

DELIVERING ON STRATEGY

KEY INITIATIVES AND ACHIEVEMENTS

OCTOBER 08



- › Secured major tenant – Clayton Utz – at 1 Bligh Street

NOVEMBER 08

- › Secured US\$90 million facility to refinance a US\$74 million debt facility and provide additional working capital
- › Secured refinancing of A\$500 million CMBS

DECEMBER 08

\$313m

- › Completed institutional placement raising \$301.6 million
- › Completed security holder purchase plan of \$11.6 million

FEBRUARY 09

- › Created a joint venture partnership with Cbus Property who acquired a one-third interest in 1 Bligh Street
- › Recognised as one of the Global 100 Most Sustainable Corporations at Davos, Switzerland

APRIL 09

- › Commenced selected property sale program in Australia, North America and Europe consistent with our strategy to focus primarily on core office and industrial properties in select markets

APRIL 09

\$658m

- › Completed an institutional placement and an institutional entitlement offer raising \$658 million

MAY 09

- › Completed internalisation of property management in office portfolio
- › Closed retail entitlement offer raising \$91 million
- › 5 Star NABERS agreement executed for 123 Albert Street

MAY 09



- › Major milestone reached in the construction at 1 Bligh Street with the completion of development excavation and commencement of construction

JUNE–JULY 09

\$96m

- › Agreed 12 industrial properties for sale and one office property raising \$96 million in the property sales program
- › 123 Albert Street development reached ground level with the three level basement completed

DEXUS TIMELINE

1984
DEXUS Diversified Trust (DDF) listed on the Australian Securities Exchange (ASX)

1996
Established funds management platform appointed to manage State Super of NSW (STC) unlisted property fund

1997
DEXUS Industrial Trust (DIT) listed on ASX

1984

1996

1997