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MR JOHN CRICHTON LYON
 40 HARDINGE ST BEAUMARIS
 MELBOURNE
 3193
 MELBOURNE VIC 3193

Payment date: 26 February 2021
 Record date: 31 December 2020
 Reference no: I*****2541
 TFN/ABN RECEIVED AND RECORDED
 Security Price at 31 December 2020: \$9.40
 Value of Holding at 31 December 2020: \$25,116.80

Distribution Statement

This amount represents a distribution from Dexus (DXS) for the period 1 July 2020 to 31 December 2020 payable on stapled securities entitled to participate in the distribution at the record date.

Description of securities	Rate per security	Participating securities	Distribution amount
Trust distribution	28.8 cents	2,672	\$769.54
DXO distribution	0 cents	2,672	\$0.00
Total distribution	28.8 cents	2,672	\$769.54
Net Amount:			\$769.54

BANKING INSTRUCTIONS

COMMONWEALTH BANK OF AUSTRALIA
 ACCOUNT NAME: JOHN CRICHTON LYON
 BSB: 067-167 ACC NO.: ****5723
 Direct Credit Reference Number: 001255432266

A Dexus security comprises a unit in each of Dexus Diversified Trust, Dexus Office Trust, Dexus Industrial Trust and the Dexus Operations Trust (DXO).

Non-resident investors and their custodians can obtain relevant notices necessary for the purposes of subdivision 12-H of Schedule 1 to the Taxation Administration Act, 1953 at www.dexus.com/dxs.

An Investor Services Login is available at www.dexus.com/update where you can view, update or obtain necessary forms to manage your security details. Please note, broker sponsored holders (i.e. where your reference number starts with "X") must advise their change of address through their broker.

Market announcements, reports, presentations, distributions, tax, security price apportionment and governance information can be obtained at www.dexus.com.

Please retain this statement in a safe place as a charge may be levied for a replacement.

HY21 results highlights

Focus on growth in capital efficient funds management business

Financial performance: Dexus's Adjusted Funds From Operations (AFFO) and distribution per security of 28.8 cents was up 7.1% and 6.7% respectively on the previous corresponding period primarily due to the amount and timing of the receipt of trading profits in the first half of FY21. Dexus's net profit after tax was \$442.9 million, a decrease of \$551.3 million or 55.5% from the previous corresponding period. The reduction in net profit was primarily driven by net revaluation gains of investment properties of \$160.8 million, which were \$563.6 million lower than the previous corresponding period.

Capital management: Dexus remains focused on its active capital management approach. In response to security price volatility, Dexus continued its on-market securities buy-back program to acquire up to 5% of DXS securities on issue. Dexus maintains a strong and conservative balance sheet with gearing (look-through) of 24.9%, well below its target range of 30-40%, and \$1.7 billion of cash and undrawn debt facilities.

Funds management: Dexus manages \$15.6 billion of funds across its diversified funds management business, which includes eight vehicles. All funds and partnerships have performed well despite the market conditions with DWPF continuing to outperform its benchmark across all time periods. Dexus and the Healthcare Wholesale Property Fund acquired (in 50/50 co-ownership) the Australian Bragg Centre in Adelaide, which is currently under development. This transaction is consistent with Dexus's priority to accelerate opportunities to expand the funds management business and provides greater exposure to a growing asset class. On completion, this transaction will increase the group's exposure to healthcare assets to over \$1 billion.

Environmental, Social and Governance update: Dexus continued to manage its properties for emissions reductions supporting the group's net zero by 2030 commitment and progressed its healthy buildings initiative. Dexus also leveraged its partnership with Taronga Ventures to identify new technologies that can assist in reducing carbon emissions and became a founding member of the Australian Climate Leaders Coalition. Dexus was recognised in the 2020 Principles of Responsible Investment (PRI) Leaders' Group and retained the number 1 position in the real estate industry for the Dow Jones Sustainability Index. Dexus was also recognised by theGRESB Sustainability benchmark and retained its position on the 2020 CDP Climate A List.

Portfolio results: Dexus's office and industrial portfolios maintained high occupancy levels of 96.0% and 95.5% respectively. Excluding the impact of rent relief measures and the provision for expected credit losses, office portfolio like-for-like income growth was +1.5% and industrial portfolio like-for-like income growth was +1.0%.

Development: Dexus's group development pipeline now stands at a cost of \$11.4 billion, of which \$5.8 billion sits within the Dexus portfolio and \$5.6 billion within third party funds. During the period, \$536 million of projects were added to the group's committed development pipeline with the acquisition of the Australian Bragg Centre, and the Ford Facility at Merrifield Business Park and increasing the scale of existing industrial development projects underway, including the Amazon facility at the Horizon 3023 Estate at Ravenhall. Dexus made further progress across its city shaping developments, receiving DA approval for Waterfront Brisbane and progressing through Stage 3 of the USP at Central Place Sydney and has the flexibility to activate these projects at the right time, subject to a level of tenant pre-commitment. The group has circa \$200 million remaining to spend on its committed development projects to FY22, including the Australian Bragg Centre.

Transactions: Dexus had an active start to FY21, announcing \$2.8 billion of contracted transactions across the group. Dexus settled on the sale of its 100% interest in 45 Clarence Street, Sydney realising \$530 million, excluding transaction costs and settlement adjustments. Dexus also conditionally entered into agreements (subject to FIRB approval) to sell a 100% interest in 60 Miller Street, North Sydney and a 50% interest in Grosvenor Place, Sydney in which Dexus holds a 37.5% interest (including Dexus's 25% direct interest and Dexus Office Partnership 12.5% interest).

Trading: Dexus realised \$47.1 million of trading profits (post tax) in the six-month period through exercising the option to sell its remaining 25% interest of 201 Elizabeth Street in Sydney, settling on Tranche 1 of the sale of the portfolio of six trading assets to the Dexus Australian Logistics Trust and continuing to progress the North Shore Health Hub development with project completion expected in the third quarter of FY21. In addition, Dexus entered into put and call agreements to sell 436-484 Victoria Road, Gladesville which can be exercised in FY21 or FY22. These trading profit related transactions (including the North Shore Health Hub) are expected to contribute circa \$95 million to trading profits (pre-tax) across FY21 and FY22.

Outlook: Dexus's funds management business provides a capital efficient way to increase its presence in high growth sectors and the activation of the city-shaping development pipeline has embedded long-term value and provides the opportunity to organically grow at the appropriate time. Dexus expects an FY21 full year distribution per security amount that is consistent with FY20 but is subject to there being no reinstatement of any major lockdowns or unforeseen circumstances. The FY20 full year distribution per security amount was 50.3 cents.



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To provide/update your Bank Account, Tax File Number/ABN details and your communication preference, please visit www.dexus.com/update to login to your Security holding. You will need your **SRN/HIN** and **postcode** to login. Once logged in, select Payments & Tax and/or the Communications main menu items to update your details. If you require any assistance please contact our Infoline on +61 1800 819 675.