

DEXUS Property Group

CORPORATE
PROFILE



ABOUT DEXUS

DEXUS is one of the world's largest property groups specialising in office, industrial and retail properties in Australia and the US with \$13.7 billion of properties under management. We are proud to be the market leader in office and industrial properties in Australia and a leading manager and developer of shopping centres.

Our corporate history dates back over 28 years, during which time we have established leadership positions in the commercial property sector. We offer investors access to a world-class property portfolio managed by our expert team of property and funds management professionals.

The Group has two areas of operation:

- Our \$7.5 billion direct property portfolio – one of the largest listed Australian REITs (ASX: DXS) – where we own, manage and develop superior quality office and industrial properties in Australia and the US
- Our third party investment management business which manages and develops office, industrial and retail properties on behalf of third party investors. At \$6.2 billion, it is one of the largest third party property investment management platforms in Australia, including the DEXUS Wholesale Property Fund and private client mandates

The Group's overall strategy is to deliver superior results for our stakeholders by:

- Providing world-class sustainable property solutions for our tenants
- Maximising returns for our investors
- Being a preferred employer
- Ensuring we have a positive impact on the communities in which we operate

Financial strength

Listed on the ASX, DEXUS has a track record of financial strength and prudent capital management and one of the strongest balance sheets in the A-REIT sector.



Owning, managing, developing a world-class property portfolio

Office

As a market leader in high quality office space in Australia, we own and/or manage some of the country's most iconic buildings including 1 Bligh, Governor Phillip and Governor Macquarie Towers, Gateway, 30 The Bond and Australia Square in Sydney, 123 Albert in Brisbane and Woodside Plaza in Perth.

We provide workspaces in premium locations for 780 corporate and government tenants. The Group's office portfolio is valued at over \$6.6 billion with 37 office towers and four car parks and spans over 834,000 square metres of net lettable area, 85% of which is premium or A-grade.

Industrial

Worldwide, the Group has 184 industrial properties, totalling over 4.5 million square metres and valued at \$3.9 billion.

Our properties are located in the key industrial and logistics areas of Australia and the US. We specialise in premium business parks, logistics and distribution facilities and industrial estates, partnering with over 1,000 tenants which include many of the world's leading brands.

Our industrial portfolio is the second largest in Australia.

In the US, we are in the process of transitioning our \$1.4 billion portfolio to our core markets on the west coast where our vision is to be a market leader.

Retail

Our retail portfolio includes 15 retail centres predominantly on the Eastern Seaboard of Australia valued at \$3.1 billion, of which eight are managed and developed by our in-house retail team. We work in partnership with our retailers and the local community to deliver the right mix of retail and service outlets. Seven centres are owned and managed in joint venture.

Developments

DEXUS is experienced in developing properties to world's best practice standards in sustainability and workspace design, as demonstrated in Australia by our new 6 Star Green Star office developments – 1 Bligh Street, Sydney and 123 Albert Street, Brisbane and in the US by our LEED certified developments.

CORPORATE TIMELINE

1984

DEXUS Diversified Trust (DDF) lists on the Australian Stock Exchange (ASX)

1997

DEXUS Industrial Trust (DIT) lists on the ASX

1998

DEXUS Office Trust (DOT) lists on the ASX

2001

The Group acquires DWPF management rights

2004

DDF, DIT, DOT stapled to form DB RREEF Trust (DRT)
Acquires \$1 billion US industrial portfolio
Creates \$1.6 billion retail JV with Westfield

AN EXPERIENCED TEAM

Our team of 290 property professionals has a wealth of experience in asset and property management, development, property funds management and operations.

As a recognised leader in property, DEXUS is able to attract and retain high quality people. We strive to be the preferred employer in the property sector and foster a high performance culture. Our corporate values of Respect, Excellence, Service, Integrity, Teamwork and Empowerment guide our culture and employment practices.

A partnership approach

We have built a strong track record of partnership with our tenants and our property and capital partners. We are solutions driven and committed to delivering service excellence to our tenants. We have the portfolio scale and expertise to offer the highest quality workspace in the key locations that our corporate and government tenants demand.

We take a rigorous and strategic approach to leasing. We focus on building strong relationships and work to understand every tenant's expansion, contraction or relocation requirements.

We have built a number of strategic partnerships with corporate and capital partners, leasing and property agencies who support our internalised property management teams in Australia and the US.



DEXUS Group Management Committee



Members of our Australian DEXUS team at 1 Bligh, Sydney



DEXUS US team

STRATEGIC LOCATIONS



240

PROPERTIES WORLDWIDE

4,400+

TENANTS

\$13.7 BILLION

PORTFOLIO VALUE

5.9 MILLION

SQUARE METRES OF
NET LETTABLE AREA

GROUP TOTALS

OFFICE PROPERTIES	41
INDUSTRIAL PROPERTIES	184
RETAIL PROPERTIES	15

2005

Completes 30 The Bond Sydney, Australia's first 5 Star ABGR office building

2006

Enters Europe with industrial acquisitions in France and Germany
Secures \$600 million Whirlpool investment program

2007

DWPF acquires DRT's retail portfolio
DRT acquires Calwest interest in US industrial JV

2008

On 21 February 2008, DB RREEF acquires Deutsche Bank's 50% interest and rebrands to DEXUS Property Group

Commences development of two 6 Star Green Star buildings: 123 Albert Street, Brisbane and 1 Bligh Street, Sydney

CORPORATE RESPONSIBILITY AND SUSTAINABILITY (CR&S)

We are committed to the long term integration of CR&S practices throughout our business and strive to be a market leader in this important area.

We understand the responsibility that comes with being the owner and manager of one of Australia's largest property portfolios. For almost 15 years we have been implementing programs which promote best practice corporate responsibility and sustainability and which are designed to meet the needs of our key stakeholders.

From the planning and design phase, to the development of new properties and the management and refurbishment of existing properties, we aim to minimise the overall environmental impact of our operations. This includes our \$40 million program to upgrade our office portfolio to an average 4.5-star NABERS Energy current best practice rating in 2012.

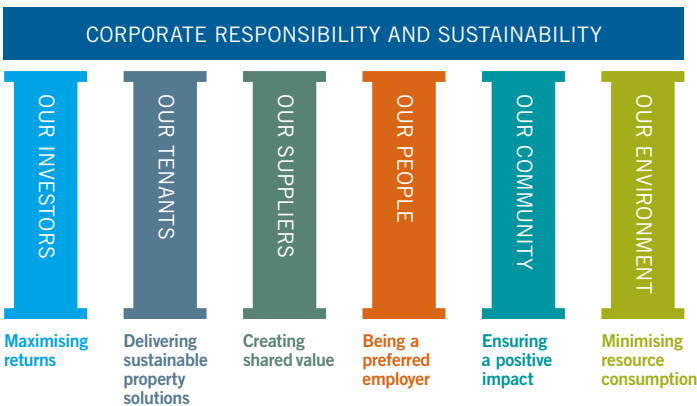
In the US, we have also been active in designing and developing sustainable buildings in conjunction with the Leadership in Energy and Environmental Design (LEED) Green Building Rating System and implementing sustainable initiatives across the portfolio.

DEXUS is listed on the Dow Jones Sustainability World Index, the Australian SAM Sustainability Index and the FTSE4Good Index. DEXUS is also a founding member of the Greenprint Foundation.

Connecting with our stakeholders

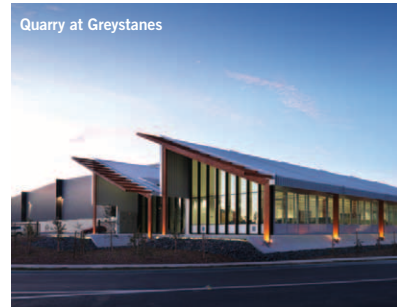
At DEXUS we are committed to continuously improving our CR&S performance while continuing to deliver world-class sustainable workspaces and service excellence to our tenants, maximising returns for our investors, being a preferred employer and ensuring a positive impact on our communities.

Our CR&S strategy is integrated into our business and aligned with our key stakeholders as shown below:

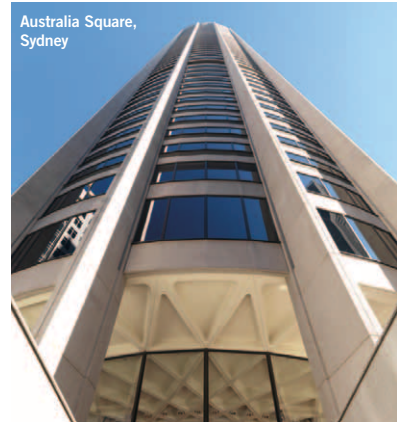


To find out more visit www.dexus.com

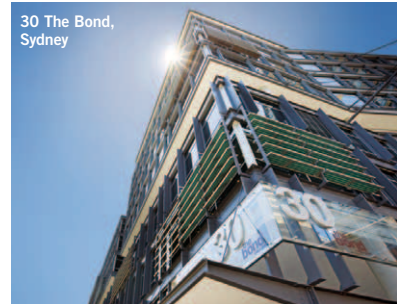
All numbers as at 30 June 2011 and in A\$.



Quarry at Greystanes



Australia Square, Sydney



30 The Bond, Sydney



3691 North Perris Boulevard, Perris, California

2009

Named as one of the "Global 100 Most Sustainable Corporations"
 Achieved listing on DJSI World and DJSI Asia Pacific
 Accessed US public bond market

2010

Named for the second year running as one of the "Global 100 Most Sustainable Corporations"
 Opened US office in Newport Beach, CA

2011

1 Blich Street, Sydney and 123 Albert Street, Brisbane open
 First Australian founding member of the Greenprint Foundation

DEXUS
 PROPERTY GROUP

Our vision is to be the leading property owner, manager and developer of superior quality office and industrial properties in Australia and industrial properties in the US west coast markets and, on behalf of third party investors, to be a leading manager and developer of office, industrial and retail properties.

OWN

MARKET LEADER IN OFFICE AND INDUSTRIAL
SUPERIOR QUALITY PORTFOLIO
STRATEGIC LOCATIONS IN AUSTRALIA AND THE US
FINANCIAL STRENGTH AND ACTIVE CAPITAL MANAGEMENT

MANAGE

FULLY INTEGRATED PROPERTY MANAGEMENT MODEL
DELIVERING SERVICE EXCELLENCE TO OUR TENANTS
MAXIMISING TOTAL RETURNS FOR OUR LISTED AND
WHOLESALE INVESTORS

DEVELOP

ENGAGE IN SELECTIVE DEVELOPMENTS CREATING VALUE
SUSTAINABLE DESIGN TO DELIVER THE HIGHEST
QUALITY WORKSPACES



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