

Dexus (ASX: DXS)

ASX release



16 August 2023

2023 Annual Results Presentation and property synopsis

Dexus releases its 2023 Annual Results Presentation.

An investor conference call will be webcast at 9.30am today on www.dexus.com/investor-centre

The 2023 property synopsis excel workbook is also available at www.dexus.com/investor-centre

Authorised by the Board of Dexus Funds Management Limited

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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 \$61.0 billion (pro forma post final completion of the AMP Capital acquisition). 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. We directly and indirectly own \$17.4 billion of office, industrial, healthcare, retail and infrastructure assets and investments. We manage a further \$43.6 billion of investments in our funds management business (pro forma post final completion of the AMP Capital acquisition) 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 group's \$17.4 billion real estate development pipeline provides the opportunity to grow both portfolios and enhance future returns. Our sustainability aspiration is to unlock the potential of real assets to create lasting positive impact and a more sustainable tomorrow, and is focused on the priorities of customer prosperity, climate action and enhancing communities. Dexus is supported by more than 34,000 investors from 25 countries. With four decades of expertise in property 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

Dexus Funds Management Ltd ABN 24 060 920 783, AFSL 238163, as Responsible Entity for Dexus (ASX: DXS)
Level 30, 50 Bridge Street, Sydney NSW 2000

2023 Annual Results

16 August 2023

Dexus Funds Management Limited | ABN 24 060 920 783 | AFSL 238163 as responsible entity for Dexus

Acknowledgement of country

Dexus acknowledges the Traditional Custodians of the lands on which our business and assets operate, and recognises their ongoing contribution to land, waters and community.

We pay our respects to First Nations Elders past and present.

Artist: Amy Allerton, Indigico Creative, a Gumbaynggir and Bundjalung woman

Artwork: The Places Where We Thrive

Artwork description: The artwork tells the story of a vision for our communities, both large and small, where they are all thriving and strong as they build lives, homes and legacies for present and future generations. Every community is connected by spirit and by country, surrounded by flourishing waterways and vibrant land that is enriched and cared for by its people. Communities are empowered to unlock potential, find new ways to build and expand, as they dream and innovate to create tomorrow.



Agenda

Overview	Darren Steinberg, CEO
Financial results	Keir Barnes, CFO
Funds management	Deborah Coakley, EGM Funds Management
Investments	
Office portfolio	Andy Collins, EGM Office
Industrial portfolio	Stewart Hutcheon, EGM Industrial, Healthcare & Alternatives
Transactions and Developments	Ross Du Vernet, CIO
Summary	Darren Steinberg, CEO
Appendices	



Our strategy

Our vision

To be globally recognised as Australasia's leading real asset manager

Our strategy

To deliver superior risk-adjusted returns for investors from high-quality real estate and infrastructure assets

Delivered through Strategic objectives:

Resilient income streams

Investing in assets that provide resilience through-the-cycle

Investment manager of choice

Expanding and diversifying the funds management business

Enabled by:

Scaleable, efficient platform

Transactions

Product creation

Capital sourcing

Asset management

Development

Underpinned by:

Commitment to Environmental, Social & Governance (ESG)

Prudent Capital Management

A real asset manager with deep sector expertise

Supported by strong governance, a robust balance sheet and leading ESG credentials

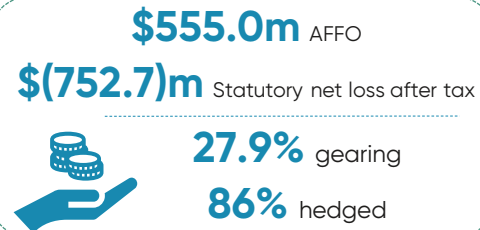


Data at 30 June 2023, excludes \$2.0 billion FUM relating to Real Estate Securities and Dexus Real Estate Partnership 1.

FY23 highlights

Strategic objectives

Resilient income streams

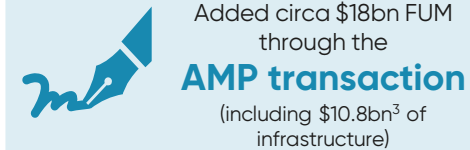


\$1.8bn bal. sheet divestments

announced, enhancing balance sheet strength and portfolio quality and recycling into value creating opportunities



Investment manager of choice



1. Occupancy by income, excluding co-investments in pooled funds.
2. Australian CBD average by Property Council of Australia July 2023.
3. Based on FUM as at 30 June 2023 and pro forma post final completion of the AMP Capital transaction.
4. Represents new equity raised (excluding DRP and transfers).
5. Excluding divestments.

Sustainability leadership and strategy

Continued ESG leadership and strategy refreshed for the future

ESG initiatives, benchmarks and ratings

Global leader

Top 5% S&P Global ESG Score
Real estate

S&P Global Sustainability Yearbook 2023

Global sector leader

Listed office
GRESB 2022 Real Estate Assessment

Ranked within the **top 20 global**
organisations in the **Equileap**
2023 Global Report on gender equality

WELL Health & Safety rating

achieved across 45 nominated office
properties

4.9 Star ★★★★★

NABERS Energy rating
Dexus group office portfolio

4.5 Star ★★★★★

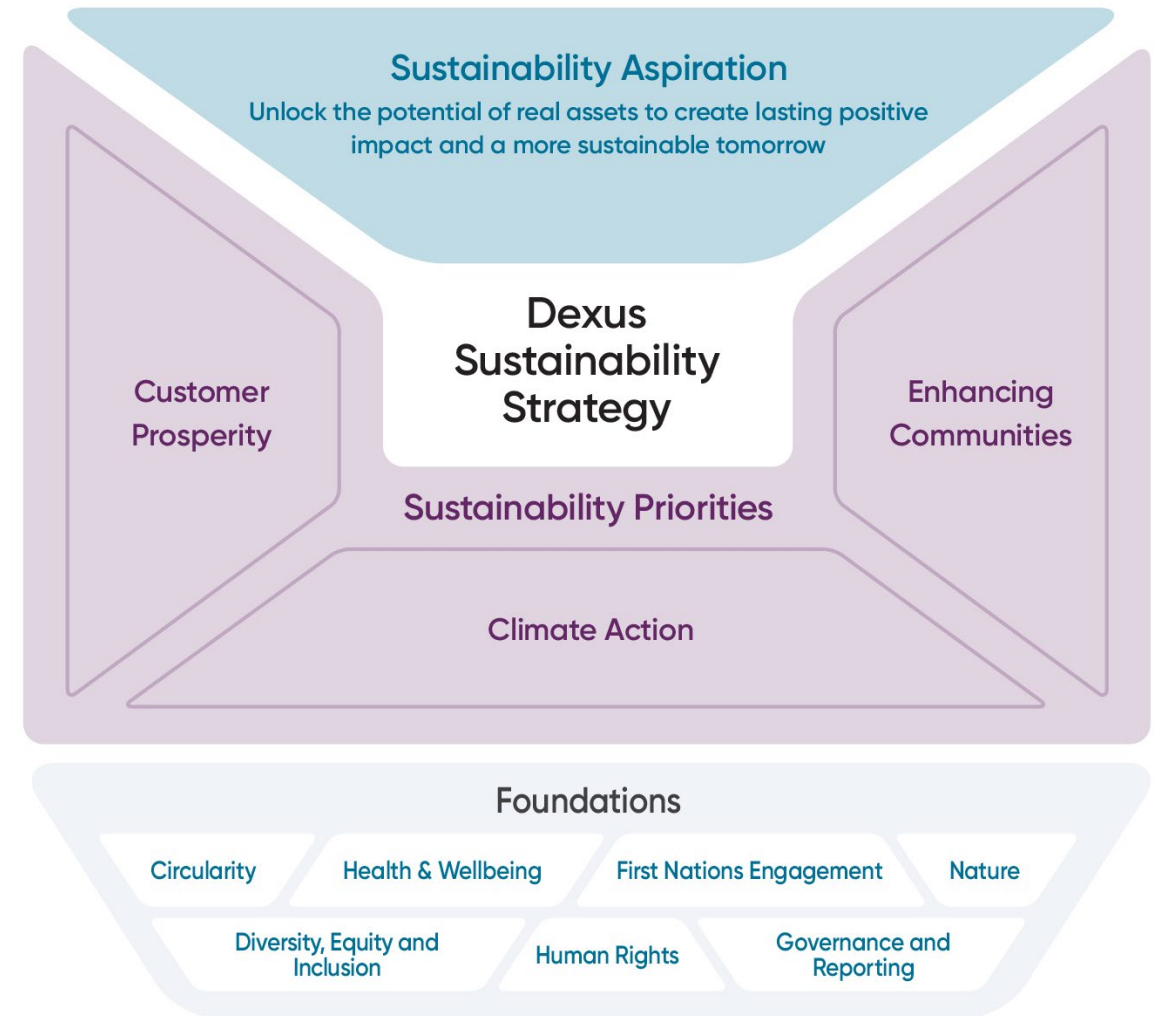
NABERS Water rating
Dexus group office portfolio

4.8 Star ★★★★★

**NABERS Indoor
Environment rating**
Dexus group office portfolio

Ecovadis supplier verification

Implemented across preferred group
suppliers with coverage of 72% of preferred
supplier spend engaged on the group
platform by FY24



A low-angle, upward-looking photograph of several modern skyscrapers with glass and steel facades. Two tall palm trees are positioned in the foreground, their trunks extending from the bottom towards the center of the frame. The sky is a clear, vibrant blue with some wispy clouds. The sun is visible near the bottom center, creating a bright lens flare. The text "Financial results" is overlaid in the center in a white, sans-serif font.

Financial results

Key earnings drivers and valuations

Earnings composition increasingly diversified

Key earnings drivers

Earnings driver	FY23 composition ¹
Investments	83% of FFO (89% FY22) 62% Office Property FFO (70% FY22) 17% Industrial Property FFO (16% FY22) 4% Co-investment income (3% FY22)
Management operations	12% of FFO (9% FY22) Earnings from funds management, property and development management
Trading	5% of FFO (2% FY22) Elevated trading profits (post tax) in FY23

Investment portfolio valuations

30 June 2023 value ²	Valuation 12-months movement ³	Capitalisation rate 12-months movement
Total portfolio \$17.4bn	↓ \$1,183.9m 6.9%	↑ 5.11% 47bps
Office portfolio \$12.3bn	↓ \$1,177.8m 8.8%	↑ 5.21% 46bps
Industrial portfolio \$4.1bn	↓ \$6.6m 0.2%	↑ 4.76% 47bps

1. FFO contribution is calculated before net finance costs, group corporate costs and non-trading related tax.

2. Total portfolio value of \$17.4bn includes \$1.5bn look-through FUM for Dexus's co-investments in pooled funds and financial assets and is largely comprised of office portfolio \$12.3bn, industrial portfolio \$4.1bn, healthcare portfolio \$0.4bn, retail \$0.2bn, opportunity \$0.1bn and infrastructure \$0.1bn.

3. Valuation movement excludes co-investments in pooled funds. Includes other property revaluation gain of \$0.5m and excludes leased assets and right of use assets revaluation loss of \$0.1m.

FY23 financial results

Delivered on upper end of guidance in a challenging operating environment

	FY23 \$m	FY22 \$m	Change %
Investments			
Office property FFO	597.6	655.6	↓ 8.8%
Industrial property FFO	163.5	152.4	↑ 7.3%
Co-investments in pooled funds ¹	35.9	29.1	↑ 23.4%
Total Investments FFO	797.0	837.1	↓ 4.8%
Management operations ²	112.6	81.7	↑ 37.8%
Group corporate	(48.8)	(44.7)	↑ 9.2%
Net finance costs	(137.2)	(118.4)	↑ 15.9%
Other ³	(35.3)	(21.5)	↑ 64.2%
Underlying FFO	688.3	734.2	↓ 6.3%
Trading profits (post tax)	50.2	23.4	↑ 114.5%
FFO	738.5	757.6	↓ 2.5%
Maintenance and leasing capex	(183.5)	(185.4)	↓ 1.0%
Adjusted Funds from Operations (AFFO)	555.0	572.2	↓ 3.0%
Distribution payout (% AFFO)	100.0%	100.0%	
Distribution	555.0	572.2	↓ 3.0%

- › Office property FFO decreased primarily due to the impact of divestments and non-recurring income from development impacted properties in FY22, partly offset by rent increases
- › Industrial property FFO increased due to recently completed developments, rent increases, leasing success and a full-year contribution from Jandakot industrial precinct, partly offset by divestments
- › Income from co-investments in pooled funds grew, driven by new investments in AMP platform funds
- › Management operations FFO increased significantly, driven by the contribution from development milestones being achieved during the period alongside growth in the funds platform, including the AMP platform acquisition
- › Group corporate costs increased, predominantly driven by an increase in costs post the AMP acquisition. AMP-related transaction costs are excluded from FFO in accordance with Property Council Australia (PCA) guidelines
- › Net finance costs increased, primarily due to higher floating rates in FY23
- › Increase driven by non-trading related FFO tax expense
- › A strong year for trading profits, which are expected to be lower in FY24

Key per security metrics	FY23	FY22	Change
Underlying FFO per security	64.0 cents	68.3 cents	↓ 6.3%
FFO per security	68.7 cents	70.4 cents	↓ 2.5%
AFFO per security	51.6 cents	53.2 cents	↓ 3.0%
Distribution per security	51.6 cents	53.2 cents	↓ 3.0%
	FY23	FY22	Change
Net Tangible Assets (NTA) per security	\$10.88	\$12.28	↓ 11.4%

1. Includes distribution income from Dexus's co-investment stakes in pooled funds and excludes joint venture and partnership income which is proportionately consolidated in Note 1 Operating Segments within Dexus's Financial Statements. See slide 41 in Appendices for further detail.

2. Management operations FFO includes development management fees.

3. Other FFO includes non-trading related tax expense and other miscellaneous items.

Strong financial position

Managing gearing and hedging to maintain balance sheet strength and fund future commitments

- › **Active debt management** securing **\$2.6 billion of new and refinanced facilities** with an average **tenor of 4.5 years**, including a \$500 million exchangeable note issue to diversify funding sources in a volatile environment and secure five-year fixed rate debt
- › **Pro forma gearing of 27.9%^{1,2}** below the 30–40% target range, combined with strategic asset recycling, provides capacity to fund committed developments and support growth in the funds platform
- › **86% of debt hedged across FY23**, and an **average hedge maturity of 4.8 years** providing material protection against interest rate movements over the medium term

Key metrics	30 June 2023	30 June 2022
Gearing (look-through) ¹	27.9% ²	26.9%
Headroom ³	\$2.5bn	\$1.9bn
Cost of debt ⁴	3.7%	2.7%
Average maturity of debt	5.1 years	5.5 years
Hedged debt (incl caps) ⁵	86%	65%
Weighted average maturity of hedges	4.8 years	5.9 years
S&P/Moody's credit rating	A- / A3	A- / A3

1. Adjusted for cash and debt in equity accounted investments, excluding Dexus's share of co-investments in pooled funds.

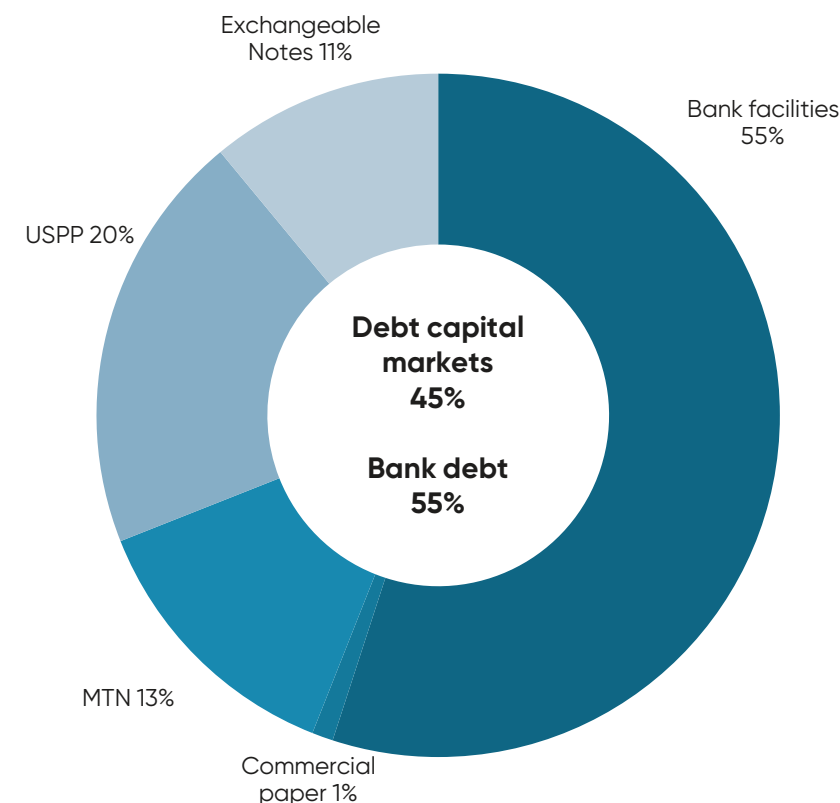
2. Pro forma including proceeds and payments for transactions post 30 June 2023 that have settled before 16 August 2023. Excluding these impacts, look-through gearing is 30.3% at 30 June 2023. Look-through gearing including Dexus's share of co-investments in pooled funds is 31.7% at 30 June 2023.

3. Undrawn facilities plus cash.

4. Weighted average for the year, inclusive of fees and margins on a drawn basis.

5. Average for the year. Hedged debt (excluding caps) was 58% for the 12 months to 30 June 2022 and 69% for the 12 months to 30 June 2023.

Diversified sources of debt



Gearing capacity to fund commitments

Gearing expected to remain within 30–40% target range

- › **\$2.3bn committed spend**, comprising \$2.2 billion committed development spend over the next five years and \$0.1 billion committed co-investments
- › **Headroom expected to grow to \$3.3bn** including proceeds of contracted divestments settling post 30 June
- › In the absence of any further divestments, capital partnering or change in property valuations, fully funding committed developments and fund co-investments would see gearing increase to around the midpoint of the **30–40% target range**
- › Will continue **recycling capital** to provide capacity to reinvest in value creating and portfolio enhancing opportunities while maintaining a strong balance sheet
 - › **Strong track record in creating liquidity**, having divested **\$7.4 billion** of assets over the **past five years**
 - › **\$1 billion** of additional divestments would reduce gearing by circa **4.0ppt**



Waterfront Brisbane QLD

Funds management

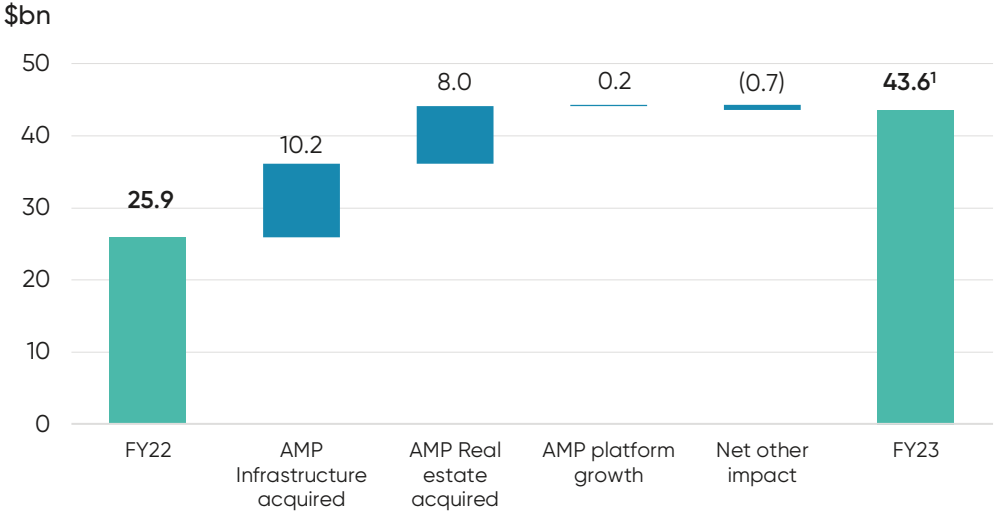


Dexus funds platform

A real asset platform of scale, diversity and organic growth opportunities

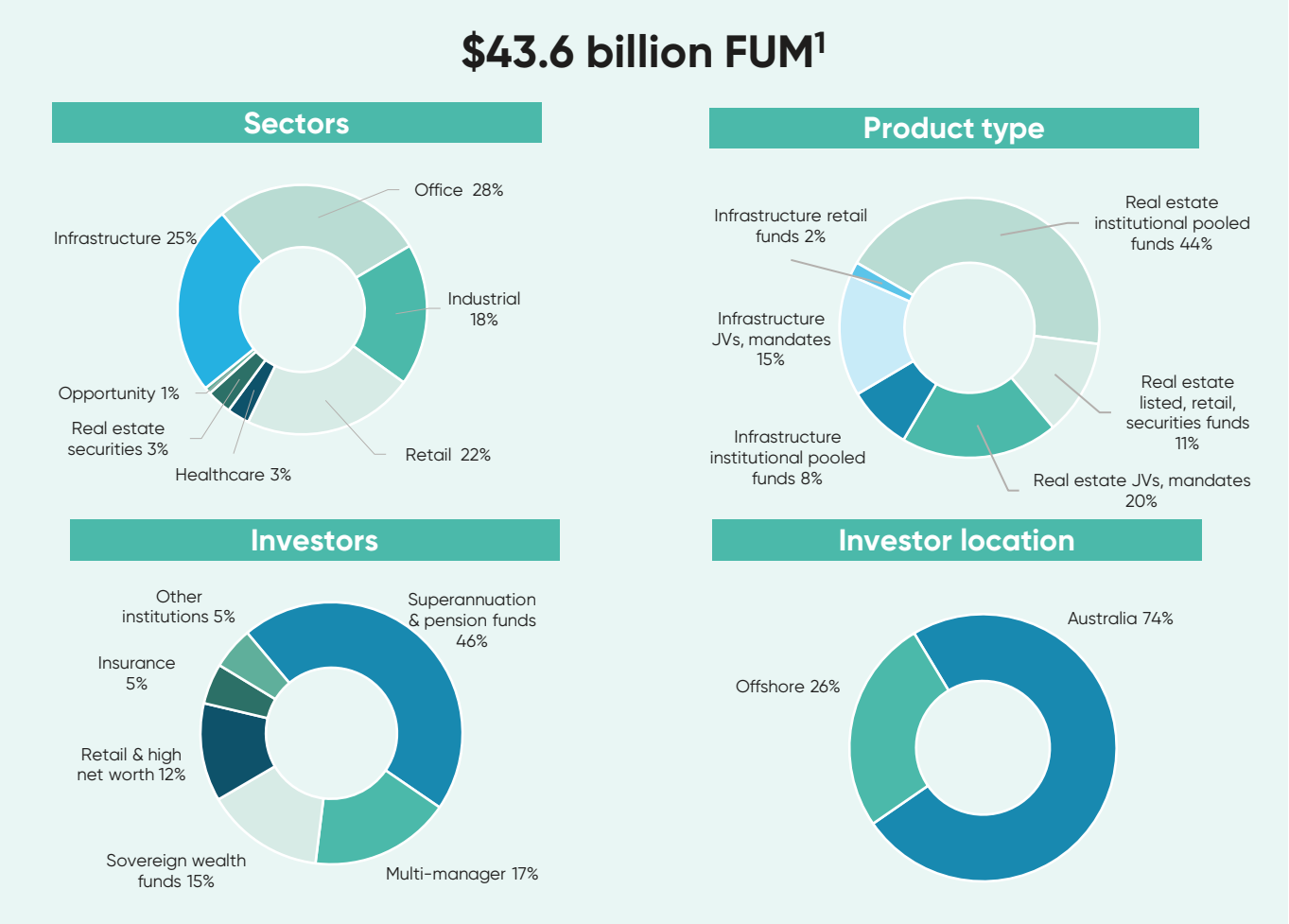
Third party FUM grew by 68% in FY23, with infrastructure accounting for 61% of FUM growth

Funds management platform growth



Prudent capital structures with average gearing across pooled funds at circa 25%.

1. Composition charts are by FUM and pro forma post final completion of the AMP Capital transaction.



Dexus funds platform

Well regarded by an increasingly diversified investor base

Why investors choose Dexus



Long standing
Australian owner
and manager



Origination and
product creation
capability



Active asset
management
approach



Alignment of
interest through
co-investments



Best practice
corporate
governance

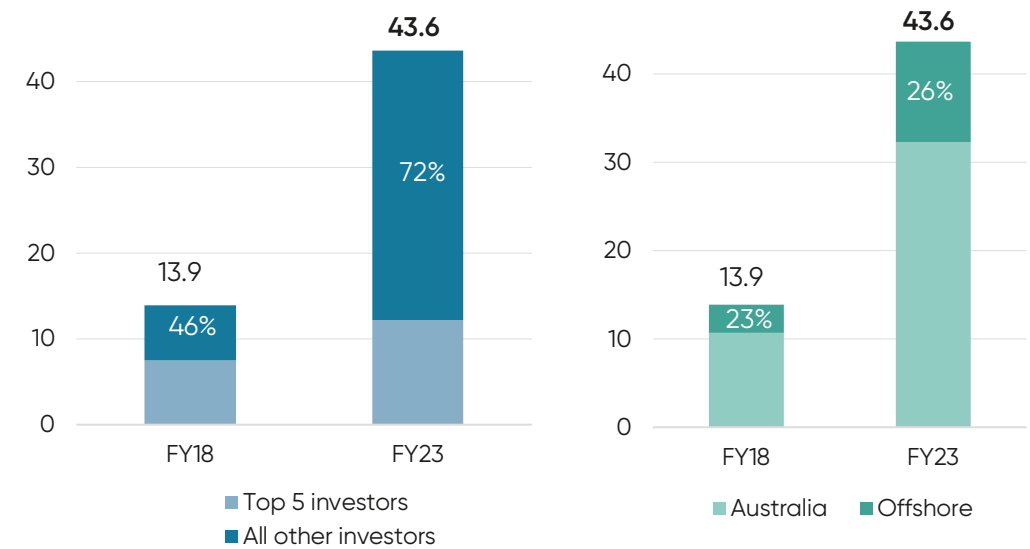


Long track
record of
performance

- › **Investors outside of top 5** account for **72%** of FUM (up from 46% in FY18)
- › **Offshore investors** account for **26%** of FUM (up from 23% in FY18), and **expected to grow further**

Investor base increasingly diversified

\$bn



Funds management

FY23 key achievements

Raised \$1.6 billion¹ across 14 vehicles

- › Dexus Healthcare Property Fund: **\$440m**
- › Dexus Real Estate Partnership 1: circa **\$200m**
- › Wholesale Airport Fund: **\$185m**



Onboarded 23 new institutional investors and private wealth groups²

Further enhanced distribution capability

- › Opened **Singapore office**
- › **Expanded distribution channels** and capability with the AMP integration



Delivering for investors

- › **Royal Adelaide Hospital** acquisition by three funds demonstrates platform growth synergies
- › Completed **\$275 million of fund developments**



ESG recognition

- › **DHPF global sector leader** – GRESB
- › DOTA and DWPF achieved Top 2% out of 1,820 GRESB entities

1. Represents new equity raised (excluding DRP and transfers).

2. Includes new investors onboarded to Dexus and AMP Capital products in FY23.

Key investment verticals take advantage of megatrends

Workplace	Health	Transport	Social	Energy
"Enabling productivity"	"Improving quality of life"	"Connecting people and our economy"	"Bringing communities together"	"Powering our cities"
				
 Office	 Hospitals	 Airports	 Living	 Renewables
 Retail		 Rail		
 Industrial	 Aged care	 Ports	 Stadiums	 Utilities

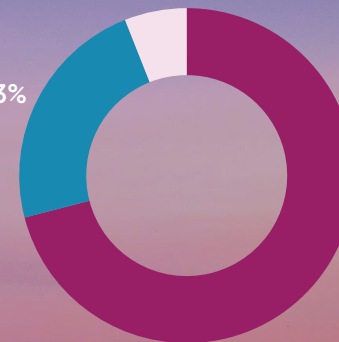
Investments

Balance sheet FUM

Co-investments 6%

Industrial 23%

Office 71%

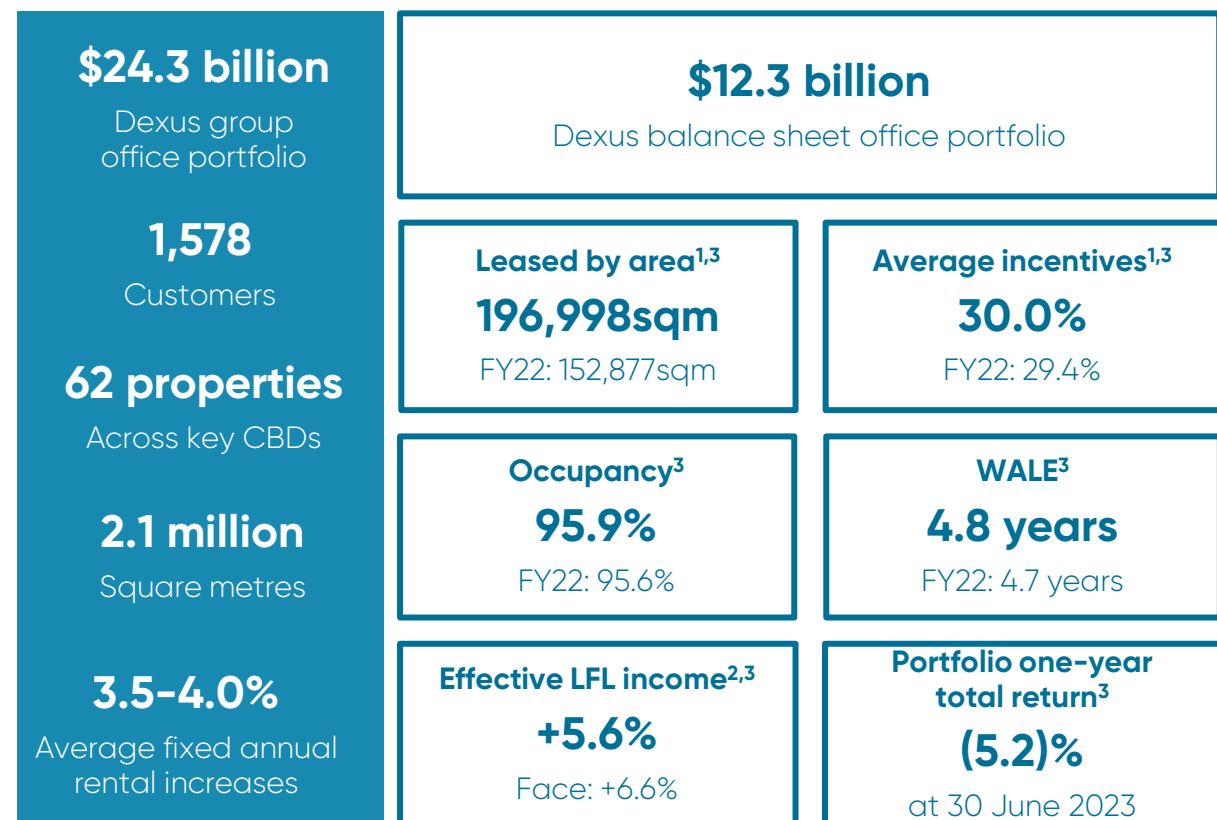


Office portfolio



Office portfolio performance

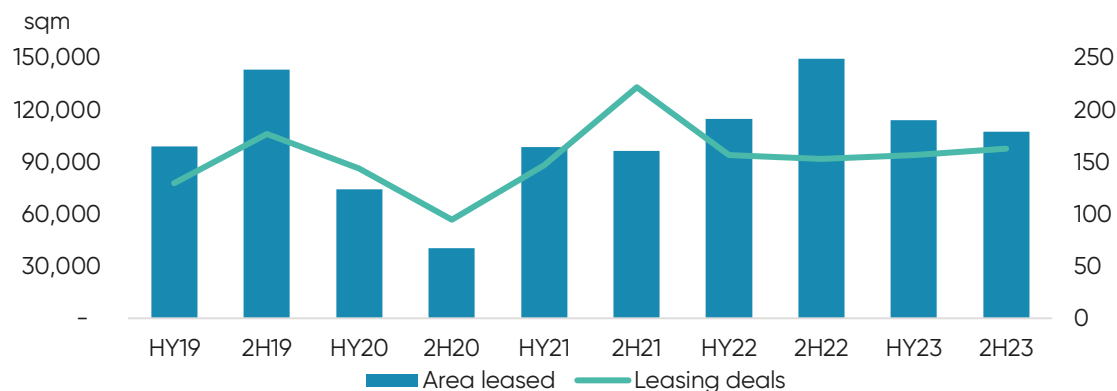
High quality portfolio with 95.9% occupancy and stable lease terms



1. Excludes development leasing of 24,703sqm across 14 transactions.
2. Excludes rent relief and provision for expected credit losses. Including these impacts: Effective +8.3% and Face +8.9%.
3. Dexus balance sheet portfolio performance statistics exclude co-investments in pooled funds.
4. Australian CBD average by Property Council of Australia July 2023.

- › **Occupancy remains high at 95.9%** despite the challenging operating environment, above the market average of 87.2%⁴
- › **Effective LFL income growth^{2,3} improved to +5.6%**, predominantly driven by improved income producing occupancy in Melbourne
- › **Incentives up marginally** and expected to stay elevated in the near term
- › **Weighted average lease term of 6.2 years** on leasing deals across the stabilised portfolio
- › Of the space renewed across the office portfolio in FY23, **33%** were **expansions**, **9%** were **contractions** and **58%** retained the **same space**
- › **57%** of new deals represented customers **upgrading** their space

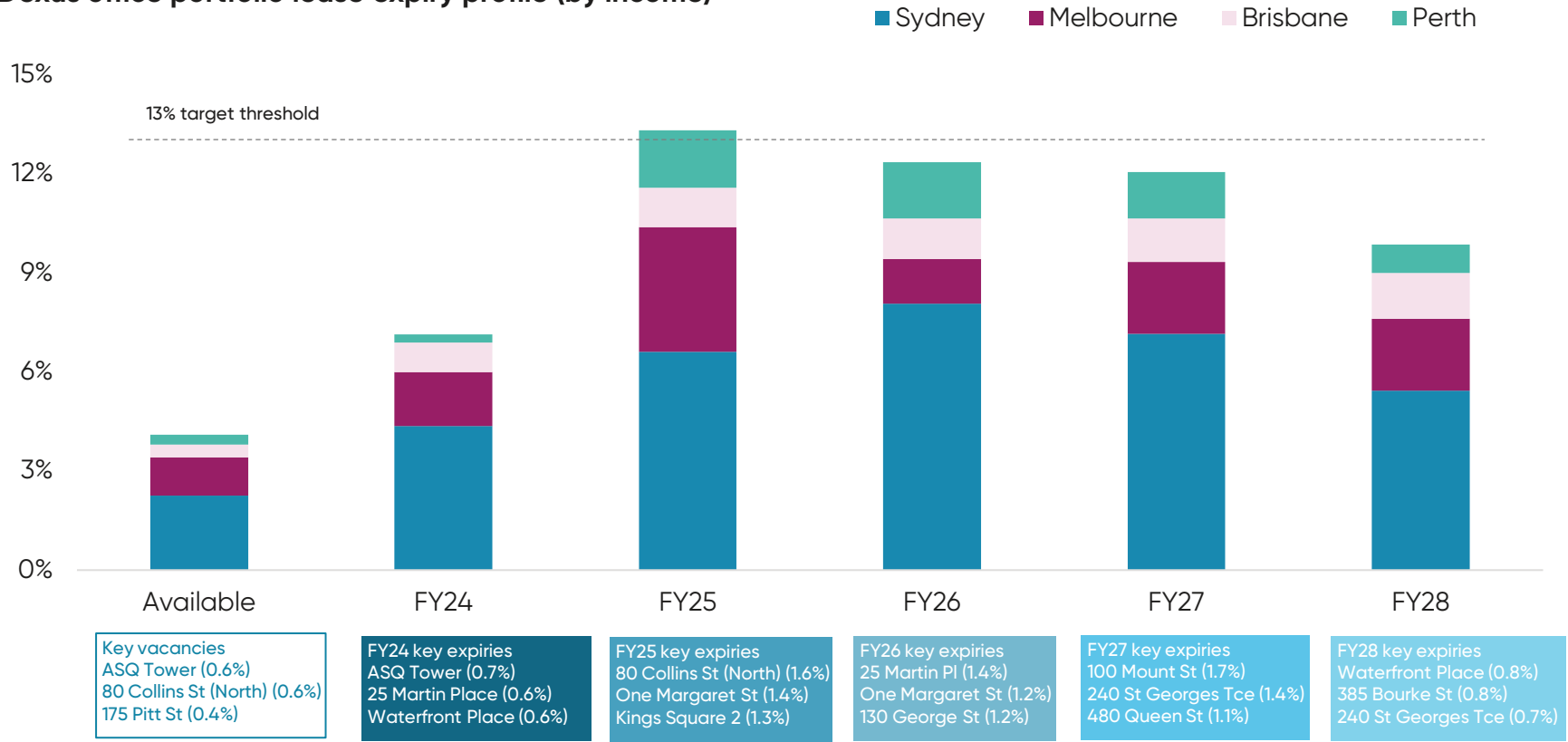
Historical leasing (including development leasing)



Staggered expiry profile and diversified tenant base

Supporting resilient income streams

Dexus office portfolio lease expiry profile (by income)¹



Diversified tenant base with limited concentration risk

Top customer – Commonwealth Government of Australia

represents **3.2%** of property portfolio income

Top 10 customers represent **17.5%** of property portfolio income

Top office customer industry groups

Financial services – **17.9%**

Legal services – **14.3%**

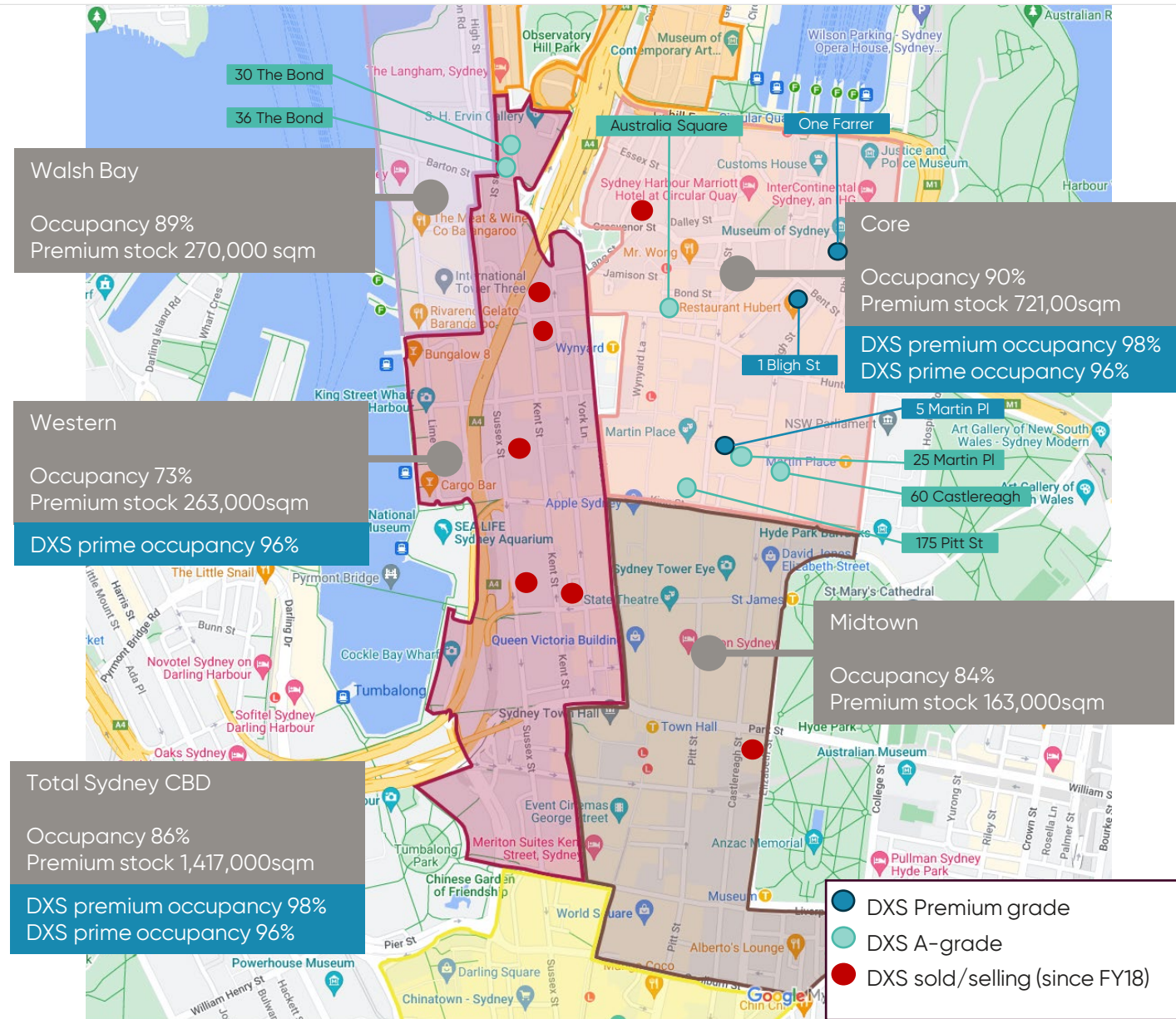
Rental, hiring & real estate – 11.7% (of Office portfolio income)

1. Dexus balance sheet portfolio performance statistics exclude co-investments in pooled funds.

Sydney CBD occupancy

Premium occupancy higher in the core

- › The **market occupancy rate** of Premium space in the core of the Sydney CBD is **90%**, which is the highest of the four precincts
 - 58% of the Premium vacancy is concentrated in three complexes, all west of George Street
- › **All Dexus Premium buildings** are **located in the core**, with average **occupancy of 98%, higher than the market** (core at 90%, Sydney CBD overall at 86%)



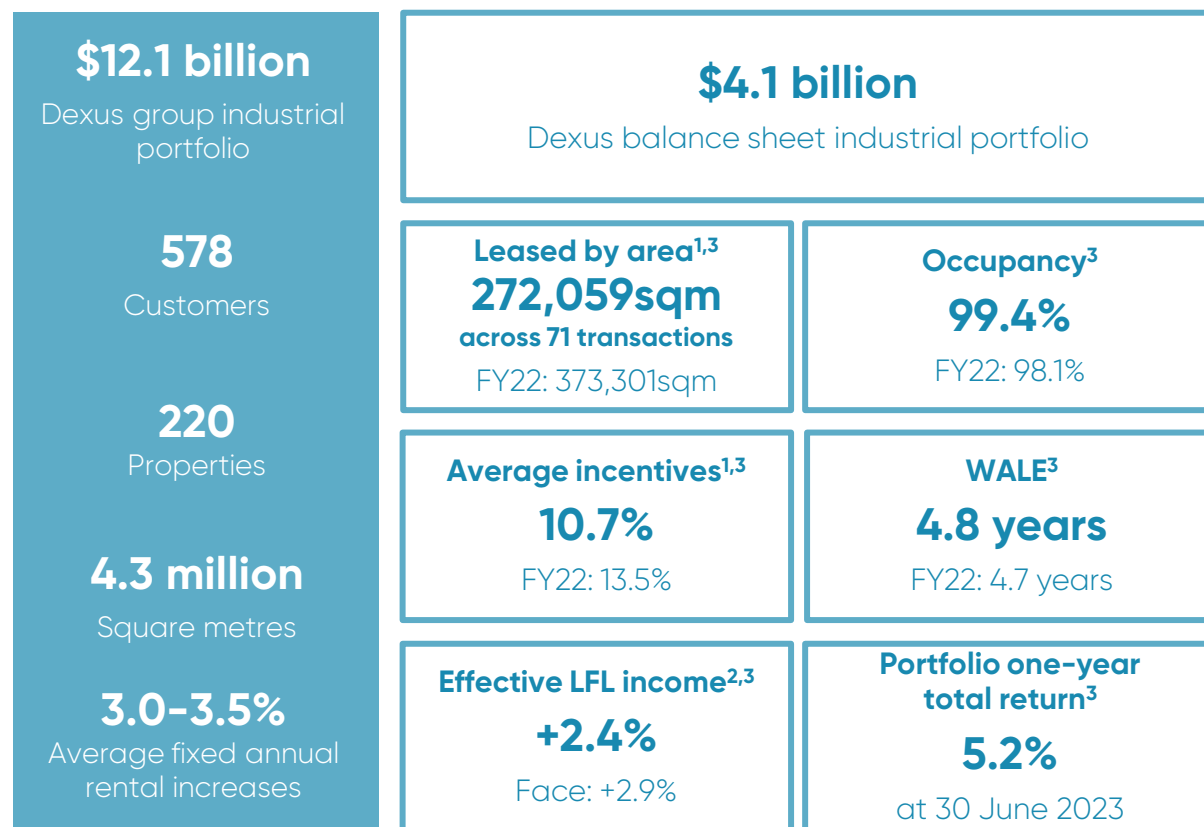
Source: Dexus Research, CBRE Research from Property Council Australia base data.
Dexus properties excludes development sites.

Industrial portfolio



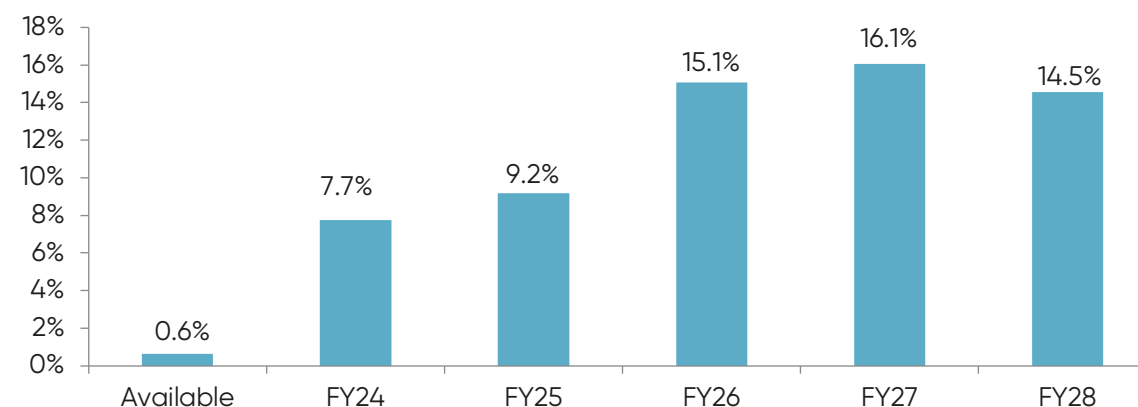
Industrial portfolio performance

Strong fundamentals continue to underpin future rent growth



- › **Portfolio occupancy increased to 99.4%** reflecting the continued leasing success and recent sale of Axxess Corporate Park
- › LFL growth was impacted by reversions and downtime at two of our larger facilities. **Effective LFL growth was +3.6%** excluding divestments such as Axxess Corporate Park
- › **Portfolio 13.6% under-rented**, benefiting from continued strong market rent growth which remains supported by ongoing structural tailwinds
- › Continued examples of releasing spreads above 50%
- › ~17% of portfolio set to access **rental reversion** upon expiry in FY24-FY25

Dexus industrial lease expiry profile (by income)³



1. Excludes development leasing of 68,609sqm across 8 transactions.

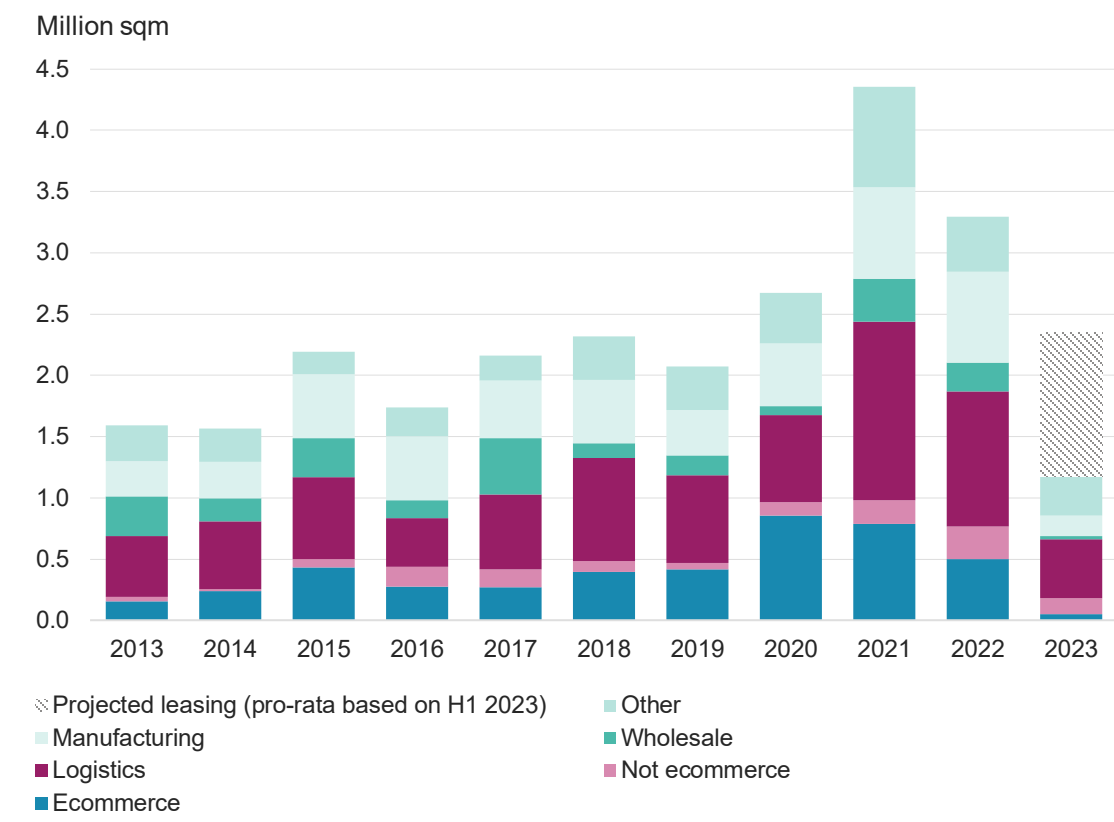
2. Excludes rent relief and provision for expected credit losses. Including these impacts: Effective +4.0% and Face +4.3%.

3. Dexus balance sheet portfolio performance statistics exclude co-investments in pooled funds.

Industrial take-up moderating, low vacancy to provide support

Demand driven by investment in last mile fulfilment, population growth and inventory build up

National industrial take-up returns to pre-COVID levels

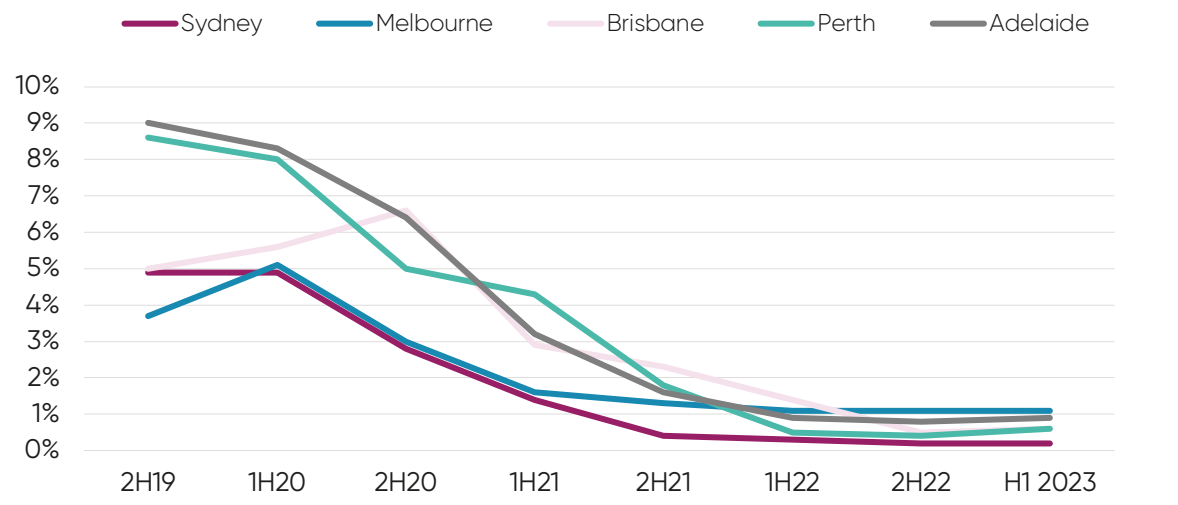


Source: ABS, JLL Research.

Dexus leasing observations

- › Net face **rents in major markets increased** by between 12% and 32% in FY23
- › **Low market vacancy is providing support for rents** with vacancy less than 1% in major markets in the first half of C2023
- › Rent growth is expected to taper to more normal levels in the year ahead

Vacancy rates hit record lows across all markets



Transactions and Developments



Active capital allocation approach

Continued focus on capital recycling into value creating opportunities

\$5.4 billion

Total group real asset transactions

\$4.1 billion

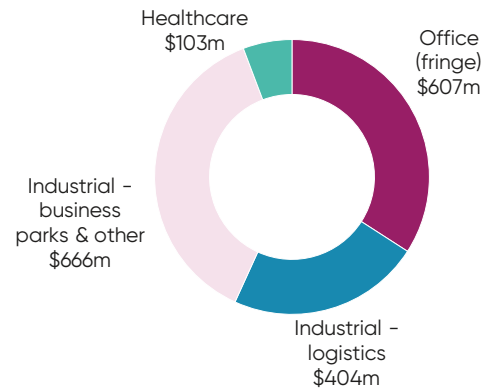
Group real asset divestments

\$1.3 billion

Group real asset acquisitions

Balance sheet capital recycling

\$1.8 billion
balance sheet divestments
announced since FY22



\$1.1 billion FY23 balance sheet spend on development pipeline and co-investments

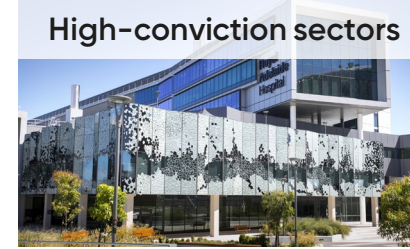
\$0.6 billion spent

Development pipeline



- ✓ Deliver high-quality irreplaceable assets across Australian gateway cities
- ✓ Profitable long-term returns
- ✓ Provide organic growth for balance sheet and funds

High-conviction sectors



- ✓ Increase exposure to high conviction sectors with tail winds
- ✓ Increase diversification across the platform through alternate sectors

\$0.5 billion invested¹

Co-investments



- ✓ Support and accelerate funds growth
- ✓ Provide diversification and stable returns
- ✓ \$0.5 billion co-investments in AMP platform funds at an average yield of circa 5%

1. Additional \$0.2 billion of co-investments undertaken in July 2023.

Developments – creating next generation assets

Further enhances portfolio quality and provides organic FUM growth

- › Development **aligns with strategic objectives** of **resilient portfolio income streams** and **investment manager of choice**, supporting product creation for our funds and tenants
- › Importance of city-shaping developments
 - Creating **next generation assets in first class locations** not available on-market
 - **Enhancing portfolio quality** (Premium weighting to increase to 60%) and balance sheet returns
 - **Attractive to capital partners**, generating high-quality organic growth opportunity for the funds business
- › Committed balance sheet pipeline is **significantly de-risked**
 - Circa 80% of space pre-committed
 - Fixed price contracts across Atlassian and Waterfront Brisbane stage 1
- › Industrial development pre-leasing slowed to **capture more market upside** (circa 68,000 pre-leased in FY23)
- › **Creating scale in attractive sectors** – industrial developments contributed to circa 40% of current balance sheet industrial FUM

Key committed projects	Sector	Project cost est. ²	Yield on cost ³	Est. cost to completion	% Leased	Completion
123 Albert Street, Brisbane QLD	Office	\$0.60bn	c. 5%	\$0.15bn	78%	Early 2024
Atlassian Central, Sydney NSW ⁴	Office	\$1.45bn	4-5%	\$1.23bn	100%	Late 2026
Stage 1 Waterfront Brisbane QLD	Office	\$0.83bn	5-6%	\$0.74bn	52%	Early 2028
Jandakot Airport, Perth WA (committed stage)	Industrial	\$0.07bn	5-6%	\$0.03bn	41%	Late 2024
Palm Springs Road, Ravenhall VIC (committed stage)	Industrial	\$0.04bn	6-7%	\$0.02bn	68%	Early 2024
884-928 Mamre Road, Kemps Creek NSW	Industrial	\$0.07bn	n/a	\$0.07bn	–	Late 2024



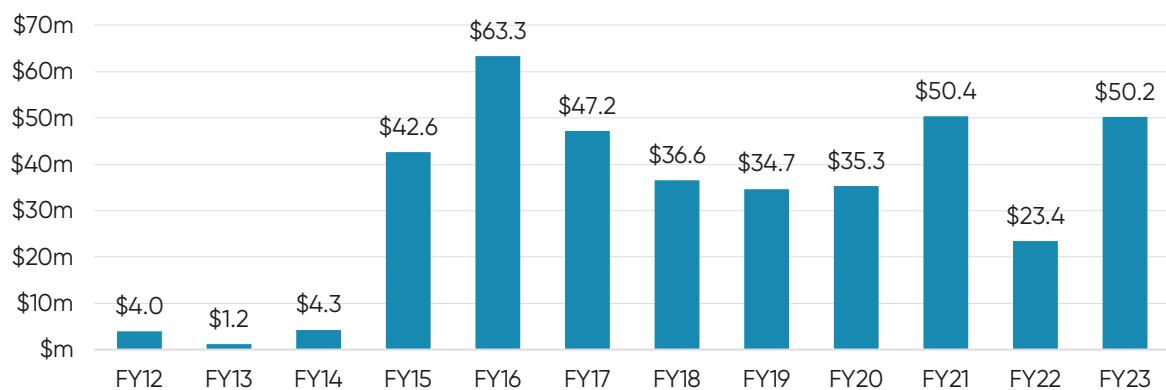
1. Pro forma post the completion of Atlassian and Waterfront stage 1.
2. Dexus share in development cost (including land, funding cost and excludes downtime and income earned through development).
3. Target yield on cost calculation includes cost of land, funding cost, downtime and income earned through development in the denominator. "n/a" applies to developments acquired via a fund-through arrangement.
4. Represents funding obligation for 100% of the project cost (excluding land).

Trading profits

Strong year in FY23, with lower contribution expected in FY24

- › **FY23 was a strong year for trading profits (post tax)**, with \$50.2 million¹ realised across two trading projects
- › Trading profits expected to be **lower in FY24** (circa \$10 million post tax), as we chose not to re-stock the trading pipeline while the market was nearing its peak
 - Circa \$14 million of pre-tax trading profits already secured across two projects
- › **Trading profit realisation is variable**. Since FY12, the business has generated annual trading profits (post tax) averaging circa \$33 million per annum

Historic trading profits (post tax)



1. Post tax trading profits including contribution from 12 Frederick Street, St Leonard and the Australian Bragg Centre.
 2. Pre tax.

Trading profit track record since FY12²

Demonstrating our capability in timing investments and extracting value through the cycle

\$546 million
total trading profits

30%
average IRR

Summary



The Dexus investment proposition

High-quality portfolio with embedded potential from funds management and development

Fully integrated real asset platform of scale and deep capability

Investment

\$17.4bn
capital invested directly

High-quality investments across major cities
Balance sheet scale provides capacity to capitalise on opportunities
Capital increasingly allocated across funds

Funds management

\$43.6bn
third party real estate and infrastructure FUM

Diverse platform across sectors and capital sources
Relationships with major global real asset investors
Grown FUM by an average of 22% p.a.
over the past 10 years

Development

\$17.4bn¹
group real estate development pipeline

Portfolio of city-shaping development projects
Improves quality of group portfolio and provides growth in funds
Embedded pipeline with flexibility on timing

Business model positioned to benefit from long-term megatrends

1. Excludes infrastructure.

Summary

Leading real asset manager with a robust balance sheet

- › Dexus has **demonstrated strategic execution:**
 - Maintained a strong balance sheet through asset recycling
 - Property portfolio which continues to benefit from flight to quality
 - Continued to grow and expand the Funds platform
- › We are **half-way through a challenging two-year period** as capital flows and market sentiment continue to be impacted by inflation, rising interest rates and geopolitical risks
- › Barring unforeseen circumstances, for the 12 months ended 30 June 2024¹:
 - Dexus expects **distributions of circa 48.0 cents per security**, below the 51.6 cents per security delivered in FY23 predominantly driven by lower trading profits
 - **AFFO excluding trading profits is expected to be broadly in line** with that delivered in FY23
- › As the world reverts to a normalised rates regime, we are **well positioned** as a leading Australasian real asset manager

1. Subject to no material deterioration in conditions and assumes circa \$10 million of trading profits (post-tax).



Artist impression: Atlassian Central and Central Place Sydney NSW

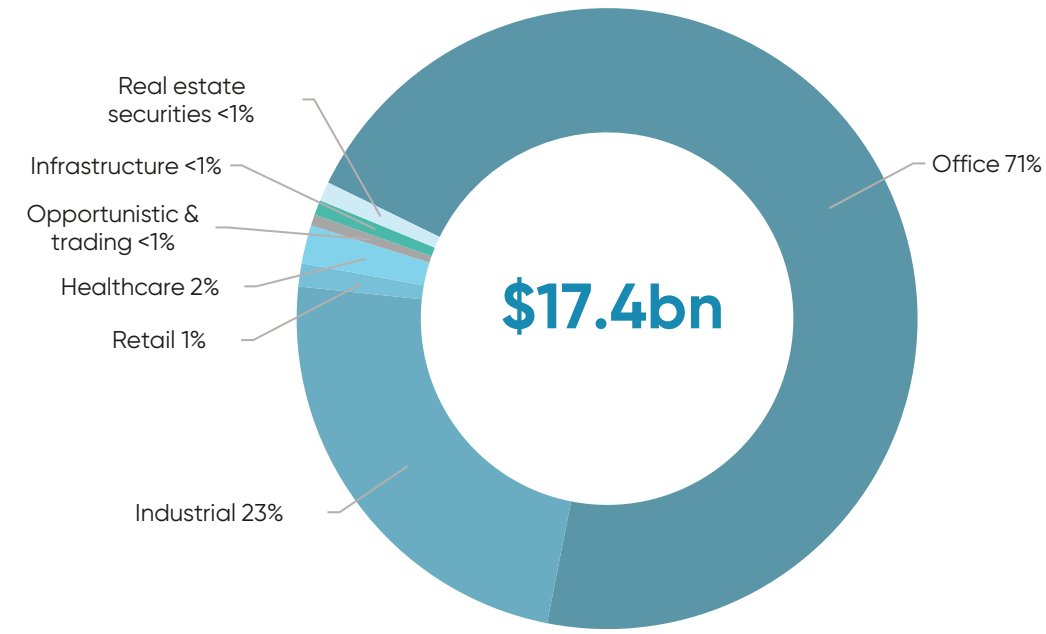
Appendices



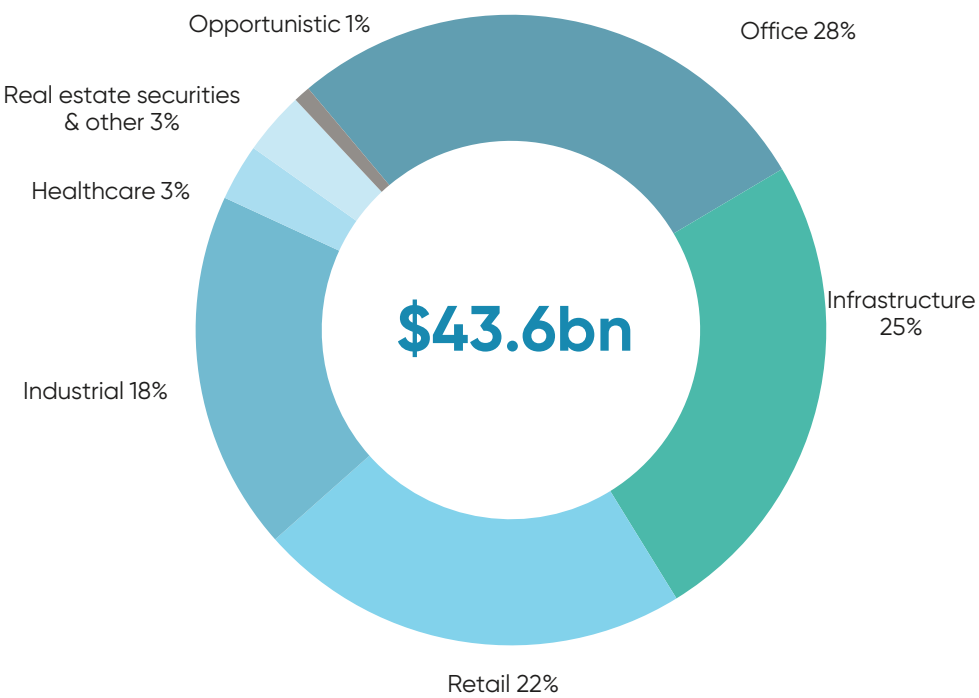
Dexus today

\$61.0 billion – total funds under management¹

Dexus portfolio



Funds management portfolio



1. Includes co-investments in pooled funds.

Financial results

Reconciliation to statutory profit

Reference	Item	30 June 2023 \$m	30 June 2022 \$m
Statutory AIFRS net profit / (loss) after tax		(752.7)	1,615.9
Investment property and inventory	(Gains)/losses from sales of investment property	0.6	2.0
	Fair value (gain)/loss on investment properties	1,175.1	(926.0)
Financial instruments	Fair value (gain)/loss on the mark-to-market of derivatives	67.6	37.8
Incentive amortisation and rent straight-lining	Incentive amortisation and rent straight-lining	(153.6)	(152.6)
Tax	Non-FFO tax expense	(42.7)	(20.3)
Co-investments	Share of net (profit)/loss of investments accounted for using the equity method	2.0	(60.7)
	Distributions from financial assets at fair value through profit or loss	(8.1)	(7.6)
	Distributions from co-investments	35.9	29.1
Amortisation and impairment	Amortisation and impairment of intangible assets	62.2	4.3
Other unrealised or one-off items ¹	Other unrealised or one-off items	45.0	(69.5)
Funds From Operations (FFO)		738.5	757.6
Maintenance and leasing capex	Maintenance capital expenditure	(48.5)	(72.4)
	Cash incentives and leasing costs paid	(52.9)	(37.0)
	Rent free incentives	(82.1)	(76.0)
Adjusted Funds From Operations (AFFO)		555.0	572.2
Distribution		555.0	572.2
AFFO Payout ratio		100.0%	100.0%

1. FY23 other unrealised or one-off items includes \$96.2m transaction costs and one-off significant items (including costs associated with the AMP Capital platform acquisition and integration and other successful transaction and one-off significant items), \$22.0m of other amortisation mainly relating to debt modifications, partially offset by \$75.6m of unrealised fair value gains on interest bearing liabilities. The remaining net \$2.4m expense relates to exchangeable notes and other items.

Financial results

Management operations profit

FY23 (\$m)	Funds Management	Property Management	Development Management	Management Operations
Revenue	150.9	90.8	35.0	276.7
Operating expenses	(57.3)	(80.7)	(26.1)	(164.1)
FY23 net profit	93.6	10.1	8.9	112.6
FY23 margin	62%	11%	25%	41%
FY22 margin	63%	11%	(11)%	38%



175 Pitt Street, Sydney NSW

Financial results

Cash flow reconciliation

		30 June 2023 \$m	30 June 2022 \$m
Cash flow from operating activities		770.9	560.1
add back:	payment for inventory acquisition and capex	10.9	14.8
less:	cost of sale of inventory	(61.0)	(138.6)
less:	tax on trading profits not yet paid	(21.5)	(10.0)
add back:	capitalised interest	23.7	8.3
less/add back:	adjustments for equity accounted distributions	(55.1)	80.5
less/add back:	other working capital movements	(80.5)	126.0
add back:	transaction costs ¹	89.2	63.8
Adjusted cash flow from operating activities		676.6	704.9
Add back: Rent free income		82.1	76.0
Less: Depreciation and amortisation (including deferred borrowing costs)		(20.2)	(23.3)
FFO		738.5	757.6
Less: payments from maintenance capex and incentives ²		(183.5)	(185.4)
AFFO		555.0	572.2
Less: gross distribution		(555.0)	(572.2)
Cash surplus/(deficit)		0.0	0.0

1. Includes costs associated with the acquisition and integration of the AMP Capital platform and other successful transactions.

2. Includes cash and fit out incentives, lease fees and rent-free incentives.

Financial results

Interest reconciliation

	30 June 2023 \$m	30 June 2022 \$m
Total statutory finance costs	174.1	141.8
Less: Debt modification and amortisation of exchangeable notes	(23.1)	(5.7)
Add: Finance costs attributable to investments accounted for using the equity method ¹	8.0	1.5
Less: AASB 16 interest expense	(0.8)	(0.9)
Gross finance costs for FFO ²	158.2	136.8
Add: Interest capitalised	35.1	20.0
Gross finance costs for cost of debt purpose	193.3	156.8

1. Includes finance costs associated with properties held in investments accounted for using the equity method.

2. Excludes interest income of \$20.9m (FY22: \$18.4m) primarily comprised of interest income from Capital Square, Atlassian and general interest income.



100 Mount Street, North Sydney NSW

Financial results

Change in net tangible assets and revaluations

	\$m	\$ps		Investment portfolio	Valuation change \$m	Weighted average cap rate
Opening net tangible assets¹ (1 July 22)	13,206.6	12.28		Dexus office portfolio	(1,177.8)	5.21%
Revaluation of real estate	(1,183.9)	(1.10)		Dexus industrial portfolio	(6.6)	4.76%
Retained earnings ²	183.5	0.17		Total Dexus portfolio	(1,183.9)⁶	5.11%
Amortisation of tenant incentives ³	(153.6)	(0.14)				
Transaction costs and intangibles ⁴	(278.2)	(0.26)				
Fair value and other movements ⁵	(68.3)	(0.07)				
Closing net tangible assets¹ (30 June 23)	11,706.1	10.88				

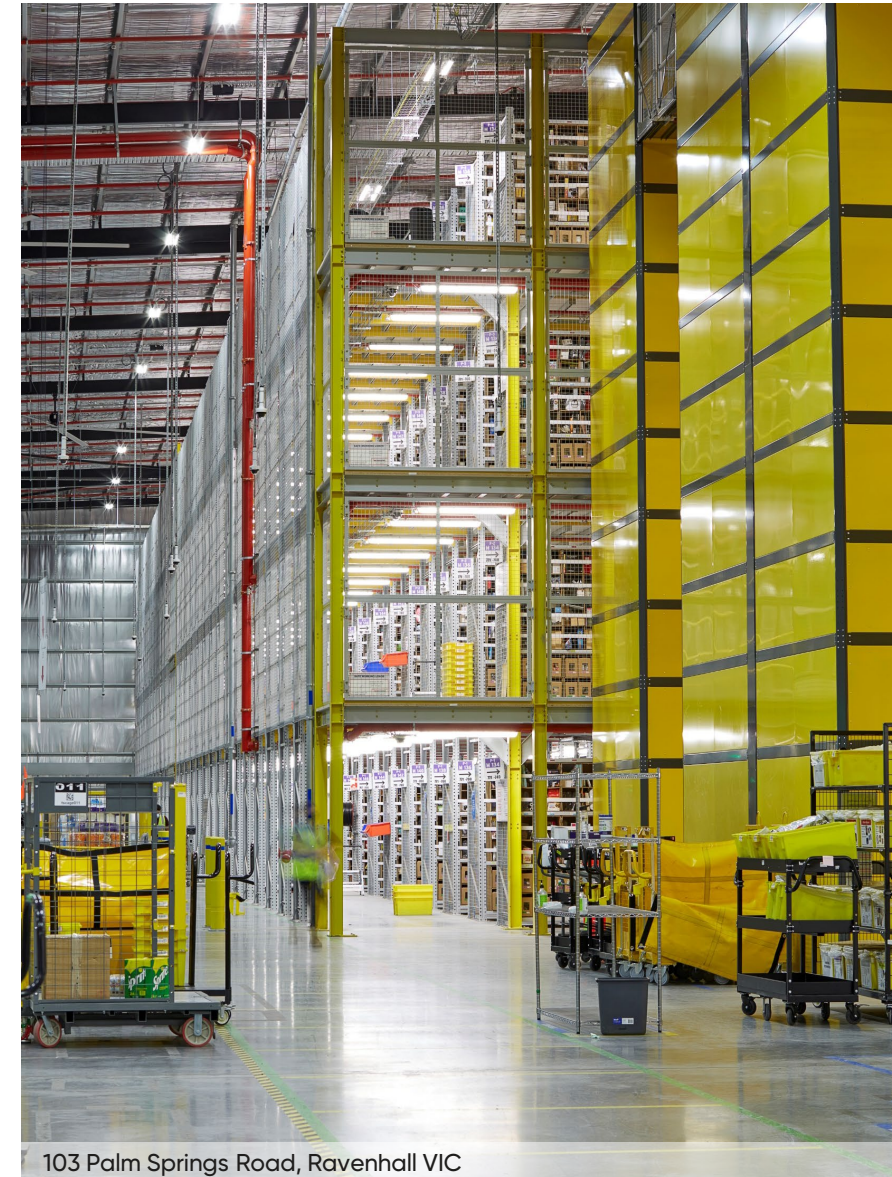
1. Net tangible assets exclude \$168.4m (FY22: \$117.4m) deferred tax liability relating to management rights.
2. Represents FY23 FFO less distributions.
3. Includes rent straight-lining.
4. Relates to the acquired intangible assets and transactions costs associated with the AMP Capital acquisition.
5. Includes fair value movements of derivatives and interest-bearing liabilities, deferred tax and movement in reserves and other.
6. Valuation movement excludes co-investments in pooled funds. Includes other property revaluation gain of \$0.5m and excludes leased assets and right of use assets revaluation loss of \$0.1m.

Financial results

Direct property portfolio book value movements

	Office ¹ \$m	Industrial ¹ \$m	Healthcare and other ¹ \$m	Dexus total ¹ \$m	Trading assets ² (inventory) \$m
Opening direct property	13,294.7	3,955.8	136.5	17,387.0	54.4
Lease incentives ³	121.6	15.0	0.1	136.7	0.3
Maintenance capex	45.4	2.4	-	47.8	-
Acquisitions/transfers	44.5	184.2	-	228.7	25.7
Developments ⁴	187.6	195.3	21.0	403.9	10.8
Disposals ⁵	(460.4)	(643.3)	(136.2)	(1,239.9)	(60.4)
Revaluations	(1,150.6)	(6.6)	0.5	(1,156.7)	-
Amortisation	(144.9)	(18.6)	-	(163.5)	(0.3)
Rent straight lining	7.1	2.2	0.6	9.9	0.1
Closing balance at the end of the period	11,945.0	3,686.4	22.5	15,653.9	30.6

1. Includes Dexus's share of equity accounted investments except those classified as co-investments and financial assets at fair value through profit or loss and excludes leased assets.
2. Trading assets are included in Dexus total and sub-sector amounts.
3. Includes rent free incentives.
4. Includes capitalised interest.
5. At book value and includes internal transfers to and from investment property.



103 Palm Springs Road, Ravenhall VIC

Financial results

Co-investments in pooled funds

	Ownership stake (%)	Dexus co-investment value (\$m) ¹	Dexus FY23 co-investment income (\$m)	Passing distribution yield (%) ²	Number of properties	Total assets (\$m)	Occupancy (%)	WALE (years)	WACR (%)	Fund look-through gearing (%)
Healthcare										
DHPF	16.4%	\$241.3	\$8.1	3.5%	11	\$1,594	99.4%	18.2	4.6%	20.5%
AUHPT ³	7.0%	\$189.5	\$7.3	3.9% ⁴	104	\$3,975	98.1%	16.3	4.7%	26.0%
Industrial										
DXI	17.5%	\$193.0	\$9.1	4.7% ⁵	94	\$1,562	97.5%	6.3	5.4%	27.3% ⁶
Other real asset classes										
DREP1	21.3%	\$35.3	\$0.5	n/a	7	\$231	n/a	n/a	n/a	45-55% ⁷
DXC	9.0%	\$46.5	\$2.7	5.9% ⁵	105	\$803	99.4%	9.7	6.1%	31.8% ⁶
Diversified real estate										
DWAPF	18.9%	\$319.8	\$5.2	5.6%	28	\$2,425	95.3%	4.2	5.6%	28.5%
Infrastructure										
CommIF	5.1%	\$73.1	\$1.0	8.0%	18	\$1,553	n/a	n/a	n/a	77.5%
Securities and other⁸	n/a	\$131.0	\$2.1	n/a	n/a	n/a	n/a	n/a	n/a	
Total		\$1,229.5	\$35.9							

1. Represents the equity accounted investment value or financial asset at fair value through profit or loss recognised on Dexus balance sheet.

2. With reference to the last announced distribution annualised (except for DHPF which refers to FY23 distributions over the weighted average unit price), and the closing unit price at 30 June 2023.

3. As reported by Australian Unity Healthcare Property Trust at 30 June 2023.

4. Returns stated are for the 12-month period to 30 June 2023 for AUHPT's Wholesale Units.

5. Passing yield based on the equity accounted book value of Dexus's co-investment as at 30 June 2023. Passing yield based on market value was 6.4% for DXI and 8.7% for DXC based on closing security prices as at 30 June 2023.

6. Pro forma gearing as reported by DXI and DXC.

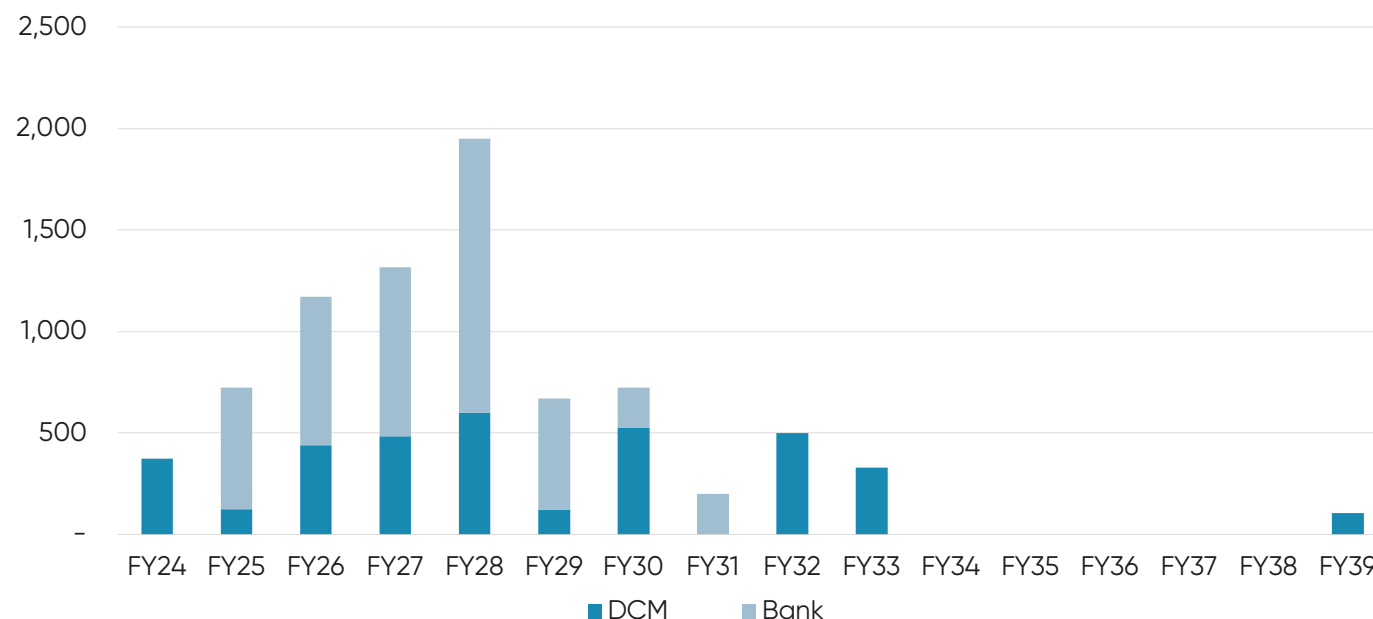
7. Target gearing range for Fund.

8. Includes investments in APN Asian REIT Fund, APN Global REIT Income Fund, Dexus Development Fund No. 2, Dexus Regional Property Fund, Dexus Core Property Fund, Dexus Core Infrastructure Fund, RealTech Ventures and Divvy Parking Pty Limited.

Capital management

FY23 position

Debt maturity profile¹ \$m



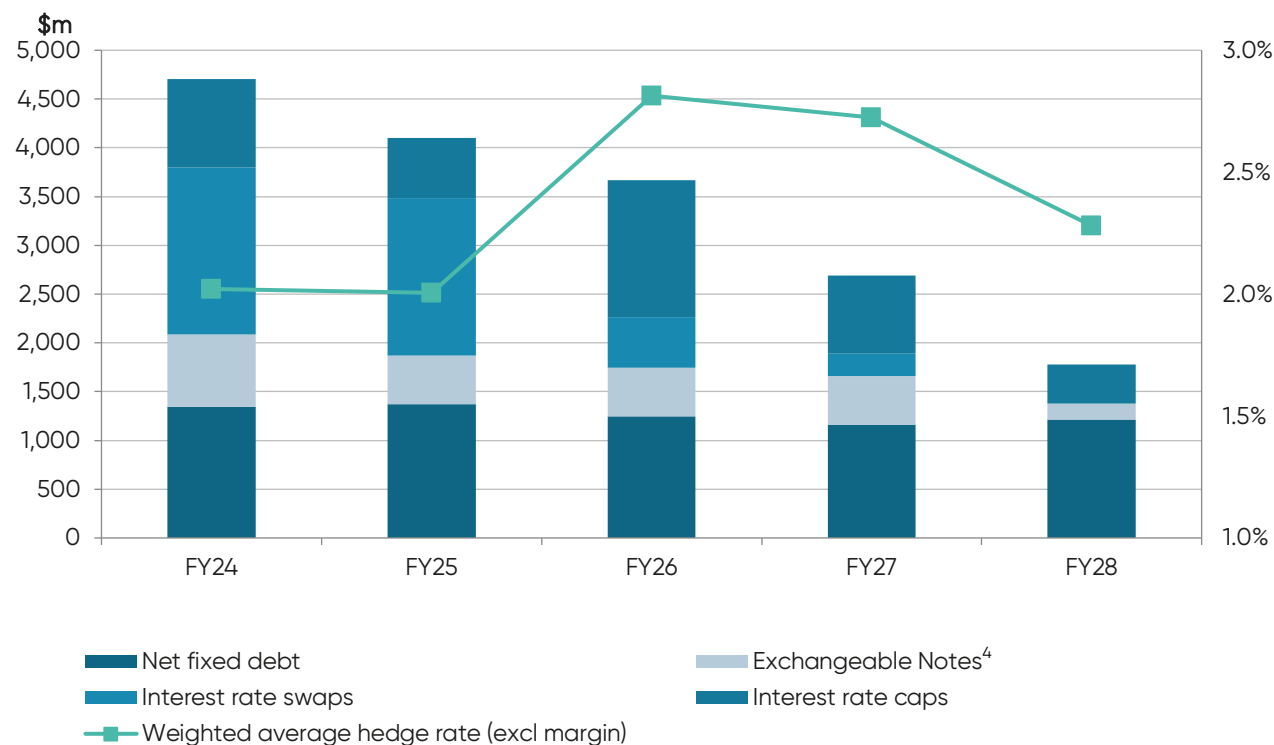
1. Includes \$325m Exchangeable Notes based on investor put date in FY24.
2. Total debt does not include debt in equity accounted investments or Dexus's share of co-investments in pooled funds.
3. Undrawn facilities plus cash.
4. Adjusted for cash and debt in equity accounted investments, excluding Dexus's share of co-investments in pooled funds.
5. Includes proceeds and payments for transactions post 30 June 2023 that have settled before 16 August 2023. Excluding these impacts, look-through gearing is 30.3% at 30 June 2023. Look-through gearing including Dexus's share of co-investments in pooled funds is 31.7% at 30 June 2023.
6. As per public bond covenants.

Key metrics	30 June 2023	30 June 2022
Total debt ²	\$5,310m	\$4,882m
Headroom (approximately) ³	\$2.5bn	\$1.9bn
Pro forma gearing (look-through) ⁴	27.9% ⁵	26.9%
Covenant gearing (covenant ⁶ <55%)	29.4%	25.5%
Interest cover (covenant ⁶ >2.0x)	4.4x	6.0x
Priority debt (covenant ⁶ <30%)	0.0%	0.2%

Capital management

Interest rate hedging profile

Hedge profile



1. Average amount hedged for the year (including caps).
2. Including fixed rate debt (without credit margin).
3. Weighted average for the year, inclusive of fees and margins on a drawn basis.
4. Based on investor put date in FY24.

Hedging profile	30 June 2023	30 June 2022
Average amount of debt hedged ¹	86%	65%
Average amount of debt hedged excluding caps	69%	58%
Weighted average interest rate on hedged debt ²	1.9%	1.5%
Cost of debt ³	3.7%	2.7%
Weighted average maturity of hedges	4.8 years	5.9 years

Capital management

Debt facilities¹

	Facility limit A\$m	Drawn A\$m	Maturity	Currency
Bilateral bank debt	600	150	FY25	A\$
	450	13	FY26	A\$
	750	-	FY27	A\$
	1,350	425	FY28	A\$
	550	550	FY29	A\$
	200	200	FY30	A\$
	200	200	FY31	A\$
Commercial paper²	100	78	FY26	A\$
Medium term notes	185	185	FY26	A\$
	130	130	FY27	A\$
	200	200	FY30	A\$
	500	500	FY32	A\$
	30	30	FY39	A\$
US senior notes (USPP)³				
Series 1	291	291	Jul-23 - Jul-28	US\$
Series 2	225	225	Feb-24 - Feb-27	US\$
Series 3	286	286	Dec-24 - Dec-26	US\$
Series 4 (A\$)	100	100	Jun-28	A\$
Series 5	503	503	Nov-29 - Nov-32	US\$
Series 5 (A\$)	150	150	Nov-29 - Nov-32	A\$
Series 6 (A\$)	75	75	Oct-38	A\$
Exchangeable notes				
Series 1 ⁴	325	325	Mar-24	A\$
Series 2	500	500	Nov-27	A\$

	Facility limit A\$m	Drawn A\$m
Sub total	7,700	5,116
Currency translation and fair value adjustments	288	280
Deferred borrowing costs and debt modifications	(23)	(23)
Exchangeable notes adjustments	(63)	(63)
Total interest bearing liabilities	7,894	5,310
Bank guarantee utilised		(175)
Cash		124
Headroom including cash		2,533

1. Does not include debt facilities in equity accounted investments or Dexus's share of co-investments in pooled funds.
2. Based on maturity date of commercial paper standby facility.
3. USPP US\$ amount shown at the cross-currency swap contract rate.
4. Based on investor put date in FY24.

Funds management

Real estate development pipeline



Project cost on uncommitted projects in funds management business

Uncommitted projects	FY24	FY25	FY26+
Office – 5 properties	\$3.5bn		
Industrial – 7 properties	\$1.2bn		
Retail – 4 properties	\$0.4bn		
Healthcare – 1 property	\$0.1bn		

Project cost on uncommitted funds management projects

Property portfolio

Office and industrial key metrics



Rialto Towers, Melbourne VIC



64 Momentum Way, Ravenhall VIC



47 Momentum Way, Ravenhall VIC

Key metrics	Office	Industrial
Amount of space leased ¹	196,998sqm ²	272,059qm ³
No. of leasing transactions	306 ²	71 ³
Occupancy by income	95.9%	99.4%
Occupancy by area	95.3%	99.7%
Average incentives	30.0% ⁴	10.7% ⁵
No. of effective deals	80	21
Weighted average lease expiry ⁶ (WALE)	4.8 years	4.8 years
Like-for-like income growth	Face +6.6% ⁷	Face +2.9% ⁸
	Effective +5.6% ⁷	Effective +2.4% ⁸

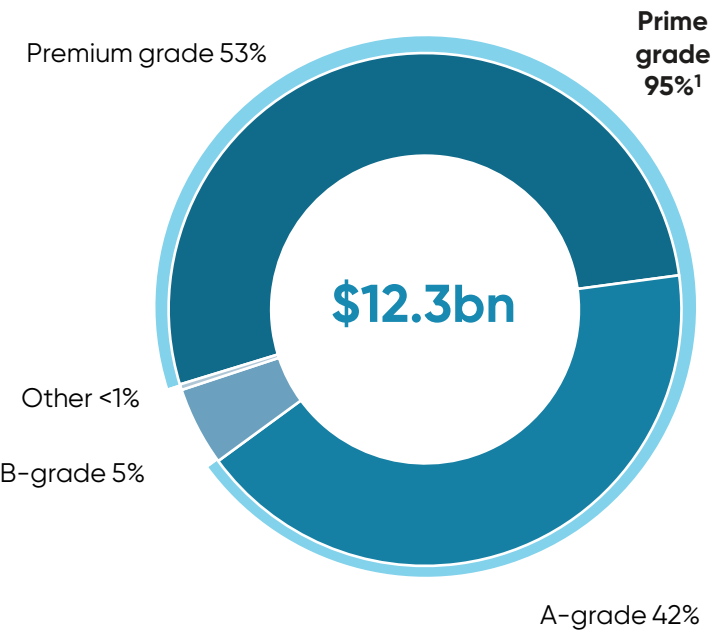
1. Including Heads of Agreement.
2. Excluding development leasing of 24,703sqm across 14 transactions.
3. Excluding development leasing of 68,609sqm across 8 transactions.
4. Gross basis excluding development leasing.
5. Net basis excluding development leasing.
6. By income.

7. Excluding rent relief and provision for expected credit losses. Including these impacts: Effective +8.3% and Face +8.9%.
8. Excluding rent relief and provision for expected credit losses. Including these impacts: Effective +4.0% and Face +4.3%.

Property portfolio

Office portfolio diversification

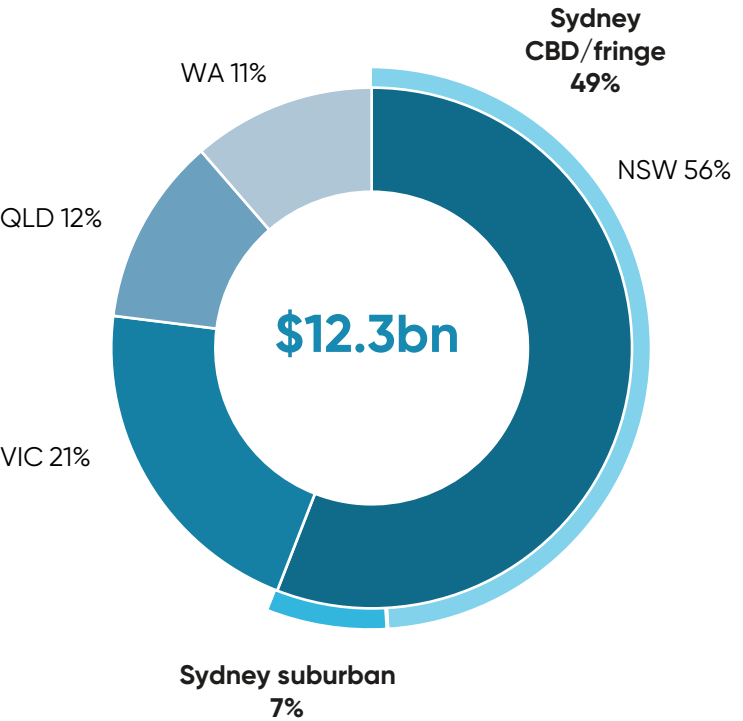
Office by asset type



1. Prime grade buildings represent 95% of the office portfolio including stabilised assets only and excluding development affected assets and land.

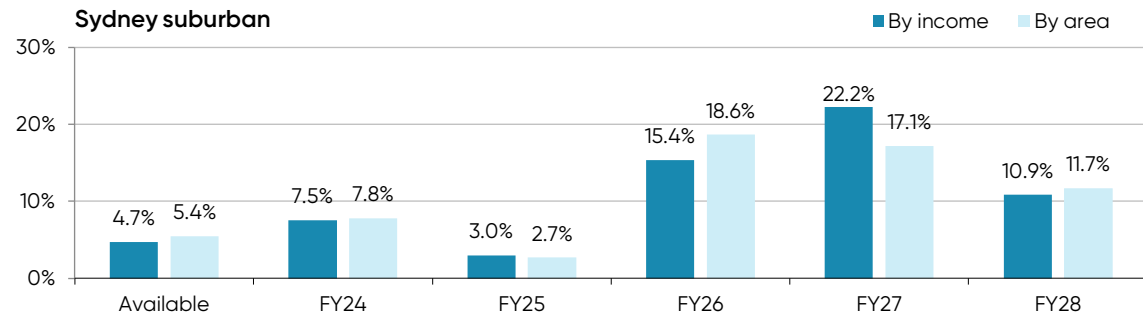
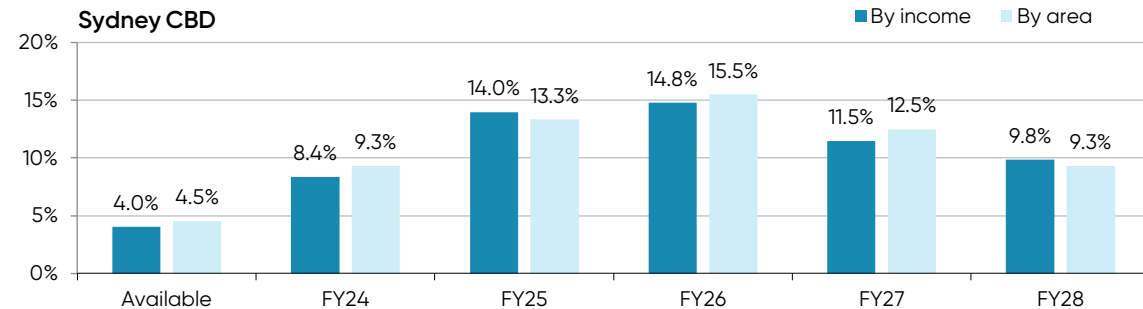


Office by location



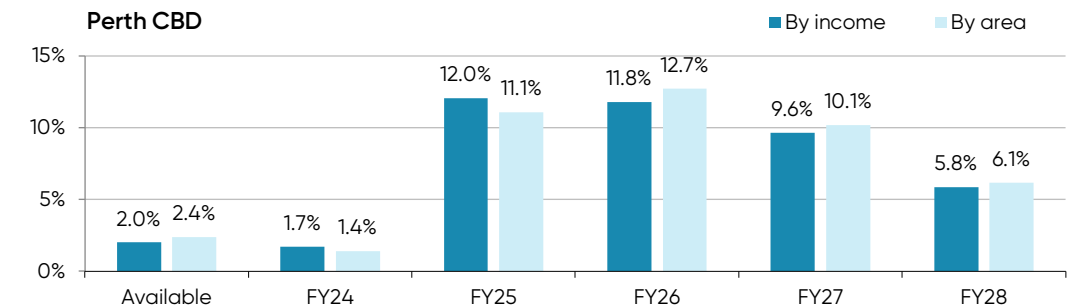
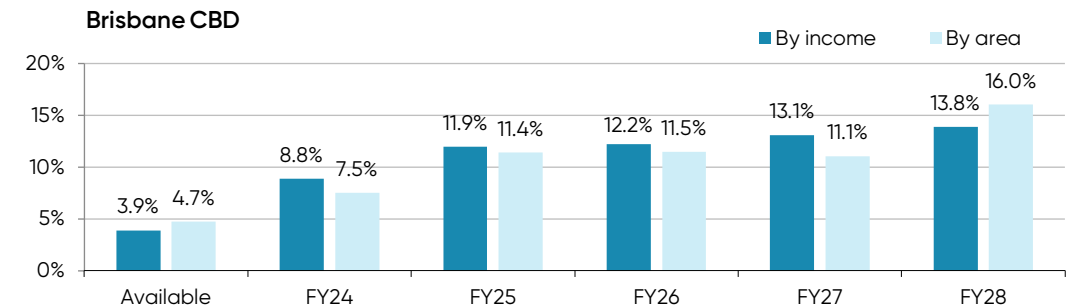
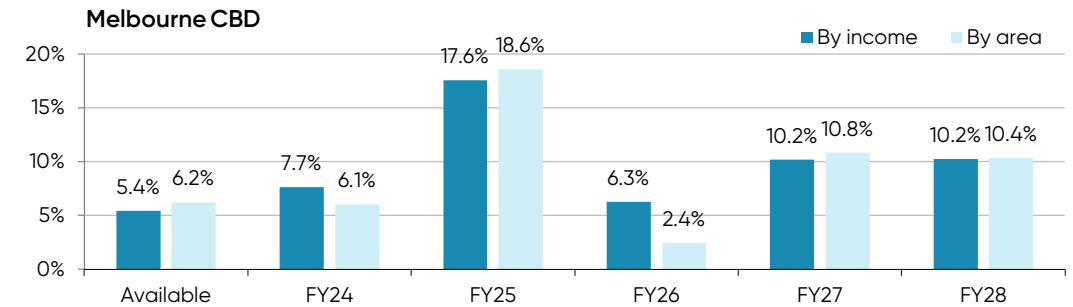
Property portfolio

Office portfolio lease expiry profiles by region¹



Dexus Office ²	Value (\$m)	Cap rate (%)	Yield ³ (%)
Sydney CBD	5,406	5.06%	4.79%
Sydney suburban	819	5.53%	5.66%
Melbourne CBD	2,423	5.17%	4.08%
Brisbane CBD	885	5.56%	6.23%
Perth CBD	1,307	5.83%	6.10%

1. % relates to each region's total income only.
2. Includes stabilised properties only.
3. Past 12 months rolling FFO yield based on annualised income excluding the effects of COVID-19 rent waivers and one-off income.



Property portfolio

Office top 10 customers represent 17.5% of total property portfolio income

Office top 10 customers

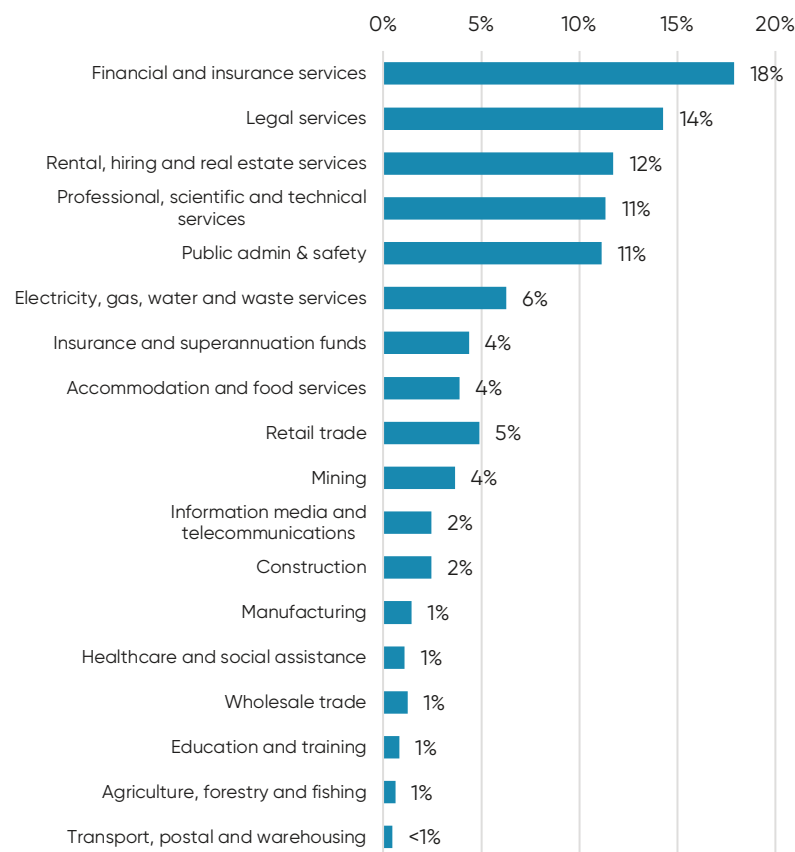
Office customers ¹	Credit rating ²	% of total property portfolio income ³
Commonwealth of Australia	AAA	3.2%
Woodside Energy Limited	BBB+	3.1%
State of Victoria	AA	1.8%
Wilson Parking	Not rated	1.6%
King & Wood Mallesons	Not rated	1.6%
Minter Ellison Services Pty Ltd	Not rated	1.4%
Worley Services Pty Limited	BBB	1.2%
BHP	A-	1.2%
Boeing Defence Australia Limited	BBB-	1.1%
Macquarie Group Services Australia Pty Ltd	BBB+	1.1%

1. Includes executed heads of agreement at 30 June 2023.

2. Highest equivalent S&P rating.

3. Annualised income is based on the sum of the passing gross rental and secured gross rental (for signed leases and for signed Heads of Agreement).

Diversity of office customers (by income)

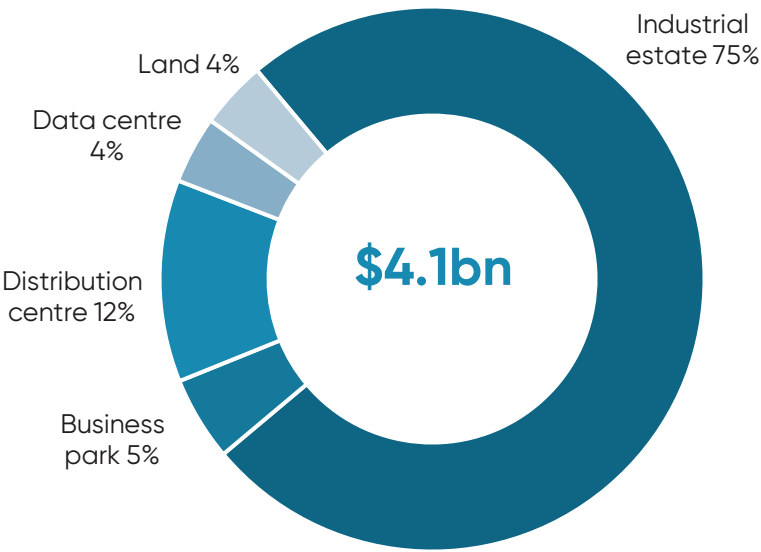


1 Farrer Place, Sydney NSW

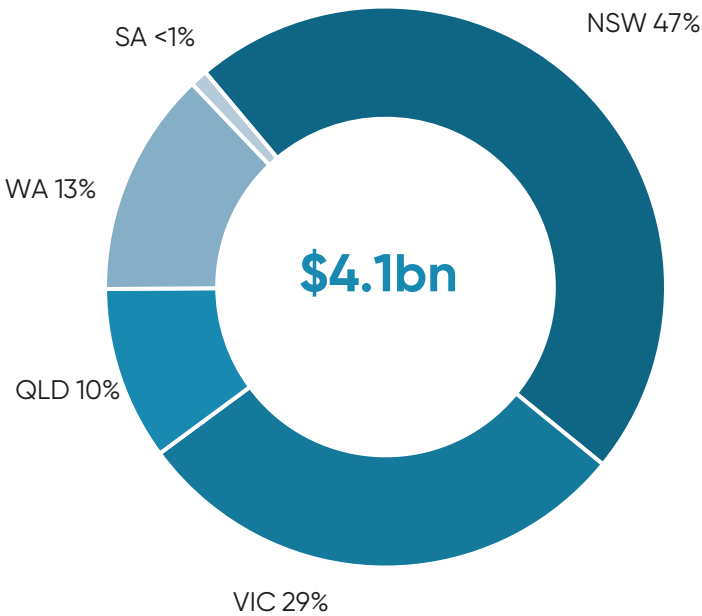
Property portfolio

Industrial portfolio diversification

Industrial by asset type

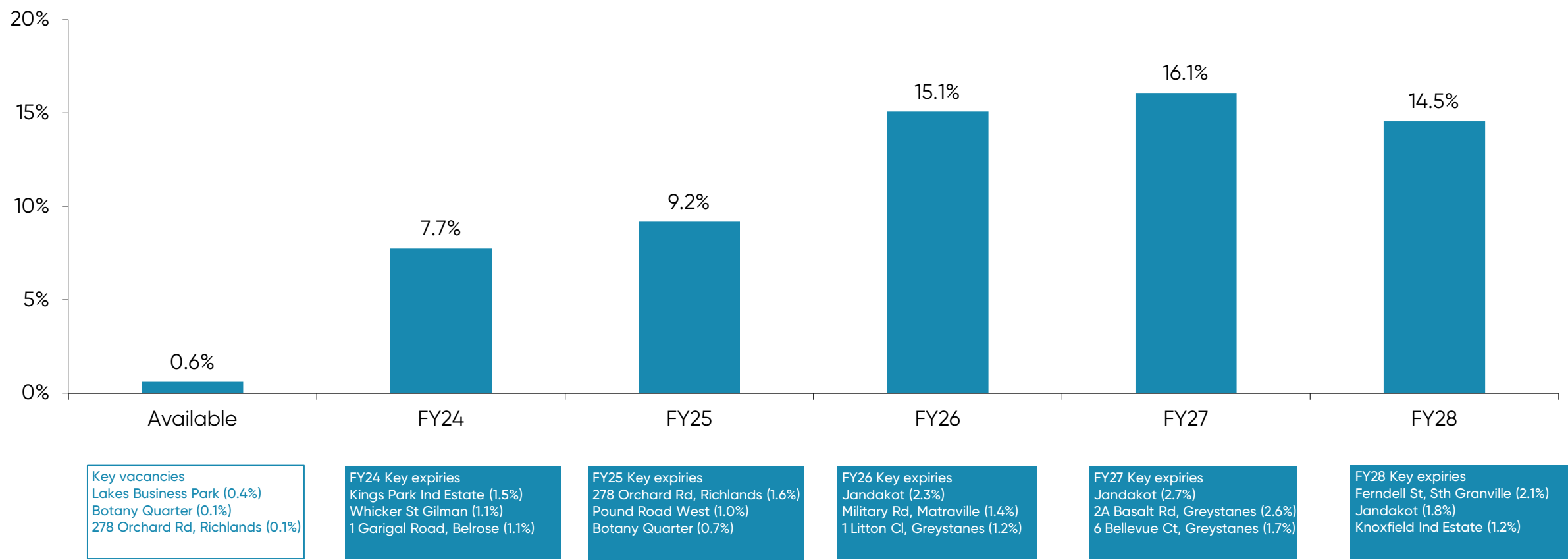


Industrial by location



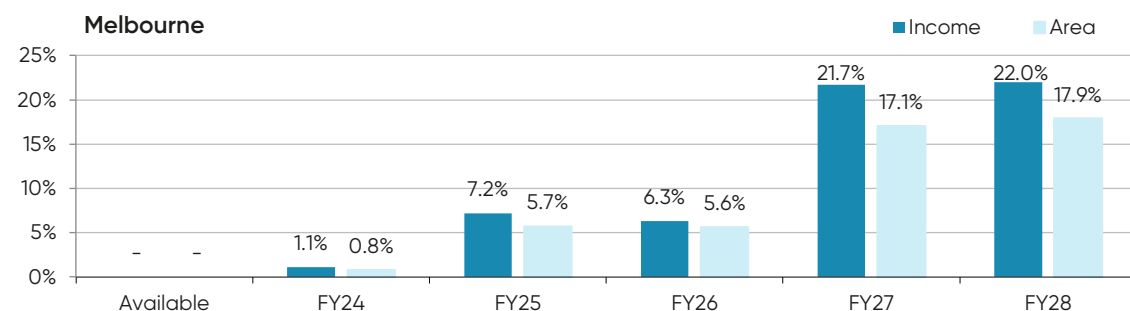
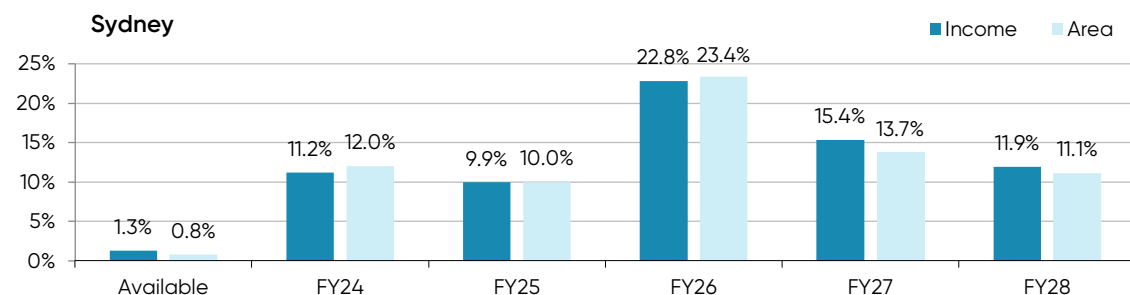
Property portfolio

Industrial portfolio lease expiry profile by income



Property portfolio

Industrial portfolio lease expiry profiles by region¹

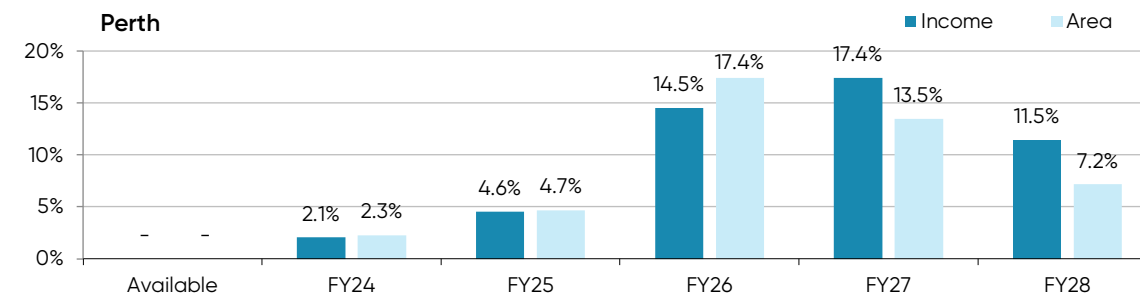
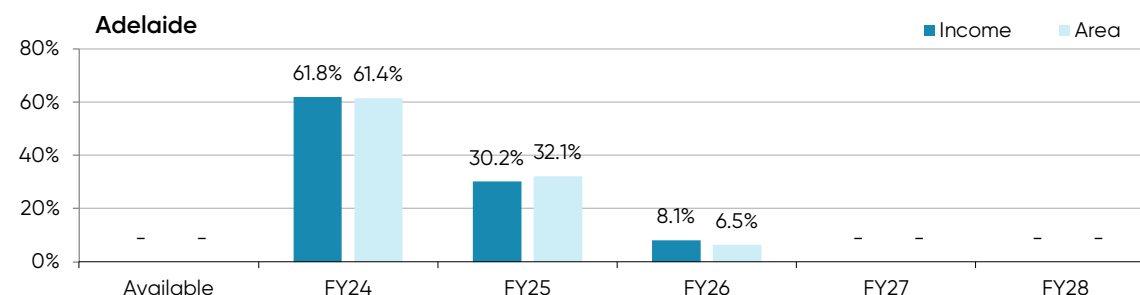
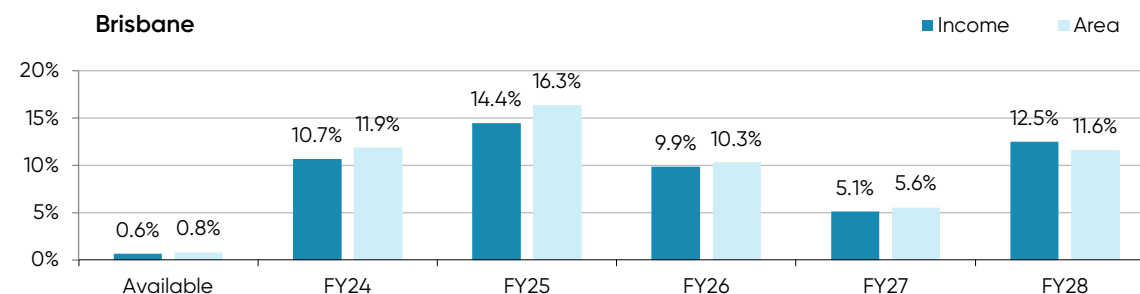


Dexus Industrial ²	Value (\$m)	Cap rate (%)	Yield ³ (%)
Sydney	1,598	4.49%	3.80%
Melbourne	957	4.73%	4.48%
Brisbane	324	5.08%	4.98%
Adelaide	17	10.00%	11.01%
Perth	432	5.00%	5.16%

1. % relates to each region's total income only.

2. Includes stabilised properties only.

3. Past 12 months rolling FFO yield based on annualised income excluding the effects of COVID-19 rent waivers and one-off income.



Property portfolio

Industrial top 10 customers represent 4.1% of total property portfolio income

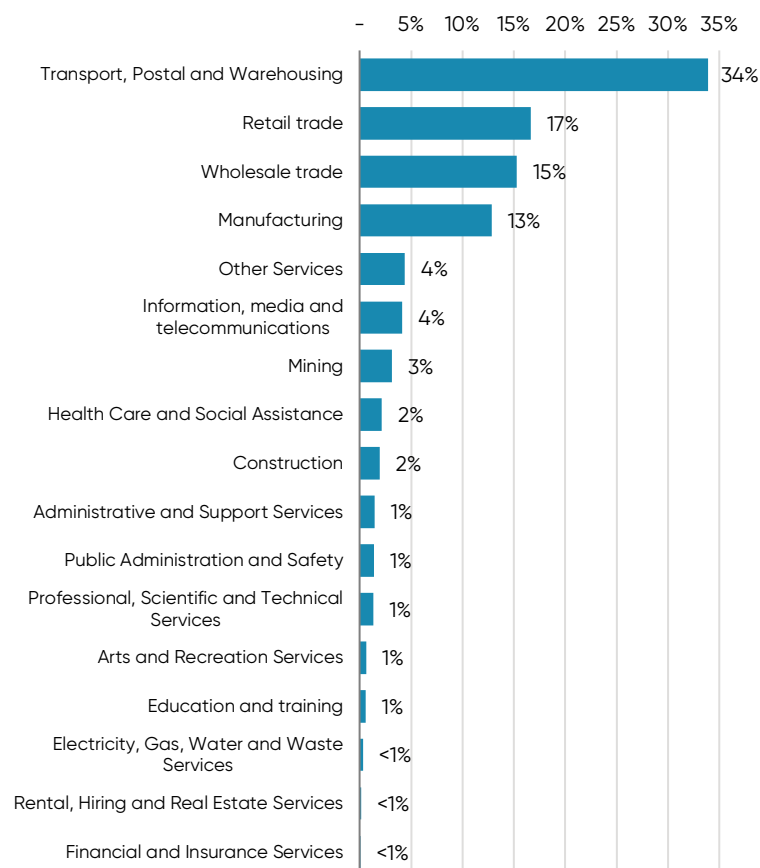
Industrial top 10 customers

Industrial customers ¹	% of total property portfolio income ²
IBM Australia	0.6%
Reece Australia Pty Limited	0.5%
Symbion Pty Limited	0.4%
Winit AU Trade Pty Limited	0.4%
AWH Pty Limited	0.4%
Coles Group Limited	0.4%
Grocery Delivery e-Services Australia Pty Limited	0.4%
Linfox Australia Pty Limited	0.3%
Fujitsu Australia Limited	0.3%
McPhee Distribution Services Pty Limited	0.3%

1. Includes executed Heads of Agreement at 30 June 2023.

2. Annualised income is based on the sum of the passing gross rental and secured gross rental (for signed leases and for signed Heads of Agreement).

Diversity of industrial customers (by income)

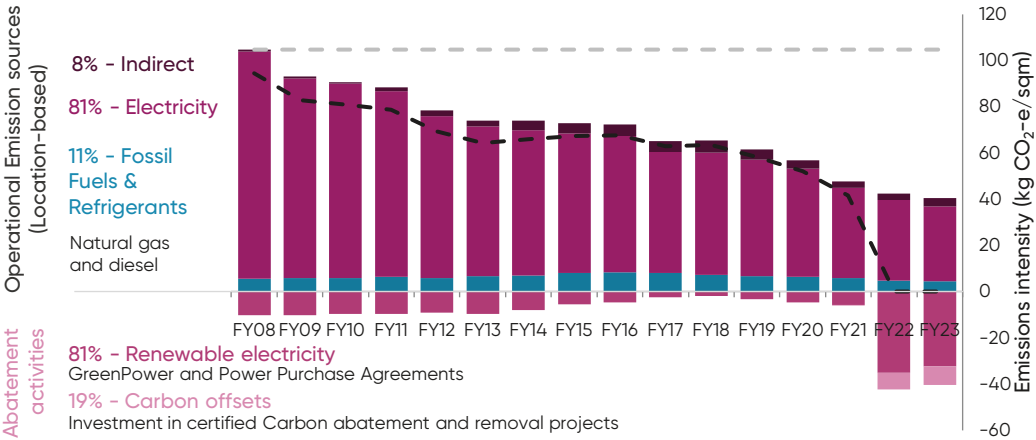


2-6 Dolerite Way, Greystanes NSW

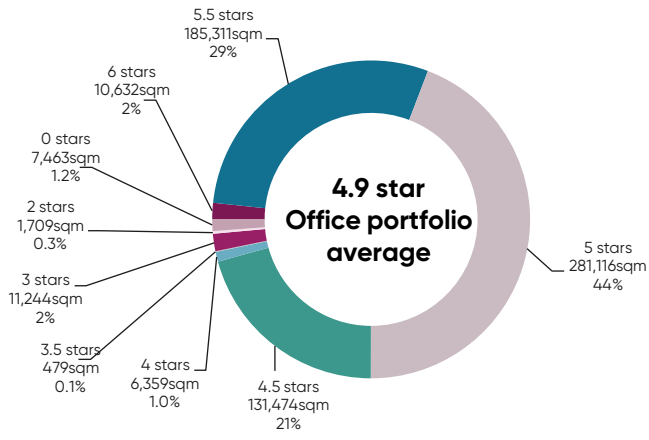
Environmental metrics

Office portfolio sustainability metrics

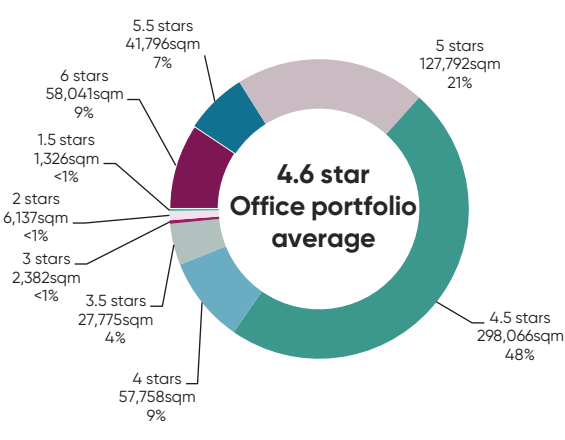
Dexus office portfolio net greenhouse emissions intensity



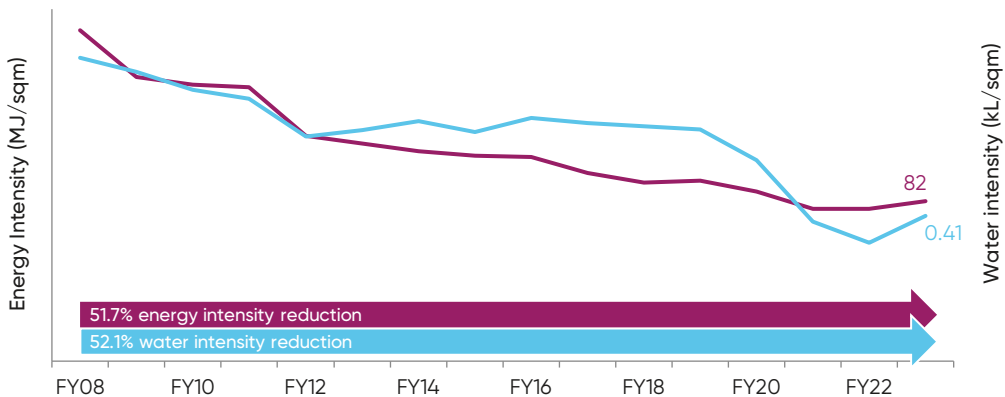
Dexus Office NABERS Energy ratings



Dexus Office NABERS Water ratings



Dexus Office Energy and Water intensity



Dexus Office NABERS portfolio average ratings (stars)

	Energy with GreenPower	Energy	Water	Waste	Indoor Environment
Jun 17	4.8	4.5	3.6	-	-
Jun 18	4.9	4.7	3.6	-	-
Jun 19	5.0	4.8	3.6	-	-
Jun 20	5.0	4.8	3.7	2.6	4.1
Jun 21	5.1	5.0	4.5	2.6	4.8
Jun 22	5.3	5.0	4.8	2.9	4.9
				70% coverage	73% coverage
Jun 23	4.9	4.9	4.6	3.3	4.7
				88% coverage	94% coverage

Development

Dexus completed developments

Pipeline	Building area ¹ sqm	Project cost ² \$m	Yield on cost %	Leased %	Final completion	Third party partner interest %
Industrial						
12 Frederick Street, St Leonards NSW	17,500	67	n/a	73%	Nov-22	0%
Stage 2 1-21 McPhee Drive, Berrinba QLD	13,800	42	4.15%	100%	Feb-23	0%
Jandakot Airport, Perth WA	50,400	39	5.20%	100%	May-23	67%
Palm Springs Road, Ravenhall VIC	148,900	53	5.91%	100%	Jun-23	75%
Total developments completed	230,600	201				

1. At 100% ownership.

2. Dexus share in development cost (including land, funding cost and excludes downtime and income earned through development).

Development

Dexus committed developments and fund-throughs

Pipeline		Building area ¹ sqm	Project cost est. ² \$m	Est. cost to completion ² \$m	Yield on cost ³ %	Leased %	Completion due	Third party partner interest %
Office	123 Albert Street, Brisbane QLD	39,100	597	148	c. 5%	78%	Early 2024	-
	Atlassian Central, Sydney NSW ⁴	58,000	1,450	1,229	4-5%	100%	Late 2026	-
	Stage 1, Waterfront Brisbane QLD ⁵	76,100	825	742	5-6%	52%	Early 2028	50%
Total office		173,200	2,872	2,119				
Industrial	Palm Springs Road, Ravenhall VIC	78,700	36	19	6-7%	68%	Early 2024	75%
	Jandakot Airport, Perth WA ⁶	83,200	68	34	5-6%	41%	Late 2024	67% ⁶
	884 Mamre Road, Kemp's Creek NSW	42,300	67	67	n/a	-	Late 2024	50%
Total industrial		204,200	171	120				
City retail/healthcare	25 Martin Place, Sydney NSW	11,000	222	9	4-5%	97%	Late 2023	50%
Total city retail/healthcare		11,000	222	9				
Total committed developments		388,400	3,265	2,248				

1. At 100% ownership.

2. Dexus share in development cost (including land, funding cost and excludes downtime and income earned through development).

3. Target yield on cost calculation includes cost of land, funding cost, downtime and income earned through development in the denominator. "n/a" applies to developments acquired via a fund-through arrangement.

4. Represents funding obligation for 100% of the project cost (excluding land).

5. Estimated project cost and estimated cost to completion include the pad site costs associated with Waterfront Stage 2. Yield on cost excludes pad site costs associated with Waterfront Stage 2.

6. Reflects DXI 33.3% stake and Cbus Super 33.3% stake.

Development

Dexus uncommitted developments

Pipeline ⁵	Building area ^{1,5} sqm	Project cost est. ² \$m	Est. yield on est. project cost ³ %	Third party partner interest %
Office				
Stage 2 Waterfront Brisbane QLD	57,500	c. 450	5-6%	50%
60 Collins Street, Melbourne VIC	43,200	c. 1,000	5-6%	-
Central Place Sydney NSW ⁴	137,800	c. 800	5-6%	25%
Pitt and Bridge Precinct, Sydney NSW	76,800	c. 1,800	c. 5%	50%
Total office	315,300	c. 4,050		
Industrial				
Jandakot Airport, Perth WA	254,900	c. 150	c. 6%	67%
Palm Springs Road, Ravenhall VIC	138,800	c. 50	6-7%	75%
113-153 Aldington Road, Kemps Creek NSW	164,700	c. 250	5-6%	50%
311 South Street, Marsden Park NSW	43,800	c. 100	c. 6%	49%
12 Church Road, Moorebank NSW	17,800	c. 50	c. 6%	50%
149 Orchard Road, Chester Hill NSW	24,100	c. 50	5-6%	50%
220 and Part 106 Riding Boundary Road, Ravenhall VIC	234,400	c. 300	4-5%	50%
Total industrial	878,500	c.950		
Total uncommitted developments	1,193,800	c. 5,000		

1. At 100% ownership.

2. Dexus share in development cost (including land, funding cost and excludes downtime and income earned through development).

3. Target yield on cost calculation includes cost of land, funding cost, downtime and income earned through development in the denominator.

4. Excluding external party share of project. External JV partner owns 50% of this project.

5. Figures are indicative and subject to relevant planning approvals and leasing commitment outcomes. Building area and project costs are presented on a rounded basis.

Transactions

Dexus¹

Dexus acquisitions	Purchase price ² \$m	Interest	Settlement
3 Spring, 58 Pitt and 60 Pitt Streets, Sydney NSW ³	\$46.2	50%	Aug 18–Aug 22
113–153 Aldington Road, Kemps Creek NSW	\$125.5	100%	May 23–Jun 23
Lot 2 884–928 Mamre Road, Kemps Creek NSW ⁴	\$62.7	50%	Oct 23
220 and Part 106 Riding Boundary Road, Ravenhall VIC ⁵	\$33.2	50.1%	May 25
All other acquisitions under \$30m	\$46.2	n/a	Jul 22–Jun 23

Dexus divestments	Sale price ² \$m	Interest	Settlement
383–395 Kent Street, Sydney NSW	\$385.0	100%	29–Jul–22
140 & 150 George Street, Parramatta NSW	\$77.3	50%	29–Jul–22
Australian Bragg Centre, Adelaide SA ⁶	\$102.5	50%	16–Dec–22
19 Stoddart Road, Prospect NSW ⁷	\$76.2	100%	16–Dec–22
12 Frederick Street, St Leonards NSW	\$118.5	100%	22–Dec–22
112 Cullen Avenue, Eagle Farm QLD ⁷	\$31.9	100%	24–Jan–23
145–151 Arthur Street, Flemington NSW	\$73.3	100%	01–Feb–23
586 Wickham Street & 10 Light Street, Fortitude Valley QLD	\$98.0	100%	15–Jun–23
The Mill, 41–43 Bourke Road, Alexandria NSW	\$186.0	100%	30–Jun–23
141 Anton Road, Hemmant QLD	\$88.5	100%	30–Jun–23
84 Lahrs Road, Ormeau QLD	\$33.0	100%	7–Jul–23
44 Market Street, Sydney NSW ⁷	\$393.1	100%	1–Aug–23
Axxess Corporate Park, Mount Waverley VIC ⁷	\$306.2	100%	7–Aug–23
20 Distribution Drive, Truganina VIC ^{7,8}	\$43.1	100%	11–Aug–23
8 Nicholson Street, East Melbourne VIC ⁷	\$213.7	100%	Oct–23
All other divestments under \$30m	\$32.7	100%	Nov 22 – Sep 23

1. Excludes Dexus's share of transactions in its co-investments in pooled funds.

2. Excludes transaction costs.

3. Reflects only the portion of the transaction that settled in FY23 which was made up of Lots in 58 Pitt Street, Sydney NSW.

4. Exchanged in September 2021. The purchase price reflects the development completion price and excludes acquisition costs. The property will be acquired via a fund-through arrangement with development payments expected to commence in 2023.

5. Exchanged in June 2022. Settlement subject to successful rezoning of land.

6. Price reflects the base purchase consideration for the 50% units in the trust inclusive of the Subordinated Convertible Loan Agreement debt and trust level adjustments.

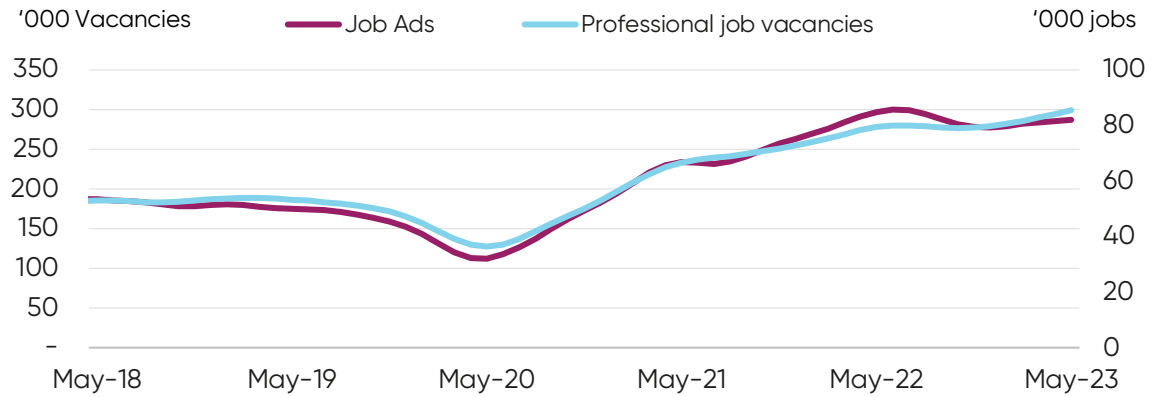
7. Reflects net sale price.

8. The sale price reflects the development completion price.

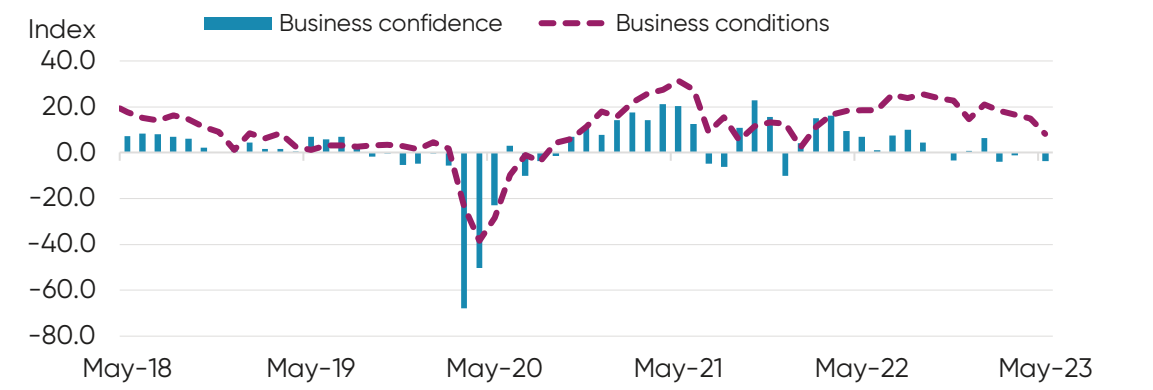
Office demand indicators

Professional services industry showing resilience amid moderating business conditions

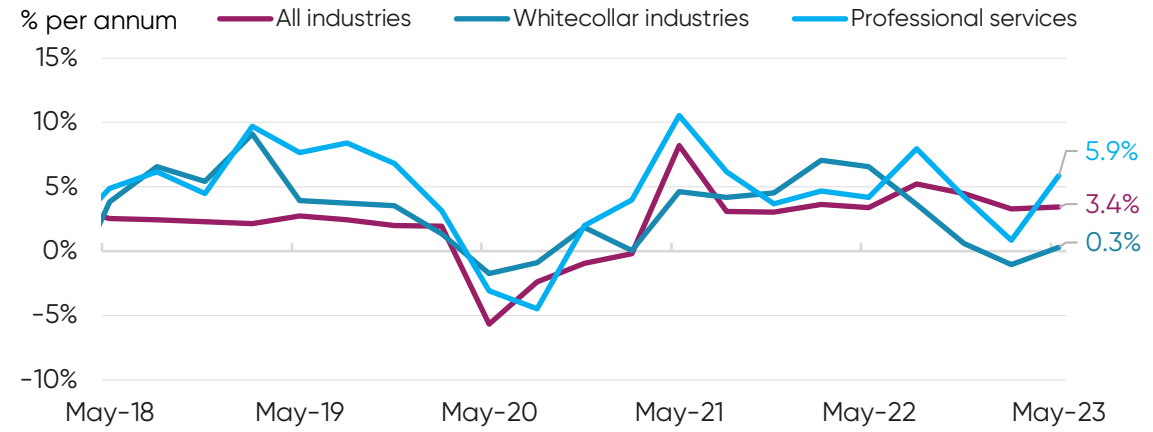
Professional services firms hiring intentions



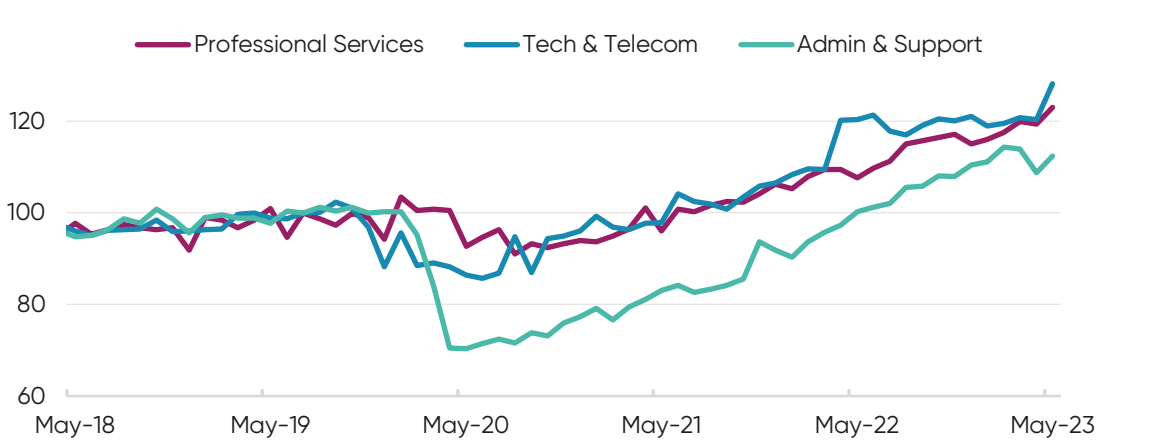
Business conditions remain positive



White collar employment growth



Professional company revenues



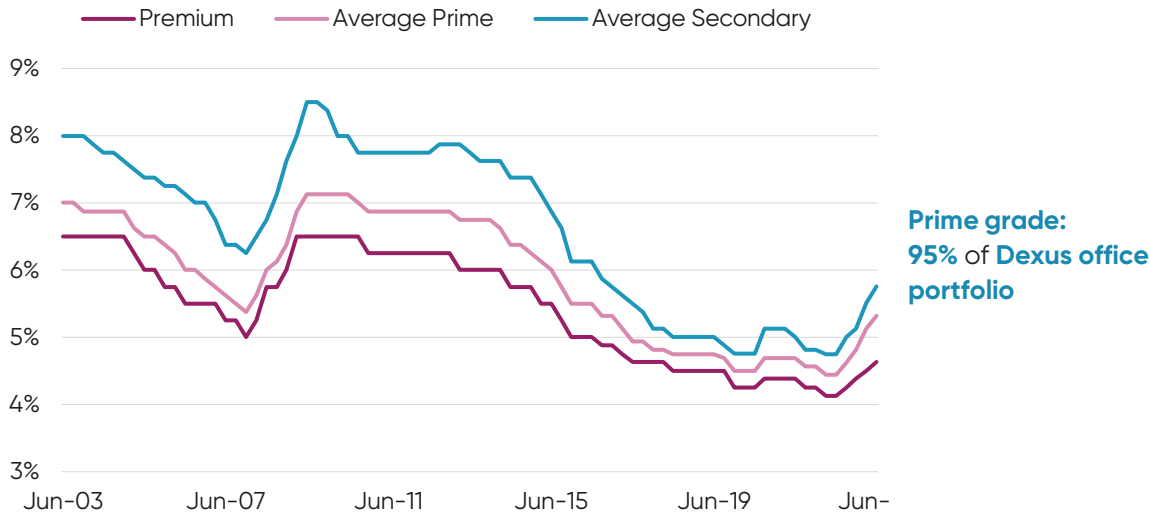
Source: NAB, ABS, PCA, JLL Research (*Sydney CBD, Melbourne CBD, Brisbane CBD, Perth CBD).

High quality properties likely to outperform

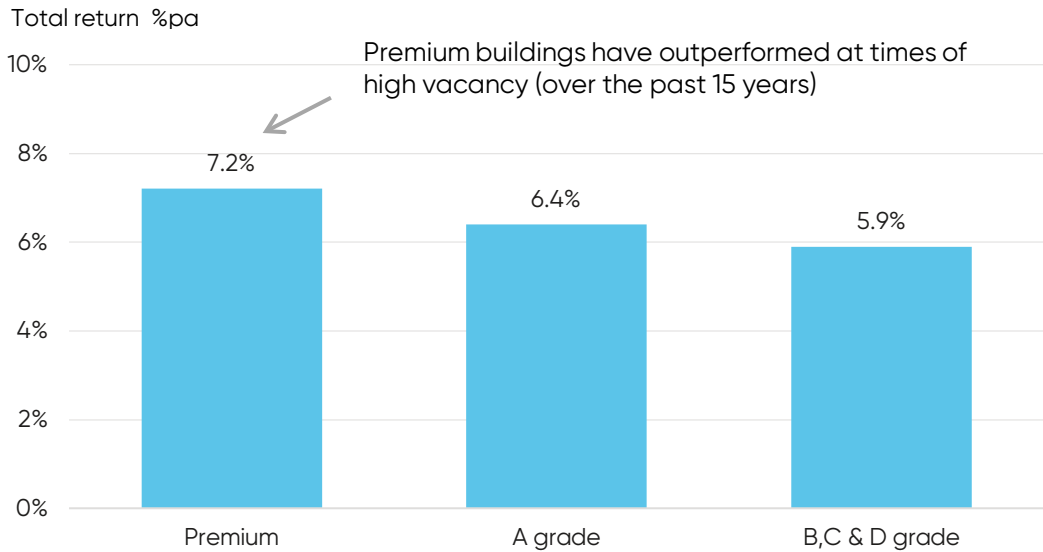
We expect premium assets to outperform lower grades in the current investment climate

- › Capitalisation rates for premium office properties have been more stable than secondary over time
- › The spread between premium and secondary properties is starting to widen
- › In the past premium buildings have outperformed at times of high vacancy

Sydney CBD office capitalisation rates by grade



Sydney CBD office returns during periods of high vacancy



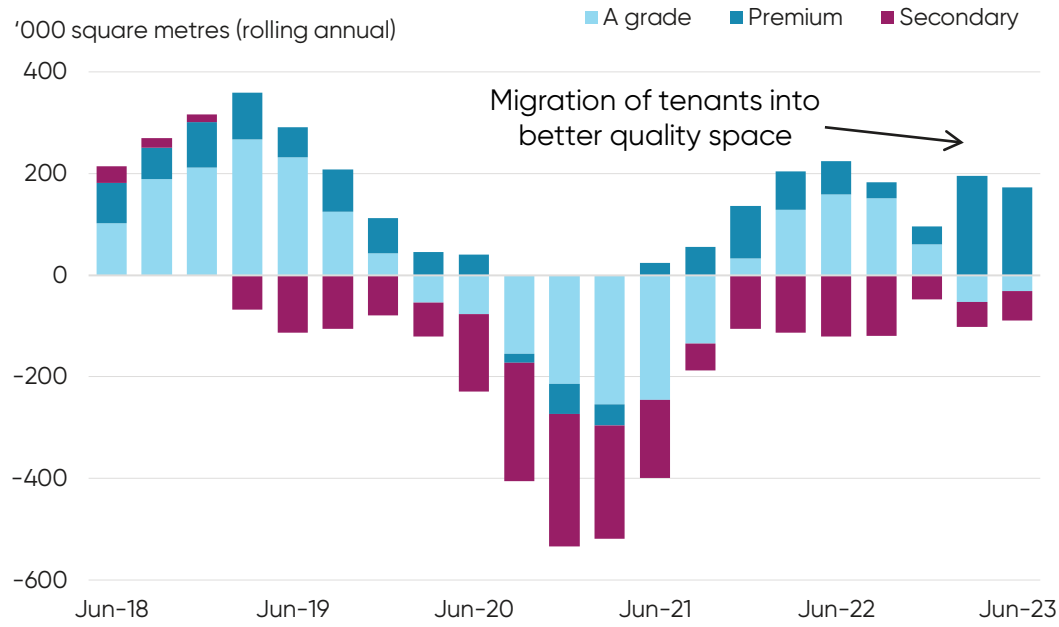
Source: JLL Research, Dexus Research using MSCI data

Office market outlook – flight to quality and core

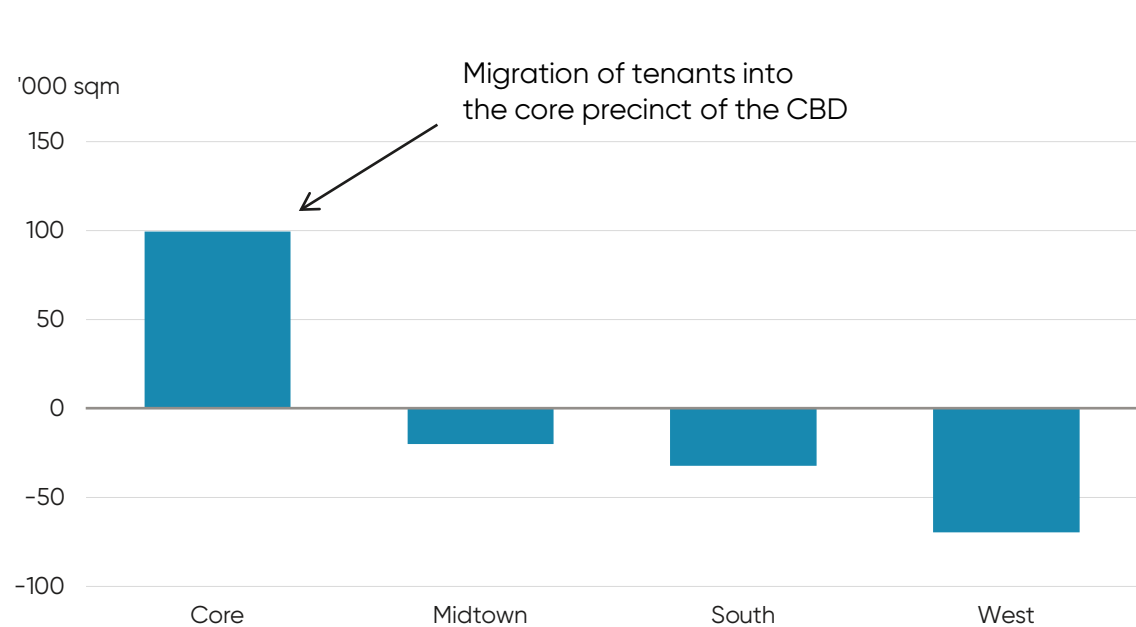
We are observing a flight to both high quality property and core locations

- › Flight-to-quality is a major theme for office markets as **occupiers seek high quality centrally located offices** with amenities that appeal to staff
- › **Net absorption of premium office space has been positive** at the expense of lower grades
- › In the Sydney CBD, **there has been a ‘flight to core’** with net absorption in the core of the CBD exceeding the other precincts

Net absorption by grade (4 CBDs)



Sydney CBD net absorption by precinct FY22 - FY23

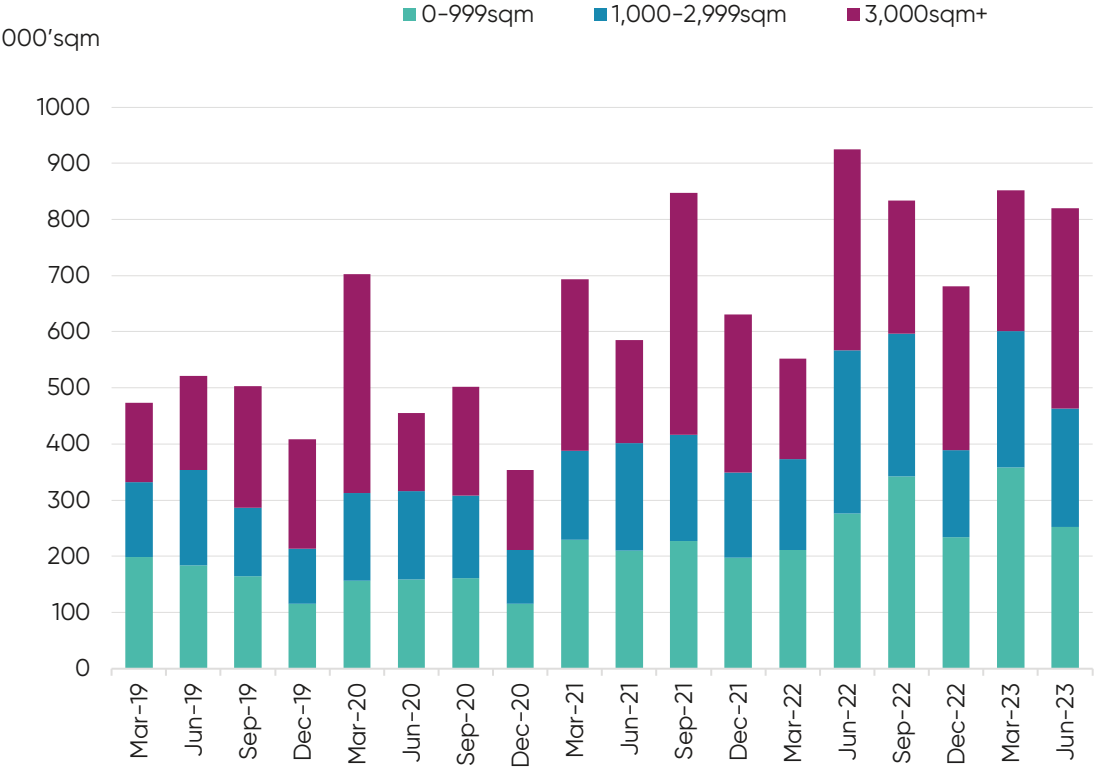


Source: JLL Research, 4 CBD's includes Sydney, Melbourne, Brisbane and Perth.

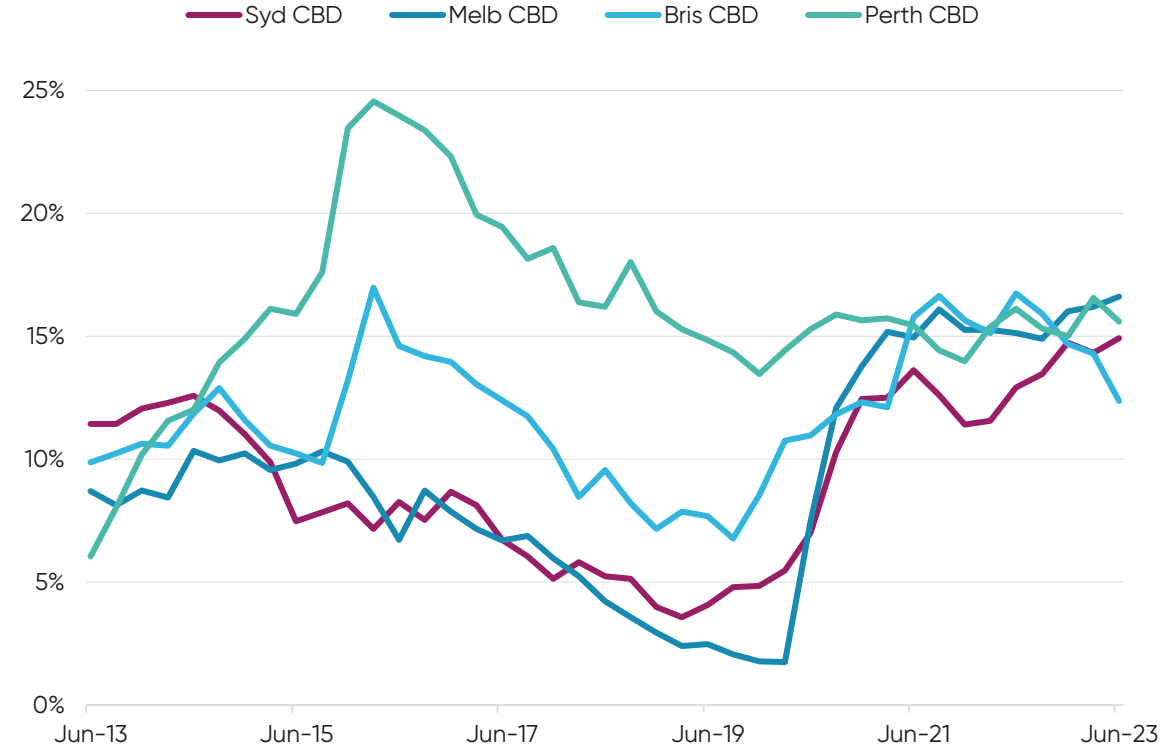
Office market outlook

Office leasing inquiry driven by smaller occupiers

Leasing inquiry steady through FY23, driven by smaller users



Vacancy rates in CBD office markets

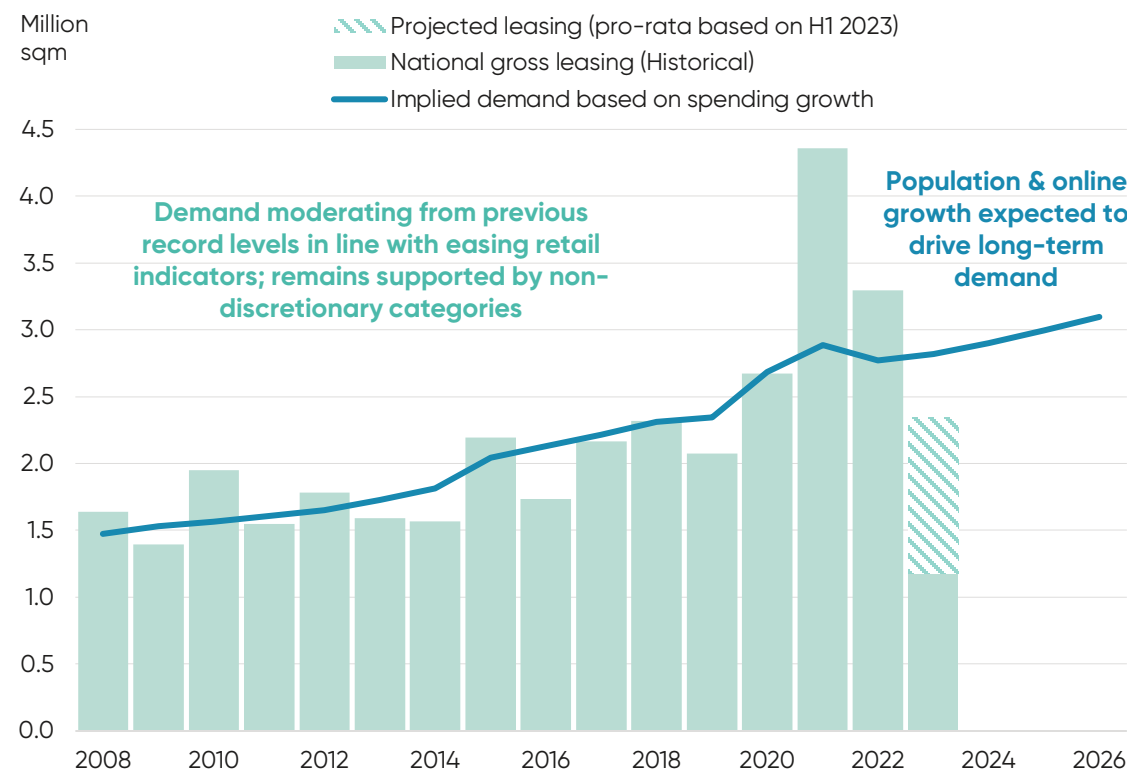


Source: Colliers International, inquiry data for Sydney, Melbourne, Brisbane and Perth. JLL Research.

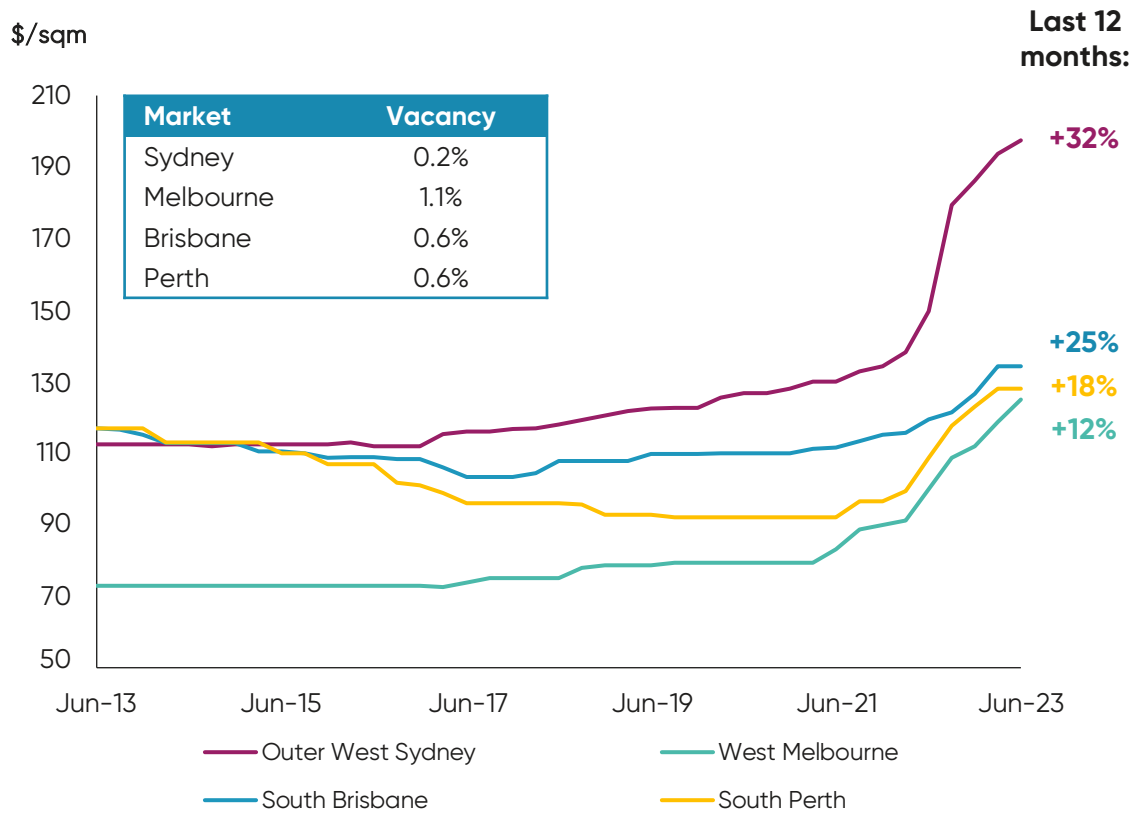
Industrial sector

Demand moderating though long-term tailwinds remain; low vacancy leading to significant rent growth

Structural level of demand vs. actual gross leasing



Lack of available space has led to a rapid growth in rents

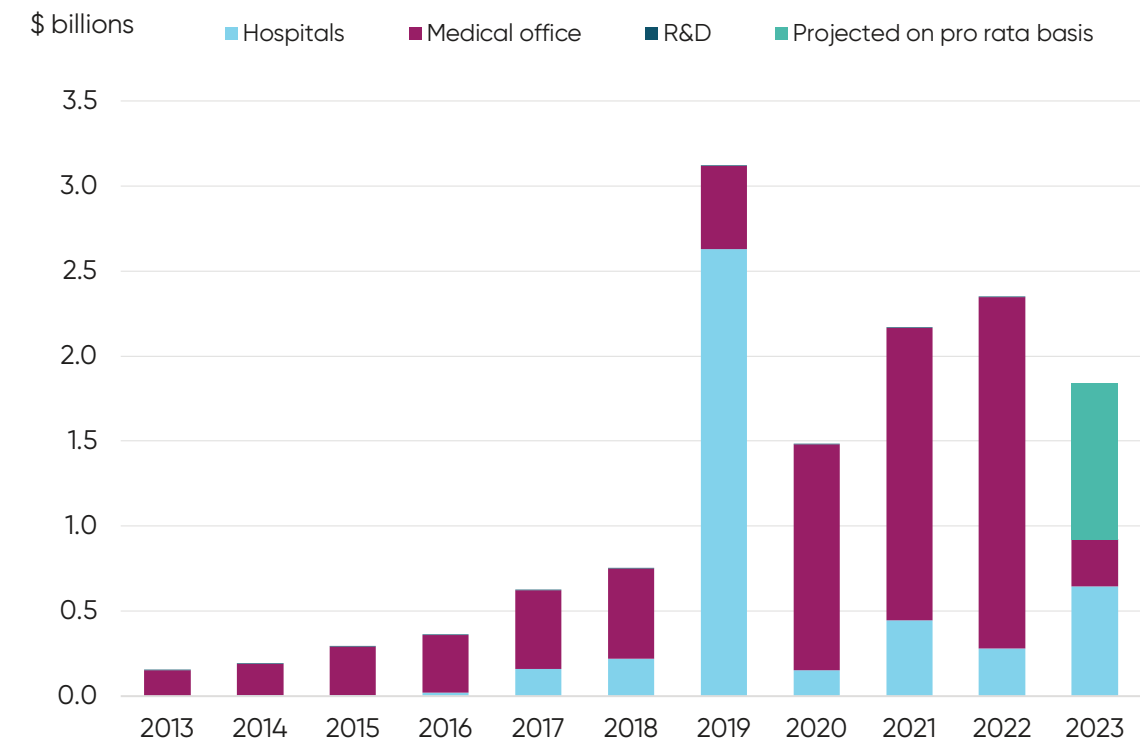


Source: JLL Research, Dexus Research, CBRE Research, SA1 Property, ABS, NAB, Oxford Economics. Figures include gross leasing across capital cities (Sydney, Melbourne, Brisbane, Perth, Adelaide).

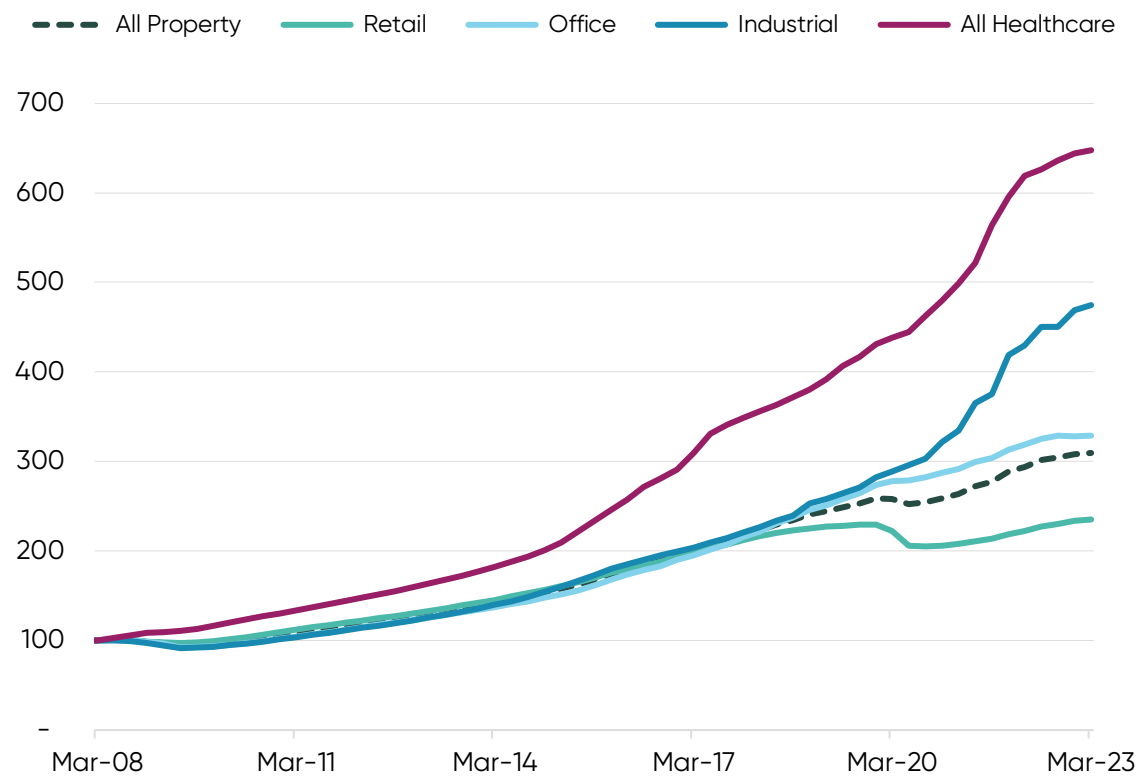
Healthcare sector

Healthcare has outperformed other sectors over the past decade

Growing institutional demand drives healthcare transactions higher



Indexed returns¹ by sector over 15 years (March 2008=100)



1. MSCI/Dexus Research. MSCI total return index on a quarterly basis over 15 years to March 2023.
 Source: Real Capital Analytics, MSCI, Dexus Research.
 This information is provided for reference purposes only and is not a guarantee of future performance.

Market outlook

Sydney CBD – Supply subdued through FY24



Source: JLL Research, Dexus Research.

Market outlook

Melbourne CBD – supply in FY24 is below average



Source: JLL Research, Dexus Research.

Office markets

Dexus's position in CBD office

CBD office market	Sydney	Melbourne	Brisbane	Perth
Total NLA	5,218,892	5,269,994	2,333,552	1,876,333
Prime vacancy average	14.9%	16.6%	12.4%	15.6%
Dexus CBD exposure				
Total NLA	516,310	398,157	261,263	183,645
Number of properties	14	7	5	4
Occupancy (by area)	95.6%	93.7%	95.3%	97.6%
Occupancy (by income)	96.0%	94.6%	96.1%	98.0%
WALE	4.5	4.7	4.6	5.9



Other information

Exchange and securities used in statutory accounts

		30 June 2023	31 Dec 2022	30 Jun 2022
Closing rates for Statement of Financial Position	USD	0.6630	0.6775	0.6889
Average rates for Statement of Comprehensive Income	USD	0.6734	0.6752	0.7030

Post consolidation equivalent amounts	12 mths to 30 Jun 2023	6 mths to 31 Dec 2022	12 mths to 30 Jun 2022
Average weighted number of securities ¹	1,075,565,246	1,075,565,246	1,075,565,246
Closing number of securities	1,075,565,246	1,075,565,246	1,075,565,246

1. Used to calculate FFO, Underlying FFO and AFFO per security.

Glossary

Distribution payout policy:	Policy is to distribute in line with free cash flow for which AFFO is a proxy
Funds From Operations (FFO):	FFO is in line with Property Council of Australia definition and comprises net profit/loss after tax attributable to stapled security holders calculated in accordance with Australian Accounting Standards and adjusted for: property revaluations, impairments and reversal of impairments, derivative and foreign exchange mark-to-market impacts, fair value movements on financial assets held at fair value through profit or loss, fair value movements of interest bearing liabilities, amortisation of tenant incentives, gain/loss on sale of certain assets, straight line rent adjustments, non-FFO tax expenses, certain transaction costs, one-off significant items (including write off of IFRIC SaaS customisation expenses), amortisation of intangible assets, movements in right-of-use assets and lease liabilities, rental guarantees and coupon income.
Adjusted FFO (AFFO):	AFFO in accordance with guidelines provided by the Property Council of Australia (PCA): comprises net profit/loss after tax attributable to stapled security holders calculated in accordance with Australian Accounting Standards and adjusted for: property revaluations, impairments and reversal of impairments, derivative and foreign exchange mark-to-market impacts, fair value movements on financial assets held at fair value through profit or loss, fair value movements of interest-bearing liabilities, amortisation of tenant incentives, gain/loss on sale of certain assets, straight line rent adjustments, non-FFO tax expenses, certain transaction costs, one-off significant items (including write off of IFRIC SaaS customisation expenses), amortisation of intangible assets, movements in right-of-use assets and lease liabilities, rental guarantees and coupon income, less maintenance capital expenditure and lease incentives.
Gearing:	Gearing is represented by Interest Bearing Liabilities (excluding deferred borrowing costs and including the currency gains and losses of cross currency swaps) less cash divided by Total Tangible Assets (excluding derivatives and deferred tax assets) less cash. Interest Bearing Liabilities and Total Tangible Assets are both adjusted for debt in equity accounted investments (other than Dexus's share of co-investments in pooled funds).
Covenant gearing:	Represents Gearing defined above but not adjusted for cash or debt in equity accounted investments (including co-investments in pooled funds).
Portfolio Value:	Unless otherwise stated, portfolio value is represented by investment properties, inventories and investments accounted for using the equity method, and excludes cash and other assets.
Weighted Average Lease Expiry (WALE):	A measure in years of the average term to expiry of in-place rent. Includes vacancies.
Data scope:	All data presented are look through and excluding co-investments, with any exceptions being indicated in the footnotes. Third party FUM and group development pipeline are Pro forma post final completion of the AMP Capital acquisition.

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