

Strategy

Dexus's strategy is to deliver superior risk-adjusted returns for investors from high-quality real estate in Australia's major cities.

Delivering superior risk-adjusted returns means outperforming the relevant three and five-year benchmarks in each market in which Dexus owns or manages properties while providing Dexus Security holders with sustainable and growing distributions.

We have two strategic objectives that underpin this strategy.

- **Leadership in office: being the leading owner and manager of Australian office property**
- **Funds management partner of choice: being the wholesale partner of choice in Australian property**

Leadership in office is an aspiration that is supported by our scale. As the largest office owner and manager in Australia, we have scale that provides many advantages.

Our scale supports the generation of investment outperformance through providing valuable customer insights and the opportunity to invest in people, systems and technologies that enhance our customers' experience. It also enhances our ability to find the ideal workspace solution for customers and generates cost efficiencies.

Our objectives of leadership in office and funds management partner of choice complement each other. Our success in the office sector has enabled Dexus to attract investment partners not just in office, but also in the industrial and healthcare sectors, in turn providing the opportunity to drive investment performance for those third party capital partners.

To be globally recognised as Australia's leading real estate company



To deliver superior risk-adjusted returns for investors from high-quality real estate in Australia's major cities

Leadership in Office
Being the leading owner and manager of Australian office property

Funds management partner of choice
Being the wholesale partner of choice in Australian property



What sets Dexus apart?



A quality real estate portfolio located across key Australian cities



A scalable customer offering



A development and trading business that unlocks value



A high performing funds management business with diverse sources of capital



A talented, engaged, inclusive and diverse workforce