



DEXUS
PROPERTY GROUP

21 February 2017

DEXUS Funds Management Limited

ABN: 24 060 920 783

AFSL: 238163

Australia Square Tower

Level 25, 264 George Street

Sydney NSW 2000

PO Box R1822

Royal Exchange NSW 1225

Tel: 02 9017 1330

Fax: 02 9017 1101

DEXUS Diversified Trust - Fund Payment Notice

Following are the components for the DEXUS Diversified Trust's distribution for the six months ended 31 December 2016.

Ex-date:	29 December 2016
Record date:	30 December 2016
Payable date:	28 February 2017
Total distribution rate:	6.837858 cents per unit

	Cents per unit
Fund Payment	5.836720
Interest Income	1.001138
Tax Deferred	Nil
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	6.837858

This distribution includes a "Fund Payment" amount of 5.836720 cents per unit, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

DEXUS Diversified Trust declares that it is a withholding managed investment trust for the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*, in respect of the income year ended 30 June 2017.

These components are provided solely for the purpose of the withholding MIT non-resident withholding tax under Subdivision 12-H of Schedule 1 to the *Taxation Administration Act 1953* and the non-resident interest withholding tax under Subdivision 12-F of Schedule 1 to the *Taxation Administration Act 1953*, and should not be used for any other purpose.

Australian resident unit holders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be sent to security holders on or about 31 August 2017.

Please note that this MIT notice should be read in conjunction with the DEXUS Office Trust and DEXUS Industrial Trust notices on pages 2 and 3 to obtain the full distribution details.



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DEXUS Office Trust - Fund Payment Notice

Following are the components for the DEXUS Office Trust's distribution for the six months ended 31 December 2016.

Ex-date:	29 December 2016
Record date:	30 December 2016
Payable date:	28 February 2017
Total distribution rate:	12.563036 cents per unit

	Cents per unit
Fund Payment	12.523845
Interest Income	0.039191
Tax Deferred	Nil
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	12.563036
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This distribution includes a "Fund Payment" amount of 12.523845 cents per unit, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

DEXUS Office Trust declares that it is a withholding managed investment trust for the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*, in respect of the income year ended 30 June 2017.

These components are provided solely for the purpose of the withholding MIT non-resident withholding tax under Subdivision 12-H of Schedule 1 to the *Taxation Administration Act 1953* and the non-resident interest withholding tax under Subdivision 12-F of Schedule 1 to the *Taxation Administration Act 1953*, and should not be used for any other purpose.

Australian resident unit holders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be sent to security holders on or about 31 August 2017.

Please note that this MIT notice should be read in conjunction with the DEXUS Diversified Trust and DEXUS Industrial Trust notices on pages 1 and 3 to obtain the full distribution details.



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DEXUS Industrial Trust - Fund Payment Notice

Following are the components for the DEXUS Industrial Trust's distribution for the six months ended 31 December 2016.

Ex-date:	29 December 2016
Record date:	30 December 2016
Payable date:	28 February 2017
Total distribution rate:	2.309106 cents per unit

	Cents per unit
Fund Payment	1.820468
Interest Income	0.488638
Tax Deferred	Nil
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	2.309106
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This distribution includes a "Fund Payment" amount of 1.820468 cents per unit pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

DEXUS Industrial Trust declares that it is a withholding managed investment trust for the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*, in respect of the income year ended 30 June 2017.

These components are provided solely for the purpose of the withholding MIT non-resident withholding tax under Subdivision 12-H of Schedule 1 to the *Taxation Administration Act 1953* and the non-resident interest withholding tax under Subdivision 12-F of Schedule 1 to the *Taxation Administration Act 1953*, and should not be used for any other purpose.

Australian resident unit holders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be sent to security holders on or about 31 August 2017.

Please note that this MIT notice should be read in conjunction with the DEXUS Diversified Trust and DEXUS Office Trust notices on pages 1 and 2 to obtain the full distribution details.