

# Dexus

## Media release



23 July 2019

### New investor secured for the Healthcare Wholesale Property Fund

The Healthcare Wholesale Property Fund (HWPF) today announced Employees Provident Fund (EPF) Malaysia as a new investor in the fund.

EPF Malaysia is a US\$200 billion retirement fund for both private sector and non-pensionable public sector employees in Malaysia.

Dexus Executive General Manager, Funds Management, Deborah Coakley said: "We are pleased to welcome EPF Malaysia onto our funds management platform, which enables the continued growth of HWPF, Australia's high-quality healthcare wholesale property fund."

EPF Malaysia's \$100 million commitment will enable HWPF to acquire<sup>1</sup> the North Shore Health Hub, Stage 1 of the development at 12 Frederick Street, St Leonards currently held in Dexus's Trading portfolio. The state-of-the-art healthcare facility, being developed by Dexus, will support existing infrastructure in a growing healthcare precinct on Sydney's lower North Shore and is due for completion in late-2020.

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### About Healthcare Wholesale Property Fund (HWPF)

Healthcare Wholesale Property Fund (HWPF) is an open-ended unlisted property fund providing investors with a unique, high-quality portfolio and the opportunity to participate in an asset class with exceptional long-term potential. The Fund features a high-quality seed portfolio comprising of approximately \$370 million of properties (on completion value) and a weighted average lease expiry of 27.5 years, providing secure income streams; an identified potential pipeline of next-generation healthcare assets, with an estimated \$460 million on completion value; a clearly defined strategy to build a diversified healthcare portfolio and increase scale; targeted high sustainability credentials; best practice corporate governance, with a majority independent Board and a unitholder elected Advisory Committee; and manager co-investment providing alignment of interest.

### About Dexus

Dexus is one of Australia's leading real estate groups, proudly managing a high quality Australian property portfolio valued at \$28.9 billion. We believe that the strength and quality of our relationships are 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 \$13.9 billion of office and industrial properties. We manage a further \$15.0 billion of office, retail, industrial and healthcare properties for third party clients. The group's \$5.0 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](http://www.dexus.com)

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<sup>1</sup> Subject to HWPF Board and Advisory Committee approvals.