

Dexus (ASX: DXS)

ASX release



29 August 2019

30 June 2019 distribution payment

Dexus advises that the distribution for the six months ended 30 June 2019 will be paid to Security holders today.

The distribution statements, Attribution Managed Investment Trust Member Annual Statements (previously known as the Annual Taxation Statement) and the 2019 Annual Report will also be sent to Security holders (electronically or by mail) along with the enclosed letter.

Dexus's 2019 Annual online reporting suite is now available at www.dexus.com/investor-centre

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About Dexus

Dexus is one of Australia's leading real estate groups, proudly managing a high quality Australian property portfolio valued at \$31.8 billion. We believe that the strength and quality of our relationships is 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 \$15.6 billion of office and industrial properties. We manage a further \$16.2 billion of office, retail, industrial and healthcare properties for third party clients. The group's circa \$9.3 billion development and concept 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 26,000 investors from 19 countries. With 35 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

Download the Dexus IR app

Download the Dexus IR app to your preferred mobile device to gain instant access to the latest stock price, ASX Announcements, presentations, reports, webcasts and more.

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

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29 August 2019

Dear Security holder

Dexus has released its annual results, achieving distribution per security growth of 5.0% and Adjusted Funds from Operations (AFFO) per security growth of 5.5% for FY19. During the year we performed well across all areas of the business, meeting our distribution guidance while remaining focused on creating sustained value.

Further details relating to our achievements can be found in our 2019 Annual Report and other documents available from our 2019 Annual Reporting suite at www.dexus.com/investor-centre

Please also find enclosed:

- Your distribution statement for the six months ended 30 June 2019
- Your Attribution Managed Investment Trust Member Annual Statement for the year ended 30 June 2019 (formerly known as Annual Taxation Statement)

Distribution payment

We achieved Adjusted Funds from Operations (AFFO) of \$517.2 million or 50.3 cents per security, delivering a distribution of 50.2 cents per security for the 12 months ended 30 June 2019, up 5.0% from FY18. This resulted in a distribution of 23.0 cents per security for the six months ended 30 June 2019.

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

Reminder regarding direct credit arrangements

At our 2018 Annual General Meeting in October Security holders approved changes to the Constitution allowing all distribution payments to Australian and New Zealand resident Security holders to be made by direct credit. If you are an Australian or New Zealand resident Security holder, please ensure that your bank account details have been provided to ensure you receive payment of future distributions.

Attribution Managed Investment Trust Member Annual Statement

Please retain your Attribution Managed Investment Trust Member Annual 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 2019 is provided on your distribution statement. Current price information is available on our website at www.dexus.com/investor-centre 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 at www.dexus.com/investor-centre. 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

We are committed to ensuring all investors have equal access to information about our 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 our 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 – Our website provides 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 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 the Apple App Store or Google Play.

- **LinkedIn, Facebook and Twitter**

Dexus engages with its followers on LinkedIn, Facebook and Twitter. It is as simple as logging into your social media account and electing to follow Dexus.

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 investment in Dexus.

Yours faithfully

David Yates
Executive General Manager
Investor Relations, Communications & Sustainability