DEXUS Property Group (ASX: DXS)

ASX release

31 August 2016

30 June 2016 distribution

DEXUS Property Group (DEXUS) advises that the distribution for the six months to 30 June 2016 will be paid to Security holders today. DEXUS provides a copy of the letter to be sent to Security holders accompanying the distribution and annual tax statements being mailed today.

For further information please contact:

Investor relations		**Media relations**	
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About DEXUS

DEXUS Property Group is one of Australia's leading real estate groups, investing directly in high quality Australian office and industrial properties. With $22.2 billion of assets under management, the Group also actively manages office, industrial and retail properties located in key Australian markets on behalf of third party capital partners. The Group manages an office portfolio of 1.8 million square metres located predominantly across Sydney, Melbourne, Brisbane and Perth and is the largest owner of office buildings in the Sydney CBD, Australia's largest office market. DEXUS is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange under the stock market trading code 'DXS' and is supported by more than 31,000 investors from 20 countries. With more than 30 years of expertise in property investment, development and asset management, the Group has a proven track record in capital and risk management, providing service excellence to tenants and delivering superior risk-adjusted returns for its investors. www.dexus.com

DEXUS Funds Management Ltd ABN 24 060 920 783, AFSL 238163, as Responsible Entity for DEXUS Property Group (ASX: DXS)

DEXUS PROPERTY GROUP

DEXUS

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31 August 2016

DEXUS Funds Management Limited
ABN: 24 060 920 783
AFSL: 238163
Australia Square Tower
Level 25, 264 George Street
Sydney NSW 2000
PO Box R1822
Royal Exchange NSW 1225
Tel: 61 1800 819 675

Dear Security holder

Consistent execution of DEXUS's strategy across all parts of the business has delivered a strong 2016 result.

Details relating to the achievements during the year can be found in the enclosed 2016 Annual Report and other documents in our 2016 Annual Reporting suite are available at www.dexus.com

Please also find enclosed:

- Your distribution statement for the six months ended 30 June 2016
- Your taxation statement for the year ended 30 June 2016

Distribution payment

DEXUS achieved Funds from Operations (FFO) of $610.8 million or 63.1 cents per security, delivering a distribution of 43.51 cents per security for the 12 months ended 30 June 2016, up 6% from FY15. This resulted in a distribution of 20.46 cents per security for the six months ended 30 June 2016.

If you believe you have unpresented distribution income or cheques, please contact the DEXUS Infoline on +61 1800 819 675.

Annual tax statement

Please retain your annual tax statement for your records. It contains important information to assist you in the completion of your taxation return.

Determining the value of your DEXUS holding

The value of your security holding at 30 June 2016 is provided on your distribution statement. Current price information is available on DEXUS's website at www.dexus.com and is published daily in major Australian metropolitan newspapers.

Changing your details

You can access your security holding information online to update your personal details via the Investor login link available on the 'My Security Holding' section of our new look website at www.dexus.com. You can also nominate your preference in this section on the way we communicate with you, email address notifications and Tax File Number and Australian Business Number notifications can also be updated in this facility. You will require your Holder Identification Number (HIN) or Security Holder Reference Number (SRN) to access your security holding.

Forms are available for details that cannot be updated directly in this facility. Download them by clicking on the Forms menu item when you are logged into your Security holding or from the Link Market Services website at linkmarketservices.com.au. Alternatively you can contact the DEXUS Infoline on +61 1800 819 675 or email dexus@linkmarketservices.com.au

Receive your communications electronically

DEXUS is committed to ensuring all investors have equal access to information about its business activities. You can elect to receive communications electronically by registering your email address using the enclosed email collection and online notification form.

In line with DEXUS's commitment to the long term integration of sustainable business practices, investor communications are also distributed via various electronic methods including:

- **DEXUS website**
  www.dexus.com – DEXUS recently launched a new website providing a wide range of information for investors including easy access to information relating to your security holding, reports, ASX announcements, key dates and security price information. DEXUS Security holders can subscribe to alerts to receive DEXUS communications immediately after release
- **DEXUS IR App**
  The DEXUS IR App provides current and future investors with instant access to the latest security price, ASX announcements, presentations, reports, webcasts and more. You can download the DEXUS IR App for free from Apple's App Store or Google Play
- **LinkedIn**
  DEXUS now engages with its followers via LinkedIn. It's as simple as logging into your LinkedIn account and following DEXUS Property Group

If you have any questions concerning your security holding, please contact us on the DEXUS Infoline on +61 1800 819 675.

Thank you for your continued support of DEXUS Property Group.

Yours faithfully

David Yates

Executive General Manager
Investor Relations, Communications & Research