

DEXUS Property Group Distributions for the year ended 30 June 2008

Distribution period	Rounded Rate per DXS stapled security
1 July 2007 to 31 December 2007, paid 29 February 2008	5.9 cents
1 January 2008 to 30 June 2008, paid 29 August 2008	6.0 cents
Total distributions for the year ended 30 June 2008	<u>11.90 cents</u>
Represented by:	
Dividends paid by DXO	0.31 cents
Distributions paid by DDF, DIT and DOT	11.59 cents

DDF, DIT and DOT Annual Trust Distribution Taxation Components for the year ending 30 June 2008 applicable for holders who held less than 10% of DRT.

Component Percentage	DDF	DIT	DOT	TOTAL DDF, DIT & DOT
Australian other	23.4569%	3.0940%	20.9485%	47.4994%
Australian interest	0.2144%	0.8013%	0.4851%	1.5008%
Net capital gain (Note1)	37.0836%	1.0828%	0.2821%	38.4485%
Foreign interest				
Foreign modified passive (net)	2.1739%	3.7850%		5.9589%
Foreign tax credits	0.3836%	0.4175%		0.8011%
Taxable income	63.3124%	9.1806%	21.7157%	94.2087%
CGT Concession	0.3836%	1.0828%	0.2821%	1.7485%
Tax deferred (Note 2)		1.1075%	3.7364%	4.8439%
Total	63.6960%	11.3709%	25.7342%	100.8011%
Less foreign tax credits	-0.3836%	-0.4175%		-0.8011%
Cash Distribution	63.3124%	10.9534%	25.7342%	100.0000%

Note1: All net capital gains arose from the disposal of Australian property

Note2: The total non assessible component of the whole DXS distribution of 11.9 cents per security is 6.42%. This amount is made up of CGT concession and tax deferred.

DEXUS Operation Trust Dividends	Franked Dividends	Unfranked Dividends	Franking credits
Cents per stapled security rounded	cpu	cpu	cpu
Dividends for the half year ending 30 June 2007, paid 29 August 2007	0.19	nil	0.08
Dividends for the half year ending 31 December 2007, paid 29 February 2008	0.15	nil	0.06
Dividends for the half year ending 30 June 2008, paid 29 August 2008	0.16	nil	0.07

DEXUS Property Group Distribution by DDF, DIT, DOT and DXO	December 2007	June 2008	2008 Total
Cents per stapled security rounded	cpu	cpu	cpu
DOT	1.07	1.90	2.97
DIT	0.70	0.57	1.27
DDF	3.99	3.37	7.36
DXO	0.15	0.16	0.31
Total (subject to rounding)	<u>5.9</u>	<u>6.0</u>	<u>11.90</u>