

DEXUS Property Group Distributions for the year ended 30 June 2009

Total distributions during the financial year

Distribution period	DXS stapled security
1 July 2008 to 31 December 2008, ex date 23 December 2008, paid 28 February 2009	3.8 cents
1 January 2009 to 30 June 2009, ex date 24 June 2009, paid 28 August 2009	3.5 cents
Total distributions for the year ended 30 June 2009	7.3 cents

DEXUS Property Group distribution by DDF, DIT, DOT & DXO

Cents per stapled security rounded	December	June 2009	Total
	2008	2009	cpu
DDF	1.38	1.92	3.30
DIT	1.27	0.00	1.27
DOT	1.15	1.58	2.73
DXO	0.00	0.00	0.00
	<u>3.80</u>	<u>3.50</u>	<u>7.30</u>

DDF, DIT and DOT Half Year Trust Distribution Taxation Components for the 6 months ended 31 December 2008

Components Percentage	DDF	DIT	DOT	Total
Australian income - other	25.6139%	0.0000%	20.1367%	45.7506%
Australian income - interest	0.0361%	0.0000%	2.2803%	2.3164%
Capital gain - discount capital gain (Note 1)	0.4871%	0.0000%	0.0000%	0.4871%
Assessable foreign source income (net)	2.3099%	0.0000%	0.0146%	2.3245%
Foreign income tax offsets	0.3144%	0.0000%	0.0000%	0.3144%
Taxable income	28.7614%	0.0000%	22.4316%	51.1930%
Capital gain - CGT concession amount (Note 2)	0.4871%	0.0000%	0.0000%	0.4871%
Tax deferred amounts (Note 2)	7.2825%	33.4563%	7.8954%	48.6343%
Total	36.5311%	33.4563%	30.3270%	100.3144%
Less foreign income tax offsets	-0.3144%	0.0000%	0.0000%	-0.3144%
Cash distribution	36.2167%	33.4563%	30.3270%	100.0000%

Note 1: All capital gains arose from the disposal of Australian property. This amount relates to net capital gains after applying the capital gains discount.

Note 2: The total non assessable component is made up of Capital gain - CGT concession and Tax deferred amounts.

DDF, DIT and DOT Half Year Trust Distribution Taxation Components for the 6 months ended 30 June 2009

Components Percentage	DDF	DIT	DOT	Total
Australian income - other	38.8542%	0.0000%	29.9207%	68.7749%
Australian income - interest	0.0548%	0.0000%	3.3882%	3.4430%
Capital gain - discount capital gain (Note 1)	0.7389%	0.0000%	0.0000%	0.7389%
Foreign interest	0.0000%	0.0000%	0.0000%	0.0000%
Assessable foreign source income (net)	3.5039%	0.0000%	0.0217%	3.5256%
Foreign income tax offsets	0.4770%	0.0000%	0.0000%	0.4770%
Taxable income	43.6288%	0.0000%	33.3306%	76.9594%
Capital gain - CGT concession amount (Note 2)	0.7389%	0.0000%	0.0000%	0.7389%
Tax deferred amounts (Note 2)	11.0470%	0.0000%	11.7317%	22.7787%
Total	55.4147%	0.0000%	45.0622%	100.4770%
Less foreign income tax offsets	-0.4770%	0.0000%	0.0000%	-0.4770%
Cash distribution (Note 3)	54.9378%	0.0000%	45.0622%	100.0000%

Note 1: All capital gains arose from the disposal of Australian property. This amount relates to net capital gains after applying the capital gains discount.

Note 2: The total non assessable component is made up of Capital gain - CGT concession and Tax deferred amounts.

Note 3: DIT did not pay a distribution for the period 1 January 2009 to 30 June 2009 (refer below).

DEXUS Operations Trust Dividends	Franked Dividends	Unfranked Dividends	Franking Credits
Cents per stapled security rounded	cpu	cpu	cpu
Dividends for the half year ended 30 June 2008, paid 29 August 2008	0.16	nil	0.07
Dividends for the half year ended 31 December 2008	0	nil	0
Dividends for the half year ended 30 June 2009	0	nil	0