

29 February 2012

DEXUS Funds Management Limited
 ABN 24 060 920 783
 AFSL: 238163
 Level 9, 343 George Street
 Sydney NSW 2000
 PO Box R1822
 Royal Exchange NSW 1225
 Telephone 61 2 9017 1100
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DEXUS Diversified Trust - Fund Payment Notice

Following are the components for the DEXUS Diversified Trust's distribution for the half year ended 31 December 2011.

Ex-date:	22 December 2011
Record date:	30 December 2011
Payable date:	29 February 2012
Total distribution rate:	1.151498 cents per unit

Components of the distribution	Cents per unit
Australian income	
Interest income	0.046538
Tax deferred	0.269910
Other income	0.793972
Foreign income	
Interest income	0.041078
	1.151498

*All amounts are shown as cents per unit

This distribution includes a "Fund Payment" of 0.793972 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 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 2012.

Australian resident investors 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 investors in August 2012.

Please note that this MIT notice should be read in conjunction with the DEXUS Office Trust notice on page 2 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 half year ended 31 December 2011.

Ex-date: 22 December 2011
 Record date: 30 December 2011
 Payable date: 29 February 2012
 Total distribution rate: 1.518502 cents per unit

Components of the distribution	Cents per unit
Australian income	
Interest income	0.141441
Tax deferred	0.186763
Other income	1.185889
Foreign income	
Other income	0.004409
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	1.518502
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*All amounts are shown as cents per unit

This distribution includes a "Fund Payment" of 1.185889 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 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 2012.

Australian resident investors 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 investors in August 2012.

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