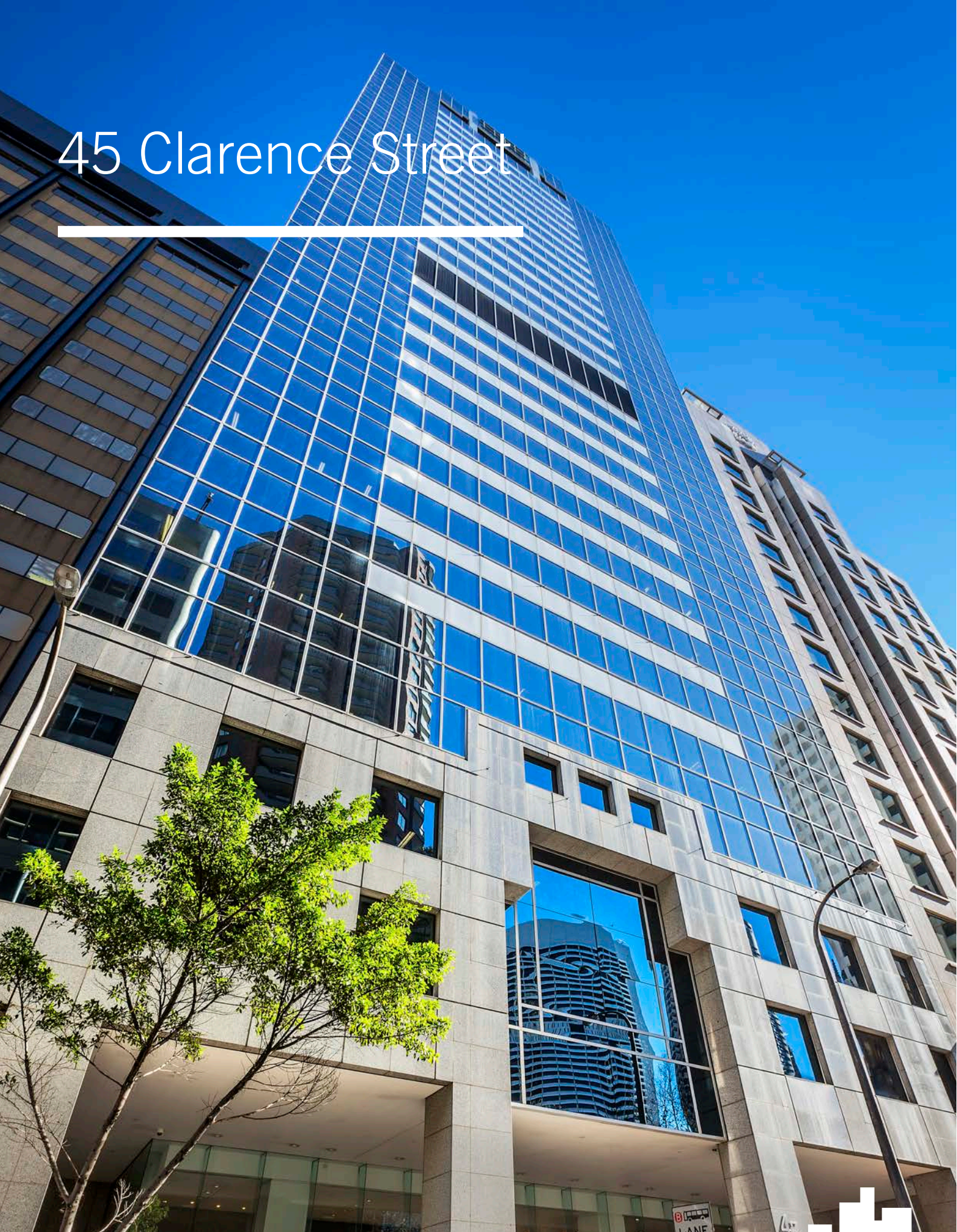


45 Clarence Street





An impressive address that delivers

Discover a workspace environment where work-life balance and efficiency thrives. 45 Clarence Street is where businesses are connected to the financial district of the CBD, mid town and Barangaroo while fulfilling the everyday needs of employees and clients. This A grade tower provides 28 levels of contemporary light filled office space and panoramic views over the Harbour and CBD from the upper floors.

45 Clarence Street is designed to achieve optimum corporate performance and success while enhancing the tenant experience through impeccable building services, efficient floor plates, a dynamic and engaging location and personalised onsite tenant services.

Inspiring views and natural light

More than just providing an efficient and contemporary workspace, 45 Clarence Street offers a unique perspective and outlook over Sydney CBD and the harbour. The large, 1,200 square metre floor plates are configured around an efficient side core design allowing workspaces to take advantage of the views which can enhance and activate the employee experience.



Sydney's growth precinct

Bounded by Clarence, Margaret and Kent Streets, 45 Clarence Street provides convenient and direct access in and out of the CBD. For those arriving by car, there are 160 parking spaces over five levels while tenants traveling by bicycle or on foot have access to bicycle racks, lockers and shower facilities.

Commuter options are in abundance with Wynyard station, Martin Place and Circular Quay a short walk away from the building providing major train, bus and ferry links conveniently connecting tenants to home and work.

In addition to close proximity to public transport, 45 Clarence Street is connected to the traditional core of the CBD, the exciting Barangaroo precinct and King Street Wharf and Darling Harbour, creating a breadth of lifestyle options for employees.



Immerse yourself in Sydney



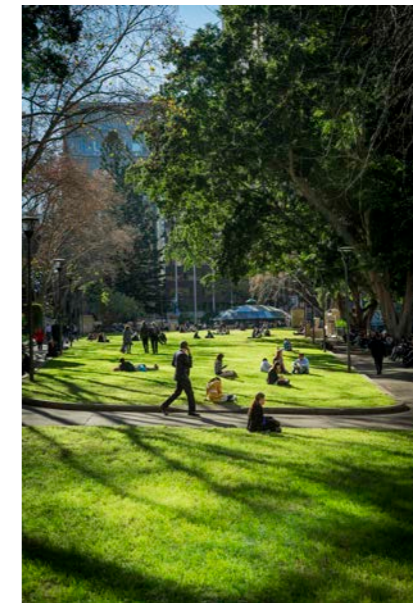
The combination of close proximity to green spaces along the waterside, an inspiring mix of local cafés and bars as well as connectivity to services and retail ensure that 45 Clarence Street delivers the perfect work-lifestyle solution.

The new foyer café provides a contemporary environment for informal meetings or explore the intimate bars and restaurants of Erskine Street after work.

Wynyard Park, Lang Park and Observatory Hill provide refreshing outdoor spaces for relaxation while close proximity to the Harbour offers outdoor exercise opportunities.

Employees will enjoy personalised concierge services from meeting and greeting clients to arranging dry cleaning and restaurant bookings.

The development of Barangaroo will bring another level of convenience to this emerging Western Core precinct with significant infrastructure, dining, entertainment and recreation amenities allowing tenants of 45 Clarence Street to benefit from this exciting new area of Sydney CBD.



Connectivity and efficiency

45 Clarence Street provides an exceptional work environment, designed for ultimate floor plate efficiency for functional and productive office design. The large 1,200 square metre floor plates will be refurbished to an exceptional standard including;

- Upgraded lift lobbies with bespoke lighting and colour back glass
- New ceiling grid and tiles configured to minimise waste and damage during tenant fitout
- Innovative air delivery system through swirl diffusers for increased comfort and energy efficiency
- New cushion back, environmentally friendly carpet tiles
- Energy efficient T5 lighting and CBUS control system
- Renovated bathrooms including new fixtures, fittings and finishes throughout

Rare contiguous high rise space is available to create your new workspace. Arrange your business over single or multiple floors and for ultimate connectivity, interfloor stairs can create a dynamic space for employees.





Technical specifications

NABERS

- 4.5 star NABERS Energy rating (without Greenpower)
- 3.5 star NABERS Water rating

Floor specifications

VAV Air conditioning system

- Swirl diffusers: The design of the swirl slots causes the supply air to mix very efficiently with room air

Ceiling system

- Flexibility: The lights interchange with tiles and square modules allowing tiles and lights to be rotated through 90 degrees
- Fitout: partitions can fix into the groove of the top hat grid causing minimal to no tile damage
- Floor to ceiling height: 2.7 metres
- Slab to slab height: 3.2 metres

Lifts

- High rise - 6 passenger lifts
- Low rise - 5 passenger lifts
- Carpark - 1 dedicated lift
- Goods lift - 1 dedicated lift

Lighting

- Average maintained lighting level on typical office floors is 320 lux at desk level and approximately 5-6 watts per sqm of energy usage
- Lighting provided by single tube 28 watt T5 fluorescent lamps with a 16mm tube diameter
- Emergency lighting tested facilities fitted with two hour timers have been provided at distribution boards

DDA

- Each refurbished floor features a DDA approved bathroom and shower

On floor services

Tenant condenser water system

- The system comprises two induced-draft counter flow cooling towers and associated pumps with pipe risers throughout the building
- Each floor has a 40mm take off branch from the risers for connection to serve the supplementary equipment to be installed by the tenant
- The maximum allowable capacity serving each floor is allocated at 35W per sqm
- Approximately 41kW(1.7l/s) average total cooling capacity per floor for Level 1 to 26

- A pressure sensitive bypass valve controls the water circulation through the system

Mechanical and base building systems

House distribution boards

House distribution boards are located at every third floor. A three phase power supply is provided to each house distribution board which are supplied by the emergency power generators. Each tenant floor has capacity for 100A per phase of mains power and 50A per phase of generator power.

Tenancy distribution boards

Distribution boards are split into single phase chassis sections to allow for a maximum of six single phase tenants per floor. 50% of each tenancy distribution board has a generator supply and 84 poles available per floor.

General power and reticulation

The base building design has one general purpose outlet installed at 10 metre intervals on the perimeter of tenancy areas.

Standby power generation system

The standby power generation system consists of two by 1275KVA diesel generator sets and provides power to house services including ventilation system, smoke exhaust systems, tenant condenser water pumps and cooling tower, lifts and house distribution boards.

Design criteria

Design lighting levels

- Office areas - 320 lux
- Other areas - to AS 1680

Emergency lighting

- To AS 2293

Tenant power allowances

- 100VA/sqm
- 150A per floor 3 phase - current rating of fuses in floor T-off boxes
- Partial tenant on a floor will only have 1 phase power available

Tenant emergency generator power provision

- 50A per phase per floor
- Each floor and tenant distribution board is fitted with load shedding contractors

Switchboards

- To AS 1136

Lightning protection

- To AS 1768



About DEXUS Property Group

DEXUS Property Group is one of Australia's leading real estate groups, investing directly in high quality Australian office and industrial properties. With \$17.8 billion of assets under management, the Group also actively manages office, industrial and retail properties located in key Australian markets on behalf of third party capital partners.

The Group manages an office portfolio of 1.7 million square metres located predominantly across Sydney, Melbourne, Brisbane and Perth and is the largest owner of office buildings in the Sydney CBD, Australia's largest office market.

DEXUS is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange (ASX) under the stock market trading code 'DXS' and is supported by more than 32,000 investors from 20 countries.

With nearly 30 years of expertise in property investment, development and asset management, the Group has a proven track record in capital and risk management, providing service excellence to tenants and delivering superior risk-adjusted returns for its investors.



Place your business in the right direction

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