

Dexus (ASX: DXS)

ASX release



18 August 2023

Sale of 1 Margaret Street, Sydney

Dexus announces that it has unconditionally exchanged contracts to sell 1 Margaret Street, Sydney, an A grade office building located in the western corridor of the Sydney CBD with a WALE of 2.1 years¹ and occupancy of 93.7%¹.

The sale will realise proceeds of \$293.1 million², in line with the 30 June 2023 book value. Settlement is expected to occur in October 2023.

Dexus will attain a \$50 million equity interest in the trust that will hold the property and be managed by the incoming purchaser.

This transaction adds to the \$1.8 billion divestments announced by Dexus in FY23.

Authorised by Brett Cameron, General Counsel and Company Secretary 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

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¹ At 30 June 2023.

² Reflects net sale price and excludes transaction costs.