

Media release

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Sydney icon unveils its new golden façade

Sydney's first high-rise, 33 Alfred Street, has peeled back its covers to reveal its iconic golden façade. The 26-storey tower is in the final stage of its transformation into a Premium Grade office tower at the steps of Circular Quay due for completion in mid-2025.

33 Alfred Street is staying true to its rich history, proudly showcasing its distinctive design features, including the golden façade. The new façade, consisting of 5,000 individual panels, maintains its distinctive east and west elevation design, delivering increased natural light, reduced glare and enhanced views of Sydney Harbour.

Dexus General Manager Office Development, Nicholas Wilkinson said: "We are excited to be giving 33 Alfred Street a new lease of life that will transform it into a modern, sustainable workplace where teams can collaborate, innovate and build culture, while retaining its unique heritage.

"33 Alfred Street has been a Sydney icon for over 60 years and this transformation will ensure the building remains a Sydney landmark into the future."

Each floor consists of around 200 façade panels measuring 3.8m high and 1.2m wide that are being lifted into position by a small crane operating from the level above. The modern panels were carefully designed by architects Johnson Pilton Walker (JPW).

JPW Director, Matthew Morel said: "At the heart of the renewal of 33 Alfred Street is the sensitive and innovative upgrade of the façade to meet contemporary workplace standards while retaining its distinctive gold and aluminium character. The return of the lustrous tiled end walls completes the reinstatement of 33 Alfred Street as one of Circular Quay's Premium addresses. We are proud to have worked alongside the owners and the City of Sydney to renew this cornerstone of Sydney's Modernist heritage."

The intricate installation is managed by construction partner Built and is nearing completion after nearly six months of careful installation.

33 Alfred Street has incorporated market leading sustainability practices, preserving its original structure to prolong the building's lifespan and reduce material waste. The high-performance façade glass will enhance thermal efficiency and increase the building's sustainability credentials. 33 Alfred Street is targeting a 5.5 star NABERS Energy rating for the base building and a 6-Star Green Star – Office As Built v3 rating.

The circa 31,000 square metre building will be the final element of Quay Quarter Sydney, with customers benefiting from the amenity at the award-winning Quay Quarter Tower and Quay Quarter Lanes.

33 Alfred Street is co-owned by Dexus Wholesale Property Fund and Mirvac Wholesale Office Fund.

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Note to editors: historical images and new images of 33 Alfred Street are available for download [here](#).

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About Dexus

Dexus (ASX: DXS) is a leading Australasian fully integrated real asset group, managing a high-quality Australasian real estate and infrastructure portfolio valued at \$54.5 billion. The Dexus platform includes the Dexus investment portfolio and the funds management business. We directly and indirectly own \$14.8 billion of office, industrial, retail, healthcare, infrastructure and alternatives. We manage a further \$39.7 billion of investments in our funds management business which provides third party capital with exposure to quality sector specific and diversified real asset products. The funds within this business have a strong track record of delivering performance and benefit from Dexus's capabilities. The platform's \$16.1 billion real estate development pipeline provides the opportunity to grow both portfolios and enhance future returns. We believe that the strength and quality of our relationships will always be central to our success and are deeply connected to our purpose Unlock potential, create tomorrow. Our sustainability approach is focused on the priority areas where we believe we can make significant impact: Customer Prosperity, Climate Action and Enhancing Communities. Dexus is supported by more than 37,000 investors from 23 countries. With four decades of expertise in real estate and infrastructure investment, funds management, asset management and development, we have a proven track record in capital and risk management and delivering returns for investors. www.dexus.com

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Quay Quarter Tower, Level 30, 50 Bridge Street, Sydney 2000



About Dexus Wholesale Property Fund

Dexus Wholesale Property Fund (DWPF) is a diversified Australian property fund managed by Dexus, with a purpose to improve futures through real estate investment. Its \$13.1 billion portfolio is underpinned by 47 predominately prime assets providing instant access to the Australian property market across the three core sectors. Established in 1995, DWPF predominantly invests in high quality office, retail and industrial assets with the ability to invest in alternate sectors, core plus and development projects. The Fund has a long-term track record of benchmark outperformance and has benefited from institutional investor support for over 25 years. The Fund's scale allows it to unlock large-scale opportunities to drive superior risk-adjusted returns.

About Mirvac Wholesale Office Fund

The Mirvac Wholesale Office Fund (MWOFF) is a leading Australian prime office fund strategically comprised of 11 prime grade assets concentrated in Sydney and Melbourne. The portfolio is underpinned by high quality modern precincts such as Quay Quarter Sydney, along with iconic assets such as Collins Place in Melbourne. MWOFF is part of Mirvac's Funds Management platform. Founded in 1972, Mirvac is an Australian Securities Exchange (ASX) top 100 company. We own and manage assets across office, retail, industrial and the living sectors in our investment portfolio, with approximately \$24 billion of assets under management. Our development activities span commercial and mixed-use, build to rent, and residential, with a focus on delivering high-quality, innovative and sustainable real estate for our customers, while driving long-term value for our securityholders and capital partners.