

SHOWCASE INITIATIVES



DEXUS PROPERTY GROUP

1 BLIGH STREET

PROJECT START: MAY 2008

COMPLETION: JUNE 2011

DEXUS is one of Australia's leading property groups, specialising in world-class office, industrial and retail properties with total properties under management of more than \$13.6 billion. In Australia, DEXUS is the market leader in office and industrial properties and a leading manager and developer of shopping centres.

At a total project cost of \$667 million 1 Bligh project will set new standards in sustainable architecture for Sydney and Australia, with the development showcasing innovative technology for improved energy efficiency, minimised water usage, maximised light and natural ventilation and an enhanced work environment for tenants.

1 Bligh has been awarded a 6 Star Green Star rating (office design V2 certified) and is designed to achieve a world's best practice 6 Star Green Star As Built rating and a 5 Star NABERS rating.

More broadly, DEXUS's commitment to increasing the sustainability of Sydney's new and existing commercial office buildings includes a \$40 million upgrade to the company's existing portfolio across the country to an average 4.5 star NABERS Energy rating by 2012.

"As one of Australia's largest property groups, DEXUS strives to be a market leader in Corporate Responsibility and Sustainability. One of the greatest roles we can play is to foster sustainable design and innovation to minimise the environmental impact of both new and existing properties in our portfolio. We proudly support the Better Building Partnership which shares our vision to create a world-leading sustainable Sydney skyline."

VICTOR HOOG ANTINK
CEO, DEXUS PROPERTY GROUP



KEY SUSTAINABILITY OUTCOMES

- Awarded a 6 Star Green Star rating (office design V2 certified).
- Through sustainable initiatives and technology, 1 Bligh will achieve a 42 per cent CO2 reduction when compared with similar sized conventional office towers.
- Australia's first fully glazed double-skin façade which will dramatically reduce solar heat gain while maintaining harbour views.
- This is the first Sydney office tower to receive a private sewer mining licence for blackwater recycling - it is estimated that it will save up to 100,000 litres of water each day.
- Incorporation of a trigeneration system to use gas to generate energy for the building's cooling, heating and electricity, and roof-mounted evacuated tube solar panels will produce heat for electricity. The use of gas and solar panels will reduce electricity demand by up to 25 per cent.