

DEXUS Property Group Distributions for the year ended 30 June 2010

Total distributions during the financial year

Distribution period	DXS stapled security
1 July 2009 to 31 December 2009, ex date 23 December 2009 paid 26 February 2010	2.65 cents
1 January 2010 to 30 June 2010, ex date 24 June 2010, paid 27 August 2010	<u>2.45 cents</u>
Total distributions for the year ended 30 June 2010	5.10 cents

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

	Dec-2009	Jun-10
Cents per stapled security rounded	cpu	cpu
DDF	1.40	1.37
DIT	0.00	0.00
DOT	1.25	1.08
DXO	<u>0.00</u>	<u>0.00</u>
	2.65	2.45

DDF, DIT and DOT Half Year Trust Distribution Taxation Components for the 6 months ended 31 December 2009

Components Percentage	DDF	DIT	DOT
Australian income - other	42.4472%	0.0000%	87.7128%
Australian income - interest	2.3815%	0.0000%	7.6901%
Capital gain - discount capital gain (Note 1)	53.6417%	0.0000%	0.0000%
Assessable foreign source income (including foreign income tax offset) (Note 3)	1.5296%	0.0000%	1.5420%
Taxable income	100.0000%	0.0000%	96.9449%
Capital gain - CGT concession amount (Note 2)	0.0000%	0.0000%	0.0000%
Tax deferred amounts (Note 2)	0.0000%	0.0000%	3.0551%
Cash distribution	100.0000%	0.0000%	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: Please refer to the ATO publication "Guide to foreign Income tax offset rules 2009-10 (NAT 72923) to work out your entitlement to foreign income tax offsets. Assessable foreign source income includes foreign income tax offsets (as a % of distribution) DDF: 0.1527%, DIT: 0.0000%, DOT: 0.0000%

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DEXUS Operations Trust dividends

DEXUS Operations Trust did not pay a dividend during the year ended 30 June 2010