

Dexus (ASX: DXS)

ASX release



15 June 2023

Sale of Axxess Corporate Park, Mount Waverley Victoria

Dexus announces that it has exchanged contracts to sell Axxess Corporate Park, a business park in Mount Waverley, Victoria.

The sale will realise proceeds of \$306.2 million¹, reflecting a 7.4% premium to the 31 December 2022 independent valuation.

The sale is subject to FIRB approval and is otherwise unconditional. Settlement is expected in early July 2023.

Together with the sale of 44 Market Street, Sydney announced on 9 June 2023, Dexus has secured combined sale proceeds of approximately \$700 million¹, representing an approximate average 8% discount to the 31 December 2022 independent valuation.

This transaction brings total divestments announced during FY23 to date to approximately \$1.5 billion.

Authorised by Brett Cameron, General Counsel and Company Secretary of Dexus Funds Management Limited

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About Dexus

Dexus (ASX: DXS) is one of Australia's leading fully integrated real asset groups, managing a high-quality Australasian real estate and infrastructure portfolio valued at \$62.3 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 committed to working with our customers to provide spaces that engage and inspire. We directly own \$17.8 billion of office and industrial assets and investments. We manage a further \$44.5 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 outperformance and benefit from Dexus's capabilities. The group's \$15.8 billion development pipeline provides the opportunity to grow both portfolios and enhance future returns. We consider sustainability (ESG) to be an integral part of our business with the objectives of Leading Cities, Future Enabled Customers, Strong Communities, Thriving People and an Enriched Environment supporting our overarching goal of Sustained Value. Dexus is listed on the Australian Securities Exchange and is supported by more than 31,000 investors from 23 countries. With over 35 years of expertise in property investment, funds management, asset management and development, we have a proven track record in capital and risk management and delivering superior risk-adjusted returns for investors. www.dexus.com

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¹ Reflects net sale price and excludes transaction costs.