

Attachment A13

Vision and Values Statement

The anchor to the Green Economy

Submitted to the City of Sydney -
Planning Proposal for Pitt & Bridge



Artist impression

We pay respect to the traditional custodians of the land -
the Gadigal of the (Eora) Dharug Nation - and Elders past and present.

APRIL 2024

PITT
BRIDGE & | dexús

Contents

A global green finance hub	4
Attracting green talent	5
Vertical green exchange	7
The vision	8
Enriching exchange and experience	9
Pitt & Bridge's expanded public domain	10
A new direction in sustainability	11
A reflection of resilience and prosperity	14
Sustained investment and commitment	15

Gardens by the Bay, Singapore

Sydney. A first name city.

Sydney. A global city.

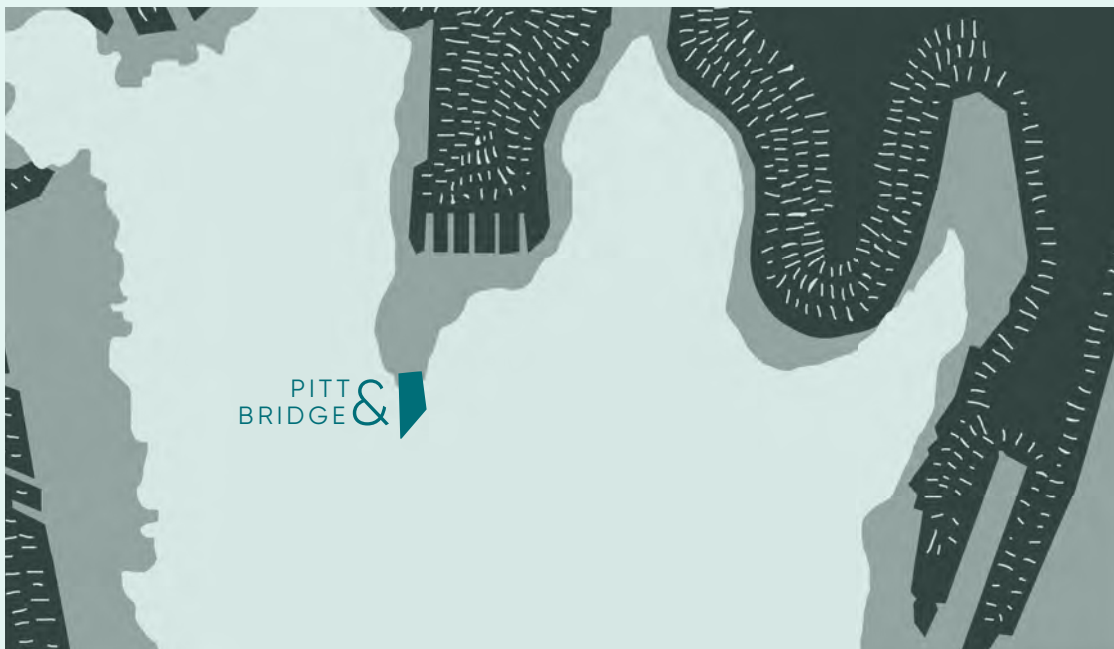
Sydney. Leading the Green Economy evolution.

How can we support our city to flourish again?

Create a Global Business District.

One with a bright future, that fosters economic activity, attracts purposeful and impactful talent, and generates opportunity.

Pitt & Bridge - the anchor to the Green Economy.



A global green finance hub



By 2030, the world will spend US\$100 trillion on green projects to meet obligations under the Paris Agreement.

Ever expanding green finance products – securities, gilts, bonds, and loans – are funding green energy, green infrastructure, green development, green tech, and the professional, educational, and creative services that support them.

Global green finance hubs are facilitating transactions across diverse and dynamic investor markets. In the Northern Hemisphere, USA and China are dominating this emerging market with momentum building across Europe.

But the Asia Pacific? It is waiting for one country to lead.

Now is the time for Sydney to take on that leadership. Companies, new and old, will require accommodation that facilitates businesses to transition and operate within the Green Economy.

With all the conditions precedent for success – global financial integration, political will and stability, sound legal and financial systems, free flow of capital, full range of financial products, and large talent pool – it is time for Sydney to emerge as Asia Pacific's global green finance hub.

Attracting green talent

Driven by purpose.

Determined to make an impact.

Knowledge intensive.

Green talent is an emerging cohort of human capital globally. Actively engaged in all aspects of the sustainability and resilience agendas.

And how to attract such talent?

- Pitt and Bridge will offer them all that Sydney represents.
- Inclusivity. A vibrant, balanced lifestyle. Strong educational pathways.
- Exceptional natural assets.
- New local and destinational amenity in the northern business district.
- Increased diversity and vitality of experience during and after hours.
- A workplace ecosystem that ignites green purpose and opportunity.

Artist impression



Declarative.

Globally visible.

Pitt & Bridge will attract green talent.

Signalling confidence in Sydney's recovery and position as a global city, Pitt & Bridge will intensify Sydney's financial and professional services sectors and facilitates the adjacent new growth economy - the Green Economy will arise.

The trajectory of the green finance sector is well aligned to global sentiment around climate and resilience.



Artist impression

Vertical green exchange

Pitt & Bridge will anchor the Green Economy **vertically**.

A purposefully designed, iconic super tower, it will signal to the world Sydney's recovery and future.

As a declarative statement, Pitt & Bridge will employ the best in urban design and placemaking to create an icon for Sydney to become the global home for the Green Economy.

Pitt & Bridge's vertical agglomeration of finance, knowledge sharing, innovation, education, sustainability, and wellness will facilitate green exchange.

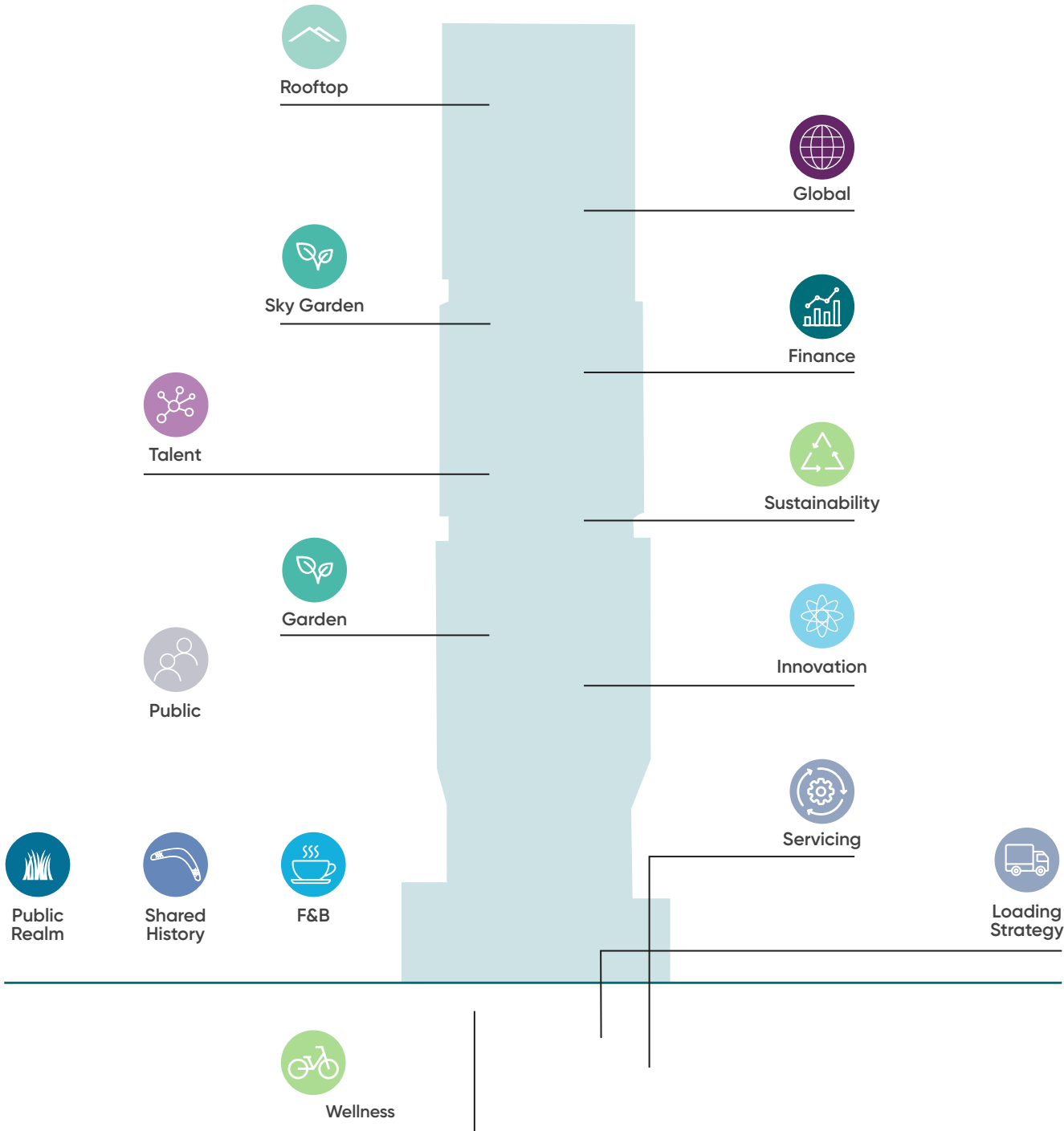


Through purposeful third spaces and community focused amenity, Pitt & Bridge will share both its aspiration and experience with green talent and the public.

An expanded public domain will enrich the experience of the northern business district, improve pedestrian experience and the green network.

And visible precinct wide initiatives will set new benchmarks for sustainability.

The vision



Enriching exchange and experience

Pitt & Bridge will introduce the northern business district of Sydney as a purposeful and impactful destination.

Curated, publicly accessible, and programmed experiences will expand the diversity and vitality of the precinct during and after work hours. It will attract visitors and the green talent necessary to drive the Green Economy.

An expanded public domain will enrich the experience of the northern business district, improve pedestrian experience and the green network.



Pitt & Bridge's expanded public domain

Relieving the pedestrian

New public plaza will improve the pedestrian experience on Bridge Street and provide relief from a high car environment.

Sequence places

Create a series of places within public domain for diverse amenity and programming.

Connect visually

Draw users into public domain and support destination programming through visual connections using landmarks such as public art and wayfinders.

Tell a water story

Connect to the hydrological story of place and interpret the Tank Stream, springs and tidal shores of Warrane.

Build a signature offering

Offer diverse programming to draw green talent and visitors into a new destination urban retreat.

Activate the built edge

Activate street and shop frontages with alfresco dining opportunities.

Strengthen Pitt Street

Enhance pedestrian experience along Pitt Street through planting, active built edges and new through-site link.

Create an accessible journey

Create an enjoyable and accessible meandering main route through spaces to key entrances.

Relay the story of Country

Connect with the eons held identity of Warrane, interpreting the sacred connections and uses of place.

A new direction in sustainability

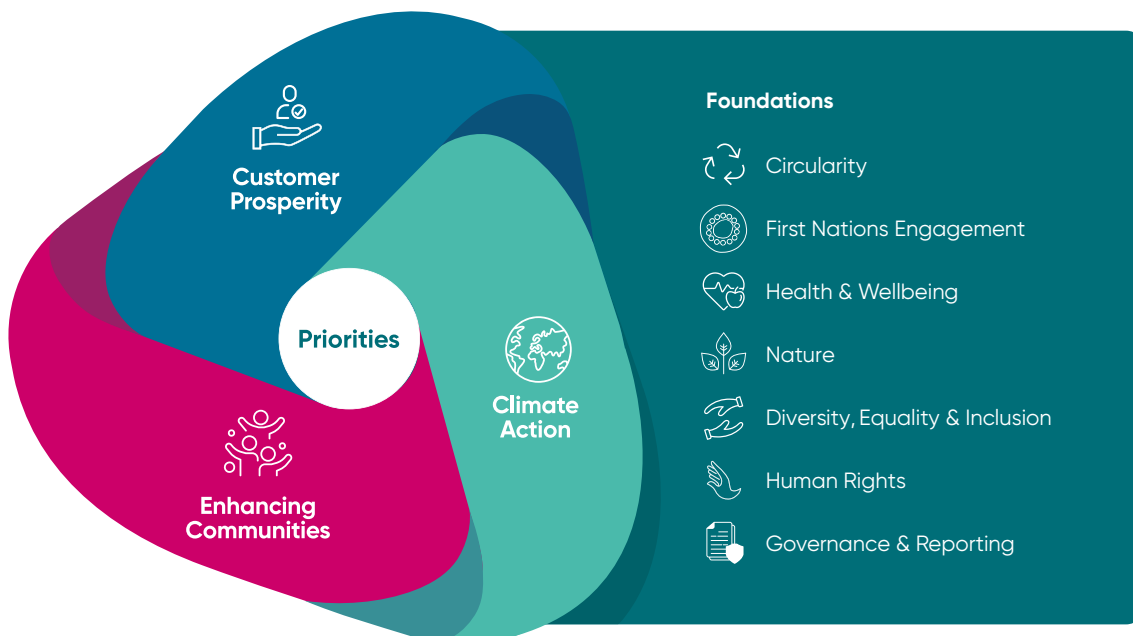
Dexus has long been acknowledged as a global leader in Environmental, Social and Governance (ESG). We recognise the value of sustainability in unlocking the potential of our real assets to create a lasting positive impact.

We are proud of our achievements:

- Net zero emissions across our managed property operations from 2022
- 5-Star GRESB Ratings
- S&P Global Sustainability Leader, and
- 5-Star assessments against the Principles of Responsible Investment

The world has changed considerably, with global pandemics, ongoing geopolitical tensions, increased inequalities and a surge in climate-related disasters, and our sustainability strategy has evolved in response to this. We have refocused our efforts and actions on those areas where Dexus, alongside our investors and customers, can make the greatest tangible contribution.

While focused on delivering value in our three priority areas of Customer Prosperity, Enhancing Communities and Climate Action, we remain committed to managing the sustainability risks and opportunities in the foundational areas below.



Sustainable project delivery: case studies



Waterfront Brisbane

Waterfront Brisbane has set a new benchmark in Queensland for construction site circularity, by recycling or reusing 97% of construction and demolition waste to date. The project is targeting the world's best practice environmental performance ratings including:

6-star

Green Star target

5.5-star

NABERS Energy rating target

4.5-star

NABERS Water rating target

Circular economy

Precinct commitment

Gold

WELL V.2 Core target

Atlassian Central

Dexus and Atlassian are committed to pushing the boundaries of smart and sustainable commercial buildings. Atlassian Central will be a game-changer for low-carbon construction, high occupant comfort and low energy consumption. It is leading the way in sustainable initiatives and has ambitious targets including:

50%

Less upfront embodied carbon in construction compared to a conventionally constructed building

100%

Renewable energy from day one of operation

5.5-star

NABERS Energy commitment agreement

Pitt & Bridge will redefine new benchmarks for sustainability

The design will be driven by Dexus's ambitious sustainability approach to unlock the potential of real assets and create lasting positive impact and a more sustainable tomorrow.



Artist impression

6-star
Green Star target

PLATINUM
WELL rating target

6-star
NABERS Energy rating target

4.5-star
NABERS Water rating target

40%
reduction in upfront embodied carbon

100%
carbon neutral in operation (from completion)

NABERS
Indoor environment

A reflection of resilience and prosperity

As we turn to recovery and our green future, we are conscious that Pitt & Bridge also looks back at Sydney's resilience and prosperity.

It will reflect and celebrate the convergent histories of the site, both its ancient heritage and uses as Warrane and its place in Sydney's history, early civic institutions, and forms of government.

It will further enhance the rich public domain with many of Australia's earliest public parks, gardens, and squares.

It will recognise its place as the historical epicentre of Sydney's commercial prosperity, including a home to the Stock Exchange.

The place where 56 Pitt Street now stands was once known as Warrane – a lengthy ceremonial site that extended “from the headland where the observatory now stands through the valley including Circular Quay and the Tank Stream... up to the Governor's house at the end of Macquarie Street... [extending] along the ridge to Sydney Hospital and Hyde Park Barracks on Macquarie Street... It was then, and still is, a place of great importance to us.”

“What the Colonists Never Knew: A history of Aboriginal Sydney” Uncle Dennis Foley, a Gai-Mariagal Elder.

Sustained investment and commitment

Dexus is a leading fully integrated real asset group, managing a high-quality Australasian real estate and infrastructure portfolio valued at \$57.1 billion. Experts across our platform including funds, asset management, real estate and infrastructure investment and development work seamlessly together to find more in - and make the most of - every opportunity. Through real assets, we amplify opportunities for the benefit of our communities.

Pitt & Bridge will have a transformative economic impact on the local economy with sustained investment in the Sydney CBD creating long term value.

\$4.3 BILLION+

in value add to Central Sydney each year

7,850 JOBS

during construction providing an increase of 16,000 additional jobs in operation (approximately)

\$620 MILLION+

in construction value-add to NSW

\$42 MILLION+

in community and public dedicated capital expenditure

90,000 SQM OF GFA

commercial and retail space critical for keeping up with the Sydney CBD 1.7M sqm over next 20 years

\$10 MILLION+

benefit of precinct ESD initiatives

Pitt & Bridge.
An iconic super tower.
A beacon of Sydney's resilience
and bright future.
The anchor to the Green Economy.





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Artist impression