



3 December 2008

The Manager
Australian Stock Exchange Limited
20 Bridge Street
Sydney NSW 2000

DEXUS Funds Management Limited
ABN 24 060 920 783
AFSL: 238163

Level 9, 343 George Street
Sydney NSW 2000

PO Box R1822
Royal Exchange NSW 1225

Telephone 02 9017 1100
Direct 03 8611 2930
Facsimile 03 8611 2910

Email: karol.oreilly@dexus.com

Not for distribution or release in the United States or to, or for the account or benefit of, US Persons

DEXUS Property Group (ASX: DXS) - Announces proposed equity raising

DEXUS Funds Management Limited, as responsible entity of DEXUS Property Group, is proposing to undertake an equity raising of approximately A\$300 million through an institutional placement ("Placement").

Further details of the proposed Placement are in the attached investor presentation.

The Placement is expected to be completed by 4 December 2008, and further announcements will be made at the relevant time. DEXUS requests that the trading halt remains in place till further notice.

For further information, please contact:

Chief Executive Officer:	Victor Hoog Antink	(02) 9017 1130
Investor Relations:	Karol O'Reilly	(03) 8611 2930
Media Relations:	Emma Parry	(02) 9017 1133

Yours sincerely,

John Easy
Company Secretary

Important Information

This announcement and attachment does not constitute an offer for subscription, invitation, recommendation or sale with respect to the purchase or sale of any securities in any jurisdiction. This announcement does not constitute an offer to sell, or a solicitation of an offer to buy, any securities in the United States or to any "US persons" (as defined in Regulation S under the US Securities Act of 1933, as amended (the "Securities Act") ("U.S. Persons"). Neither the entitlements nor the new securities have been, nor will be, registered under the Securities Act or any securities laws of any state or other jurisdiction of the United States and may not be offered, sold or otherwise transferred except in a transaction exempt from, or not subject to, the registration requirements of the Securities Act and any other applicable securities laws.

The attached investor presentation includes "forward-looking statements" within the meaning of securities laws of applicable jurisdictions. Forward-looking statements can generally be identified by the use of forward-looking words such as "may", "will", "expect", "intend", "plan", "estimate", "anticipate", "believe", "continue", "objectives", "outlook", "guidance" or other similar words, and include statements regarding certain plans, strategies and objectives of management and expected financial performance.

These forward-looking statements involve known and unknown risks, uncertainties and other factors, many of which are outside the control of DEXUS and its officers, employees, agents or associates. Actual results, performance or achievements may vary materially from any projections and forward looking statements and the assumptions on which those statements are based. Readers are cautioned not to place undue reliance on forward-looking statements, and should refer to the investor presentation for further information on the proposed offering of securities. DEXUS assumes no obligation to update such information.

DEXUS Property Group

Institutional placement
3 December 2008

391.7m securities at \$0.73 to \$0.84 raising \$286m - \$329m

Important information

- This presentation is issued by DEXUS Funds Management Limited (DXFM) in its capacity as responsible entity of DEXUS Property Group (ASX:DXS). It is not an offer of securities for subscription or sale and is not financial product advice
- All dollar values are in Australian dollars (A\$) and financial data is presented with a financial year end of June 30 unless otherwise stated. The pro forma historical financial information included in this presentation does not purport to be in compliance with Article 11 of Regulation S-X of the rules and regulations of the U.S. Securities and Exchange Commission
- This presentation is for information purposes only and is not an invitation or offer of securities for subscription, purchase, or sale. This presentation is not financial product advice, and does not and will not form any part of any contract for the acquisition of securities in DEXUS
- Information in this presentation including, without limitation, any forward looking statements or opinions (the Information) may be subject to change without notice. To the extent permitted by law, DXFM, DEXUS Property Group and their officers, employees and advisers do not make any representation or warranty, express or implied, as to the currency, accuracy, reliability or completeness of the Information and disclaim all responsibility and liability for it (including, without limitation, liability for negligence). Actual results may differ materially from those predicted or implied by any forward looking statements for a range of reasons outside the control of the relevant parties
- The information contained in this presentation should not be considered to be comprehensive or to comprise all the information which a DEXUS Property Group security holder or potential investor may require in order to determine whether to deal in DEXUS Property Group stapled securities. This presentation does not take into account the financial situation, investment objectives and particular needs of any particular person
- The repayment and performance of an investment in DEXUS Property Group is not guaranteed by DXFM, any of its related bodies corporate or any other person or organisation
- This investment is subject to investment risk, including possible delays in repayment and loss of income and principal invested
- No action has been taken to register securities of DEXUS or otherwise permit a public offering of the securities in any jurisdiction outside of Australia and New Zealand. This presentation does not constitute an offer to sell, or the solicitation of an offer to buy, any securities in the United States or to any “U.S. person” (as defined in Regulation S under the U.S. Securities Act of 1933, as amended (the “Securities Act”). Securities may not be offered or sold in the United States absent registration or an exemption from registration. The securities to be offered and sold in the offer have not been and will not be registered under the Securities Act, or under the securities laws of any state or other jurisdiction of the United States
- This presentation contains certain “forward-looking statements”. The words “expect”, “should”, “could”, “may”, “predict”, “plan” and other similar expressions are intended to identify forward-looking statements. Indications of, and guidance on, future earnings and financial position and performance are also forward-looking statements. Such forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors, many of which are beyond the control of DEXUS, that may cause actual results to differ materially from those predicted or implied by any forward-looking statements. There can be no assurance that actual outcomes will not differ materially from these forward-looking statements



Contents

- Executive summary
- Capital raising
- Debt refinancing / Additional headroom
- DEXUS at a glance
- Summary
- Additional information



Executive summary



Executive summary¹

- DEXUS is committed to a prudent, pro-active approach to maintaining its sound financial position
 - Debt facilities recently secured to refinance all maturities to February 2010²
 - Additional debt facility of \$250m with an international bank now obtained
 - Distribution policy to payout 70% of FFO³ - retaining approximately \$100m pa
 - DRP to continue to be offered to securityholders - natural take up only
 - Major developments de-risked through significant leasing pre-commitments
 - Whitford City Shopping Centre to be sold in the next two years
 - DEXUS is in discussions regarding the possible sale of partial or whole interests in selected investment and development assets which may or may not proceed

- DEXUS is now undertaking additional initiatives to further strengthen the Group
 - An institutional placement of 391.7m securities to raise approximately \$286m - \$329m
 - A Security Purchase Plan (SPP) for retail securityholders expected to be offered in January 2009

- With these initiatives, DEXUS has funding in place (pre any asset sales) to refinance all debt expiries to February 2010 and to fund its committed development pipeline through to completion in June 2011

1. Unless otherwise stated, all numbers in this presentation are in A\$ and financial data is presented with a financial year end of 30 June 2008.

2. \$250m announced in August 2008 and \$250m & US\$90m announced in November 2008.

3. And up to 70% of contributions realised through development processes, subject to distributing at least the taxable income of the "Flow-Through" Trusts. Funds from operations equate to current distributions excluding contributions realised through development processes.

Executive summary cont.

- Pro forma gearing of 34% post the institutional placement
 - Significant headroom within 55% gearing covenant¹
 - No market capitalisation covenant
 - No off balance sheet debt
 - BBB+ / Stable S&P credit rating reaffirmed on 20 November 2008

- Earnings outlook post capital raising
 - Pro forma FY09 earnings (FFO) guidance of 10.8² cents per security³
 - Pro forma FY09 distribution guidance of 7.6 cents per security³

1. As per public bond covenants.

2. Consistent with AGM guidance of 11.7 cents per security adjusted for the capital raising.

3. Pro forma for the institutional placement based on the issue price at the bottom end of the bookbuild range (\$0.73). This earnings outlook is based on various factors and assumptions which are subject to change and is consistent with earnings guidance previously given.

Capital raising



Capital raising

- Institutional placement to raise approximately \$286m - \$329m and a Security Purchase Plan

- Institutional placement
 - Is proposed to be conducted today
 - 391.7m securities¹
 - Bookbuild price range \$0.73 - \$0.84 per security
 - New securities will rank pari passu with existing securities - i.e. eligible for 1H09 distribution

- Security Purchase Plan
 - Will enable eligible securityholders to participate
 - Expected to be offered in January 2009

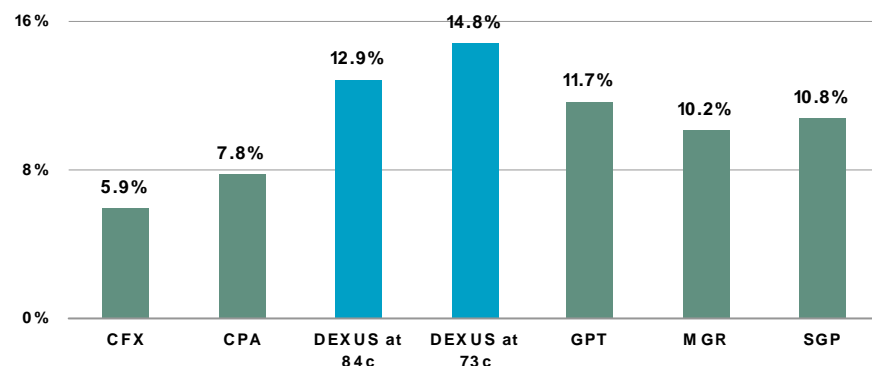
1. Maximum available placement capacity.

Valuation metrics

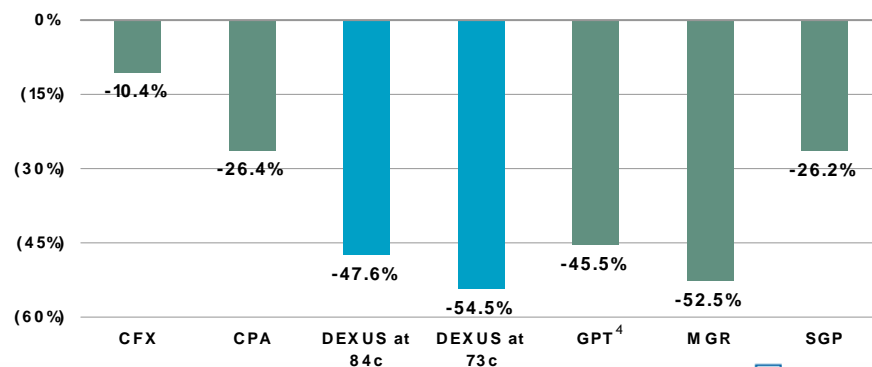
- At \$0.73 per new security
 - Discount to:
 - Last price of 13.1%
 - 1 month VWAP of (\$0.84) of 13.2%
 - 3 month VWAP of (\$1.13) of 35.6%

- At \$0.73 per new security:
 - EPS³ yield of 14.8%
 - DPS yield of 10.4%
 - 54.5% discount to NTA⁵

Earnings yield^{1,2}



Discount to NTA



1. Yields and discount based on security prices as at 2 December 2008.

2. All 09E EPS from broker consensus.

3. Adjusted distributable earnings represents Funds from Operations (FFO) attributable to securityholders.

4. GPT NTA ex BNB JV equity.

5. Pro forma NTA of \$1.60.

Positions DEXUS for the future

- One of the largest, highest quality diversified property groups in Australia

- Strong balance sheet
 - Reduces pro forma gearing¹ from 37% to 34%
 - All maturities until February 2010 fully funded with new facilities
 - Pro forma NTA of \$1.60

- Strong recurring earnings
 - 96%² of operating earnings derived from Net Property Income
 - Underlying business performing in line with budget and earnings guidance provided at the AGM³

1. Gearing is calculated as interest bearing liabilities (excluding deferred borrowing costs) less cash divided by total tangible assets (excluding derivatives and current and deferred taxes) less cash.

2. As at 30 June 2008.

3. Adjusted for the capital raising.

Indicative placement timetable

Activity	Timing
Institutional bookbuild opens	10.00am Wednesday 3 December 2008
Institutional bookbuild closes	2.30pm Wednesday 3 December 2008
Settlement of placement securities	Tuesday 9 December 2008
Anticipated quotation date of placement securities	Wednesday 10 December 2008
Anticipated SPP offer period	January 2009

Timetable indicative only and subject to change. All references to time are Australian Eastern Daylight Time.



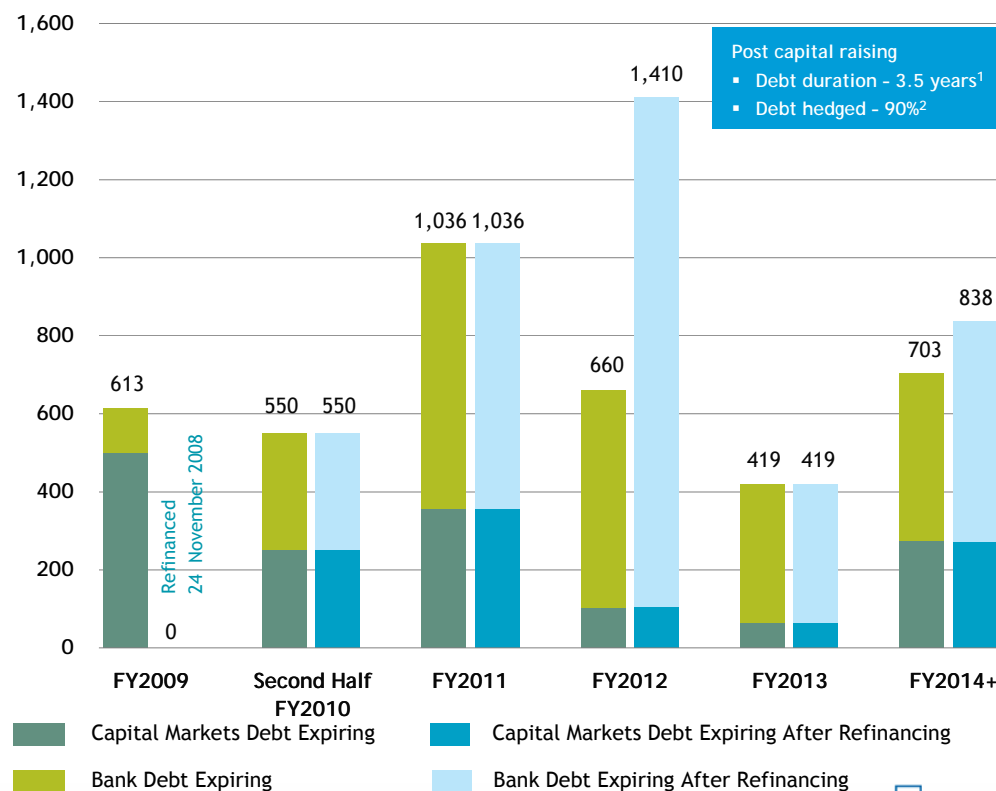
Debt refinancing / Additional headroom



Refinancing CY09 expiries

- DEXUS maintains strong relationships with its lenders
- Refinanced \$500m CMBS due April 2009
 - \$250m announced in August 2008
 - \$250m announced 24 November 2008
- Refinanced US\$74m secured debt due March 2009
 - New US\$90m secured debt facility with major US lender
- Additional \$250m secured debt facility arranged
 - Will provide greater funding flexibility
- Brings the total new facilities arranged since August 2008 to \$885m

Debt maturity profile¹



1. June 2008 pro forma: restated for currency movements from AUD/USD 0.9626 to 0.6700 and AUD/EUR 0.6096 to 0.5200 and including new facilities.

2. June 2008 pro forma: restated for capital raising and currency movements.

DEXUS at a glance



DEXUS at a glance

- One of the largest owner, manager and developers of high quality property in Australia and selected international markets
- 96%¹ of operating earnings derived from net property income
- Properties continuing to perform in line with budget
- Total portfolio value¹ of \$15.3bn, including owned property portfolio of \$8.9bn, and third party funds under management of \$6.4bn
- Experienced management team and market leader in sustainability

Quality and scale	Value ¹	Occupancy ²	WALE ²	Retention ²
Office	\$4.6bn	98.0%	5.7 yrs	72%
Industrial	\$1.6bn	97.6%	4.4 yrs	82%
Retail	\$0.3bn	99.2%	4.4 yrs	NA
International	\$2.2bn	91.0%	4.0 yrs	74% ⁴
Total	\$8.7bn³	93.7%	4.9 yrs	NA

1. As at 30 June 2008.

2. As at 30 September 2008.

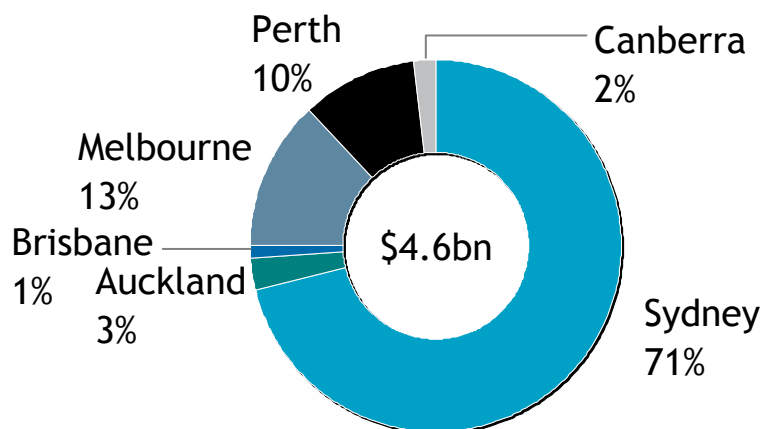
3. As at 30 June 2008 excluding cash & other.

4. US portfolio as at 30 June 2008.

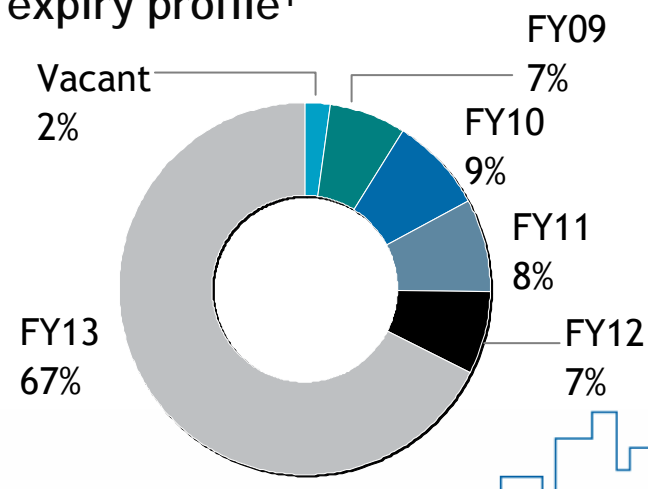
Office portfolio highlights - Australia and New Zealand

- High quality, strategically located office portfolio
 - 95%¹ premium or A grade assets
 - 71%¹ located in Sydney market, of which 85%¹ in Sydney CBD
 - 18,000 sqm of leases² negotiated in Q1 FY09 representing 34% of FY09 expiries
 - Average rental increase² of 6.5% in Q1 FY09 on new lease deals
 - Arrears stable²
 - Actively reducing leasing exposure, HOA³ to re-lease 16,000 sqm at Southgate

Geographical allocation by market¹



Lease expiry profile¹



1. As at 30 June 2008.

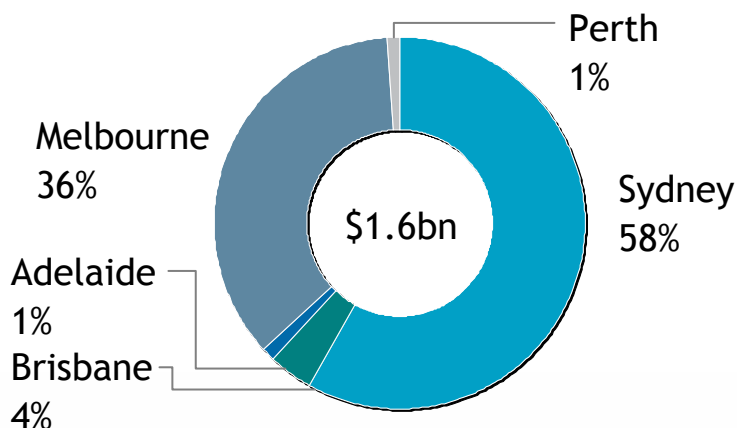
2. As at 30 September 2008.

3. HOA = Heads of Agreement.

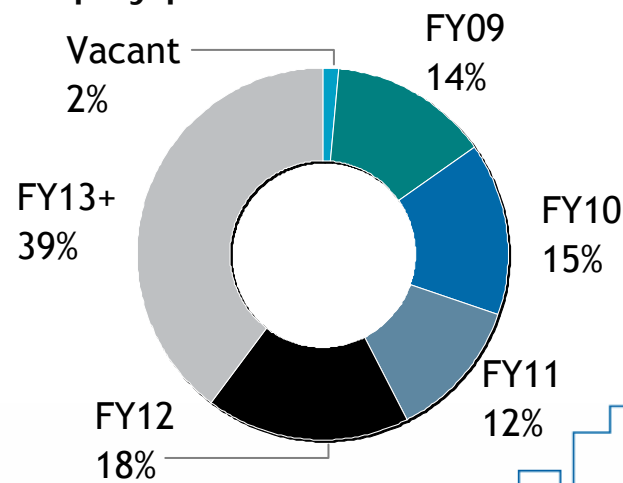
Australian industrial portfolio

- Strategically located and diversified portfolio of quality industrial properties with high exposure to the key Sydney and Melbourne markets¹
 - Over 66,700 sqm of leases negotiated in Q1 FY09 representing 34% of FY09 expiries
 - Re-leased 9,600 sqm or 7% of FY10 expiries
 - Arrears stable
 - Actively renegotiating over 11,000 sqm of space

Geographical allocation by market²



Lease expiry profile²



1. As at 30 September 2008.

2. As at 30 June 2008.

International industrial portfolio

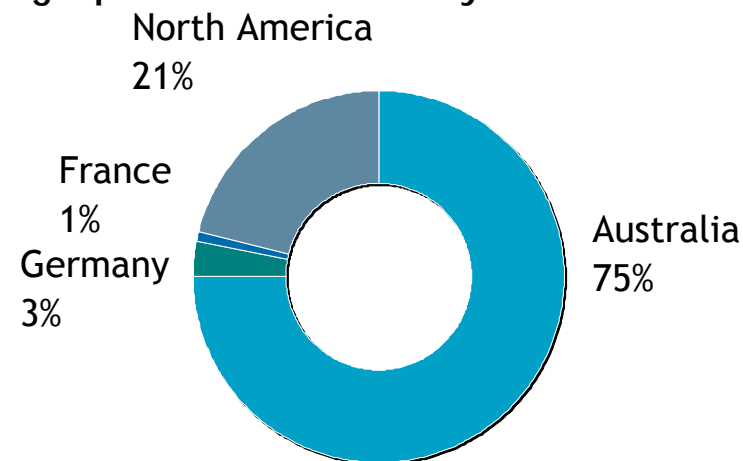
North America¹

- Assets strategically located in key sub-markets
- Occupancy 92%
- Tenant retention 74% as at 30 June 2008
- Weighted average lease expiry 4.1 years
 - Tenants have historically renewed their tenancy for a total term of approximately 10.8 years
- Leases negotiated for 86,000 + sqm in Q1 FY09

Europe¹

- Occupancy 88%
- Weighted average lease expiry 3.4 years
- Challenging market
- Continued focus on active leasing and maximising returns

Geographical allocation by market²



1. As at 30 September 2008.

2. As at 30 June 2008.

Committed developments and acquisitions

1 Bligh Street, Sydney¹

- Premium grade 28 level, 42,000 sqm office tower
- Clayton Utz Heads of Agreement to lease over 55% as anchor tenant
- Designed to achieve 6 star Green Star rating and 5 star NABERS Energy rating

- Completion due mid 2011
- Estimated cost of \$430m
- Estimated stabilised yield on cost in excess of 7.0%²

123 Albert Street, Brisbane

- Premium grade 24 level, 38,600 sqm office tower
- Rio Tinto pre-commitment to lease 68% & option to increase to 80%
- Designed to achieve 6 star Green Star rating and 5 star NABERS Energy rating

- Completion due late 2010
- Estimated cost of \$350m
- Estimated stabilised yield on cost of 6.8%²

60 Miller Street, Sydney

- Redevelopment A grade office tower with 5 level office extension - 4,500 sqm
- Heads of agreement signed for 100% of new space
- Designed to achieve 4 star Green Star rating and 4.5 star NABERS Energy rating

- Completion due early 2009
- Estimated cost of \$25m
- Estimated stabilised yield on cost of 8.3%²

Whirlpool

- Whirlpool industrial acquisitions (USA)
- Columbus OH, 145,000 sqm (Jan 09)
- Atlanta GA, 84,000 sqm (Jul 09)
- Seattle, OH, 139,000 sqm (Oct 09)

- 100% leased to Whirlpool
- Acquisition cost of US\$228m³
- Estimated average passing yield of 6.6%²

- In addition to the above developments, DEXUS has committed to a staged industrial land purchase at Greystanes, NSW and development capital expenditure at San Antonio, Texas
- DEXUS will not commence additional projects unless expected returns meet underlying internal feasibility benchmarks and appropriate funding is in place

1. 1 Bligh Street is owned proportionately 68.2% by DEXUS's owned portfolio, and 31.8% by the DEXUS Wholesale Property Trust (DWPF).

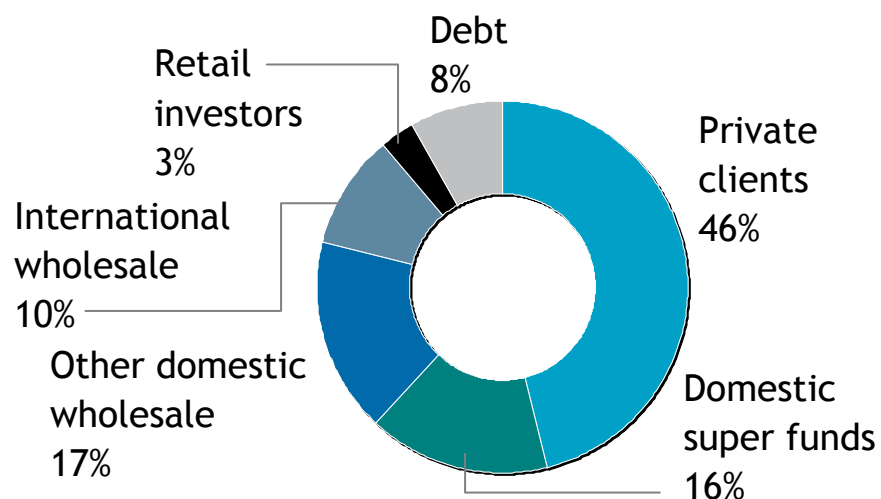
2. The estimated yield on cost on completion / acquisition assumes fully leased, fixed construction costs, maintenance of forecast rents and incentive levels.

3. 30 June 2008 estimated acquisitions costs.

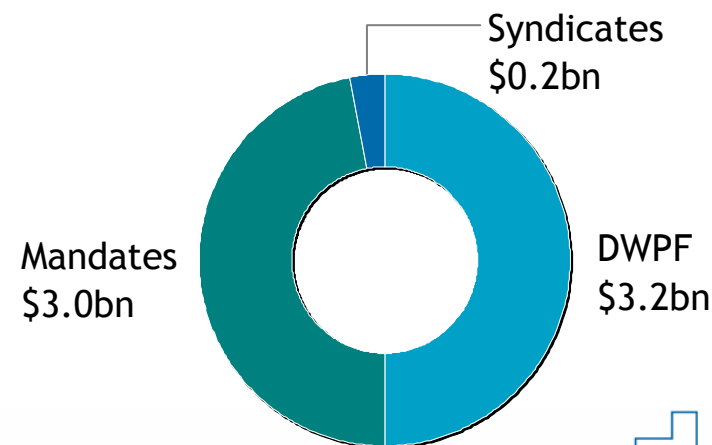
Third party funds management business - stable and significant

- One of the largest third party platforms in Australia
- In FY08, third party funds increased by 39% to \$6.4bn¹
- DEXUS has no equity interest or contingent exposure to these funds
- Well diversified by investor base and asset class

Source of funds¹



Fund breakdown¹



1. As at 30 June 2008.

Summary



DEXUS is well positioned for the future

- Clear vision and strategy
- High quality portfolio
- Stable and sustainable property earnings
- Quality developments adding value
- Strong balance sheet with low gearing
- Experienced management team
- Well-positioned to take advantage of market cycle



Additional information



Gearing post capital raising¹

Consolidated, \$ million	Actual Jun-08	Pro Forma Incl FX + MTM adj Jun-08	Pro Forma Post Capital Raising Jun-08
Total Assets ²	9,349	10,150	10,150
Payables, Provisions and Other ³	507	810	803
Interest Bearing Liabilities ⁴	3,007	3,651	3,384
Total Liabilities	3,514	4,461	4,187
Less Minority Interests ⁵	206	206	206
Less Intangible Assets	255	255	255
Net Tangible Assets	5,374	5,228	5,502
NTA per Security			
(Excluding Minority Interests) (\$)	1.77	1.72	1.60
Gearing (Net of Cash) ⁶	33.2%	37.0%	34.1%
S&P Credit Rating	BBB+	BBB+	BBB+

1. Pro forma for the institutional placement (excluding the SPP), based on the issue price at the bottom end of the bookbuild range \$0.73 cents.

2. Investment properties have increased by A\$868 million due to the movement of AUD/USD from 0.9626 to 0.6700, and AUD/EUR from 0.6096 to 0.5200.

3. Including the movement in the fair value of derivatives representing the actual mark to market movements for the 4 month period to 31 October 2008.

4. Interest bearing liabilities have increased by A\$644 million due to the movement of AUD/USD from 0.9626 to 0.6700, AUD/EUR from 0.6096 to 0.5200 and the effect of hedging activities since 30 June 2008.

5. Minority interests primarily relate to holdings in the DEXUS RENTS Trust.

24 6. Gearing is calculated as interest bearing liabilities (excluding deferred borrowing costs) less cash divided by total tangible assets (excluding derivatives and current and deferred taxes) less cash.