

# DEXUS Wholesale Property Fund

## Media release

13 January 2016

### Significant lease at AM60 de-risks Brisbane property

DEXUS Wholesale Property Fund (“DWPF”) today announced it has secured Queensland Government as a new tenant at AM60, 42-60 Albert Street, Brisbane (“AM60”).

Queensland Government has leased approximately 7,706 square metres across Levels 7-10, Levels 17-19 and part Level 16 of the building. The lease increases the weighted average lease expiry<sup>1</sup> (WALE) at AM60 from 2.7 years to 4.4 years from the commencement of the lease on 1 December 2015.

DWPF Fund Manager, Penny Ransom, said: “The securing of Queensland Government at AM60 has significantly de-risked the property’s tenancy profile, securing returns over the long term.”

DEXUS Regional General Manager, Office and Industrial, Richard Garing said: “Securing Queensland Government as a new tenant at AM60 coincides with the broader improvement we are seeing in tenant demand for quality office space in the Brisbane office market, which is showing signs of recovery.”

For further information please contact:

#### Media enquiries

Louise Murray T: +61 2 9017 1446  
M: 0403 260 754  
E: [louise.murray@dexus.com](mailto:louise.murray@dexus.com)

#### Investor enquiries

Penny Ransom T: +61 2 9017 1319  
M: 0434 561 592  
E: [penny.ransom@dexus.com](mailto:penny.ransom@dexus.com)

#### About DWPF

DEXUS Wholesale Property Fund (DWPF) is an open-ended unlisted property fund with a \$6.3 billion diversified portfolio of high quality retail, office and industrial properties located in key locations across Australia. DWPF has a Standard & Poor’s A (Stable) rating and is supported by 48 Australian and international wholesale investors. DWPF has outperformed its benchmark, the Mercer IPD Unlisted Property Fund Index over the three, five and seven year periods. DWPF is managed by DEXUS, one of Australia’s leading real estate groups with over \$19.6 billion assets under management. [www.dexus.com](http://www.dexus.com)

DEXUS Wholesale Property Limited ABN 47 006 036 442, AFSL 238166, as Responsible Entity for DEXUS Wholesale Property Fund

---

<sup>1</sup> By income.