



DEXUS
PROPERTY GROUP

21 August 2008

The Manager
Australian Stock Exchange Limited
20 Bridge Street
Sydney NSW 2000

DEXUS Funds Management Limited
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Dear Sir / Madam

DEXUS Property Group (ASX: DXS)
Distribution Guidance for the year to 30 June 2009

DEXUS Funds Management Limited, as responsible entity for DEXUS Property Group (DXS), provides guidance to its distribution for the coming year to 30 June 2009.

DEXUS forecast that distributions will increase by approximately 1.7% to 12.1 cents per security, inclusive of 0.2-0.3 cents reflecting gains realised through our development processes.

For further information, please contact:

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Yours sincerely

Tanya Cox
Company Secretary