



18 December 2008

DEXUS Funds Management Limited
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Dear Sir / Madam

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DEXUS Property Group (ASX: DXS) December 2008 Distribution

DEXUS Funds Management Limited, as responsible entity for DEXUS Property Group, wishes to advise the following details concerning the December 2008 distribution.

Funds from operations for the December 2008 distribution period is 5.42 cents per stapled security and in accordance with DEXUS Property Group's distribution policy to payout 70% of funds from operations, the distribution amount will be 3.8 cents per stapled security and the following dates are applicable for this distribution:

Ex-distribution date:	23 December 2008
Record date:	31 December 2008
Payment date and dispatch of statements:	27 February 2009

The Distribution Reinvestment Plan (DRP) will operate for this distribution payment. Stapled security holders who wish to participate in the DRP should lodge their DRP Election form with the Registry by 31 December 2008.

The Responsible Entity anticipates that the DRP issue price for the December 2008 distribution will be at a 2% discount to the average market price of DXS securities traded during the 10 day pricing period commencing 5 January 2009. In accordance with each stapled Trusts' Constitution, the Responsible Entity has engaged an independent expert to determine the actual DRP issue price for the period. The DRP issue price will be announced at a later date.

The Responsible Entity confirms that each of the Trusts comprising DEXUS Property Group should qualify upon the payment of the December 2008 distribution as a Managed Investment Trust for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 for the income tax year ending 30 June 2009. Details of the distribution components required for determining non-resident withholding tax will be available immediately prior to the payment date at: www.dexus.com

For further information, please contact:

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Yours sincerely

John Easy
Company Secretary