

Summary of DEXUS Property Group non-resident tax information

*Revised 30 August 2010

DEXUS Funds Management Limited as Responsible Entity of DEXUS Diversified Trust (DDF), DEXUS Industrial Trust (DIT) and DEXUS Office Trust (DOT) (collectively referred to as DEXUS Property Group (DXS)) provides a summary of the components comprising the DXS June 2010 distribution. Note, this is not a Notice for the purposes of section 12-395 of Schedule 1 to the Tax Administration Act 1953.

Distribution dates		
Ex date	23-Dec-09	24-Jun-10
Record date	31-Dec-09	30-Jun-10
Payable date	26-Feb-10	27-Aug-10

	Dec-09 Cents	Jun-10 Cents	
DXS cash distribution	2.650000	2.450000	
<i>Less:</i> DXO dividend (fully franked)	-	-	
DIT, DDF and DOT distributions per security	<u>2.650000</u>	<u>2.450000</u>	
Amounts subject to non resident withholding tax are:			
DXS Fund payment	3.197455	2.994298	
Total interest income	-	0.243638	*
Summary reconciliation of fund payment			
	Cents		
DXS Cash distribution	2.650000	2.450000	
Add:			
Discount component of capital gains arising from disposal of taxable Australian real property	0.782033	0.704586	
Assessable income adjustment		0.129431	
Less:			
Foreign sourced income	(0.032120)	(0.046081)	
DXO dividend	-	-	
Interest income	-	(0.243638)	
Non assessable income	(0.202458)		
DXS fund payment	<u>3.197455</u>	<u>2.994298</u>	

Summary reconciliation of Cash Distribution - removed 30 August 2010

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.

This information was revised on 30 August 2010

DEXUS Property Group non-resident tax information

*Revised 30 August 2010

DEXUS Funds Management Limited as Responsible Entity of DEXUS Diversified Trust (DDF) confirms that DDF qualified, upon the payment of the December 2009 distribution, as a managed investment trust for the purposes of section 12-395 of Schedule 1 to the Tax Administration Act 1953 in relation to the income year ending 30 June 2010, and gives the following notice to you pursuant to section 12-395 of that Act.

Distribution dates			
Ex date	23-Dec-09	24-Jun-10	
Record date	31-Dec-09	30-Jun-10	
Payable date	26-Feb-10	27-Aug-10	
	Dec-09	Jun-10	
	Cents	Cents	
DDF cash distribution	1.404097	1.366676	
Amounts subject to non resident withholding tax are:			
Fund payment	2.195819	1.953938	
Interest income	-	0.065607	*

This distribution includes a "Fund Payment" of 1.953938 cents per unit, pursuant to Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953.

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.

This information was revised on 30 August 2010

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***Revised 30 August 2010**

DEXUS Funds Management Limited as Responsible Entity of DEXUS Office Trust (DOT) confirms that DOT will qualify, upon the payment of the December 2009 distribution, as a managed investment trust for the purposes of section 12-395 of Schedule 1 to the Tax Administration Act 1953 in relation to the income year ending 30 June 2010, and gives the following notice to you pursuant to section 12-395 of that Act.

Distribution dates			
Ex date	23-Dec-09	24-Jun-10	
Record date	31-Dec-09	30-Jun-10	
Payable date	26-Feb-10	27-Aug-10	
	Dec-09	Jun-10	
	Cents	Cents	
DOT cash distribution	1.245903	1.083324	
Amounts subject to non resident withholding tax are:			
Fund payment	1.001635	1.040360	
Interest income	-	0.178031	*

This distribution includes a "Fund Payment" of 1.040360 cents per unit, pursuant to Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953.

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.

This information was revised on 30 August 2010

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DEXUS Funds Management Limited (DXFM) as Responsible Entity of DEXUS Industrial Trust (DIT) advises that DIT will not make a distribution for the 12 months ended 30 June 2010. Consequently, DIT will not qualify as a managed investment trust for purposes of section 12-395 of Schedule 1 to the Tax Administration Act 1953.

Distribution dates		
Ex date	23-Dec-09	24-Jun-10
Record date	31-Dec-09	30-Jun-10
Payable date	26-Feb-10	27-Aug-10
	Dec-09	Jun-10
	Cents	Cents
DIT cash distribution	-	
Amounts subject to non resident withholding tax are:		
Fund payment	-	
Interest income	-	

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.