

DEXUS Property Group - DXS

Cost base apportionment information

For capital gains tax purposes, investors need to apportion the cost of each stapled security and the proceeds on sale of each stapled security over the four trusts that make up the stapled security. This apportionment should be done on a reasonable basis. One basis of apportionment is to use the relative net asset value (NAV) of each of the trusts. (Please note that prior to 30 June 2008; NAV materially equated Net Tangible Assets.)

Using NAV as a basis, the table below outlines the apportionment percentages that will apply to any on or off market buying or selling of DXS stapled securities, or the issue of new DXS stapled securities between the dates specified.

Apportionment percentages of DXS stapled securities since stapling

Dates	DEXUS Diversified Trust	DEXUS Industrial Trust	DEXUS Office Trust	DEXUS Operations Trust
06/10/04 to 31/12/04	38.15%	20.88%	40.79%	0.18%
01/01/05 to 30/06/05	37.05%	21.27%	41.47%	0.21%
01/07/05 to 31/12/05	36.82%	21.81%	41.13%	0.24%
01/01/06 to 30/06/06	37.37%	22.09%	40.22%	0.32%
01/07/06 to 31/12/06	37.80%	22.00%	39.80%	0.40%
01/01/07 to 30/06/07	36.19%	20.55%	42.85%	0.41%
01/07/07 to 31/12/07	37.78%	20.97%	41.00%	0.25%
01/01/08 to 30/06/08	35.34%	20.45%	44.04%	0.17%
01/07/08 to 31/12/08	35.48%	19.64%	43.41%	1.47%
01/01/09 to 30/06/09	39.61%	11.47%	47.95%	0.97%
01/07/09 to 31/12/09	39.44%	10.83%	49.36%	0.37%
01/01/10 to 30/06/10	38.18%	9.95%	51.61%	0.26%
01/07/10 to 31/12/10	38.84%	9.28%	51.69%	0.19%
01/01/11 to 30/06/11	37.93%	10.98%	51.09%	0%
01/07/11 to 31/12/11	37.88%	11.27%	50.85%	0%
01/01/12 to next NAV	35.34%	14.19%	47.48%	2.99%

Please note that the correct allocation percentage to be used depends on the relevant date of the specific transaction. Consequently, the allocation percentage relevant for the acquisition of a parcel of DXS stapled securities, (either on or off market, or through the issue of securities), may differ from their disposal percentage. DXS normally announces its NAV for each half and full year end. DXFM will periodically release revisions to this table.