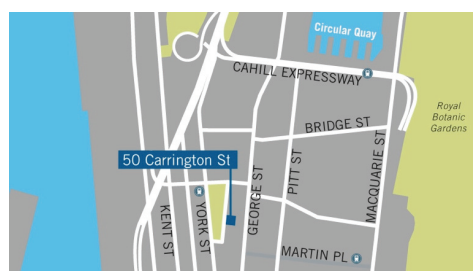
Total portfolio – post balance date acquisitions

- Post 30 June 2012 we exchanged contracts to acquire:
 - 12 Creek Street, (jointly with DWPF), is located in the “Golden Triangle” in the Brisbane CBD and has strong tenant covenants
 - 50 Carrington Street is located in the core of the Sydney CBD and is a value-add proposition
 - Both acquisitions are accretive to investor returns and improve the office portfolio’s geographic and tenant diversification
- Acquisitions to be funded from existing debt facilities

Location of 12 Creek Street, Brisbane



Location of 50 Carrington Street, Sydney



| Acquisitions | 12 Creek Street | 50 Carrington Street |
|-------------------------------|-----------------------|----------------------|
| Acquisition price (ex costs) | \$241.6m ¹ | \$58.5m |
| Acquisition rate per sqm | \$7,497 | \$5,180 |
| Initial yield | 7.9% | 5.2% |
| Cap rate | 7.75% | 8.0% |
| Target IRR | 10.2% ² | 11.2% ³ |
| Occupancy by area/income | 94.6%/95.1% | 61.3%/62.3% |
| Weighted average lease expiry | 4.5 years | 2.2 years |
| NABERS Energy rating | 2.5 stars | 3.0 stars |

1. 100% interest acquisition price. DXS ownership interest is 50%.
 2. 10 year IRR including DEXUS funds management fees.
 3. 3 year IRR.

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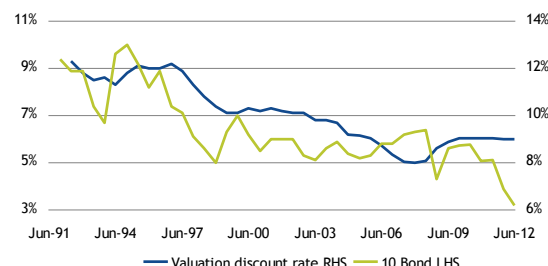
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PORTFOLIO RESULTS

Total portfolio – valuation metrics

- Capitalisation rates tightened by an average of 9bps across the portfolio
- Australian office cap rate spreads over bond rates reached the highest on record
- Independent valuers are taking a more subdued view on market rents and short-term growth
 - Pressure on office properties with shorter WALEs as incentives remain elevated

Sydney CBD office discount rate vs. 10 year bond rate



| | Cap rate 30 June 12 % | Cap rate 30 June 11 % | Discount rate 30 June 12 % | Discount rate 30 June 11 % | Valuation change ¹ % |
|----------------------------|-----------------------------|-----------------------------|----------------------------------|----------------------------------|---------------------------------------|
| Office | 7.30 | 7.37 | 9.18 | 9.12 | 2.0 |
| Industrial | 8.59 | 8.64 | 9.45 | 9.74 | (3.4) |
| US industrial ² | 6.32 | 6.62 | 8.13 | 8.98 | 7.3 |
| Total | 7.51 | 7.60 | 9.16 | 9.25 | 1.0 |

1. Valuation change includes investment property, development property and investments accounted for using the equity method.
2. Metrics represent the remaining US west coast portfolio only.

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PORTFOLIO RESULTS

Office – operating performance

FY12 focus

- Like-for-like income growth >FY11
- Residual leasing at 1 Bligh Street
- Secure lease pre-commitments for development at 180 Flinders Street, Melbourne¹

| Office portfolio | 30 June 2012 | 30 June 2011 |
|--|-----------------|-----------------|
| Occupancy by area ² | 97.1% | 96.2% |
| Occupancy by income | 96.8% | 95.3% |
| Average incentive ³ | 17.3% | 16.0% |
| Average rental increase ³ | 4.6% | 4.6% |
| Over/under rented | 3.3% under | 3.0% under |
| Weighted average lease expiry ⁴ | 4.9 years | 5.3 years |
| Weighted average cap rate | 7.30% | 7.37% |
| Total return – 1 year | 9.5% | 9.0% |

FY12 performance

- Achieved strong like-for-like income growth of 5.4%
- 1 Bligh Street
 - 90% committed with strong enquiry for remaining space
 - Achieved IRR of 10.6% to date
- Secured DA and commenced marketing for lease pre-commitments at 180 Flinders Street, Melbourne
- Achieved average rental increases on new leases of 4.6% with an average fixed increase of 4.1%
- Maintained long WALE of 4.9 years

1. Previously known as Flinders Gate or 172 Flinders Street, Melbourne.
2. By ownership.
3. Excluding development leasing.
4. By income.

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PORTFOLIO RESULTS

Office – key leasing achievements

- Exceeded leasing expectations in FY12
 - Leased 75,668sqm (13% of portfolio) including heads of agreement over 19,078sqm
 - Successfully leased Garema Court to a new Government³ tenant with no downtime
 - Increased tenant retention from 53% to 66%
- Proactive forward leasing
 - PKF secured for 10 years to 2025
 - Covermore secured for 5 years to 2017
- Reduced FY13 leasing exposure by 29%

| Key leases completed | Tenant | Area ¹ (sqm) | Income ² % | Term | Expiry |
|----------------------|-------------------------|-------------------------|-----------------------|------|--------|
| Garema Court | Government ³ | 10,873 | 1.2 | 12 | Mar 24 |
| 1 Bligh Street | Bloomberg | 2,643 | 0.3 | 12 | Dec 24 |
| | Oil Search | 4,891 | 0.5 | 12 | Sep 24 |
| | CPO ⁴ | 4,891 | 0.5 | 12.7 | Feb 25 |
| 1 Margaret Street | PKF | 6,756 | 1.3 | 10 | Jul 25 |
| 60 Miller Street | Covermore | 4,387 | 0.6 | 5 | Mar 17 |
| 123 Albert Street | QTC | 3,813 | 0.6 | 7 | Mar 19 |

1. At 100%.
2. At ownership level.

3. Department of Regional Australia, Local Government, Arts and Sport.
4. Commonwealth Parliamentary Offices.

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PORTFOLIO RESULTS

Office – FY13 focus proactive leasing

FY13 focus

- Progress retention and leasing strategies at 8 Nicholson Street, Melbourne and 30 The Bond, Sydney
- Focus on leasing in Sydney western corridor
- Continue recycling non-core properties into core properties and markets

| Leasing focus | Tenant | Area ¹ (sqm) | Ownership | Expiry status | Progress |
|---------------------|------------|-------------------------|-----------|---------------|---|
| FY13 | | | | | |
| 1 Bligh Street | Vacant | 4,482 | 33% | Available | Marketing |
| 45 Clarence Street | Vacant | 3,735 | 100% | Available | Marketing |
| Australia Square | Vacant | 7,045 | 50% | Available | Part under negotiation, marketing balance |
| 14 Moore Street | Comcare | 7,267 | 100% | Sep 12-May 13 | Marketing |
| 8 Nicholson Street | Government | 23,528 | 100% | Jun 13 | Under negotiation for renewal |
| FY14 | | | | | |
| Woodside Plaza | Woodside | 4,281 | 100% | Nov 13 | In discussions with current tenant |
| 30 The Bond | Lend Lease | 17,547 | 100% | Mar 14 | In discussions with current tenant |
| GPT, 1 Farrer Place | Corrs | 7,371 | 50% | May 14 | Marketing |
| FY15 | | | | | |
| GMT, 1 Farrer Place | NSW Gov | 20,406 | 50% | Dec 14 | In discussions with current tenant |

1. At 100%.

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PORTFOLIO RESULTS

Industrial – operating performance

FY12 focus

- Like-for-like income growth in line with FY11
- Complete 80,000sqm of development
- Secure trading profits of \$4.0m

| Industrial portfolio | 30 June 2012 | 30 June 2011 |
|--|--------------|--------------|
| Occupancy by area | 91.7% | 96.2% |
| Occupancy by income | 92.8% | 95.1% |
| Average incentive ¹ | 5.6% | 3.1% |
| Average rental increase ¹ | (5.0%) | (7.3%) |
| Over/(under) rented | 4.8% over | 4.6% over |
| Weighted average lease expiry ² | 4.4 years | 4.7 years |
| Weighted average cap rate | 8.59% | 8.64% |
| Total return – 1 year | 8.0% | 9.4% |

1. Excluding development leasing.
2. By income.

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FY12 performance

- Like-for-like income down 1.6% primarily due to postponed sale of Garigal Road, Belrose
- Exceeded development targets
 - Developed 120,102sqm
 - Underway 75,285sqm
- Exceeded trading profit target securing \$5.8m across 3 properties
 - Actively progressing 2 projects \$53.5m/43,800sqm
- Occupancy impacted by departure of Elders at Gillman (72,115sqm) on 30 June 2012
 - 57% now leased or secured heads of agreement at rents 34% higher than prior rents
 - In discussions with prospective tenants for the remaining space



PORTFOLIO RESULTS

Industrial – leasing, development and trading contribute to results

- Leased over 300,000sqm of space
 - 195,738sqm representing 17% of the portfolio and an additional 105,201sqm in developments
- Achieved retention rate of 59% retaining 54 tenants
- Maintained 100% occupancy at Kings Park estate through renewals over 37,300sqm (54% of GLA)
- Reduced FY13 leasing exposure by 43%

FY13 focus

- Increase occupancy at Sydney properties
- Complete development projects
 - 43,800sqm of trading properties
 - 31,500sqm of projects at the Quarry
- Secure \$5m in trading profits
- Continue recycling non-core properties into core properties and markets



Kings Park Industrial Estate, Vardys Road, Marayong, NSW



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PORTFOLIO RESULTS

US industrial – driving operational performance while positioning for sale

FY12 focus

- Increase central portfolio occupancy >6% and position for sale

FY12 performance

- Completed sale of central portfolio following a 10.3% increase in occupancy
- Leased 505,192sqm in 184 transactions¹ (over 23% of total area)
- Strong like-for-like income growth of 3.8% across the west coast portfolio
- Nil arrears at 30 June 2012 for west coast portfolio

| US industrial portfolio ² | 30 June 2012 | 30 June 2011 |
|--|--------------|--------------|
| Occupancy by area | 97.1% | 97.7% |
| Occupancy by income | 98.2% | 97.4% |
| Average incentive | 7.1% | 10.6% |
| Average rental decrease | (8.5%) | (7.4%) |
| Over/(under) rented | 12.2% over | 24.1% over |
| Weighted average lease expiry ³ | 4.4 years | 4.5 years |
| Weighted average cap rate | 6.32% | 6.62% |
| Total return – 1 year | 10.0% | 17.6% |

FY13 focus

- Maintain leasing focus on the west coast portfolio
- Progress exit strategy

1. Includes the annualised impact of the central portfolio.
2. All statistics in table relate to the remaining west coast portfolio only.
3. By income.

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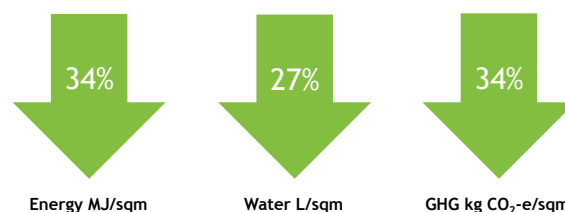
PORTFOLIO RESULTS

Corporate responsibility and sustainability

- Completed the \$31m NABERS Energy sustainability improvement program
- Four office properties awarded 5 star NABERS Energy ratings during the year
 - Reduced energy usage at these properties by an average of 37%
 - On track to achieve 4.5 star NABERS Energy and 3.5 star NABERS Water ratings by December 2012
- 1 Bligh recognised for sustainability and design credentials through numerous awards
- DEXUS head office achieved carbon neutral status for the 2nd year in a row and increased its NABERS Energy rating² to 4 stars

| DXS office portfolio | Jun 08 | Jun 09 | Jun 10 | Jun 11 | Jun 12 | Jun 13 ¹ |
|------------------------------|--------|--------|--------|--------|--------|---------------------|
| NABERS Energy rating | n/a | n/a | 3.2 | 3.6 | 3.9 | 4.5 |
| NABERS Water rating | n/a | n/a | 2.6 | 3.1 | 3.3 | 3.5 |
| Energy consumption intensity | 636 | 537 | 505 | 466 | 423 | 411 |
| Water consumption intensity | 881 | 813 | 769 | 696 | 644 | 625 |
| GHG emissions intensity | 141 | 121 | 115 | 103 | 93 | 91 |

Office resource consumption³



1. Target.
2. Without GreenPower.
3. DXS portfolio reduction in consumption from June 2008 to June 2012.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 30



MARKET OUTLOOK



DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 31

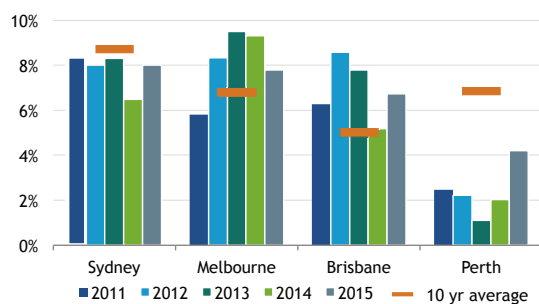
DEXUS
PROPERTY GROUP

MARKET OUTLOOK Australian office markets

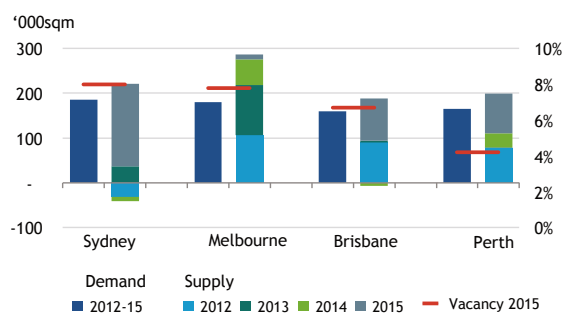
Relatively stable near term outlook

- Most major markets currently at, or near, equilibrium vacancy
- Expect cyclically slow tenant demand in FY13
- Impact of lower interest rates and employment growth is expected to result in a moderate recovery in tenant demand across most markets from FY14

Vacancy forecast 2011-2015



Net supply and demand 2012-2015



Source: Jones Lang LaSalle actual & DEXUS forecast.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 32

DEXUS
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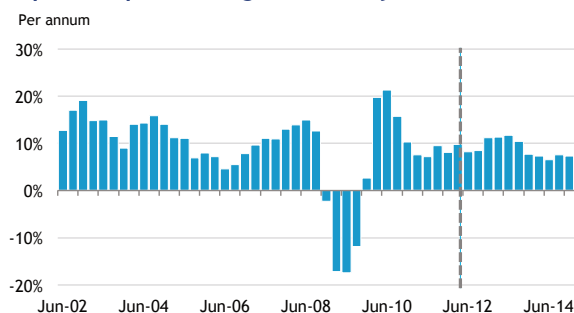
MARKET OUTLOOK

Australian industrial markets

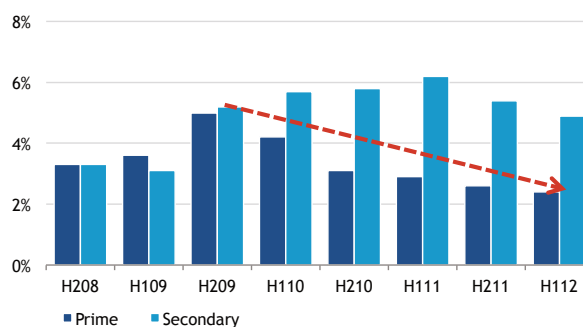
Key markets well positioned

- Import growth is expected to underpin tenant demand
- Pre-commitment levels have reduced
- National prime vacancy has fallen and is expected to remain low in FY13

Imports expected to grow steadily



National prime vacancy declining



Source: Jones Lang LaSalle, DEXUS Research, Savills Industrial Stock Survey, Deloitte Access Economics.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 33



MARKET OUTLOOK

Australian office and industrial – positioned for growth

| | Australian office markets | Australian industrial markets |
|----------------------|--|---|
| Tenant demand | Improvement from FY14 in line with employment growth projections | Improvement from FY14 in line with projected growth in imports |
| Supply | National supply levels below average in 2012-14 | Supply levels well below 10 year average |
| Vacancy rates | To remain below average levels over the next three years | For prime properties to remain relatively low over the next three years |
| Buyer demand | To remain strong for quality properties | To remain strong for quality properties |
| Cap rates | At or above long term averages and expected to tighten over next two years | Expected to tighten from current levels |
| Asset values | For prime grade properties expected to increase due to tighter yields | For prime grade properties expected to increase due to tighter yields |

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 34



STRATEGIC REVIEW



DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 35



STRATEGIC REVIEW

DEXUS to be globally recognised as Australia's leading real estate company

- A proxy for high quality Australian office
- Wholesale partner of choice in office, industrial and retail
- Growth in Australian industrial exposure through third party funds
- Offshore exposure now non-core

123 Albert Street, Brisbane, QLD



DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 36



STRATEGIC REVIEW

DEXUS's current position

DEXUS Property Group platform

A\$12.9bn^{1,2} AUM

Public and private capital | 259 property professionals | 152 properties | 4.0m sqm NLA

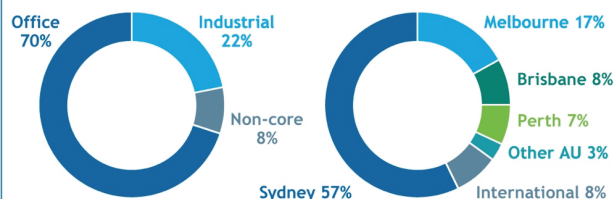
Office AUM A\$6.8bn

Industrial AUM A\$3.1bn

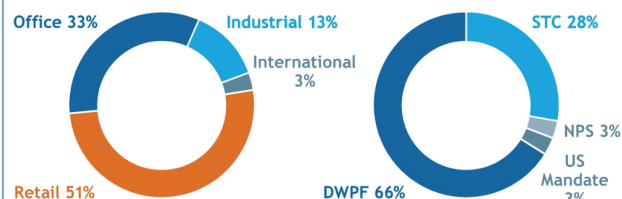
Retail AUM A\$3.0bn

Development pipeline A\$1.2bn

DXS portfolio investments A\$7.0bn



Third Party Funds Management A\$5.9bn



Asset management
& leasing

Development
management

Transaction
management

Finance
& Treasury

Research

Legal &
Compliance

Funds
management

Group

Sustainability

1. Excluding cash
2. Including post balance date acquisitions and impact of NPS partnership.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 37



STRATEGIC REVIEW

DEXUS's key competitive strengths and opportunities

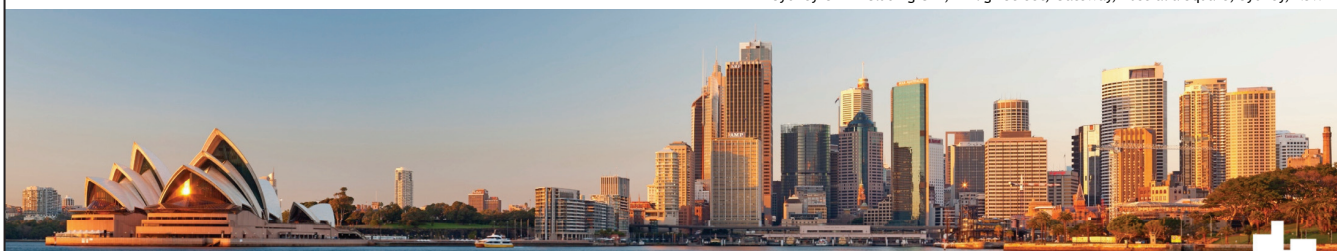
Key competitive strengths

- Highest quality listed office portfolio
- Core capabilities in office, industrial and retail asset management and development
- Strong and diversified tenant relationships
- Scalable, high performing third party funds platform
- Track record delivering consistent long term investor returns
- Strong balance sheet and prudent capital management

Opportunities

- Office sector leadership
- Enhancing our core capabilities and focus at the property level to drive performance and deliver superior returns
- Leveraging access to capital through our third party funds platform
- Redeploying excess capital into core Australian markets

Sydney CBD including GPT, 1 Bligh Street, Gateway, Australia Square, Sydney, NSW



DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 38



STRATEGIC REVIEW

DEXUS intent for market leadership

CAPABILITY

- The leader in office retaining multi-sector capabilities in industrial and retail
- Best people, systems, processes and strongest tenant relationships
- Actively managing and recycling properties through the cycle to drive returns
- A renowned culture of service excellence and high performance

CAPITAL

- Most competitive cost of equity relative to peers
- Increased access to long term capital partnerships to invest through the cycle
- Better cost and access to debt funding through the cycle relative to peers

OPERATIONAL SCALE

- The leading manager of CBD office, concentrated in core Australian markets
- The leader in asset and tenant deal flow with superior market intelligence
- Leading ability to pre-empt and satisfy tenant needs
- Lowest operating cost model relative to peers



STRATEGIC REVIEW

A clear and focused strategy

OUR VISION

To be globally recognised as Australia's leading real estate company

OUR STRATEGY

To deliver superior risk-adjusted returns for our investors from high quality Australian real estate primarily comprising CBD office buildings

OUR STRATEGIC OBJECTIVES

OFFICE

Being the leading owner and manager of Australian office

CORE CAPABILITIES

Having the best people, strongest tenant relationships and most efficient systems

CAPITAL PARTNERSHIPS

Being the wholesale partner of choice in Australian office, industrial and retail

CAPITAL & RISK MANAGEMENT

Actively managing our capital and risk in a prudent and disciplined manner

OUR PEOPLE WILL BE RECOGNISED FOR

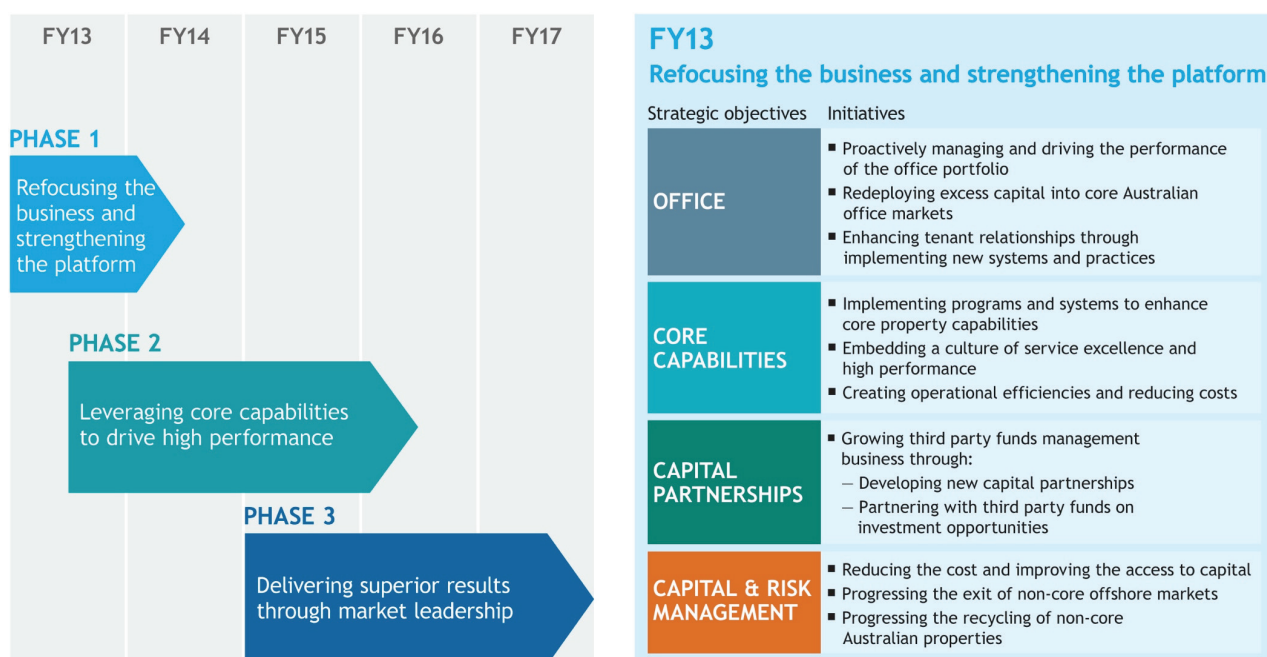
Property expertise

Institutional rigour

Entrepreneurial spirit

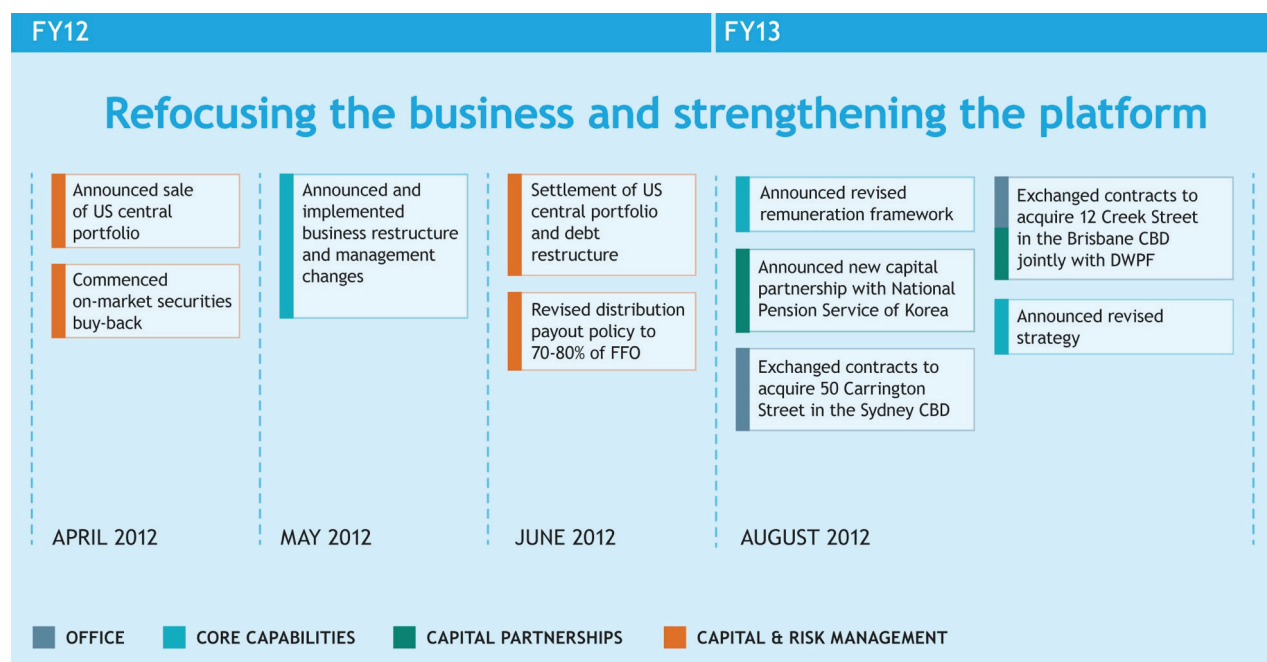
STRATEGIC REVIEW

Phases of execution and FY13 initiatives



STRATEGIC REVIEW

Execution momentum has been established

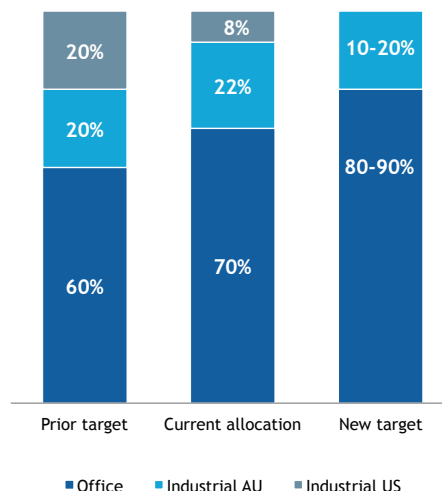


STRATEGIC REVIEW

Target composition and focus

DXS portfolio¹ composition

- Concentrate on core Australian markets
- Exit from non-core offshore markets
 - US to be exited within next 12-24 months
- Growth in Australian industrial exposure through third party funds
- Increased office exposure in DXS portfolio to enable active trading of office properties through the cycle
- Maximum of 15% development exposure in DXS portfolio



Maintain strong DXS balance sheet

- Target gearing range of 30-40%
- Maintain diverse range of financing options
- Target debt duration of >4 years

1. Balance sheet properties only.
 2. As at 30 June 2012 including the post balance date acquisitions and impact of NPS partnership.
 3. Target of 3-5 year timeframe.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 43

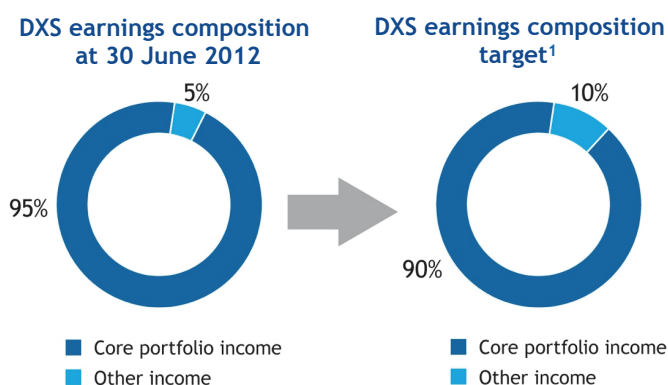


STRATEGIC REVIEW

Target composition and focus

DXS earnings shift

- Quality of earnings to change and be more focused on Australian office
- Exposure to upside in fee income from third party funds management and property management sources
- Reduced contribution from trading activities over time



Sydney CBD view from Gateway, 1 Macquarie Place, Sydney, NSW



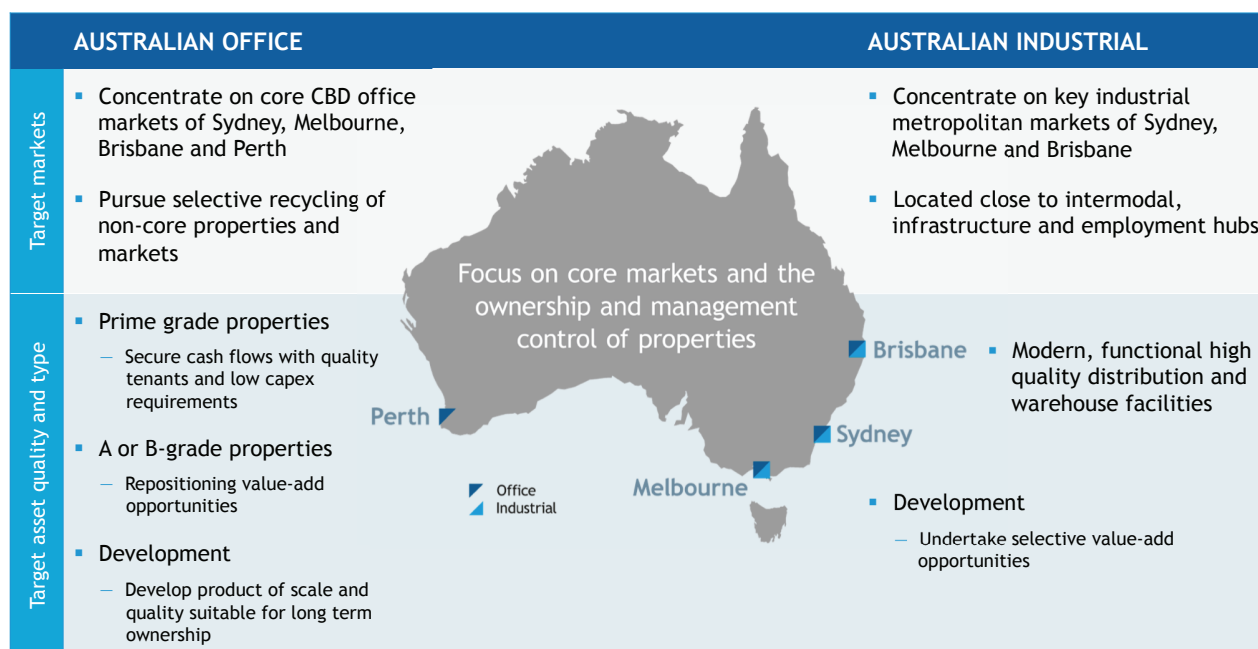
1. Target of 3-5 year timeframe.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 44



STRATEGIC REVIEW

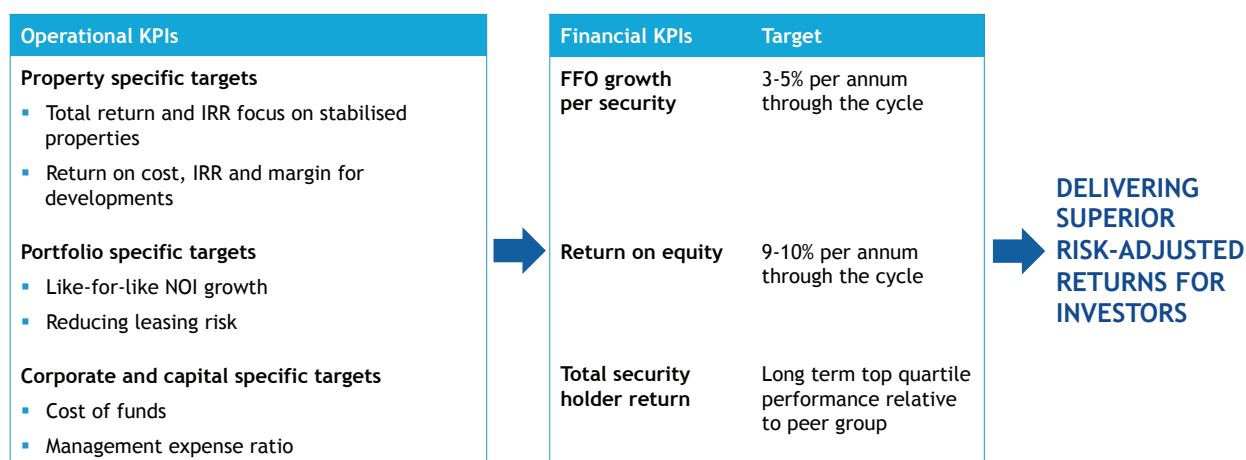
Target core markets and assets for the DXS portfolio



STRATEGIC REVIEW

Clear operational and financial targets

- Enhanced KPIs for all senior executives incorporating operational and financial targets
- Additional KPIs aligned to strategic objectives



SUMMARY



DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 47



SUMMARY

- Clear strategy with execution momentum established
- Australian office and industrial markets expected to be positioned for growth from FY14
- Well positioned with strong conservative balance sheet
- We are confident we have the scale, expertise and strategy to continue to grow earnings
- Guidance for year ending 30 June 2013¹
 - FY13 FFO per security of 7.75 cents
 - FY13 FFO payout ratio of 75%
 - FY13 distribution per security growth of 8.4% to 5.8 cents



1 Bligh Street, Sydney, NSW

1. Barring unforeseen circumstances. Assumptions include: delivering 2% like-for-like NOI growth in office portfolio, \$5m in trading profits, cost of debt remaining at 6.1% and excluding impacts of further on-market buy-back.

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2012 ANNUAL RESULTS APPENDICES



DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 49

DEXUS
PROPERTY GROUP

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DEXUS
PROPERTY GROUP

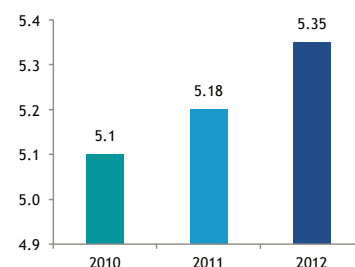
GROUP HIGHLIGHTS

Strong total security holder returns

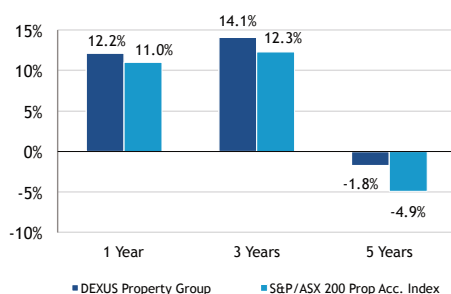
DXS investor returns

- FY12 total security holder return of 12.2%
 - Outperformed A-REIT index¹ over 1, 3 and 5 years
- FY12 distribution per security growth of 3.3%

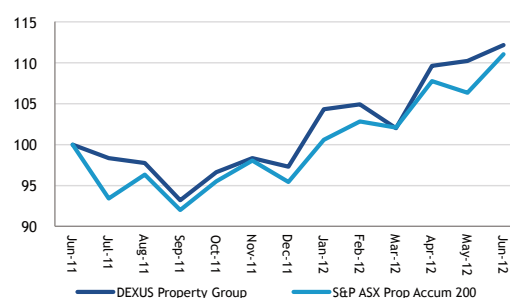
Distribution – cents per security



DEXUS total security holder return



DEXUS accumulation price performance



1. S&P/ASX Property 200 Accumulation Index.

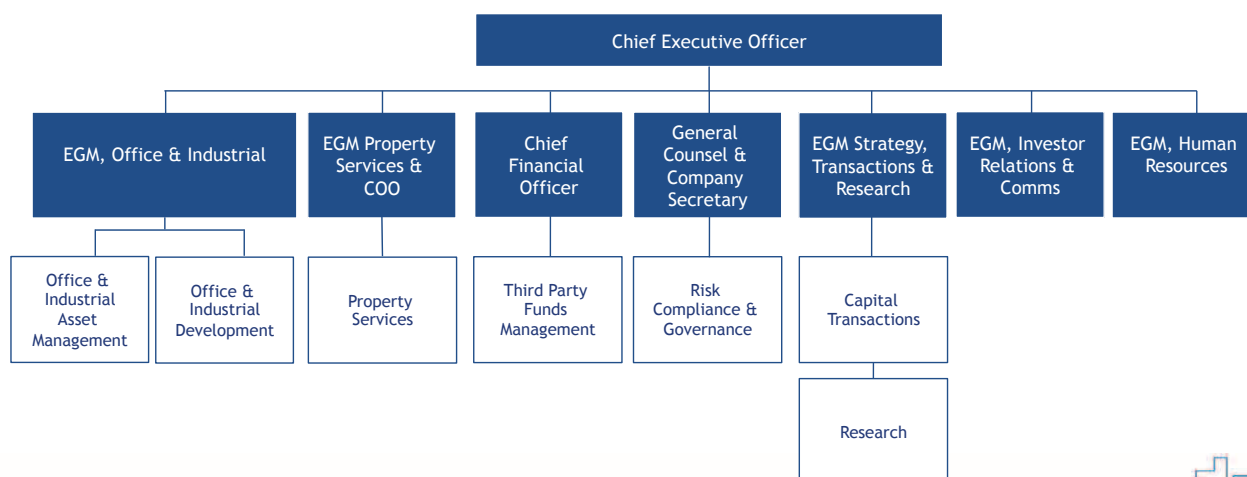
DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 51

DEXUS
PROPERTY GROUP

GROUP HIGHLIGHTS

DEXUS organisational structure

- Enhanced bench strength at executive level to drive future direction
- Streamlined structure bringing executives closer to properties and tenants
- Leveraged synergies through combining office and industrial skill sets



DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 52

DEXUS
PROPERTY GROUP

FINANCIAL RESULTS

Funds from operations breakdown

| \$m | Office NOI | AU industrial NOI | US industrial NOI | EU industrial NOI | Mgmt net operating cost | Other (FX) | Elims | Operating EBIT | Finance costs | Fit-out/cash amort & SLR | RENTS | Other | FFO |
|---|---------------|-------------------|-------------------|-------------------|-------------------------|------------|---------------|----------------|----------------|--------------------------|---------------|--------------|----------------|
| Property revenue | 382.3 | 149.8 | 105.6 | 12.3 | 3.6 | — | — | 653.6 | | 31.1 | | | 684.7 |
| Proceeds from sale of inventory | | | | | 49.8 | | | 49.8 | | | | | 49.8 |
| Management fee income | | | | | 63.2 | — | (12.5) | 50.7 | | | | | 50.7 |
| Total revenue from ordinary activities | 382.3 | 149.8 | 105.6 | 12.3 | 116.6 | — | (12.5) | 754.1 | | 31.1 | | | 785.2 |
| Net foreign exchange gain | | | | | | 2.2 | | 2.2 | | | | | 2.2 |
| Share of net profits of associates* | 6.3 | | | | | | | 6.3 | | 0.6 | | | 6.9 |
| Other income | | | | | | | | | | | | | — |
| Total income | 388.6 | 149.8 | 105.6 | 12.3 | 116.6 | 2.2 | (12.5) | 762.6 | | 31.7 | | | 794.3 |
| Property expenses | (98.8) | (29.8) | (30.9) | (3.4) | (3.6) | | 11.6 | (154.9) | | | | | (154.9) |
| Cost of sale of inventory | | | | | (44.0) | | | (44.0) | | | | | (44.0) |
| Finance costs | | | | | | | | | (120.3) | | | | (120.3) |
| Depreciation and amortisation | | | | | (2.8) | | | (2.8) | | | | | (2.8) |
| Employee benefits expense | | | | | (74.4) | | | (74.4) | | | | | (74.4) |
| Other expenses | | | | | (19.5) | | 0.9 | (18.6) | | | | | (18.6) |
| Total expenses | (98.8) | (29.8) | (30.9) | (3.4) | (144.3) | — | 12.5 | (294.7) | (120.3) | — | | | (415.0) |
| Profit/(loss) before tax | 289.8 | 120.0 | 74.7 | 8.9 | (27.7) | 2.2 | — | 467.9 | (120.3) | 31.7 | | | 379.3 |
| Income tax benefit/(expense) | | | | | | | | | | | | 1.9 | 1.9 |
| Withholding tax benefit/(expense) | | | | | | | | | | | | (2.5) | (2.5) |
| Total tax benefit/(expense) | | | | | | | | | | | | (0.6) | (0.6) |
| RENTS | | | | | | | | | | | (12.0) | | (12.0) |
| Other | | | | | | | | | | | | 1.1 | 1.1 |
| FFO | 289.8 | 120.0 | 74.7 | 8.9 | (27.7) | 2.2 | — | 467.9 | (120.3) | 31.7 | (12.0) | 0.5 | 367.8 |

DEXUS Property Group 2012 Annual Results and Strategic Review — Slide 53



FINANCIAL RESULTS

Statutory profit breakdown

| \$m | NOI | Mgmt Internal fees business & recoveries EBIT | Other income & expenses | Net finance costs | RENTS dist'n | Current tax | Deferred tax | Revals/MTM/gain on sale | Elims | Group consolidated 30 June 12 |
|--|--------------|---|-------------------------|-------------------|--------------|-------------|--------------|-------------------------|---------------|-------------------------------|
| Revenue from ordinary activities | | | | | | | | | | |
| Property revenue | 650.0 | 3.6 | | | | | | | | 653.6 |
| Proceeds from sale of inventory | | 49.8 | | | | | | | | 49.8 |
| Management fees | | 89.8 | | | | | | | (39.1) | 50.7 |
| Interest revenue | | | | 1.7 | | | | | | 1.7 |
| Net foreign exchange gain | | | 2.2 | | | | | | | 2.2 |
| Share of net profits of associates accounted for using the equity method | 6.3 | | | | | | | 7.5 | | 13.8 |
| Net fair value gain of investment properties | | | | | | | | 75.3 | | 75.3 |
| Total income | 656.3 | 143.2 | — | 2.2 | 1.7 | — | — | 82.8 | (39.1) | 847.1 |

DEXUS Property Group 2012 Annual Results and Strategic Review — Slide 54



FINANCIAL RESULTS

Statutory profit breakdown

| \$m | NOI | Mgmt business & recoveries EBIT | Internal fees | Other income & expenses | Net finance costs | RENTS dist'n | Current tax | Deferred tax | Revals/ MTM/gain on sale | Elims | Group consolidated 30 June 12 |
|--|----------------|---------------------------------|---------------------------|-------------------------|-------------------|--------------|--------------|---------------|--------------------------|-------------|-------------------------------|
| Expenses | | | | | | | | | | | |
| Property expenses | (162.9) | (3.6) | | | | | | | | 11.6 | (154.9) |
| Cost of sale of inventory | | (44.0) | | | | | | | | | (44.0) |
| Internal RE fees and recoveries | | | (26.6) | | | | | | | 26.6 | — |
| Finance costs | | | | | (122.0) | | | | (139.9) | | (261.9) |
| Depreciation | | (2.8) | | | | | | | | | (2.8) |
| Impairment | | | | | | | | | (15.5) | | (15.5) |
| Employee related expenses | | (74.4) | | | | | | | | | (74.4) |
| Net loss on sale of investment properties | | | | | | | | | (32.6) | | (32.6) |
| Net fair value loss of derivatives | | | | | | | | | (1.5) | | (1.5) |
| Other expenses | | (13.7) | | (5.8) ¹ | | | | | | 0.9 | (18.6) |
| FX loss transferred from reserves | | | | | | | | | (41.5) | | (41.5) |
| Total expenses | (162.9) | (138.5) | (26.6) | (5.8) | (122.0) | — | — | — | (231.0) | 39.1 | (647.7) |
| Profit before tax | 493.4 | 4.7 | (26.6) | (3.6) | (120.3) | — | — | — | (148.2) | — | 199.4 |
| Tax expense | | | | | | | | | | | |
| Income tax benefit | | | | | | | 1.1 | 19.1 | | | 20.2 |
| Withholding tax expense | | | | | | | (2.5) | (34.2) | | | (36.7) |
| Total tax benefit/(expense) | — | — | — | — | — | — | (1.4) | (15.1) | — | — | (16.5) |
| Net profit attributable to other non-controlling interests | | | | | | (1.8) | | | | | (1.8) |
| Net profit | 493.4 | 4.7¹ | (26.6)¹ | (3.6) | (120.3) | (1.8) | (1.4) | (15.1) | (148.2) | — | 181.1 |

Operating EBIT (slide 8) = 467.9

1. These three items comprise the net operating profit/costs of (\$27.2m) per slide 11.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 55



FINANCIAL RESULTS

Profit to funds from operations reconciliation

| \$m | Group consolidated 30 June 12 | Loss on sale of US central portfolio | Property revals/ Impairmt | MTM deriv/ FX | Loss on sale of inv prop | Amort'n & straight-line rent adj | Deferred tax | RENTS capital dist'n and other | FFO |
|--|-------------------------------|--------------------------------------|---------------------------|---------------|--------------------------|----------------------------------|--------------|--------------------------------|----------------|
| Revenue from ordinary activities | | | | | | | | | |
| Property revenue | 653.6 | | | | | 31.1 | | | 684.7 |
| Proceeds from sale of inventory | 49.8 | | | | | | | | 49.8 |
| Management fee income | 50.7 | | | | | | | | 50.7 |
| Interest revenue | 1.7 | | | | | | | (1.7) | — |
| Total revenue from ordinary activities | 755.8 | — | — | — | — | 31.1 | — | (1.7) | 785.2 |
| Net foreign exchange gain | 2.2 | | | | | | | | 2.2 |
| Share of net profits of associates accounted for using the equity method | 13.8 | | (7.5) | | | 0.6 | | | 6.9 |
| Net fair value gain of investment properties | 75.3 | | (75.3) | | | | | | — |
| Other income | — | | | | | | | | — |
| Total income | 847.1 | — | (82.8) | — | — | 31.7 | — | (1.7) | 794.3 |
| Expenses | | | | | | | | | |
| Property expenses | (154.9) | | | | | | | | (154.9) |
| Cost of sale of inventory | (44.0) | | | | | | | | (44.0) |
| Responsible Entity fees | — | | | | | | | | — |
| Finance costs | (261.9) | 44.3 | | 95.6 | | | | 1.7 | (120.3) |
| Depreciation and amortisation | (2.8) | | | | | | | | (2.8) |
| Impairment | (15.5) | | 14.9 | | | | | 0.6 | — |
| Employee benefits expense | (74.4) | | | | | | | | (74.4) |
| Net loss on sale of investment properties | (32.6) | 23.5 | | | 9.1 | | | | — |
| Net fair value gain/(loss) of derivatives | (1.5) | | | 1.5 | | | | | — |
| Other expenses | (18.6) | | | | | | | | (18.6) |
| Foreign currency loss transferred from reserves | (41.5) | 39.6 | | | 1.9 | | | | — |
| Total expenses | (647.7) | 107.4 | 14.9 | 97.1 | 11.0 | — | — | 2.3 | (415.0) |
| Profit/(loss) before tax | 199.4 | 107.4 | (67.9) | 97.1 | 11.0 | 31.7 | — | 0.6 | 379.3 |
| Tax benefit/(expense) | | | | | | | | | |
| Income tax benefit/(expense) | 20.2 | 0.8 | | | | | (19.1) | | 1.9 |
| Withholding tax benefit/(expense) | (36.7) | 8.8 | | | | | 25.4 | | (2.5) |
| Total tax benefit/(expense) | (16.5) | 9.6 | — | — | — | — | 6.3 | — | (0.6) |
| Net profit attributable to other minority interests | (1.8) | | | | | | | (10.2) | (12.0) |
| Other | — | | | | | | | 1.1 | 1.1 |
| Profit/(loss) after tax and minority interest | 181.1 | 117.0 | (67.9) | 97.1 | 11.0 | 31.7 | 6.3 | (8.5) | 367.8 |

Refer to reconciliation in the Property Synopsis at www.dexus.com/synopsis for full details.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 56



FINANCIAL RESULTS

Change in net tangible assets

| | 30 June 2011 \$m | 30 June 2012 \$m | cps |
|--|------------------------|------------------------|--------------|
| Opening net tangible assets | 4,576 | 4,878 | 100.8 |
| Revaluation of real estate | 182 | 68 | 1.4 |
| Retained earnings ¹ | 107 | 110 | 2.3 |
| Amortisation of tenant incentives ² | (29) | (32) | (0.7) |
| Fair value movements ³ | 33 | (189) | (3.9) |
| NTA changes in comprehensive income | 293 | (43) | (0.9) |
| Impact of the securities buy-back | — | (51) | 0.1 |
| FX reserve ⁴ | 9 | — | — |
| Total movement in NTA | 302 | (94) | 100.0 |
| Closing net tangible assets | 4,878 | 4,784 | |

1. Based on payout ratio being 70% of FFO.

2. Includes rent straight-lining

3. Primarily includes fair value movements of derivatives and gain/(loss) on sale of assets.

4. Includes the impact of the DRP and FX reserves.

| Investment portfolio | % of portfolio | Cap rate | Valuation movement |
|------------------------|----------------|----------|--------------------|
| Office | 67% | 7.30% | 93.5 |
| Industrial | 24% | 8.59% | (57.8) |
| Industrial US | 8% | 6.32% | 36.5 |
| Europe | 1% | | (4.3) |
| Total portfolio | 100% | | 67.9 |

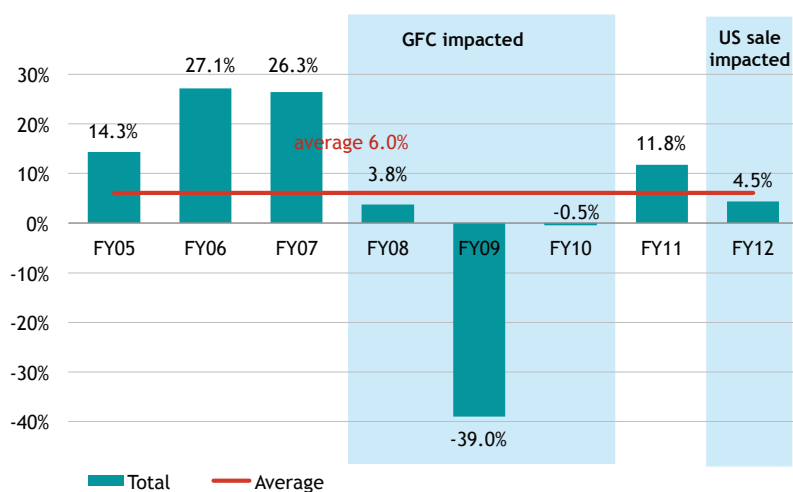
DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 57



FINANCIAL RESULTS

Return on equity

ROE track record



DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 58



FINANCIAL RESULTS

Interest reconciliation

| | 30 June 2012 \$m | 30 June 2011 \$m |
|--|---------------------|---------------------|
| Interest paid/payable | 135.3 | 124.4 |
| Other finance costs | 5.2 | 4.4 |
| Realised interest rate swap expense ¹ | 4.0 | 26.5 |
| Gross finance costs | 144.5 | 155.3 |
| Less: interest capitalised | (22.5) | (61.0) |
| Less: interest income | (1.7) | (1.5) |
| Net finance costs for distributable earnings (Slide 8) | 120.3 | 92.8 |
| Less: unrealised interest rate swap MTM loss/(gain) ¹ | 95.6 | (41.6) |
| Add: finance costs attributable to asset disposal programme | 44.3 | — |
| Add: interest income | 1.7 | 1.5 |
| Statutory finance costs (Fin Stats note 3) | 261.9 | 52.7 |

1. Net fair value loss of interest rate swaps of \$99.6m (per note 3) consists of realised interest rate swap expense \$4.0m plus unrealised interest rate swap MTM loss \$95.6m.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 59



FINANCIAL RESULTS

Direct property portfolio movements

| | Office ¹ \$m | Industrial \$m | US industrial \$m | Other ² \$m | DEXUS total ¹ \$m |
|--------------------------------|----------------------------|-------------------|----------------------|---------------------------|---------------------------------|
| Opening direct property | 4,511 | 1,631 | 1,171 | 174 | 7,487 |
| Leasing incentive ³ | 37 | 6 | 19 | 1 | 63 |
| Maintenance capex | 39 | 14 | 10 | 1 | 64 |
| Acquisitions | — | 22 | 35 | — | 57 |
| Developments ⁴ | 40 | 92 | — | — | 132 |
| Disposals ⁵ | — | (44) | (798) | (118) | (960) |
| FX | 1 | — | 78 | (8) | 71 |
| Revaluations | 94 | (58) | 36 | (4) | 68 |
| Amortisation | (44) | (6) | (14) | (1) | (65) |
| Straight-lining | 2 | 2 | 2 | — | 6 |
| Closing direct property | 4,680 | 1,659 | 539 | 45 | 6,923 |

1. Includes DXS's share of equity accounted investments.

2. Includes Europe.

3. Includes rent free incentives.

4. Includes capitalised interest.

5. At book value.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 60



CAPITAL MANAGEMENT

Debt covenants and buy-back summary

| Key metrics | 30 June 2012 | 30 June 2011 |
|--|--------------|--------------|
| Gearing ¹ | 27.2% | 28.4% |
| Pro-forma gearing — 100% buy-back ^{1,2} | 29.4% | n/a |
| S&P/Moody's credit rating | BBB+ / Baa1 | BBB+ / Baa1 |
| Covenant gearing ¹ (covenant ³ <55%) | 27.8% | 29.1% |
| Interest cover (covenant ³ >2.0x) | 3.8x | 3.1x |
| Priority debt (covenant ³ <30%) | 1.1% | 5.3% |

| Buy-back summary | 30 June 2012 | 16 August 2012 |
|---------------------------------|--------------|----------------|
| Total buy-back commitment | \$200m | \$200m |
| % of securities on issue | 5% | 5% |
| Total securities bought back | 55.2m | 76.5m |
| % of total commitment | 25.5% | 35.3% |
| Total cost of units bought back | \$51.0m | \$70.6m |
| Average price per security | \$0.923 | \$0.923 |

1. Refer to glossary for gearing definition.
2. Assuming completion of balance of \$200m buy-back.
3. As per public bond covenants.

DEXUS Property Group 2012 Annual Results and Strategic Review — Slide 61

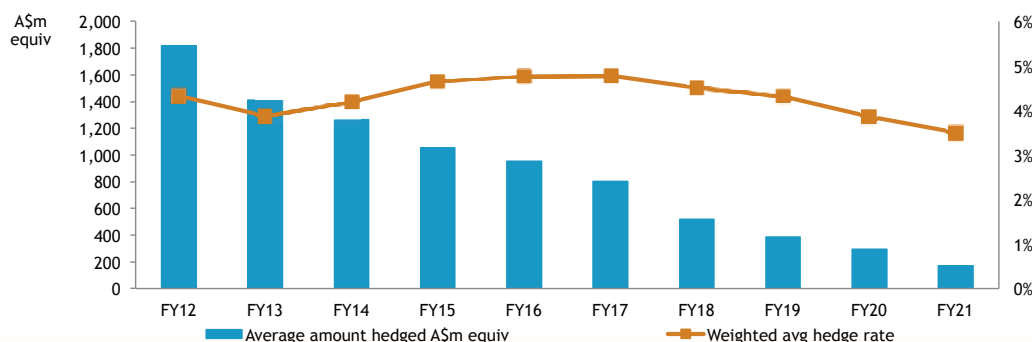


CAPITAL MANAGEMENT

Interest rate hedging profile

| | 30 June 2012 | 30 June 2011 |
|---|--------------|--------------|
| Average amount of debt hedged ¹ | 73% | 82% |
| Weighted average interest rate on hedged debt | 4.3% | 4.8% |
| Weighted average fixed & floating rate ² | 6.1% | 6.6% |
| Weighted average maturity of interest hedges | 4.9 years | 5.8 years |
| Foreign balance sheet hedged | 81% | 92% |

Hedge maturity profile



Note: all prior disclosed Foreign Exchange Contracts were closed out prior to 30 June 2012. Foreign income exposure going forward is less than 4% of total distributable earnings.
1. Average amount hedged for the financial year (includes RENTS).
2. Includes fees and margins.

DEXUS Property Group 2012 Annual Results and Strategic Review — Slide 62



PORTFOLIO RESULTS

Acquisitions

| Acquisitions | Sector | Interest % | Acquisition A\$m ¹ | Settlement |
|--|-----------------|------------|-------------------------------|---------------|
| 3676 Ipswich Road, Wacol, QLD | Industrial AU | 100% | n/a | November 2011 |
| 57-75 Templar Road, Erskine Park, NSW | Industrial AU | 100% | n/a | June 2012 |
| 6711 Valley View Street, La Palma, CA | US industrial | 100% | 17.1 | July 2011 |
| 2250 Riverside Avenue, Colton, CA | US industrial | 100% | 17.5 | October 2011 |
| Total DXS | | | 34.6 | |
| 452 Flinders Street, Melbourne, VIC | Office DWPF | | 201.5 | November 2011 |
| Sir Joseph Banks Corporate Park, Botany, NSW | Industrial DWPF | | 76.8 | November 2011 |
| 34 Manton Street, Morningside, QLD | Industrial DWPF | | 19.7 | December 2011 |
| Total Third Party Funds | | | 298.0 | |
| Total Group | | | 332.6 | |

1. Purchase price excludes acquisition costs.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 63



PORTFOLIO RESULTS

Divestments

| Divestments | No. properties | Book value A\$m | Proceeds Local Ccy M | Proceeds A\$m |
|-----------------------------------|----------------|-----------------|----------------------|----------------|
| Industrial ¹ | 4 | 84.5 | A\$90.3 | 90.3 |
| Industrial EU | 12 | 110.6 | €82.0 | 107.5 |
| US industrial – central portfolio | 65 | 758.6 | US\$770.0 | 771.1 |
| US industrial – other divestments | 5 | 26.3 | US\$34.6 | 35.0 |
| Total DXS | | 980.0 | | 1,003.9 |
| QV1 Tower, Perth | 1 | 306.1 | A\$310.0 | 310.0 |
| 441 St Kilda Road, Melbourne | 1 | 53.9 | A\$58.0 | 58.0 |
| Total Third Party Funds | | 360.0 | | 368.0 |
| Total Group | | 1,340.0 | | 1,371.9 |

1. Includes post balance date disposal.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 64



PORTFOLIO RESULTS

Revaluation summary as at 30 June 2012

| | Office A\$m | Industrial A\$m | US industrial A\$m | Europe A\$m | Total A\$m |
|-------------------------------------|----------------|--------------------|-----------------------|----------------|---------------|
| Investment properties | 88 | (4) | 36 | (4) | 116 |
| Development properties ¹ | (2) | (54) | — | — | (56) |
| Equity accounted properties | 8 | — | — | — | 8 |
| Total P&L revaluations | 94 | (58) | 36 | (4) | 68 |

1. Includes impairments

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 65



PORTFOLIO RESULTS

Revaluation summary as at 30 June 2012

| | Office A\$m | Industrial A\$m | US industrial A\$m | Europe A\$m | Total A\$m |
|---|----------------|--------------------|-----------------------|----------------|---------------|
| Carry value – investment properties | | | | | |
| Externally revalued | 1,538 | 283 | 112 | 36 | 1,969 |
| Internally revalued | 2,896 | 1,209 | 404 | 9 | 4,518 |
| Sub total | 4,434 | 1,492 | 516 | 45 | 6,487 |
| Carry value – development properties | | | | | |
| Externally revalued | — | 84 | — | — | 84 |
| Internally revalued | 25 | 83 | 23 | — | 131 |
| Sub total | 25 | 167 | 23 | — | 215 |
| Carry value – equity accounted | | | | | |
| Externally revalued | — | — | — | — | — |
| Internally revalued | 221 | — | — | — | 221 |
| Sub total | 221 | — | — | — | 221 |
| Total carry value | 4,680 | 1,659 | 539 | 45 | 6,923 |

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 66



PORTFOLIO RESULTS

Developments – completed

| | Building area sqm | Project cost A\$m | Yield on project cost % | IRR ¹ % | Completed date |
|--------------------------------------|----------------------|----------------------|----------------------------|-----------------------|-------------------|
| Office | | | | | |
| Southgate Complex, Southbank VIC | 9,783 | 26.0 | 9.4 | 17.2 | November 2011 |
| Total office | 9,783 | 26.0 | | | |
| Industrial | | | | | |
| Greystanes NSW – Fujitsu | 17,004 | 31.4 | 10.1 | 34.1 | September 2011 |
| Greystanes NSW – Camerons (46%) Spec | 23,353 | 29.7 | 9.1 | 31.8 | May 2012 |
| Greystanes NSW – UPS | 5,437 | 8.7 | 8.0 | 5.9 | July 2012 |
| Laverton VIC – Loscam | 6,534 | 10.5 | 8.9 | 30.3 | July 2011 |
| Laverton VIC – Fastline | 17,347 | 14.1 | 9.2 | 16.1 | September 2011 |
| Laverton VIC – Toll | 13,720 | 12.4 | 8.1 | 6.8 | June 2012 |
| Laverton VIC – ACFS | 15,564 | 12.4 | 8.8 | 16.9 | June 2012 |
| Erskine Park – Schenker | 21,143 | 24.9 | 9.2 | 18.1 | September 2011 |
| Total industrial | 120,102 | 144.1 | 9.1 | | |

1. Project IRRs.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 67



PORTFOLIO RESULTS

Development pipeline and capital expenditure requirements

■ DXS (owned) development pipeline is substantial

- Heavily skewed to long dated industrial projects
- NPS partnership is expected to result in DXS development capital requirement reducing by 50%

| DXS portfolio | Est. FY13 |
|-------------------------------------|--------------|
| Maintenance capital expenditure | \$40m-\$50m |
| Tenant incentives and leasing costs | \$40m-\$50m |
| Total capital expenditure | \$80m-\$100m |

| DXS | Approx size (sqm) | FY13 | FY14 | FY15 | FY16 | FY17 |
|-------------------------|-------------------|----------------------|------|------|------|------|
| Office | 24,098 | \$159m | | | | |
| Industrial ¹ | 255,718 | \$205m | | | | |
| Total | 279,816 | Approximately \$364m | | | | |

| Third party | Approx size (sqm) | FY13 | FY14 | FY15 | FY16 | FY17 |
|--------------|-------------------|----------------------|------|------|------|------|
| Office | 32,600 | \$203m | | | | |
| Retail | 104,900 | \$615m | | | | |
| Industrial | 36,800 | \$40m | | | | |
| Total | 174,300 | Approximately \$858m | | | | |

1. Excluding NPS partnership.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 68



PORTFOLIO RESULTS

Developments – underway

| | Area sqm | Est. total cost ¹ A\$m | Est. cost to completion A\$m | Est. yield on total cost % | Est. completion date |
|-----------------------------------|---------------|---|------------------------------------|----------------------------------|-------------------------|
| Industrial | | | | | |
| Greystanes NSW – Brady Australia | 13,310 | 21.2 | 15.0 | 8.2 | December 2012 |
| Greystanes NSW – HOA's (57%) Spec | 18,200 | 24.4 | 11.0 | 9.1 | October 2012 |
| Ersine Park NSW – Spec | 30,145 | 35.5 | 24.5 | 9.1 | March 2013 |
| Wacol – Nissan | 7,830 | 10.6 | 5.9 | 8.5 | December 2012 |
| Wacol – Spec | 5,800 | 7.4 | 4.2 | 9.3 | December 2012 |
| Total underway | 75,285 | 99.1 | 60.6 | 8.9 | |

1. Includes land, fully leased.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 69



PORTFOLIO RESULTS

Developments – uncommitted pipeline

| | Country | Building area sqm | Project est. A\$m ¹ | Project to est. completion A\$m | Projected yield on project est. cost % |
|--|-----------|----------------------|-----------------------------------|---------------------------------------|--|
| Office | | | | | |
| 180 Flinders Street, Melbourne | Australia | 24,098 | 240.0 | 160.0 | 7.4 |
| Total office | | 24,098 | 240.0 | 160.0 | |
| Industrial | | | | | |
| Greystanes NSW ² | Australia | 81,765 | 109.5 | 74.8 | 9.5 |
| DEXUS Industrial Estate, Laverton North VIC ^{2,3} | Australia | 173,953 | 175.3 | 130.7 | 12.7 |
| Total industrial | | 255,718 | 284.8 | 205.5 | |
| Total pipeline | | 279,816 | 524.8 | 365.5 | |

1. Includes land.

2. Greystanes and DEXUS Industrial Estate Laverton North excludes developments underway and completed and land sold.

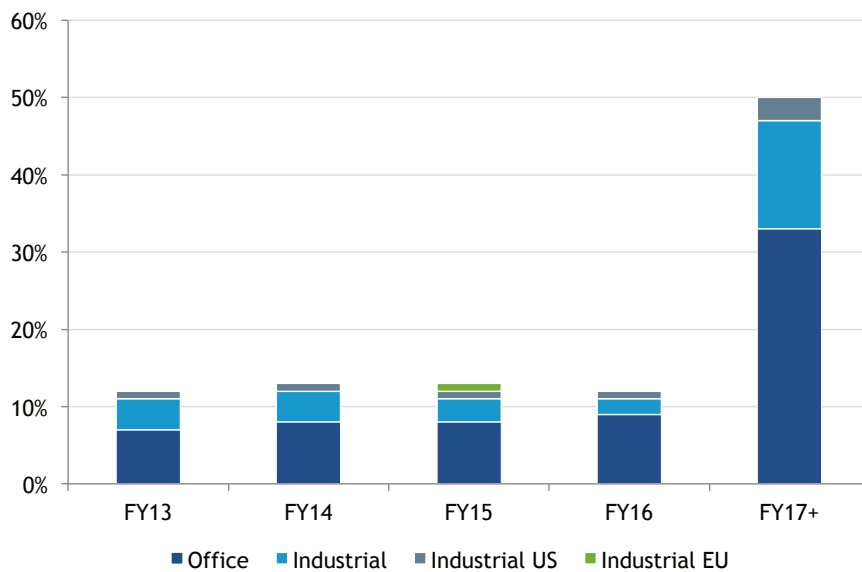
3. Project estimated cost includes cost of land sales.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 70



PORTFOLIO RESULTS

Portfolio lease expiry profile by income



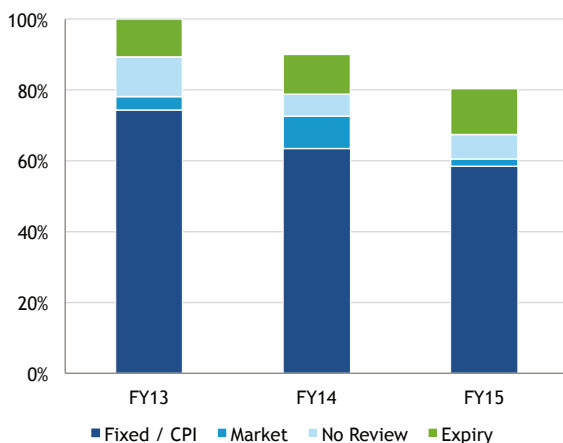
DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 71



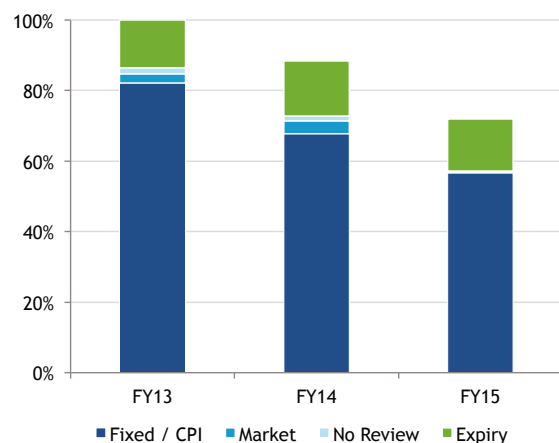
PORTFOLIO RESULTS

Office and industrial rent review profile

Office rent review profile



Industrial rent review profile



DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 72



PORTFOLIO RESULTS

Office portfolio composition (leased by area)

| | Occupancy 30 June 2011 | Expiries sqm | Renewals sqm | New sqm | Other sqm | L4L closing occupancy | Transaction impact ² | Occupancy 30 June 2012 |
|--|---------------------------|-----------------|-----------------|---------------|--------------|--------------------------|------------------------------------|---------------------------|
| Current period leases | 96.2% | (35,657) | 12,211 | 30,699 | (494) | 96.9% | 0.2% | 97.1% |
| Future periods leases | — | (32,758) | 32,758 | — | — | | | |
| Total square metres¹ | 536,899 | (68,415) | 44,969 | 30,699 | (494) | 543,658 | 35,247 | 578,905 |
| Retention | | | | | | | | |
| — Rolling 12 months ³ | | | | | | | | 66% |

1. Excludes 123 Albert Street, Brisbane.

2. Inclusion of 123 Albert Street, Brisbane following practical completion.

3. By area.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 73

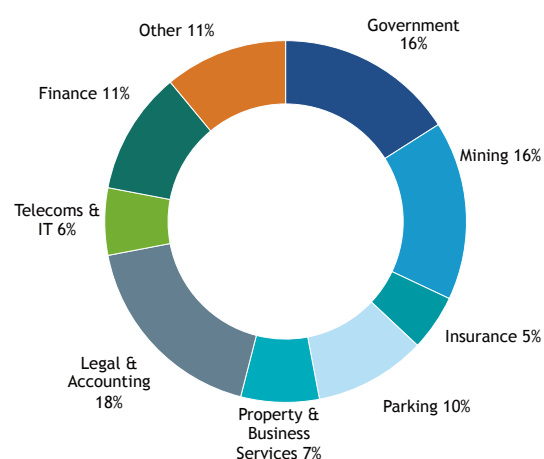


PORTFOLIO RESULTS

Office top 10 tenants

| Tenant | S&P rating | % of income ¹ |
|---------------------------|-------------|--------------------------|
| Woodside Energy | BBB+ stable | 7.4% |
| S&K Car Park Management | Not rated | 6.2% |
| Rio Tinto | A- stable | 5.0% |
| Commonwealth of Australia | AAA stable | 4.9% |
| State of NSW | AAA stable | 3.3% |
| Lend Lease | BBB- stable | 2.8% |
| State of Victoria | AAA stable | 2.4% |
| IBM Australia | AA- stable | 2.3% |
| Mallesons | Not rated | 2.2% |
| Clayton Utz | Not rated | 2.2% |

Diversity of tenants by income

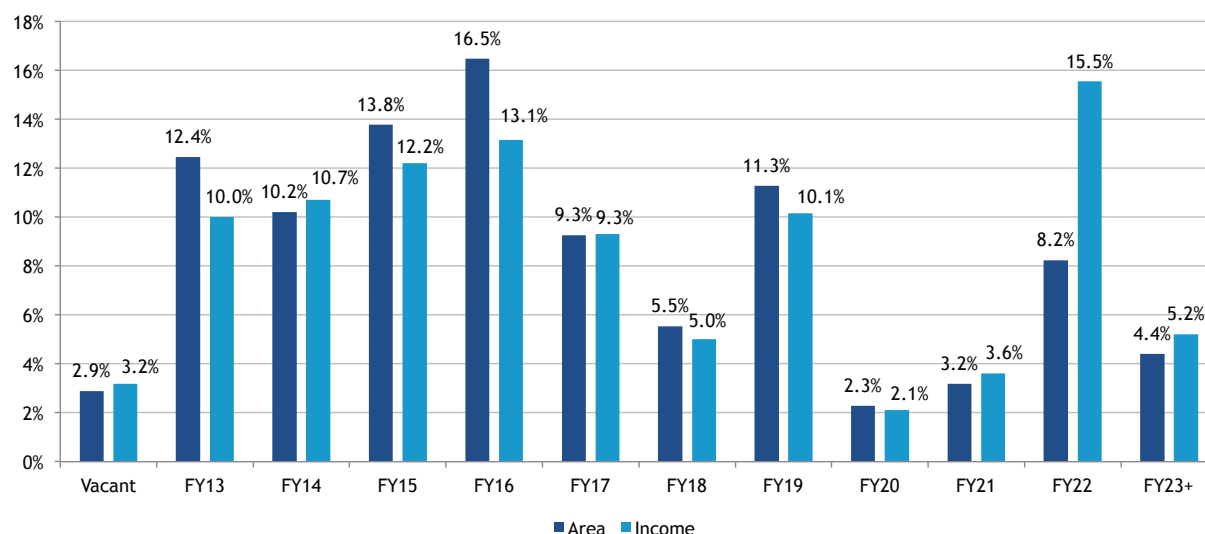


1. 30 June 2012 fully leased passing income annualised.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 74



Office lease expiry profile at 30 June 2012



DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 75



DEXUS
PROPERTY GROUP

PORTFOLIO RESULTS

Office - 1 Bligh Street leasing overview

- Significant increase in occupancy
 - Increased from 56% to 90%¹
 - Key tenants include Bloomberg, Commonwealth Parliamentary Offices and Oil Search
 - All executed leases will commence by 1 October 2012 except Bloomberg which commences 1 January 2013
 - Strong interest in remaining space
- Weighted average lease term of 8.9 years
- Increased valuation by \$7.5 million² in FY12
 - Cap rate firmed from 6.50% to 6.38%
 - Further potential firming to 6.25% when fully occupied
- Achieved IRR of 10.6% to date
- Awarded 6 Star Green Star As Built and received a number of local and international awards for design innovation, sustainability and construction

Level 28
Level 27
Level 26
Level 25
Level 24
Level 23
Level 22
Level 21
Level 20
Level 19
Level 18
Level 17
Level 16
Level 15
Level 14
Level 13
Level 12
Level 11
Level 10
Level 9
Level 8
Level 7
Level 6
Level 5
Level 4
Level 3
Level 2
Level 1
Bligh St
O'Connell St

| | |
|------------------------------------|--------|
| Bloomberg | |
| Bloomberg | |
| The Executive Centre | |
| Vacant | |
| Oil Search | |
| Oil Search | |
| Oil Search | |
| Commonwealth Parliamentary Offices | |
| Commonwealth Parliamentary Offices | |
| Commonwealth Parliamentary Offices | |
| HoA | Vacant |
| JSH Investments | Vacant |
| Plant room | |
| Clayton Utz | |
| Clayton Utz | |
| Clayton Utz | |
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| Clayton Utz | |
| Clayton Utz | |
| Clayton Utz | |
| Clayton Utz | |
| Janus Café | |
| Child care centre | |

1. Including Heads of Agreement.
2. DXS 33.3% share.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 76



DEXUS
PROPERTY GROUP

PORTFOLIO RESULTS

Industrial portfolio composition (leased by area)

| | Occupancy 30 June 2011 | Expiries sqm | Renewals sqm | New sqm | Other sqm | L4L closing occupancy | Transaction impact | Occupancy 30 June 2012 |
|----------------------------------|---------------------------|------------------|-----------------|---------------|--------------|--------------------------|-----------------------|---------------------------|
| Current period leases | 96.2% | (219,866) | 111,728 | 51,924 | 476 | 91.2% | 0.5% | 91.7% |
| Future periods leases | — | (42,887) | 42,887 | — | — | | | |
| Total square metres | 1,059,248 | (262,753) | 154,615 | 51,924 | 476 | 1,003,510 | 63,660 | 1,067,170 |
| Retention | | | | | | | | |
| — Rolling 12 months ¹ | | | | | | | | 59% |

1. By area.

DEXUS Property Group 2012 Annual Results and Strategic Review — Slide 77

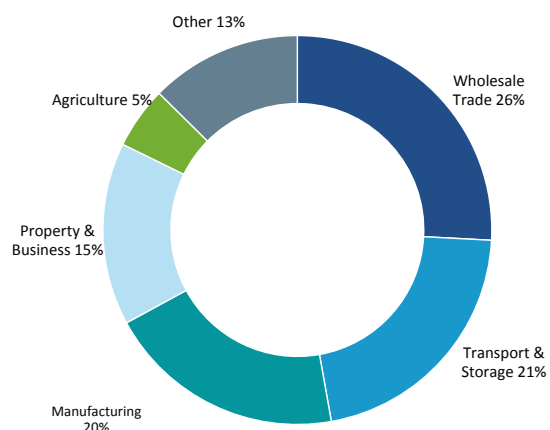


PORTFOLIO RESULTS

Industrial top 10 tenants

| Industrial | S&P rating | % of income ¹ |
|---------------------------------|-------------|--------------------------|
| Wesfarmers Limited | A- stable | 5.8% |
| AWH Pty Ltd | Not rated | 4.1% |
| Visy Industry Packaging Pty Ltd | Not rated | 3.5% |
| IBM Australia Limited | AA- stable | 3.2% |
| Toll Transport Pty Ltd | AA stable | 2.8% |
| DHL | BBB+ stable | 2.7% |
| Fujitsu | Not rated | 2.5% |
| Commonwealth of Australia | AAA stable | 2.4% |
| Salmat Business Force Pty Ltd | Not rated | 2.3% |
| Foster's Australia Ltd | BBB+ stable | 2.1% |

Diversity of tenants by income



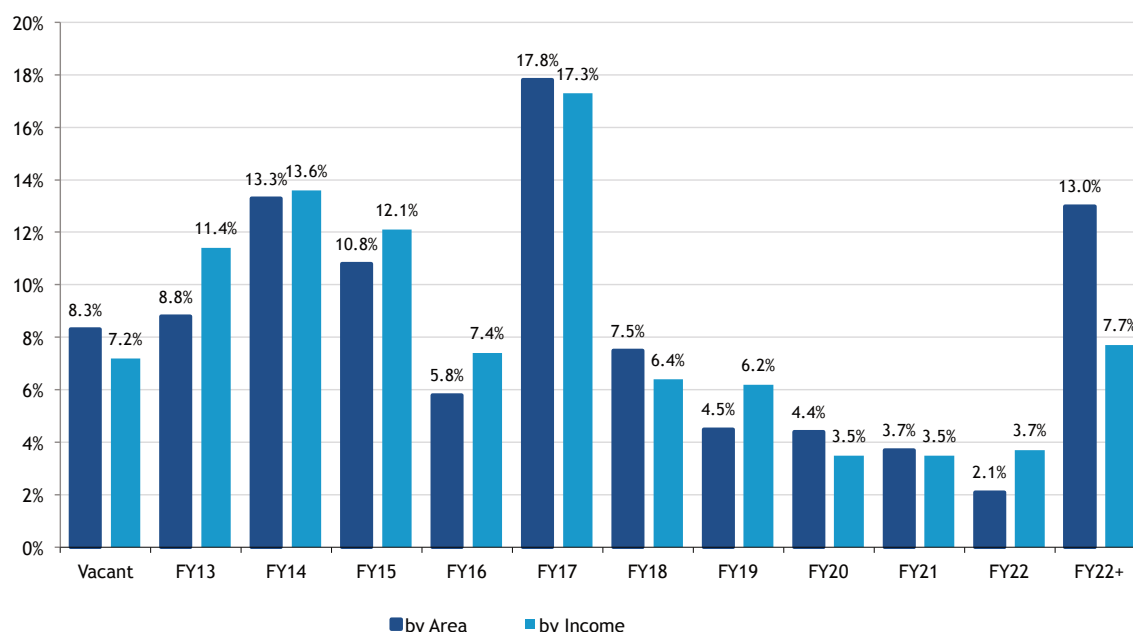
1. 30 June 2012 fully leased passing income annualised.

DEXUS Property Group 2012 Annual Results and Strategic Review — Slide 78



PORTFOLIO RESULTS

Industrial lease expiry profile at 30 June 2012



DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 79



PORTFOLIO RESULTS

US industrial portfolio metrics

| West coast portfolio ³ | 30 June 2012 | Chg | Central portfolio – as sold ¹ | 22 June 2012 | Chg |
|--|--------------|---------|--|--------------|-------|
| Number of properties | 24 | n/a | Number of properties sold | 65 | n/a |
| Lettable area (sf) | 6.787m | 0.7% | Lettable area (sf) | 16.61m | n/a |
| Book value | US\$550m | 3.2% | Sale price (before costs) | US\$770m | n/a |
| Income growth (like-for-like) ² | 3.8% | 0.5% | Book value prior to sale | US\$772m | 2.6% |
| Occupancy by area | 97.1% | (0.6%) | Occupancy by area | 89.7% | 10.3% |
| Occupancy by income | 98.2% | 0.8% | Occupancy by income | 91.5% | 8.6% |
| Average incentive | 7.1% | (3.5%) | Average incentive | 16.1% | 0.5% |
| Retention rates | 66% | (18%) | Retention rates | 72% | 26% |
| Ave rental increase/decrease | (8.5%) | (1.1%) | Ave rental increase/decrease | (15%) | (1%) |
| Average fixed increase on leased portfolio | 3% | n/a | Average fixed increase on leased portfolio | 3% | n/a |
| Over/(under) rented | 12.2% | (11.9%) | Over/(under) rented | n/a | n/a |
| Area leased (sf) | 1.741m | n/a | Area leased (sf) | 3.697m | n/a |
| Average cap rate | 6.32% | (30bps) | Average cap rate (Dec 11) | 8.0% | n/a |
| Average passing yield | 7.18% | 0.5% | Average passing yield (Dec 11) | 7.0% | n/a |

1. The central portfolio represents the portfolio of properties sold to affiliates of Blackstone Real Estate Partners VII on 22 June 2012.
 2. Annualised like-for-like NOI growth.
 3. West Coast portfolio includes 24 properties and 3 Texas land parcels.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 80



PORTFOLIO RESULTS

US industrial portfolio composition (leased by area)

| | Occupancy 30 June 2011 | Expiries m sf | Renewals m sf | New m sf | Other m sf | L4L closing occupancy | Transaction impact | Occupancy 30 June 2012 |
|----------------------------------|---------------------------|------------------|------------------|-------------|---------------|--------------------------|-----------------------|---------------------------|
| Current period leases | 84.4% | (3.5) | 2.4 | 2.8 | — | 90.6% | 6.5% | 97.1% |
| Future periods leases | | (0.2) | 0.1 | 0.1 | — | | | |
| Total square feet (m) | 20.0 | (3.7) | 2.5 | 2.9 | — | 21.5 | (14.9) | 6.6 |
| Retention | | | | | | | | |
| — Rolling 12 months ¹ | | | | | | | | 66% |

1. By area.

DEXUS Property Group 2012 Annual Results and Strategic Review — Slide 81



PORTFOLIO RESULTS

US industrial top 10 tenants

| | S&P rating | % of income ¹ |
|----------------------------|--------------|--------------------------|
| Whirlpool Corporation | BBB positive | 34.7% |
| Advanced Bionics | Not rated | 8.7% |
| Living Spaces | Not rated | 6.1% |
| FedEx Ground Package | BBB stable | 4.0% |
| US Xpress | Not rated | 3.2% |
| Domtar Paper Company | BBB- stable | 2.5% |
| Iron Mountain | BB- negative | 2.1% |
| Travelers Club Luggage Inc | Not rated | 1.6% |
| Kittrich Corporation | Not rated | 1.5% |
| Staples Inc | BBB | 1.4% |



4200 Santa Ana Street, Ontario, CA

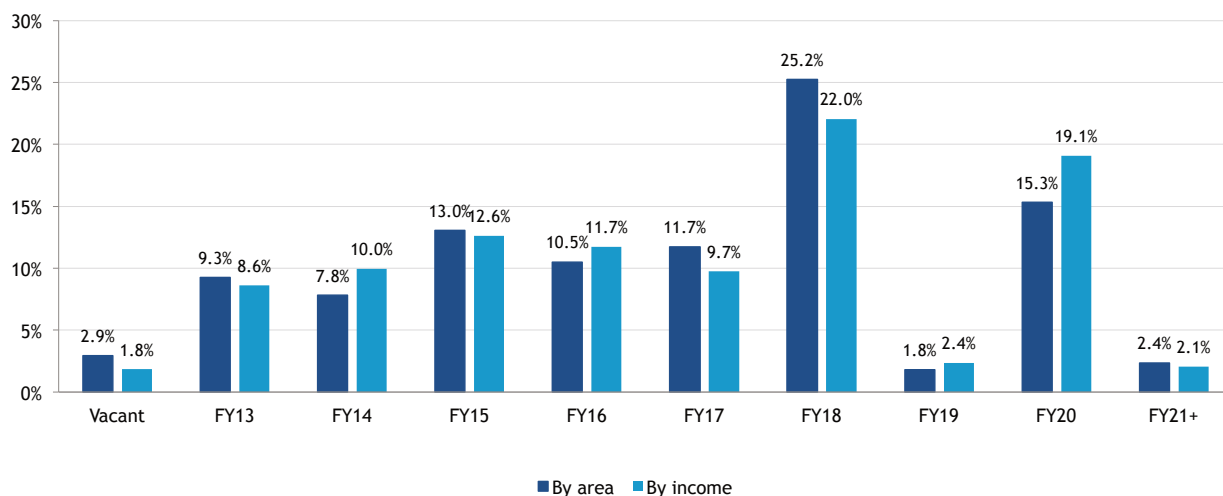
1. 30 June 2012 fully leased passing income annualised.

DEXUS Property Group 2012 Annual Results and Strategic Review — Slide 82



PORTFOLIO RESULTS

US industrial lease expiry profile at 30 June 2012



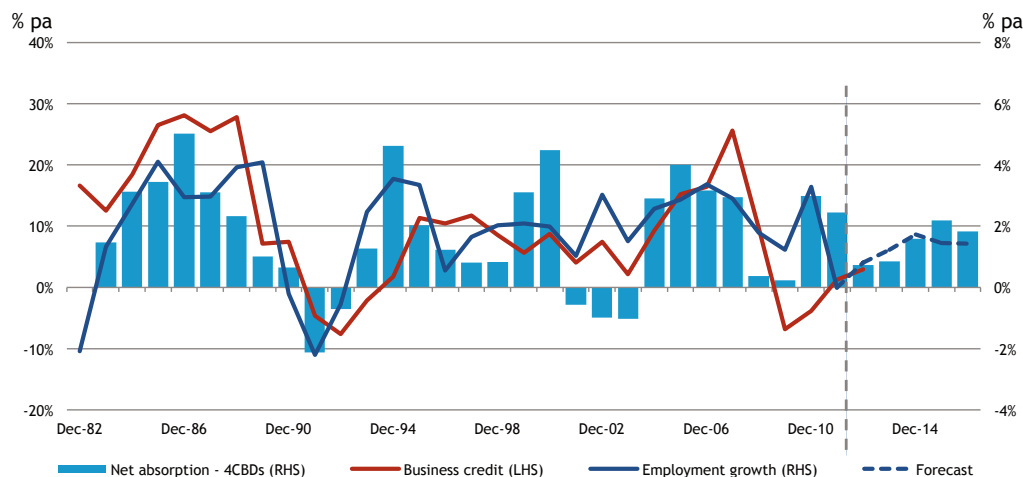
DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 83



AUSTRALIAN OFFICE MARKETS

Business cycle supports growth in demand from FY14

Business credit growth & total employment growth vs office demand
(Sydney, Melbourne, Brisbane, Perth)



Source: Deloitte Access Economics, ABS, Jones Lang LaSalle, DEXUS Research.

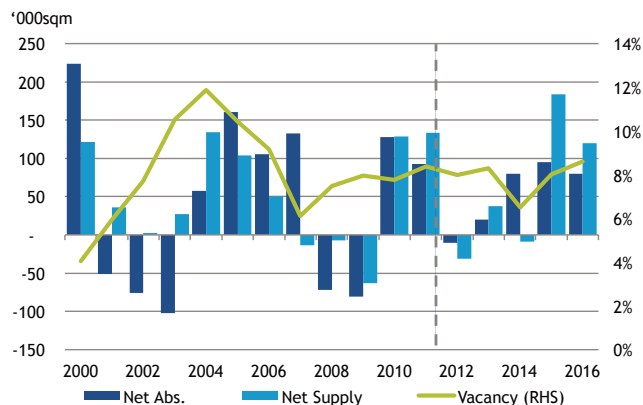
DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 84



AUSTRALIAN OFFICE MARKETS

Sydney CBD weak demand matched by low supply

Sydney CBD office market



- Demand from banking sector will be subdued through FY13, however business services will continue to grow
- Incentives likely to remain elevated and effective rent growth mild in FY13 due to contiguous space options and backfill space from pre-committed towers (8 Chifley and 161 Castlereagh Street)

| Sydney CBD office market | | At 30 June 2012 |
|---|--|------------------|
| Total net lettable area | | 4.96 million sqm |
| Prime vacancy average | | 9.3% |
| DXS Sydney CBD office exposure ¹ | | |
| Net lettable area | | 259,314sqm |
| Number of properties | | 12 |
| % of portfolio by value | | 52.1% |
| Occupancy by area | | 94.8% |
| Occupancy by income | | 94.9% |
| Weighted average lease expiry | | 4.5 years |

Source: Jones Lang LaSalle actual & DEXUS forecast.
1. Including post balance date acquisitions.

DEXUS Property Group 2012 Annual Results and Strategic Review – Slide 85



AUSTRALIAN OFFICE MARKETS

Barangaroo impact on the Sydney CBD office market

Barangaroo to have long term positive impact on Sydney CBD

- Expected to deliver circa 266,000sqm of office space, representing 31% of the forecast gross Sydney CBD supply over the next decade
- Movement of pre-committing tenants will create backfill space from 2015, however much of the Westpac space is secondary stock and may be withdrawn for refurbishment or redevelopment
- The project comprises circa 5% of total CBD stock spread over two years. Assuming average take-up of 1.4% of stock p.a., impact on market vacancy could be in the vicinity of 2% to 3% in 2015-2017
- Net face rents reported to be in the \$900-\$1100sqm range, well above the average for the western corridor precinct
- We anticipate a competitive leasing market

Impact on western corridor precinct

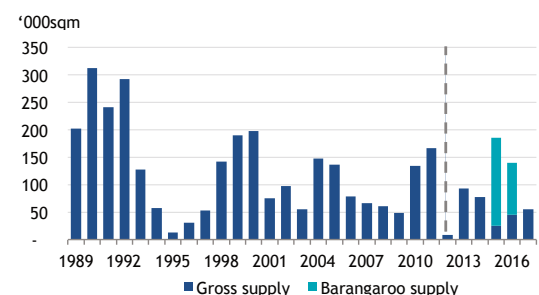
- Project and associated infrastructure will improve amenity
- New benchmark for rental levels
- Backfill space will enter the market

Impact on DEXUS

- Increased demand from tenants seeking to locate between Barangaroo and Wynyard station
- Longer term opportunity for rents in the western corridor precinct properties to rebase higher

| DXS exposure to Sydney western corridor precinct | | As at 30 June 2012 |
|--|--|---|
| Total net lettable area | | 144,400sqm |
| Total properties | | 6 |
| 2014-2016 major lease expiries | | Lend Lease, 30 The Bond Lloyds, 45 Clarence Bankwest, 45 Clarence Wesfarmers, 309-321 Kent Sparke Helmore, 309-321 Kent |

Sydney CBD office supply



Sources: Jones Lang LaSalle actual & DEXUS forecast.

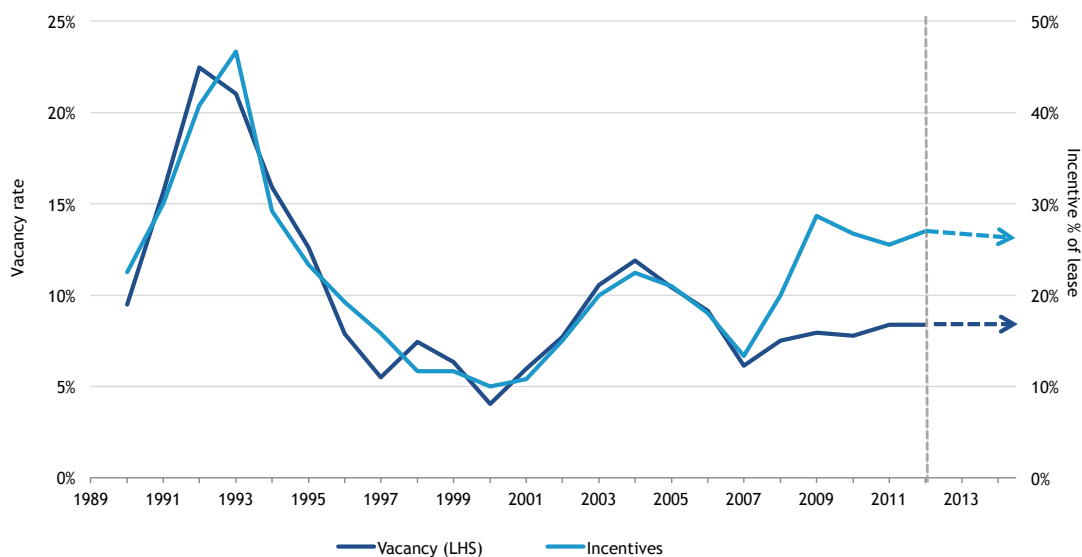
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AUSTRALIAN OFFICE MARKETS

Sydney CBD office market

Incentive and vacancy rates



Sources: Jones Lang LaSalle actual & DEXUS forecast.

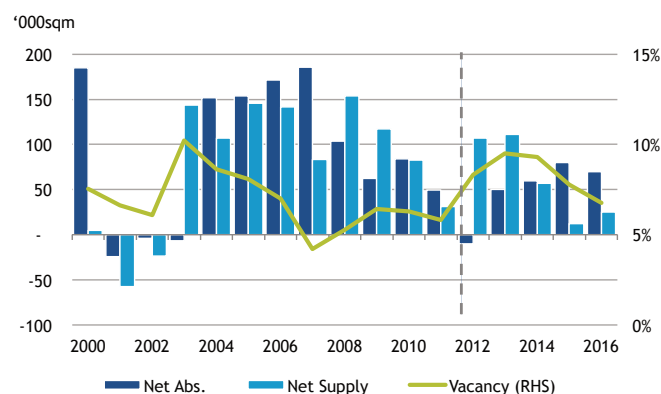
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AUSTRALIAN OFFICE MARKETS

Melbourne CBD facing supply additions in short term

Melbourne CBD office market



- Above average supply is expected to lead to a rise in vacancy over the next 2 years
- Incentives to remain elevated with weak effective rental growth
- Further supply additions delayed beyond 2016

| Melbourne CBD office market | At 30 June 2012 |
|--|------------------|
| Total net lettable area | 4.33 million sqm |
| Prime vacancy average | 6.0% |
| DXS Melbourne CBD office exposure¹ | |
| Net lettable area | 108,831sqm |
| Number of properties | 6 |
| % of portfolio by value | 13.6% |
| Occupancy by area | 94.8% |
| Occupancy by income | 98.6% |
| Weighted average lease expiry | 5.0 years |

Source: Jones Lang LaSalle actual & DEXUS forecast.
1. Including post balance date acquisitions.

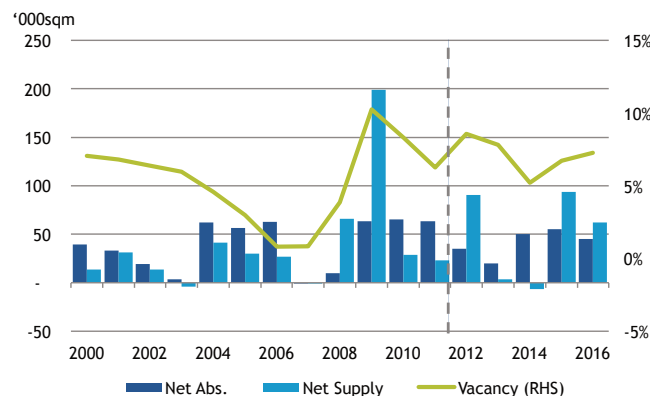
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AUSTRALIAN OFFICE MARKETS

Brisbane CBD expected to experience falling vacancy over the next 2 years

Brisbane CBD office market



- Mining and business services sectors to drive demand growth in the medium term while government contracts
- A supply gap will emerge in 2013 & 2014 after the completion of two major projects in 2012
- Vacancy is expected to trend downwards

| Brisbane CBD office market | At 30 June 2012 |
|---|------------------|
| Total net lettable area | 2.13 million sqm |
| Prime vacancy average | 8.2% |
| DXS Brisbane CBD office exposure¹ | |
| Net lettable area | 55,417sqm |
| Number of properties | 2 |
| % of portfolio by value | 10.2% |
| Occupancy by area | 98.0% |
| Occupancy by income | 97.0% |
| Weighted average lease expiry | 7.6 years |

Source: Jones Lang LaSalle actual & DEXUS forecast.
1. Including post balance date acquisitions.

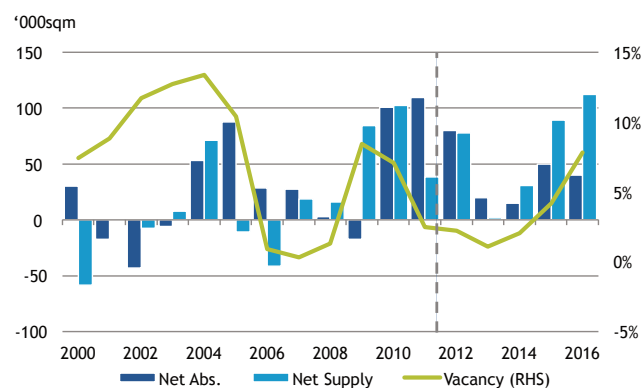
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AUSTRALIAN OFFICE MARKETS

Perth CBD to experience supply shortage in the short term

Perth CBD office markets



- Demand likely to be weaker than previous few years due to slowing, but still elevated, resource investment
- Supply risks will increase mid-decade
- Vacancy is expected to remain low over the next 3 years because there are no major projects under construction

| Perth CBD office market | At 30 June 2012 |
|--|------------------|
| Total net lettable area | 1.62 million sqm |
| Prime vacancy average | 2.7% |
| DXS Perth CBD office exposure¹ | |
| Net lettable area | 47,263sqm |
| Number of properties | 1 |
| % of portfolio by value | 9.5% |
| Occupancy by area | 100.0% |
| Occupancy by income | 99.1% |
| Weighted average lease expiry | 5.1 years |

Source: Jones Lang LaSalle actual & DEXUS forecast.
1. Including post balance date acquisitions.

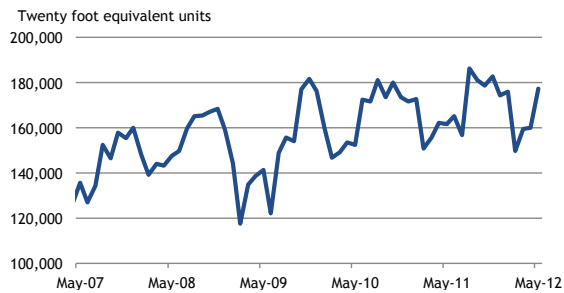
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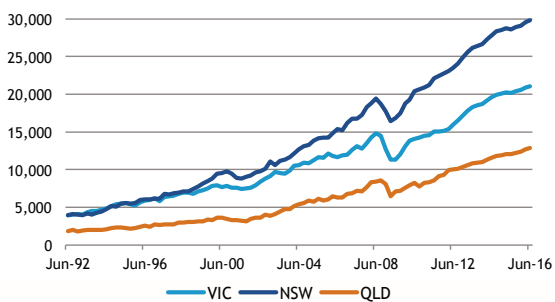
AUSTRALIAN INDUSTRIAL MARKETS

National outlook

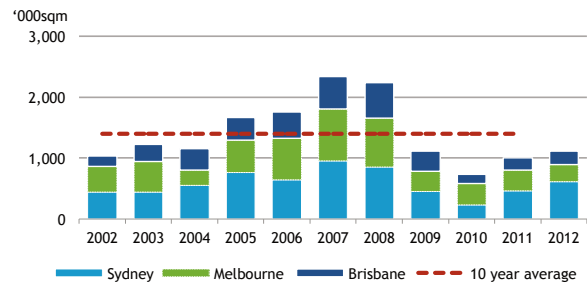
Container movements – Sydney Ports



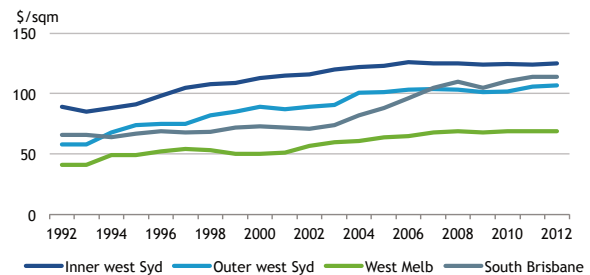
Imports by state of destination



East coast supply



Net face rents



Sources: Deloitte Access Economics, Jones Lang LaSalle actual & DEXUS forecast.

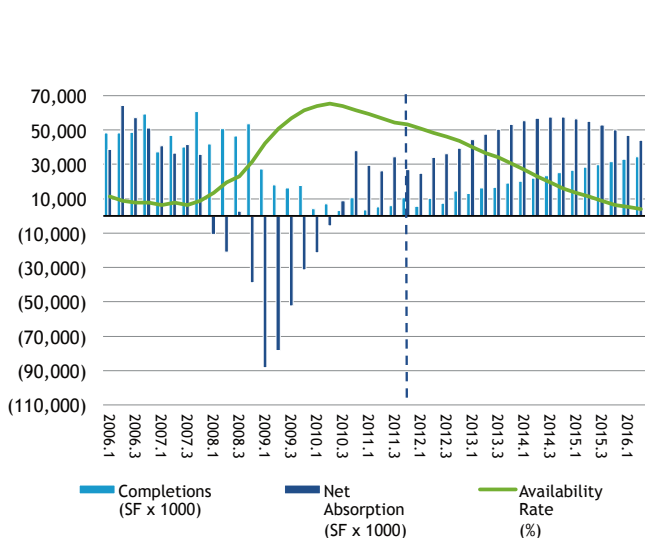
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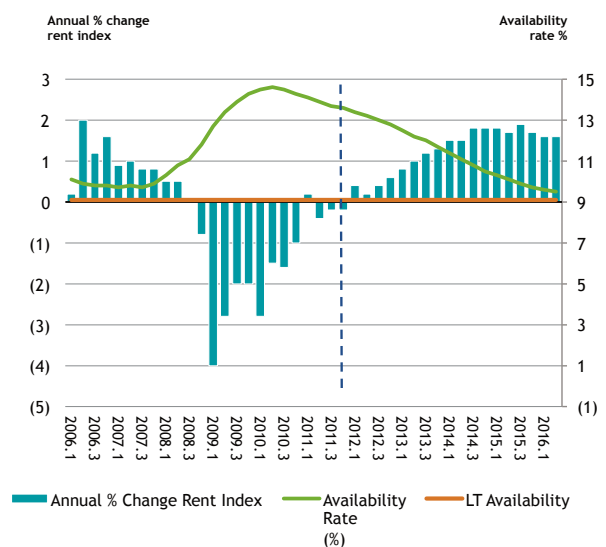
INDUSTRIAL US MARKETS

Net demand positive

Total US industrial – net demand positive



US Industrial – rental growth outlook



Source: CBRE/Tortoise Wheaton and DEXUS.

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EXCHANGE RATES USED IN STATUTORY ACCOUNTS

| | | 30 June 2012 | 31 Dec 2011 | 30 June 2011 |
|--|-----|--------------|-------------|--------------|
| Closing rates for Statement of Financial Position | USD | 1.0191 | 1.0156 | 1.0739 |
| | EUR | 0.8092 | 0.7847 | 0.7405 |
| | NZD | 1.2771 | 1.3145 | 1.2953 |
| Average rates for Net Operating Income | USD | 1.0320 | 1.0280 | 0.9865 |
| | EUR | 0.7638 | 0.7444 | 0.7247 |
| | NZD | 1.2831 | 1.2823 | 1.3037 |

GLOSSARY

| | |
|--|---|
| Constant currency: | Items shown at constant currency for June 11 have been restated using the June 12 average FX rates for comparative purposes. |
| Distribution payout policy: | For FY12 the distribution paid will be 70% of Funds From Operations (FFO). Commencing FY13 the distribution paid will be a range of between 70-80% of FFO. |
| Funds From Operations (FFO): | Funds From Operations (FFO) is often used as a measure of real estate operating performance after finance costs and taxes. DXS's FFO comprises profit/loss after tax attributable to stapled security holders measured under Australian Accounting Standards and adjusted for: property revaluations, impairments, derivative and FX mark to market impacts, amortisation of certain tenant incentives, gain/loss on sale of certain assets, straight-line rent adjustments, deferred tax expense/benefit and DEXUS RENTS Trust capital distribution. |
| Gearing: | Gearing is represented by Interest Bearing Liabilities (excluding deferred borrowing costs and including the fair value of cross currency swaps) less cash divided by Total Tangible Assets (excluding derivatives and deferred tax assets) less cash. Covenant gearing is the same definition but not adjusted for cash. |
| Non-cash items: | Includes property revaluations, impairment of goodwill, derivative MTM, gain on sale and deferred tax. |
| Operating EBIT: | Comprises net operating income, management EBIT and other income less Responsible Entity fees and other expenses paid. |
| Portfolio value: | Unless otherwise stated, portfolio value is represented by investment properties, development properties and investments accounted for using the equity method, and excludes cash and other assets. |
| Responsible Entity fees: | In this presentation Responsible Entity fees are shown at cost following internalisation in Feb 08. This Responsible Entity fee expense and the corresponding management fee revenue are eliminated in the statutory financial statements as the management business is a wholly owned consolidated entity. |
| Securities on issue: | FFO per security is based on the average weighted units on issue prior to the Theoretical Ex-Rights Price (TERP) adjustment. In accordance with AASB133 the weighted average number of securities for earnings (EPS) purposes is adjusted by a factor equal to the security price immediately prior to issue divided by the TERP. |
| Weighted Average Lease Expiry (WALE): | A measure, in years, of the average term to expiry of in-place rent. Includes vacancies. |

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2012

DEXUS Property Group
ANNUAL RESULTS and
STRATEGIC REVIEW

16 August 2012



DEXUS Funds Management Limited
ABN 24 060 920 783
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