

## DEXUS Property Group non-resident withholding tax information

DEXUS Funds Management Limited (DXFM) as Responsible Entity of DEXUS Diversified Trust (DDF), DEXUS Industrial Trust (DIT), DEXUS Office Trust (DOT) and DEXUS Operations Trust (DXO) (collectively referred to as DEXUS Property Group (DXS)) considers that the trusts that comprise DXS are managed investment trusts for purposes of section 13-395 of Schedule 1 to the Tax Administration Act 1953 in relation to the income year ending 30 June 2008, and gives the following notice to you pursuant to section 12-415 of that Act. Please note that the notice reflects an aggregation of the relevant components for distributions by DDF, DIT, DOT and DXO for the income year ending 30 June 2008.

Distribution Dates		
Ex Date:	21 December 2007	24 June 2008
Record Date:	31 December 2007	30 June 2008
Payable Date:	29 February 2008	29 August 2008
	<b>December 2007</b>	<b>June 2008</b>
	<b>Cents</b>	<b>Cents</b>
DXS cash distribution	5.900000	6.000000
Less DXO Dividend (fully franked)	(0.146022)	(0.161517)
DDF, DIT and DOT Distribution per security	5.753978	5.838483
<b>Amounts subject to non resident withholding tax are</b>		
Fund Payment <sup>1</sup>	7.373859	7.064016
Interest	0.057997	0.086176
<b>Reconciliation of Fund Payment</b>		
	<b>Cents</b>	<b>Cents</b>
Cash Distribution	5.900000	6.000000
<i>Add:</i>		
Discount component of capital gains arising from disposal of taxable Australian property	2.497208	1.970036
<i>Less:</i>		
Foreign sourced income	(0.480516)	(0.215148)
DXO Dividend income	(0.146022)	(0.161517)
Interest income	(0.057997)	(0.086176)
Non assessable income	(0.338813)	(0.443179)
<b>Fund Payment</b>	<b>7.373859</b>	<b>7.064016</b>
<b>Reconciliation of Cash Distribution</b>		
	<b>Cents</b>	<b>Cents</b>
Discount component of capital gains arising from disposal of taxable Australian property	2.497208	1.970036
Foreign sourced income	0.480516	0.215148
DXO Dividend income	0.146022	0.161517
Interest income	0.057997	0.086176
Non assessable income	0.338813	0.443179
Other Australian income	2.379444	3.123943
<b>Cash Distribution</b>	<b>5.900000</b>	<b>6.000000</b>

This information is not relevant for Australian resident holders for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statements.

<sup>1</sup> The fund payment includes discount capital gains of 1.970036 cents

