

DEXUS Property Group non-resident tax information

DEXUS Funds Management Limited as Responsible Entity of DEXUS Diversified Trust (DDF) and DEXUS Office Trust (DOT) (collectively referred to as the Trusts) considers that the Trusts are managed investment trusts for purposes of section 12-400 of Schedule 1 to the Tax Administration Act 1953 in relation to the income year ended 30 June 2009, and gives the following notice to you pursuant to section 12-395 of that Act. Please note that DEXUS Industrial Trust (DIT) has not made a Fund Payment in respect of the income year ended 30 June 2009. The notice reflects an aggregation of the relevant components for distributions by DDF, DOT and DIT in respect of income year ended 30 June 2009.

Distribution dates		
Ex date	23-Dec-08	24-Jun-09
Record date	31-Dec-08	30-Jun-09
Payable date	27-Feb-09	28-Aug-09
	Dec-08	Jun-09
	Cents	Cents
DXS cash distribution	3.800000	3.500000
<i>Less:</i> DXO dividend (fully franked)	-	-
DIT, DDF and DOT distributions per security	3.800000	3.500000
Amounts subject to non resident withholding tax are:		
Fund payment	1.530057	2.640412
Interest income	0.095802	0.114750
Reconciliation of fund payment		
	Cents	
Cash distribution	3.800000	3.500000
<i>Add:</i>		
Discount component of capital gains arising from disposal of taxable Australian real property	-	0.039553
<i>Less:</i>		
Foreign sourced income	(0.388066)	-
DXO dividend	-	-
Interest income	(0.095802)	(0.114750)
Non assessable income	(1.786075)	(0.784391)
Fund payment	1.530057	2.640412
Reconciliation of Cash Distribution		
Discount component of capital gains arising from disposal of taxable Australian real property	-	0.039553
Foreign sourced income	0.388066	-
DXO dividend	-	-
Interest income	0.095802	0.114750
Non assessable income	1.786075	0.784391
Other Australian income	1.530057	2.561307
Cash distribution	3.800001	3.500000

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.