

DEXUS Property Group

Media release

3 September 2013

DEXUS exceeds office property energy efficiency target

DEXUS Property Group (DEXUS) today announced that two office properties achieved a significant increase in NABERS Energy ratings, exceeding the DXS office portfolio average NABERS Energy rating target of 4.5 stars and raising the DXS portfolio average to 4.8 stars¹.

Following the implementation of energy efficiency improvements, 30 The Bond, Sydney achieved a 5.5 star NABERS Energy rating and 60 Miller Street, North Sydney achieved 5.0 stars.

DEXUS General Manager Group Sustainability, Michael Lane said: "These NABERS Energy ratings are a great result off the back of the DEXUS NABERS Energy and NABERS Water Rating Improvement Program, which set a DXS office portfolio average target of 4.5 stars and was completed in December 2012.

"The 5.5 star NABERS Energy rating awarded to 30 The Bond is an outstanding result for a property that was a pioneer in sustainability. One of Sydney's most sustainable buildings, 30 The Bond was designed to achieve and attained its 5.0 star Australian Building Greenhouse Rating, the highest sustainability rating for an office building at the time.

"At 60 Miller Street, we have further demonstrated our ability to substantially increase NABERS Energy ratings through the implementation of initiatives such as new air-conditioning chillers and retro-commissioning the existing Building Management and Controls System (BMCS), resulting in a NABERS Energy rating uplift of 2.5 stars from the baseline year."

The DEXUS NABERS Energy and NABERS Water rating improvement program, which involved upgrading the sustainability of 25 office properties from 2009 to 2012, resulted in improved environmental performance and reduced energy costs across the listed office portfolio. DEXUS has been named as a finalist in the Green Globe Awards for its NABERS Energy program, recognising its commitment to leading practice in sustainability.

Both properties also achieved a 4.0 star NABERS Water rating, up from 3.5 stars in 2012.

NABERS Energy ratings²

	2009 NABERS Energy rating baseline	2013 NABERS Energy rating
30 The Bond, Sydney	5.0 stars	5.5 stars ³
60 Miller Street North Sydney	2.5 stars	5.0 stars ⁴

1. Weighted average DXS office portfolio rating excludes acquisitions in FY13.

2. All ratings quoted are inclusive of GreenPower.

3. As at August 2013.

4. As at July 2013.

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About DEXUS

DEXUS Property Group (DEXUS) is one of Australia's leading real estate groups, investing directly in high quality Australian office and industrial properties. With over \$13 billion of assets under management, DEXUS also actively manages office, industrial and retail properties located in key Australian markets on behalf of third party capital partners. DEXUS manages an office portfolio of over 900,000 square metres across Sydney, Melbourne, Brisbane and Perth and is one of the largest institutional owners of office buildings in the Sydney CBD, Australia's largest office market. DEXUS is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange under the stock market trading code 'DXS' and is supported by more than 18,000 investors from 15 countries. With over 25 years of experience in commercial property investment, development and asset management, DEXUS has a proven track record in capital and risk management, providing service excellence to tenants and delivering superior risk-adjusted returns to investors. www.dexus.com

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