

DEXUS Property Group

Dear Investors

We refer to the Security Purchase Plan that DEXUS Property Group issued on 5 January 2009 and would like to remind you of a few important factors

1. Under the terms of the Security Purchase Plan, cleared applications monies are required by 5pm on 3 February 2009. If you intend to pay by personal cheque, you should ensure that it is received by DEXUS on or before 27 January 2009. If you decide to participate after this date, you should pay by BPAY prior to 3 February 2009. Alternatively, DEXUS currently intends to accept application forms received up to 5pm on 3 February if the application form is accompanied by a valid bank cheque or money order.
2. Eligible investors - the offer is only available to Australia and New Zealand participants as registered on Link Market Services Securities Registrar as at the Record Date. Persons not registered or with a registered address in any other country are not eligible under the terms of this offer.
3. Maximum application amount - Participants that have more than one holding registered as at the Record Date are only eligible for a maximum application of \$10,000 across all of their holdings - not \$10,000 for each holding.

In addition, we ask that when applying on behalf of registered beneficiaries, please ensure you provide a schedule detailing the beneficiaries (as registered) and their application amounts so allocation can be completed correctly.

We look forward to receiving your application and if you have any questions relating to the Security Purchase Plan, please contact us on our Info Line 1800 819 675.

Kind regards

DEXUS Property Group

