

# Dexus (ASX: DXS) Appendix 4E

## Results for announcement to the market



Dexus

ARSN 089 324 541

Financial reporting for the year ended 30 June 2018

<b>Dexus Diversified Trust<sup>1</sup></b>			
	<b>30 June 2018</b>	<b>30 June 2017</b>	<b>%</b>
	<b>\$m</b>	<b>\$m</b>	<b>Change</b>
Revenue from ordinary activities	840.6	881.7	-4.7%
Net profit attributable to security holders after tax	1,728.9	1,264.2	36.8%
Funds from operations (FFO) <sup>2</sup>	653.3	617.7	5.8%
Underlying FFO <sup>4</sup>	616.7	570.5	8.1%
Distribution to security holders	486.4	451.7	7.7%
	<b>CPS</b>	<b>CPS</b>	
FFO per security <sup>2</sup>	64.2	63.8	0.6%
Distribution per security for the period ending:			
31 December	23.7	21.7	9.2%
30 June	24.1	23.8	1.3%
Total distributions <sup>5</sup>	47.8	45.5	5.1%
Payout ratio (distribution as a % of AFFO) <sup>3</sup>	100.2%	100.2%	0.0%
Basic and diluted earnings per security	169.9	130.5	30.2%
Franked distribution amount per security	4.9	4.9	0.0%
	<b>\$m</b>	<b>\$m</b>	
Total assets	14,017.3	12,270.1	14.2%
Total borrowings	3,359.6	2,846.8	18.0%
Security holders equity	10,047.4	8,824.5	13.9%
Market capitalisation	9,877.0	9,640.9	2.4%
	<b>\$ per security</b>	<b>\$ per security</b>	
Net tangible assets	9.64	8.45	14.1%
Securities price	9.71	9.48	2.4%
Securities on issue	1,017,196,877	1,016,967,300	
Record date	30 June 2018	30 June 2017	
Payment date	30 Aug 2018	29 Aug 2017	

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### Details of joint ventures and associates

Name of entity	Ownership interest			
	2018 %	2017 %	2018 \$m	2017 \$m
Bent Street Trust	33.3	33.3	344.7	319.1
Dexus Creek Street Trust	50.0	50.0	161.8	143.9
Dexus Martin Place Trust	50.0	50.0	376.9	166.3
Grosvenor Place Holding Trust	50.0	50.0	452.3	385.5
Site 6 Homebush Bay Trust	50.0	50.0	33.6	33.3
Site 7 Homebush Bay Trust	50.0	50.0	47.2	44.9
Dexus 480 Q Holding Trust	50.0	50.0	380.5	366.7
Dexus Kings Square Trust	50.0	50.0	216.3	214.0
Dexus Office Trust Australia (DOTA)	50.0	50.0	2,164.7	1,985.0
Dexus Industrial Trust Australia (DITA)	50.0	50.0	172.3	133.2
Dexus Eagle Street Pier Trust	50.0	50.0	33.0	31.9
Healthcare Wholesale Property Fund (HWPF)	23.8	-	49.6	-
<b>Total assets - investments accounted for using the equity method</b>			<b>4,432.9</b>	<b>3,823.8</b>

### Distribution Reinvestment Plan (DRP)

As announced on 13 December 2010, the DRP has been suspended until further notice. As a consequence, the DRP will not operate for this distribution payment.

### Results commentary

Refer to the FY18 Annual Results Release and the 2018 Annual Report for commentary on the results of Dexus.

- 1 For the purposes of statutory reporting, the stapled entity, known as DXS, must be accounted for as a consolidated group. Accordingly, one of the stapled entities must be the "deemed acquirer" of all other entities in the group. Dexus Diversified Trust has been chosen as the deemed acquirer of the balance of the DXS stapled entities, comprising Dexus Industrial Trust, Dexus Office Trust and Dexus Operations Trust.
- 2 The Directors consider the Property Council of Australia definition of AFFO and FFO to be measures that reflect the underlying performance of the Group. FFO comprises net profit/loss after tax attributable to stapled security holders calculated in accordance with Australian Accounting Standards and adjusted for: property revaluations, impairments, derivative and FX mark to market impacts, fair value movements of interest bearing liabilities, amortisation of tenant incentives, gain/loss on sale of certain assets, straight line rent adjustments, deferred tax expense/benefit, transaction costs, amortisation of intangible assets, rental guarantees and coupon income.
- 3 The FY17 AFFO payout ratio has been adjusted to exclude the \$11.6 million of distributions paid on new securities through the equity raise announced in June 2017. The AFFO payout ratio was 102.8% including this amount.
- 4 Underlying FFO excludes trading profits (net of tax).
- 5 The distribution for the period 1 July 2017 to 30 June 2018 is the aggregate of the distributions from Dexus Diversified Trust, Dexus Office Trust, Dexus Operations Trust and Dexus Industrial Trust. The Attribution Management Investment Trust Annual Member Statement will provide details of the components of DXS's distributions.