

# OUR STRATEGY

## OWN

- > WORLD CLASS QUALITY PORTFOLIO
- > STRATEGIC LOCATIONS IN AUSTRALIA AND SELECT MARKETS
- > MARKET LEADER IN OFFICE AND INDUSTRIAL
- > FINANCIAL STRENGTH
- > ACTIVE CAPITAL MANAGEMENT

## STRATEGIC FOCUS IN 2008/09

- Maintain leadership positions: No.1 in office and No.3 in industrial in Australia
- Progress selected non-core property sales
- Commence the repositioning of our international portfolio to concentrate on fewer markets
- Strengthen our balance sheet and further diversify funding sources

## MANAGE

- > FULLY INTEGRATED PROPERTY MANAGEMENT MODEL
- > DELIVERING SERVICE EXCELLENCE TO OUR TENANTS AND INVESTORS
- > MAXIMISING RETURNS

- Progress the integration of our property management model across our portfolios
- Continue our active property management focus, delivering strong operating results
- Maintain our leadership position in Corporate Responsibility and Sustainability

## DEVELOP

- > SELECTIVE DEVELOPMENTS CREATING VALUE
- > SUSTAINABLE DESIGN
- > HIGH QUALITY WORKSPACES

- Progress the next generation of quality office and industrial workspaces with our 6 star office developments at 1 Bligh Street and 123 Albert Street and our industrial development land banks strategically located at Laverton North and Greystanes

DEXUS Industrial Estate, Boundary Road, Laverton North, VIC