

Form 604

Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

Dexus Property Group

To Company Name/Scheme

ACN/ARSN

24 060 92 783

1. Details of substantial holder(1)

Name

Vanguard Investments Australia Ltd

ACN/ARSN (if applicable)

72 072 881 086

There was a change in the interests of the substantial holder on

28/10/2010

The previous notice was given to the company on

25/07/2009

The previous notice was dated

25/07/2009

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ord Vanguard Investments Australia Ltd	211,255,635	4.494%	260,424,033	5.382%
Ord The Vanguard Group Inc.	24,117,034	0.513%	31,113,447	0.643%
Total	235,372,669	5.007%	291,537,480	6.025%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
13/01/2010	Vanguard Investments Australia Ltd	Trading	1,775,104.17	1,751,594	260,424,033
	The Vanguard Group Inc.	Trading	(23,194.60)	(14,831)	31,113,447

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Vanguard Investments Australia Ltd	JP Morgan and various other Custodians	JP Morgan and various other Custodians	Vanguard Investments Australia Ltd is the manager of various superannuation funds, institutional investor portfolios and unit trusts and in that capacity can exercise the power to vote or dispose of the shares.	260,424,033	260,424,033
The Vanguard Group Inc.	JP Morgan and various other Custodians	JP Morgan and various other Custodians	The Vanguard Group Inc., is the manager of various US mutual funds and in that capacity has the power to dispose of the shares	31,113,447	31,113,447

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

6. Addresses

The addresses of persons named in this form are:

Name	Address
Vanguard Investments Australia Ltd	Level 34, Freshwater Place, 2 Southbank Boulevard Southbank VIC 3006
The Vanguard Group Inc.	P.O. Box 2600, V26 Valley Forge, PA 19482 USA

Signature

print name KATHRYN WATT capacity Company Secretary

sign here *Kathryn Watt* date 11/11/2010

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.