

DEXUS Property Group

Media Release

9 December 2009

123 Albert Street, Brisbane receives 6 Star Green Star certification rating

DEXUS Property Group today announced it has received a 6 Star Green Star - Office Design v2 Certified Rating from the Green Building Council of Australia for the premium office tower development at 123 Albert Street in Brisbane.

Commenting on the certification, Head of Office at DEXUS, Louise Martin said, "Commercial tenants are increasingly seeking properties that deliver sustainability innovation and 123 Albert Street will be the only new premium 6 Star building to come on to the Brisbane market in the next 18 months.

DEXUS is committed to owning, managing and developing properties that deliver best practice sustainability and tenant amenity and 123 Albert Street is in line with that vision. The building is designed to deliver superior workspace quality with leading edge sustainability features and we are delighted to achieve a world's best practice 6 Star Green Star rating."

Commenting on certification, Romilly Madew, Chief Executive, Green Building Council of Australia said "123 Albert Street demonstrates DEXUS Property Group's commitment to a sustainable future for our communities. The development is not only an excellent example of DEXUS Property Group's capabilities in green building, but also demonstrates how the Green Star environmental rating tools can support the property and construction industry to reduce the environmental impact of buildings, improve occupant health and productivity and achieve real cost savings, while showcasing innovation in sustainable building practices. We congratulate DEXUS Property Group for this world class achievement."

Key sustainability features of 123 Albert Street include chilled beam air conditioning, rainwater recycling, electricity through co-generation, a high performance façade, basement bicycle parking, showers and change facilities and the use of environmentally friendly building materials. The northwest oriented floor plates are fitted with angled external sun-shading elements on each floor, designed to accommodate the Brisbane climate, by ensuring direct solar glare is deflected, while chamfered ceilings maximise views across the city and direct additional natural light well into the floor plate.

The development, due to complete in December 2010, comprises 38,000 square metres over 26 office levels and is anchored by Rio Tinto who will occupy 25,000 square metres, 68% of the tower's Net Lettable Area.

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About DEXUS

DEXUS is one of Australia's leading diversified property groups specialising in world-class office, industrial and retail properties with total assets under management of \$13.5 billion in Australia, New Zealand, North America and Europe. In Australia, DEXUS is the number 1 owner/manager of office, number 3 in industrial and a leading manager and developer of shopping centres.

DEXUS is committed to being a market leader in Corporate Responsibility and Sustainability and has been recognised as one of the Global 100 Most Sustainable Corporations at the World Economic Forum in Davos and recently achieved listing on the DJSI World and Asia Pacific Indexes.

DEXUS Funds Management Ltd ABN 24 060 920 783, AFSL 238163 as responsible entity for DEXUS Property Group (ASX: DXS) www.dexus.com

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Artist's impression of 123 Albert Street - high resolution image available on request

