

Media release

9 January 2025

33 Alfred Street reaches major leasing milestone

Three new customers have been secured at 33 Alfred Street, Sydney, bringing leasing commitments to 85% ahead of the expected development completion in mid-2025.

33 Alfred Street is co-owned by Dexus Wholesale Property Fund (DWPF) and Mirvac Wholesale Office Fund (MWOFF). Dexus is the development and leasing manager.

Allens, a Sydney-based international commercial law firm with offices throughout Australia and Asia, will occupy circa 11,000 square metres across 9 floors, including the iconic level 26 top deck with 360-degree views across Sydney Harbour.

Pinsent Masons, a leading international law firm, will occupy circa 2,600 square metres of workspace across two levels, expanding their current workspace by 1,850 square metres. A global asset manager will also move into the tower, expanding their space by 800 square metres to occupy approximately 2,500 square metres in the building.

Hamish Stuart, Head of Leasing, Office at Dexus said “This is an exciting milestone for 33 Alfred Street, which is achieving strong leasing momentum ahead of development completion. The future-focused workplace is attracting high calibre customers who are looking to be co-located in a dynamic professional environment in a prime CBD location.”

Sadie Andrew, Partner and Head of Sydney, Pinsent Masons said: “The significant growth of our Sydney office has required us to find a new office space that can accommodate our growing workforce and offers the technology and level of amenities that are crucial to the efficient operation of a modern, international corporate law firm. We are incredibly excited to be moving into 33 Alfred Street.”

Brad Collier, Fund Manager DWPF said: “Sydney’s first skyscraper is an iconic office building that will have a new lease on life when it opens next year. It is a fantastic asset to have as part of the Fund and the strong leasing outcomes achieved by the Dexus team demonstrate the strength of the market for the right asset, in the right location.”

Kit Georgeos, Fund Manager MWOFF said: “We are delighted to see that 33 Alfred St has been so well received by tenants and has achieved this level of commitment six months ahead of completion. The project illustrates our commitment to exceptional quality assets with a focus on sustainable design and long-term investment performance.”

The addition of Allens and Pinsent Masons adds to the already strong professional services presence committed to 33 Alfred Street including A&O Shearman (previously Allen & Overy), Maddocks, and Lander & Rogers.

Built in 1962, 33 Alfred Street sits in the heart of Sydney’s financial district, offering some of the city’s best views. This iconic building is being transformed into a premium office tower, spanning around 31,000 square meters. While its heritage charm is being preserved, the floors, façade, and building services are getting a modern upgrade.

33 Alfred Street fully retains its existing structure to extend the life of the building and minimise material waste. It will be a carbon neutral building for operations against scope 1 and 2 emissions and is targeting 5.5-Star NABERS Energy and 6-Star Green Star Office As Built v3 ratings.

Once completed, 33 Alfred Street will be the final piece of Quay Quarter Sydney, offering tenants access to world-class amenities at the award-winning Quay Quarter Tower and Quay Quarter Lanes.

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About Dexus

Dexus (ASX: DXS) is a leading Australasian fully integrated real asset group, managing a high-quality Australasian real estate and infrastructure portfolio valued at \$54.5 billion. The Dexus platform includes the Dexus investment portfolio and the funds management business. We directly and indirectly own \$14.8 billion of office, industrial, retail, healthcare, infrastructure and alternatives. We manage a further \$39.7 billion of investments in our funds management business which provides third party capital with exposure to quality sector specific and diversified real asset products. The funds within this business have a strong track record of delivering performance and benefit from Dexus's capabilities. The platform's \$16.1 billion real estate development pipeline provides the opportunity to grow both portfolios and enhance future returns. We believe that the strength and quality of our relationships will always be central to our success and are deeply connected to our purpose Unlock potential, create tomorrow. Our sustainability approach is focused on the priority areas where we believe we can make significant impact: Customer Prosperity, Climate Action and Enhancing Communities. Dexus is supported by more than 37,000 investors from 23 countries. With four decades of expertise in real estate and infrastructure investment, funds management, asset management and development, we have a proven track record in capital and risk management and delivering returns for investors. www.dexus.com

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About Mirvac Wholesale Office Fund

The Mirvac Wholesale Office Fund (MWOFF) is a leading Australian prime office fund strategically comprised of 11 prime grade assets concentrated in Sydney and Melbourne. The portfolio is underpinned by high quality modern precincts such as Quay Quarter Sydney, along with iconic assets such as Collins Place in Melbourne. MWOFF is part of Mirvac's Funds Management platform. Founded in 1972, Mirvac is an Australian Securities Exchange (ASX) top 100 company. We own and manage assets across office, retail, industrial and the living sectors in our investment portfolio, with approximately \$24 billion of assets under management. Our development activities span commercial and mixed-use, build to rent, and residential, with a focus on delivering high-quality, innovative and sustainable real estate for our customers, while driving long-term value for our securityholders and capital partners.

About Dexus Wholesale Property Fund

Dexus Wholesale Property Fund (DWPF) is a diversified Australian property fund managed by Dexus, with a purpose to improve futures through real estate investment. Its \$13.1 billion portfolio is underpinned by 47 predominately prime assets providing instant access to the Australian property market across the three core sectors. Established in 1995, DWPF predominantly invests in high quality office, retail and industrial assets with the ability to invest in alternate sectors, core plus and development projects. The Fund has a long-term track record of benchmark outperformance and has benefited from institutional investor support for over 25 years. The Fund's scale allows it to unlock large-scale opportunities to drive superior risk-adjusted returns.