



Commonwealth Property Office Fund (CPA)

23 February 2009

ASX ANNOUNCEMENT

Notice for the purpose of subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953

Commonwealth Managed Investments Limited (CMIL) as Responsible Entity of the Commonwealth Property Office Fund advises the following components for CPA's distribution for the six months to 31 December 2008. The distribution is at the rate of 4.60 cents per unit and will be dispatched to unitholders on Friday 27 February 2009.

These components are provided solely for the purposes of subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 and should not be used for any other purpose.

Component	Cents per unit	Percentage (%)
Other income	3.0565	66.45
Discounted capital gains – TARP ¹	0.1741	3.78
Interest income	0.1347	2.93
Franked dividend	0.0011	0.02
Tax deferred income	1.2336	26.82
Total distribution	4.6000	100.00

For the purposes of subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953, this distribution includes a 'fund payment' of 3.4047 cents per unit in respect of the six months ended 31 December 2008.

Australian resident members 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 unitholders in August 2009.

G R Freeman
Company Secretary
Commonwealth Managed Investments Limited

1. Taxable Australian real property