

# OUR VISION

To be the leading owner, manager, developer of superior quality office and industrial properties in Australia and select international markets, providing world class property solutions and optimal outcomes for our stakeholders.

<b>OUR VISION</b>	1
<b>OUR STRATEGY</b>	2
<b>DELIVERING ON STRATEGY</b>	3
<b>OUR PORTFOLIO</b>	4
<b>FINANCIAL HIGHLIGHTS</b>	6
<b>FIVE YEAR FINANCIAL SUMMARY</b>	7
<b>LETTER FROM THE CHAIR</b>	8
<b>CHIEF EXECUTIVE OFFICER'S REPORT</b>	9
<b>OUR PORTFOLIO</b>	12
<b>THIRD PARTY PROPERTY FUNDS MANAGEMENT</b>	19
<b>CR&amp;S</b>	20
<b>DEXUS GROUP</b>	25
<b>BOARD OF DIRECTORS</b>	26
<b>INVESTOR INFORMATION</b>	27
<b>ADDITIONAL INFORMATION</b>	29
<b>INVESTOR RELATIONS</b>	30
<b>DIRECTORY</b>	32



This year we are reporting to our investors and other stakeholders in a more concise format.

This report, the DEXUS Property Group 2009 Security Holder Review contains an overview of the Group's operations for the year ending 30 June 2009. To review the Group's Consolidated Financial Statements, corporate governance statement and information about DEXUS's Board of Directors, please refer to the DEXUS Property Group 2009 Annual Report. The DEXUS Property Group 2009 Combined Financial Statements provide separate financial statements of DEXUS Industrial Trust, DEXUS Office Trust and DEXUS Operations Trust.

The Corporate Responsibility and Sustainability (CR&S) section contained in this Review is an extract from the full CR&S Report which will be available online or as a printed report from October 2009. These reports may be viewed or downloaded online at [www.dexus.com](http://www.dexus.com)

All amounts are A\$ unless otherwise specified.