

DEXUS Property Group - ASX release

26 September 2011

DEXUS Property Group (ASX: DXS) 2011 Annual reporting suite

DEXUS Property Group provides its 2011 annual reporting suite including:

- 2011 Annual Review
- 2011 Annual Report
- 2011 Combined Financial Statements and
- A letter to DEXUS security holders who have elected not to receive printed communications

The reports will be issued to security holders today and are available on our website at www.dexus.com

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About DEXUS

DEXUS is one of Australia's leading property groups specialising in world-class office, industrial and retail properties with total assets under management of \$13.7bn. In Australia, DEXUS is the market leader in office and industrial and, on behalf of third party clients, a leading manager and developer of shopping centres. DEXUS is committed to being a market leader in Corporate Responsibility and Sustainability. www.dexus.com

DEXUS Funds Management Ltd ABN 24 060 920 783, AFSL 238163, as Responsible Entity for DEXUS Property Group (ASX: DXS)

2011 DEXUS ANNUAL REVIEW



WELCOME TO DEXUS PROPERTY GROUP'S 2011 ANNUAL REVIEW

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2011 Annual Reporting suite

DEXUS Property Group (DXS) reports financial and non-financial performance across three reports:

1. The 2011 Annual Review, an integrated report summarising our financial, operational and Corporate Responsibility and Sustainability (CR&S) performance for the year ending 30 June 2011. Further CR&S information can be found on our website at www.dexus.com/crs
2. The 2011 Annual Report containing DXS's consolidated Financial Statements, Corporate Governance Statement and information about our Board of Directors. This document should be read in conjunction with the 2011 Annual Review.
3. The 2011 Combined Financial Statements providing the Financial Statements of DEXUS Industrial Trust, DEXUS Office Trust and DEXUS Operations Trust on an individual basis. This document should be read in conjunction with the DEXUS Property Group 2011 Annual Report and Annual Review.

These reports are provided in print and online at www.dexus.com/dxs/reports along with our Annual General Meeting Notice of Meeting to security holders.





The DEXUS Property Group 2011 Annual Review provides an overview of our operations, including financial and non-financial performance, for the year ending 30 June 2011.

This report and its scope

In response to global reporting trends and in line with our commitment to best practice stakeholder communications we have changed our reporting approach to combine content previously contained in the Security Holder Review and the Corporate Responsibility and Sustainability Report, into one Annual Review. We believe this move to integrated reporting will enable us to better demonstrate how we manage our business holistically, how our financial and non-financial objectives and performance interact, and how we consider both financial and non-financial factors in our decision making including stakeholder impacts. The Annual Review covers our financial performance at all locations, including Australia, New Zealand, the United States and Europe. Environmental data includes only properties under our operational control as defined under the National Greenhouse and Energy Reporting System (NGERS). All figures contained in this Annual Review are as at 30 June 2011 and all \$ amounts are in Australian dollars, unless otherwise specified. All resource graphs display consumption on an intensity (per sqm) basis which enables like-for-like comparisons. Absolute consumption and additional information is provided in the Performance Pack in our online annual reporting suite at www.dexus.com/dxs/reports, available mid October 2011.

ABOUT DEXUS

Our vision is to be the leading property owner, manager and developer of superior quality office and industrial properties in Australia and industrial properties in the US west coast markets and, on behalf of third party investors, to be a leading manager and developer of office, industrial and retail properties.

DEXUS specialises in owning, managing and developing world class office, industrial and retail properties with total funds under management (FUM) of \$13.7 billion primarily in Australia and the US.

All our properties either form part of our \$7.5 billion direct property portfolio, one of the largest listed Australian Real Estate Investment Trusts (REITs) (ASX: DXS), or our \$6.2 billion third party investment management business including DEXUS Wholesale Property Fund (DWPF) which invests in office, industrial and retail properties on behalf of third party investors. In Australia, DEXUS is a market leader in office and industrial properties and a leading manager and developer of shopping centres. Operating in the US since 2004, we specialise in owning, managing and developing high quality industrial properties focused on the west coast.

Core competencies

DEXUS has a proven track record spanning over 25 years in commercial property investment and management.

We are committed to delivering sustainable property solutions in partnership with our tenants and building enduring value for our investors and the wider community.

Our corporate values are Respect, Excellence, Service, Integrity, Teamwork and Empowerment.

We have three core activities; property ownership, portfolio and property management and select property development. Our key principles for each of these activities are provided below.

OWN

We invest in superior quality property in strategic locations in Australia and the US. We build financial strength through active capital management and informed investment decisions.

MANAGE

Through our fully integrated property management model we provide superior service to our tenants, investors and partners. We are committed to engaging with and responding to our key stakeholders to achieve leading property and environmental performance.

DEVELOP

We undertake selective development to create value for investors and deliver the highest quality workspaces incorporating leading sustainable design principles.

Governor Phillip & Macquarie Tower Complex, 1 Farrer Place, Sydney, NSW



DEXUS is one of Australia’s leading property groups specialising in superior quality office, industrial and retail properties with total funds under management of \$13.7 billion.

DEXUS Group structure

\$13.7bn FUM | 240 properties | 5.9m sqm net lettable area (NLA)

DEXUS Property Group (DXS)
\$7.5bn¹

DXS Australia \$6.1bn

OFFICE
\$4.5bn



INDUSTRIAL
\$1.6bn



DXS United States \$1.2bn

INDUSTRIAL
\$1.2bn



Third Party Investment Management
\$6.2bn

DWPF \$3.4bn

OFFICE \$1.1bn
INDUSTRIAL \$354m
RETAIL \$1.9bn

AXA & STC Mandates \$2.6bn

OFFICE \$943m
INDUSTRIAL \$381m
RETAIL \$1.2bn

US Mandate \$223m

INDUSTRIAL \$223m

About DXS
In 2004 DXS completed a consolidation of its operations by stapling four of its trusts into one security forming DEXUS Property Group (ASX code: DXS). A DXS stapled security consists of a unit from each of DEXUS Diversified Trust (DDF), DEXUS Industrial Trust (DIT), DEXUS Office Trust (DOT) and DEXUS Operations Trust (DXO).

¹ Includes European properties and other including cash.



LETTER FROM THE CHAIR



L to R: Chair, Christopher Beare and CEO, Victor Hoog Antink

I am pleased to present the 2011 Annual Review, an integrated report presenting an overview of our operations, including financial and non-financial performance for the year ending 30 June 2011.

Year in review

In 2010/11 we delivered a net profit to security holders of \$553 million, representing an increase of \$521.6 million on the previous year. The profit reflects the result of Funds From Operations (FFO) of \$358 million for the year and the revaluation of real estate, up \$182 million.

In recovering market conditions we continued to concentrate on achieving outperformance through leadership in office and industrial property ownership, management and development.

In particular, our core office portfolio and active industrial business benefited from a combination of improving market conditions and a business platform well positioned to capitalise on those improvements.

While operating conditions in the United States continue to be mixed, the value of our US portfolio increased significantly reflecting a recovery in property valuations. Our balance sheet remained strong with gearing of 28.4%, access to multiple debt markets and limited short term debt expiries. We remain well positioned to respond to changing conditions and opportunities that may arise.

In line with guidance provided to the market, FFO totalled \$358 million or 7.4 cents per security and distributions paid were 5.2 cents per security for the year.

During the year we focused on further building our distinctive capabilities to deliver strong performance and strengthening our leadership positions in the office and industrial sectors. We achieved this by focusing on the value drivers that we believe contribute to outperformance mainly:

- Focusing investment in core markets with high barriers to entry allowing us to create further scale and market power
- Leveraging our concentrated scale to build and maintain local relationships

- Utilising our experienced in-house research team in acquisition, disposal and leasing transaction strategy
- Selectively engaging in value add developments

As a result of this focus DEXUS outperformed the S&P/ASX200 Property Accumulation Index in 2011 and has exceeded this benchmark on a rolling three year basis each year since inception in October 2004.

Stakeholder objectives

In 2011 we continued to drive performance and embed sustainability practices across our business in line with our corporate commitments to deliver positive outcomes for our key stakeholders by:

- Maximising returns for our investors
- Offering world class sustainable property solutions to our tenants
- Actively managing our purchasing and partnering decisions to ensure a positive impact and create shared value
- Being a preferred employer in the property industry to attract and retain the most talented team

- Ensuring we have a positive impact through engagement with the communities in which we operate
- Reducing resource consumption within our buildings including working with our tenants to minimise their resource consumption

Board and governance

At the date of this report the Board comprises nine Directors, eight of whom are independent. On 24 August 2011, Tonia Dwyer joined our Board and her appointment will be proposed at the upcoming Annual General Meeting of security holders. Specific skills and experience the Directors bring to the Board include strategy, property investment, investment management, capital markets, financial and risk management.

During the year we established a new Board membership policy, outlining our approach to Directors servicing multiple boards, to guard against Directors over committing their time. The policy also reflects our commitment to review and refresh Board and Committee membership to ensure appropriate experience and insight.

In 2010 we formalised our diversity policy to reflect our belief that diversity is a competitive advantage for our investors. In June 2011, we agreed objectives and one of these was to achieve at least 33% female participation in senior management and the Board by June 2015.

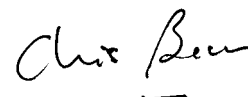
I am pleased to report that we currently sit at 31% female participation. This represents the top 30% of our workforce, including the Board, and is one of the highest in the ASX 100. We continue to support and encourage diversity at all levels – the Board of Directors, the senior management team and throughout our organisation. The Board and Management oversee progress towards the achievement of our diversity objectives, including regular monitoring of key workforce demographics.

The delivery of our strategy is guided by a governance framework including an investment strategy which incorporates the United Nations Principles of Responsible Investment (UNPRI). Our commitment to UNPRI further reflects the importance we place on Corporate Responsibility and Sustainability across the Group.

We continue to enhance our performance through the delivery of social, ethical and environmental objectives. For further detail on our governance approach and our policies see our Governance section on page 46 and www.dexus.com/corporategovernance

Your Board and management team will remain focused on driving performance from our properties and the third party portfolios we manage to maximise returns for investors.

On behalf of the Board, I would like to thank you for your support during the past year. I look forward to leading the Board again in 2012 and reporting our activities to you next year.



Christopher T Beare
Chair

26 September 2011

We welcome your feedback on this report via the feedback function in our online report at www.dexus.com/dxs/reports or via email crs@dexus.com

30 The Bond, Hickson Road, Sydney, NSW



CHIEF EXECUTIVE OFFICER'S REPORT

I am pleased to present our 2011 operating results, a year where we focused on leveraging our market scale, strengthening our capital platform and driving sustainable performance across our portfolio.

In 2011 we focused on a clear investment strategy, refining employee key performance indicators in line with our focus on property leasing and asset management and pursuing select value add opportunities to enhance returns.

Operational performance

We are focused on delivering risk adjusted, sustainable core income and capital returns through building on our leadership position in office and industrial and delivering operational excellence in active property, portfolio and development management. Our revenue is high quality from strong tenant covenants and long leases averaging 5.0 years (2010: 5.1 years).

Our office team focused on leveraging our market scale and stronger market conditions particularly for CBD A-grade space where we were willing to risk losing existing tenants in order to re-lease space at higher rents and with lower incentives. In industrial, the benefits of our strong capital platform and strengthened team enabled us to be one of the most active participants in the market in terms of acquisitions and developments.

Key financial results

Funds From Operations increased to \$358 million (2010: \$350 million). The increase in FFO per security to 7.4 cents resulted from solid operational performance in our Australian and core US portfolios, with like-for-like Net Operating Income (NOI) increasing 1.9% across the Group.

Net Tangible Assets (NTA) increased 6 cents per security to \$1.01 as at 30 June 2011 which included 4 cents from property revaluations, with average capitalisation rates tightening by 30 basis points to 7.7% and a 2 cent contribution from retained earnings.

We concentrated our efforts on our core business of office and industrial property ownership, management and development.

Key performance highlights included:

- The Australian core office portfolio provided a total return of 9.0% driven by 3.3% growth in like-for-like NOI and capitalisation rates tightening by 25 basis points
- The Australian industrial portfolio provided a 9.4% total return and delivered steady like-for-like income growth
- The US industrial portfolio provided a 14.3% total return. While operating conditions remained challenging, property values increased significantly following an 80 basis points tightening in capitalisation rates
- The European portfolio is valued at €129 million (2010: €137 million). 50% of the portfolio is currently under negotiation for sale with the remainder being marketed for sale
- Overall DEXUS Property Group outperformed the market over the past 1, 3 and 5 years with a total shareholder return in FY11 of 21.3%, 15.5% above peers

Total shareholder return	1 year %	3 years %	5 years %
DEXUS Property Group ¹	21.3	-6.0	-2.3
S&P/ASX200 (GICS)			
Prop Acc. Index	5.8	-9.7	-10.0

¹ Accumulation performance, source UBS.

- Our wholesale investment platform had another good year with all funds outperforming their benchmarks and DWPF being the best performing diversified wholesale property fund in 2011. During the year, DWPF increased its portfolio weighting to industrial through the acquisition of properties totalling \$256 million. DWPF raised \$313 million in new equity with another \$100 million raised after 30 June 2011 and has satisfied over \$500 million of transfer requests since early 2010

CR&S commitment

This year we commenced the integration of the United Nations Principles for Responsible Investment (UNPRI) into our investment framework, focused on issues material to our key stakeholders and enhanced our CR&S strategy through the development of our six pillar framework (see page 8).

Driving environmental performance

DEXUS continues to drive sustainable performance with reductions in resource consumption across the portfolio. We have achieved a 15.3% reduction in energy usage over the last three years and continue to lead the market in sustainable property design. We have further enhanced the quality of our office portfolio under our 4.5-star NABERS Energy rating program.

We have completed our two 6 Star Green Star office developments at 1 Bligh Street, Sydney and 123 Albert Street, Brisbane.

In the US we are partnering with Whirlpool to undertake the largest rooftop solar panel installation in the country. This will also be the first US solar power rooftop generation system with 100% of the electricity generated being transferred directly to the neighbouring SCE energy grid.

Across our industrial business, we also advanced our team's expertise in sustainability by increasing the number of in-house accredited Green Star professionals in Australia and LEED accreditations for our US industrial team. As these tools in the industrial sector evolve we will continue to implement innovative and leading edge solutions to ensure we continue to offer the most sustainable workplaces for our tenants and drive value for our stakeholders through design efficiency.

Engaging and developing our people

Our annual Employee Opinion Survey reflected further improved results across the business and continuing strength in employee satisfaction and engagement. Our employee engagement rate rose to 83% up from 78% in the previous year. Overall we outperformed 18 of the top 19 categories of the Towers Watson Australian National Norm and in several categories of the Global High Performing Norm.



1 Bligh opening by the Prime Minister, The Hon Julia Gillard MP with CEO, Victor Hoog Antink



Sydney CBD including Governor Phillip Tower, 1 Bligh Street, Gateway and Australia Square

Further information on our Employee Opinion Survey results and associated initiatives are provided on page 40.

A key focus this year has been to continue to deliver outperformance by further strengthening our high performing culture. In the second half of FY11 we implemented a new quarterly business performance system which measures performance against key performance indicators (KPIs) across key business units.

These KPIs are aligned to our Group objectives to achieve top quartile investment performance, earnings per share growth and further build our leadership position.

Contributing to our community

Contributing to our community is an integral part of the DEXUS culture. As one of Australia's largest property companies, we have aligned our corporate community approach to focus on projects which contribute to the provision of housing and other property solutions for those in need, overseen by our People and Community Committee (see policies and procedures section www.dexus.com/corporategovernance).

During 2011 we supported many causes through financial donations, in-kind support and employee volunteering. We are proud to announce that our overall financial and in-kind contributions increased by 68% to \$931,479. We also sought to increase engagement with our corporate partners to leverage community engagement and achieve greater outcomes (see pages 20 and 26).

Outlook and guidance

We expect that property markets will continue to recover in 2012. This recovery combined with the flow of income from a successful year in leasing in 2011, our high quality portfolio, focused strategy and experienced management will drive returns in 2012.

Barring adverse changes to operating conditions, DEXUS Property Group is positioned to deliver FFO earnings of at least 7.65 cents per security and distributions, being 70% of FFO, of at least 5.35 cents per security in the year ending 30 June 2012.

Victor P Hoog Antink
Chief Executive Officer

26 September 2011

OUR INTEGRATED APPROACH

OUR CR&S PRINCIPLES

› Holistic approach

Taking a holistic view of every aspect of our operations and incorporating CR&S initiatives throughout our business

› Alignment

Aligning our CR&S initiatives with stakeholder expectations, corporate objectives and values

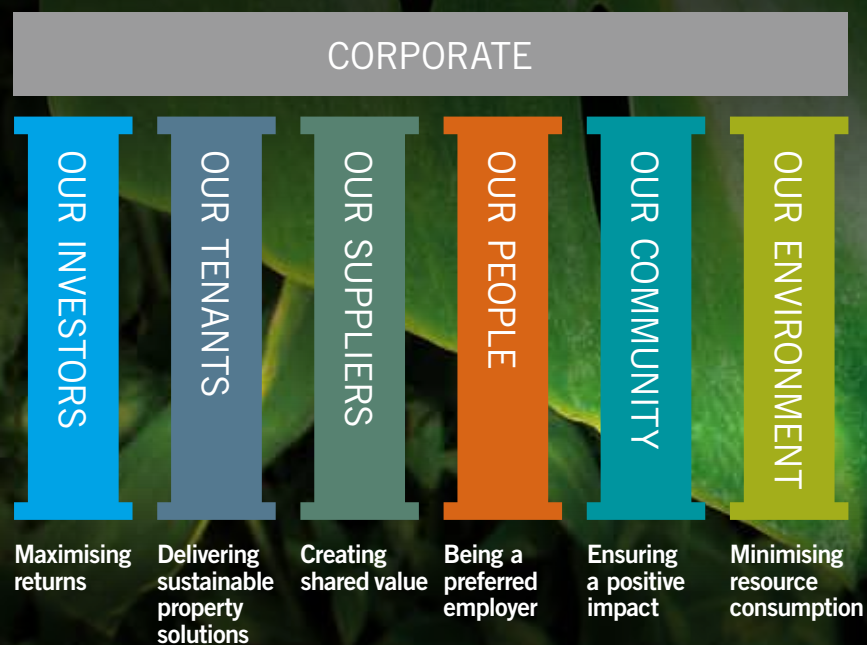
› Transparency

Providing transparent reporting of our CR&S activities and progress

› Leadership

Demonstrating leadership in CR&S by maintaining the highest standards of corporate governance, ethics, environmental and social responsibility

Our strategic focus is on achieving success in six key stakeholder areas; our investors, tenants, suppliers, employees, community and environment. These six pillars encapsulate the key aspects of our approach to CR&S. Our long term investor objectives and full performance update are detailed on pages 10-35. Page 36 summarises our performance against other key stakeholder objectives and our FY12 commitments are on page 44.



FY11 TIMELINE

Our corporate history is available on our website at www.dexus.com

Green wall at 1 Bligh Street, Sydney – Australia's largest vertical garden



DEXUS announced a streamlined Executive structure to drive enhanced performance and further strengthen the Group's leadership position as the leading owner, manager and developer of high quality office and industrial properties in Australia.

JUL 2010

DXS announced FFO for the year to 30 June 2010 of \$350m and a net profit after tax attributable to security holders of \$31.4m.

Acquired Erskine Park into the DXS industrial portfolio.

AUG 2010

New Head of Corporate Responsibility and Sustainability appointed to lead the Group's strategic programs.

SEP 2010

DEXUS Wholesale Property Fund acquired an industrial portfolio comprising 13 properties for \$232m, diversifying and increasing its portfolio weighting to industrial.

Acquired Archerfield into the DXS industrial portfolio.

NOV 2010

DXS acquired two properties in Los Angeles for US\$40.7m and sold five properties for US\$47.3m in non-core markets.

First property group in Australia to achieve NABERS Energy and Water ratings on all eligible properties in our DEXUS managed retail portfolio.

JAN 2011

DXS announced improved first half performance with net profit of \$294.4m, favourable property revaluations resulting in a 3% increase in NTA per security. Strong capital management resulted in conservative gearing of 29.1%. Upgraded earnings guidance – FFO per security from 7.3 cents to 7.4 cents.

New Head of Capital appointed with responsibility for managing and growing the Group's third party investment management platform.

FEB 2011

DEXUS became a founding member of the City of Sydney's Better Building Partnership – which aims to improve the sustainability performance of existing commercial and public sector buildings across inner Sydney.

DXS priced its second US\$250m debt issue in the United States 144A bond market at historically low rates.

MAR 2011

DXS sold its only Canadian property for C\$78.7m, representing a 13% premium on the December 2010 book value and a 10% premium to the original cost price.

Chief Operating Officer joins the Board of Low Carbon Australia (formerly the Carbon Trust).

Secured an additional \$1.8m in the final round of the Australian Government's Green Building Fund in 2011, taking total funding from this initiative to over \$5.8m across nine office and three retail properties.

JUN 2011

DEXUS became the first Australian-based founding member of the Greenprint Foundation and DEXUS's CEO joins Greenprint's Board of Directors.

DXS acquired a 27,128 sqm industrial property in La Palma, California.

1 Bligh Street and 123 Albert Street reach practical completion.

JUL 2011

GROUP PERFORMANCE

Financial sustainability

Our approach to economic sustainability is based on two main principles outlined below. These are also supported through our commitment to, and signatory of, the UNPRI.

1. Sustained financial performance

We are committed to delivering consistently strong financial performance for our investors which, in turn, enables us to invest in initiatives that deliver improved sustainability performance.

We conduct regular strategic property assessments, including the forecast impact of sustainability initiatives to assess each property's long term value. One consideration in our assessment of the financial sustainability of our properties is that they continue to deliver against both revenue and carbon emission targets, minimise outgoings and grow in capital value.

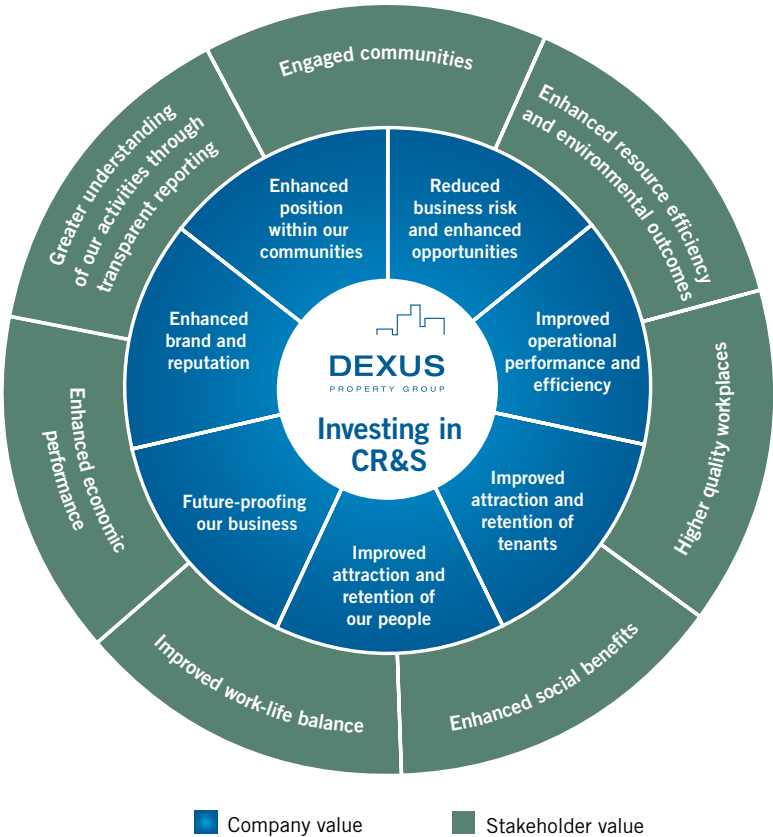
2. Sustainability adds value

We believe that operating sustainably adds to our business by enhancing performance and providing long term value creation.

We have established the following business objectives to help guide the development of our sustainability practices and initiatives and these have been incorporated into our investment decisions:

- To achieve high performance environmental standards in our existing property portfolio
- To develop properties that are sustainable and minimise resource consumption
- To increase stakeholder awareness of the benefits of investing in sustainability and improved building performance

Assessing the impact and benefits of investing in CR&S we believe adds stakeholder value as demonstrated in the diagram below.



INVESTORS

PROPERTY OFFICE

INDUSTRIAL

INDUSTRIAL US

RETAIL

THIRD PARTY INVESTMENT MANAGEMENT

FUNDING AND BUSINESS RISK

CAPITAL

KEY: ☒ Achieved ☐ Underway ☒ Not achieved

Strategic focus	Long term objectives	Status	FY11 achievements
- Invest in prime quality properties in major CBD markets - Enhance operational excellence, repositioning and recycling properties and progressing developments - Improve energy and water efficiency ratings to reduce resources consumed and future proof portfolio	- Achieve through the cycle total returns >9% on core portfolio (>85% of FUM) - Achieve return on developments and value add opportunities of >15% - DXS 4.5-star NABERS Energy and 3.5-star NABERS Water program completed by 2012	✓ ➡ ➡ ➡ ➡	- Total return 9% (core portfolio) - Completed developments at 1 Bligh Street and 123 Albert Street and submitted planning permits for 172-189 Flinders Street and 360 Collins Street (DWPF) - NABERS improvement program progressed with 12 additional projects underway - DXS NABERS Energy rating portfolio average improved from 3.2 to 3.6-star - DXS NABERS Water rating portfolio average is stable at 3.1-star
- Maintain stable core portfolio in key markets - Increase value add opportunities through property, development and recycling	- Achieve through the cycle total returns >10% on core portfolio (>80% of FUM) - Achieve >15% returns on development and value add opportunities - Increase value add (up to 20% of FUM)	➡ ➡ ✓	- Total return 9.4% (core portfolio) \$61 million development completed, \$71 million development underway, development pipeline of \$390 million - Currently we hold \$230 million value add assets (14.1%)
- Drive portfolio performance to capture emerging growth and value recovery - Continue disciplined transition to key west coast markets leveraging local team expertise - Develop US CR&S strategy	- Increase occupancy to 91% by 2013 - Target through the cycle core returns >8.5% - Complete transition to core markets in the next two years - Redefine the reporting boundary and baseline data for energy consumption across the portfolio - Develop a LEED rating plan for our US core properties	➡ ✓ ➡ ✓ ➡	- Occupancy 84.4% by area, 87.9% by income - Total return 14.3% - Exited two markets achieving optimal prices (remain in 15 markets) - Energy consumption data redefined and assured across the portfolio - Our entire US team achieved LEED accreditation. LEED rating plan in development
- Enhance operational excellence, repositioning and recycling properties and progressing developments - Improve energy efficiency ratings to reduce energy consumption	- Occupancy to be >98% - Obtain NABERS Energy ratings on all eligible internally managed centres	✓ ✓	- Occupancy 98.8% - Achieved – first group in Australia to achieve NABERS ratings on internally managed retail portfolio
- Leverage DXS management platform to deliver enhanced returns - Grow the platform through new like-minded capital partners and investors and support DWPF strategic growth aspirations	- Continue to outperform industry benchmarks - Introduce new capital partners and investors	✓ ✓	- DWPF continued to outperform benchmarks (pre fees) over one and three year periods 1.66% and 1.25% respectively - DWPF exceeded equity raising target with \$313 million of new equity (including new investors) and over \$500 million transferred to meet liquidity requirements
- Maintain a strong and transparent balance sheet - Maintain gearing under 40% and diversity of debt sources and lengthen duration	- Maintain BBB+/Baa1 rating and outlook - Extend debt duration - Continue to access capital markets	✓ ✓ ✓	- BBB+/Baa1 rating and outlook maintained - Increased debt duration 4.2 years (FY11 target was 4 years) - Re-tapped US 144a and US mortgage markets



Quarry Industrial Estate, Reconciliation Road, Greystanes, NSW

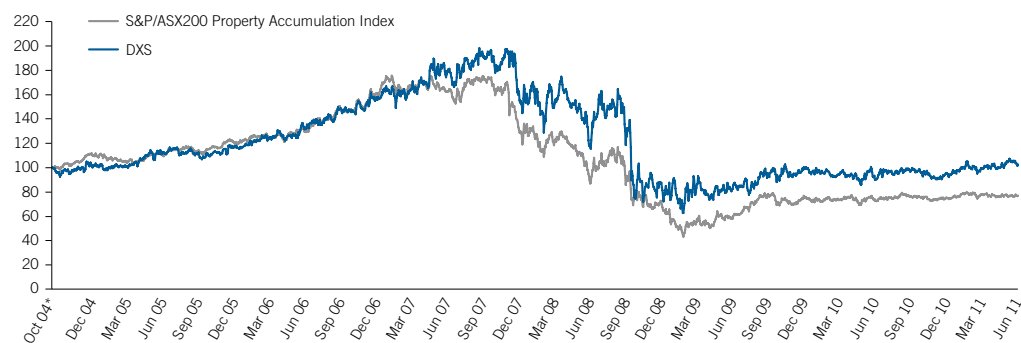
DXS HIGHLIGHTS

DEXUS Property Group (ASX: DXS) is one of the largest real estate investment trusts listed on the ASX. Specialising in owning, managing and developing office and industrial properties with \$7.5 billion of properties.

FINANCIAL HIGHLIGHTS

	2010	2011	change
Net profit after tax	\$31.4m	\$553.0m	↑ \$521.6m
Operating EBIT	\$461.3m	\$437.2m	↓ 5.2%
Total shareholder return	9.2%	21.3%	↑ 12.1%
Gearing	29.8%	28.4%	↓ 1.4%
Occupancy by area	89.9%	88.7%	↓ 1.2%

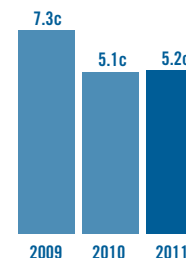
SHARE PRICE PERFORMANCE



* 6 October 2004 to 30 June 2011. Source: IRESS/DEXUS.

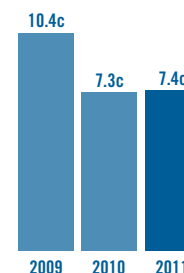
DISTRIBUTIONS PER SECURITY

5.2c



FUNDS FROM OPERATIONS PER SECURITY

7.4c



NET TANGIBLE ASSETS PER SECURITY

\$1.01

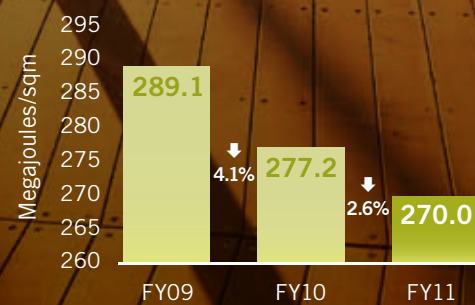


Rooftop terrace, 1 Bligh Street, Sydney, NSW

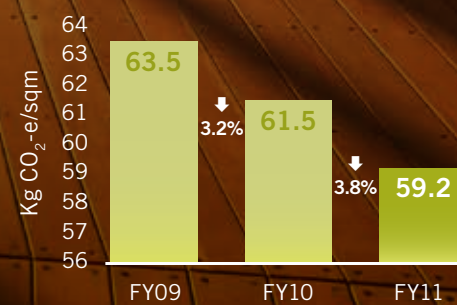
SUSTAINABILITY HIGHLIGHTS

Achieved further reductions in resource consumption in line with our three year targets:

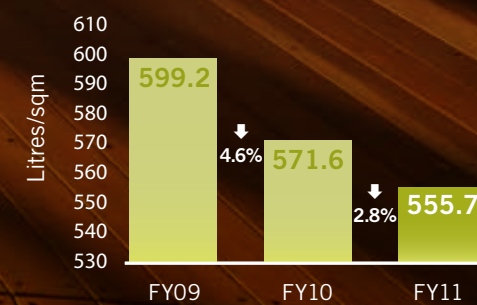
Total DXS energy intensity



Total DXS GHG intensity



Total DXS water intensity



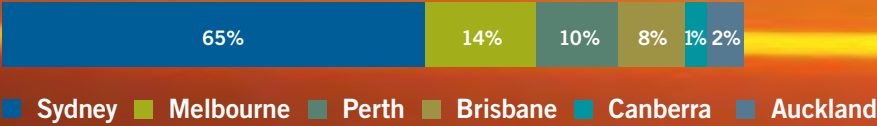
DXS PORTFOLIO

- Office
- Industrial

28 OFFICE PROPERTIES 558,000 SQM 35 INDUSTRIAL PROPERTIES 1,125,300 SQM TOTAL VALUE \$6.1 BILLION



AU/NZ OFFICE PORTFOLIO¹



AU INDUSTRIAL PORTFOLIO¹



¹ By book value.

View from Governor Phillip Tower, Sydney, looking west

TOTAL PORTFOLIO¹



TOTAL PROPERTIES	175
TOTAL VALUE	\$7.5bn
TOTAL NLA (sqm)	4.2m
OCCUPANCY BY AREA	88.7%
LEASE DURATION	5.0 years



94 INDUSTRIAL PROPERTIES 23.7 MILLION SF TOTAL VALUE US\$1.3 BILLION

US INDUSTRIAL PORTFOLIO¹



■ West coast ■ Whirlpool² ■ Central and east coast portfolio

¹ By book value.

² Whirlpool excludes west coast properties.

A low-angle, upward-looking photograph of a tall, modern skyscraper with a curved facade and many windows. The building is set against a clear blue sky. Bare tree branches are visible in the upper left corner. The building's design features a series of horizontal bands and a slight curve to its exterior.

DXS PORTFOLIO PERFORMANCE

OFFICE

AUSTRALIA AND NEW ZEALAND

SECTOR HIGHLIGHTS

PORTFOLIO VALUE	\$4.5bn (2010: \$4.1bn)
NET LETTABLE AREA	558,000 sqm (2010: 542,400 sqm)
NOI	\$255.2m (2010: \$245.1m)
LIKE-FOR-LIKE INCOME GROWTH	3.3% (2010: 0.4%)
OCCUPANCY (BY AREA)	96.2% (2010: 95.7%)
OCCUPANCY (BY INCOME)	95.3% (2010: 96.2%)
LEASE DURATION (BY INCOME)	5.3 years (2010: 5.4 years)
AVERAGE CAPITALISATION RATE	7.4% (2010: 7.6%)
1 YEAR TOTAL RETURN	9.0% (2010: 6.9%)
TENANT RETENTION RATE	53% (2010: 56%)
TENANT SATISFACTION SCORES	73% (2010: 73%)

Australia Square, 264-278 George Street, Sydney, NSW

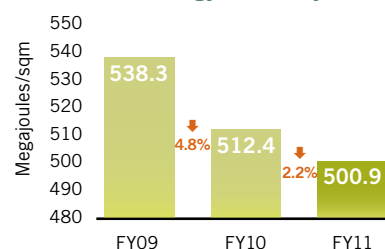
SUSTAINABILITY HIGHLIGHTS

AVERAGE NABERS ENERGY RATING: 3.6-star (2010: 3.2-star)

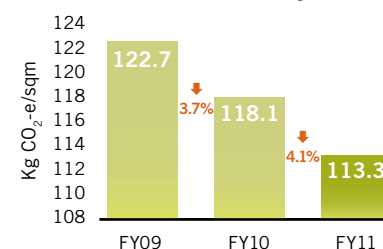
AVERAGE NABERS WATER RATING: 3.1-star (2010: 2.6-star)

DEVELOPMENTS: 1 Bligh Street and 123 Albert Street completed July 2011

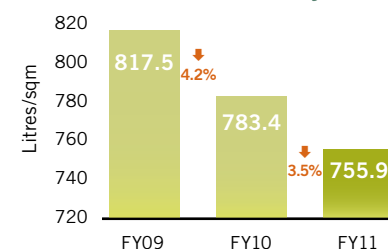
DXS office energy intensity



DXS office GHG intensity



DXS office water intensity



DEXUS Property Group is a leading owner, manager and developer of office properties in Australia and New Zealand. Our strategy is to leverage our leadership position in Premium and A-grade office space in strategic locations and be the partner of choice for our tenants.

Our portfolio is strategically weighted to the core Australian markets of Sydney and Melbourne (79%) and key properties in Brisbane and Perth, chosen for their growth and performance potential. We continue to drive performance through active leasing and property management resulting in like-for-like income growth of 3.3% and NOI up 4.1%.

The office portfolio delivered total returns in line with the IPD three year benchmark and a one year total return of 9.0%. NOI increased 4.1% to \$255.2 million due primarily to like-for-like income growth.

This growth is primarily as a result of fixed and market rent reviews across the portfolio and leasing of space vacant in the prior period at Victoria Cross, 45 Clarence Street and 1 Farrer Place in Sydney, The Zenith in Chatswood and Southgate in Melbourne.

Leasing

The Australian office market has experienced 12 months of above average demand across all major markets driven by a strong domestic economy and robust employment growth. National vacancy rates continued a downward trend with CBD vacancy hitting 7.6%. Vacancy is expected to remain relatively steady with below average supply coming online over the next two years. We have seen increases in tenant enquiry over the year, particularly in Perth.

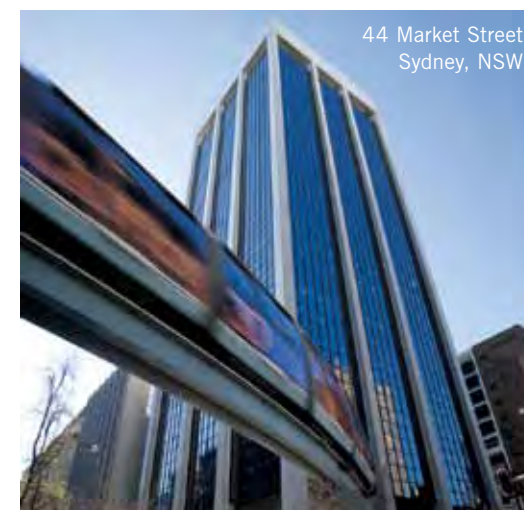
In Sydney, international tenants, who make up a large proportion of the financial services and investment banking presence in the CBD, remain cautious and are continuing to delay relocation decisions – due to continued uncertainty in the global economic markets.

The office team completed 113 leasing transactions covering approximately 74,240 square metres of space during the year, providing increases in average rental income of 4.6% and a stable average lease duration of 5.3 years.

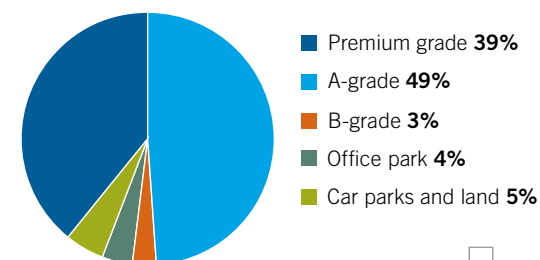
While significant leasing activity has been undertaken and occupancy increased to 96.2%, tenant retention declined to 53% (2010: 56%) due to more proactive lease management and our commitment to achieve the highest possible rental outcomes.

This year we completed a standard DEXUS green lease schedule and have commenced the rollout of green leases.

In the competitive Sydney western corridor market, where DEXUS has a strong presence, we have continued to achieve leasing success and outperform the market with occupancy increasing from 95% to 98% at 30 June 2011. For example, we secured a new anchor tenant at 44 Market Street, a recently refurbished A-grade property in a prominent CBD corner location, despite surrounding competitors offering significantly higher incentives for competing buildings. We secured the tenant with 4% annual fixed increases and at rents 7% higher than previously achieved.



Property type (by value)



Transactions at 44 Market Street totalled 13,718 square metres and achieved terms 13% better than our market based budget on a net present value basis. The team also successfully led the market with incentive levels 4% below market and achieved an FY11 total return of 11.3%.

At Southgate in Melbourne, we actively negotiated with a number of prospective tenants for three levels in the HWT Tower, again standing firm on our net rents and tenant incentive positions. As a result, we leased the three available floors to three tenants on lower than market incentives while achieving average rental increases of 10% above previous passing rents.

We were also able to retain an existing tenant after negotiating with them to exercise their five year option in the IBM Tower resulting in a premium to current market rents for that space and no incentive. By leveraging our relationship with one of our Southgate tenants we were able to secure them as a new tenant at 60 Miller Street, North Sydney for 1,673 square metres, again achieving significant uplift in the rents.

Significant leasing deals include:

- Australian Bureau of Statistics at 44 Market Street, Sydney for 4,986 square metres for 10 years
- Ericsson Australia Pty Ltd at 11 Talavera Road, Macquarie Park for 4,109 square metres for two years
- Slater & Gordon at 44 Market Street for 2,488 square metres for a term of 10 years
- Woodside Energy Ltd at 240 St Georges Terrace, Perth for 2,142 square metres

In 2011, 63% of the office portfolio was subject to fixed or CPI rent reviews resulting in an average increase of 3.7%, while completed market reviews accounted for 6% and achieved an average 0.7% increase. Market reviews to be finalised account for 11% of the review profile and are forecasting an average rental increase of 6.0%. Tenant incentives continue to decrease with the portfolio providing average tenant incentives of 16.4% (2010: 20.5%) over new leases and renewals, well below the current benchmark average of 20%.

In 2012 we expect fixed/CPI rent reviews of 4% over 69% of the portfolio. Consistent with our approach to proactively manage forward lease expiries, as at 30 July we have secured, or are in final negotiations for, 25% of our FY12 rent at risk.



Sydney CBD including Governor Phillip Tower, 1 Bligh Street, Gateway and Australia Square

Valuations

In June 2011, the office portfolio was revalued to \$4.5 billion, up from \$4.1 billion as of June 2010. This is primarily due to firming capitalisation rates in Sydney, Melbourne and Perth and effective market rental growth in Melbourne and Sydney, together with the completion of 1 Bligh and 123 Albert Street developments. The weighted average capitalisation rate for the portfolio now stands at 7.4% (June 2010: 7.6%).

Developments

1 Bligh Street

The development of 1 Bligh Street, Sydney reached practical completion on 7 July 2011 and was officially opened on 30 August 2011 by the Prime Minister of Australia, The Hon Julia Gillard MP.

In June we welcomed our major tenant Clayton Utz to 1 Bligh Street, who occupy the lower 15 floors of the building, and our new café operator Janus.

1 Bligh has already garnered wide-spread attention for its sustainability features. This includes Sydney CBD's first black water recycling plant and the installation of a unique green wall, which is the largest vertical garden in the Southern Hemisphere and includes 11,000 native and exotic plants.

The \$667 million development (DXS share \$227 million) is forecast to deliver a fully leased yield on cost of 7%. 1 Bligh Street is 55% leased with marketing continuing over the remaining space and numerous inspections completed with prospective tenants. A number of lease proposals have been issued and negotiations are well underway on multiple floors, single floors and part-floors ranging from approximately 4,900 square metres to below 1,000 square metres.

123 Albert Street in Brisbane was also completed in July 2011 (see page 21).



309-321 Kent Street and Governor Phillip Tower, Sydney, NSW



Woodside Plaza, 240 St George's Terrace, Perth, WA

OFFICE PROPERTIES		28
SQUARE METRES		558,000
SYDNEY	BRISBANE	PERTH
17 properties	1 property	1 property
\$2,935 million	\$359 million	\$441 million
MELBOURNE	CANBERRA	AUCKLAND
6 properties	2 properties	1 property
\$616 million	\$64 million	\$95 million

30 The Bond, Hickson Road, Sydney, NSW



Engaging with the community at Southgate

Southgate hosted a series of family entertainment and event activities across the 2011 five-day Easter weekend to engage with the local community. The key event was a Mad Hatter's Tea Party – a free public performance held on the city promenade for local children and their families.

Post-event research found that over 84% of attendees felt Southgate should hold more events, with over 62% confirming the experience had made them more likely to return to Southgate for dining and shopping in the future.

Melbourne developments

Flinders Gate complex, Melbourne

Consistent with our objective to increase our office presence in Melbourne, we have lodged a planning permit for a proposed 18,500 square metre office building with seven levels of car parking at our property at Flinders Gate. This property currently comprises two B/C-grade boutique office buildings and a 12 level car park. The project will be designed to achieve a 5 Star Green Star and a 5-star NABERS Energy rating with the start date dependent on tenant pre-commitment.

We are currently investigating other development opportunities in Melbourne and expect to lodge one further planning permit in the first half of FY12. On behalf of DWPF we lodged a planning permit to build a new annexe at 360 Collins Street which was approved in mid September.

Southgate

Southgate retail, part of the \$385 million Southgate complex, is undergoing a \$26 million redevelopment which will enhance its position as a vibrant dining, retail and entertainment destination at the heart of the local Melbourne arts precinct at Southbank. The development has attracted new major tenants to the portfolio including Lindt, kikki.K and Wagamama and is due to be completed in November 2011.

Resource efficiency improvements

As part of our commitment to achieve a portfolio average of 4.5-star NABERS Energy rating in 2012 (considered best Australian practice), a further 12 upgrade projects commenced this year in the DXS portfolio. Strategic Improvement Plans (SIPs) have been developed for each office property within the Group and this year works were completed on five projects with upgrade commissioning and fine tuning in progress.

The results of our energy efficiency focus over the last two years are encouraging, as demonstrated by overall decreases in energy consumption of 7.0% and an increase in the average NABERS Energy rating of the portfolio from 3.2-star in 2010 to 3.6-star in 2011.

45 Clarence Street, Sydney underwent an upgrade this year which was partially funded through the Australian Government's Green Building Fund, and was designed to bring the building's NABERS Energy rating to 4.5-star (excluding GreenPower). Electricity usage at 45 Clarence Street dropped by 297,000 kilowatts, and gas by over 1 million megajoules in the last quarter of FY11, representing a cost saving of 25% on the corresponding FY10 quarter's cost.

As the average lead time per project is approximately 18 months we expect our NABERS ratings to improve further in the next reporting period as more properties are upgraded and able to be assessed.

We have now implemented a web-based energy, gas and water sub-metering system in our office portfolio which allows us to access the majority of performance data real time. As a result, building resource consumption is now managed live across the majority of the portfolio, greatly assisting our ability to respond quickly to any unusual usage. The use of this management tool has contributed significantly to the overall downward trend in resource consumption, enabling us to fine tune the performance of our buildings and maximise the value of our investment in the NABERS rating upgrade program.

In the final round of the Australian Government's Green Building Fund, we achieved an additional grant for 14 Moore Street, Canberra. Our total funding for this initiative in our DXS office portfolio is now \$3.5 million across seven properties.

Maintaining tenant satisfaction

Our tenant performance overall has remained strong through a sustained focus from our management team with tenant satisfaction scores in line with the prior year of 73%.

Streamlining our supply chain

The consolidation of our cleaning and security supplier undertaken last year reduced the number of providers from 60 to four, greatly improving the efficiency with which we manage these suppliers and the cost of these services to our office and industrial tenants. This year we extended the new contracts to mechanical services.

In addition to the cost saving benefits, these new contracts have been instrumental in assisting us to achieve environmental and social objectives by embedding labour, health and safety requirements, as well as environmental reporting and performance requirements. During the year, we were able to work with this smaller group of suppliers to set and monitor specific CR&S KPIs, including the setting of waste targets.

Outlook

We will continue to execute our office strategy of owning and managing high quality properties in select major Australian markets. We are focused on continuing to deliver a core/core plus style return and strive to deliver superior returns to the IPD benchmark.

We are on track to achieve our targets of 4.5-star NABERS Energy and 3.5-star NABERS Water ratings by the end of December 2012. Reductions in energy and water consumption have already been achieved and, with the final contracts now in place, completion of the capital works over the balance of 2011 will result in further significant savings across the portfolio. Details of current NABERS ratings and forecasts can be viewed in our online Performance Pack at www.dexus.com/crs

Supporting the community with our supplier partners

DEXUS supports local community groups and charities in our office portfolio by providing space free of charge for groups to fundraise and promote their causes. This is often in conjunction with our tenants, for example, the United Nations High Commissioner for Refugees photography exhibition held at 83 Clarence Street, Sydney.

Working closely with CBRE, our main supplier of facilities and operational management and leasing for many of our Australian and US properties, DEXUS was the principal sponsor and active participant in the Walk for a Wish event in May 2011. On the day, 40 of DEXUS's Sydney team volunteered to walk 10 kilometres, raising \$50,000 for the Starlight and Make-A-Wish Foundations. In total the event raised \$130,000.



L to R: CEO, Victor Hoog Antink; CBRE Chairman and CEO Asia Pacific, Rob Blain; CBRE President and CEO Australia, Tom Southern

"DEXUS is delighted to again partner with CBRE in Walk for a Wish, as part of our commitment to building and supporting our communities and helping to raise much needed funds for these fantastic charities."

Victor Hoog Antink, Chief Executive Officer
DEXUS Property Group

123 ALBERT STREET, BRISBANE – TIMELINE

123 Albert Street is a Premium grade high rise that encompasses 26 levels of office space, a broad light-filled ground floor reception, vibrant retail space and eight levels of car parking. In February 2008, Rio Tinto signed a pre-commitment lease for 66% of the building and has since increased this to 80%. A design and construction contract was signed with Laing O'Rourke and demolition of the original building commenced in March 2008.

The building was awarded a 6 Star Green Star (Office Design v2) Certified rating from the Green Building Council of Australia in November 2009. In February 2010, we secured accounting firm Bentleys for 5.6% (1.5 floors) and commissioned renowned Australian artist Dale Frank in September 2010 to produce artwork for the ground floor.

In January 2011, the Queensland floods caused damage to the lower ground floor plant and equipment facilities. The plant and equipment were replaced and moved to level 3 above the podium to ensure no further disruption for the development and building in the future. All the flood repair costs, other than capitalised interest costs associated with the delay, were covered by the construction and insurance contracts. The total cost including capitalised interest, is expected to be \$382 million. 123 Albert Street is forecast to deliver a 6.7% yield on cost. 123 Albert Street is currently 90% leased with strong interest in the remaining space. The development was completed on 28 July 2011 and our major tenants have commenced their relocation into the building.



Jan 2010



Jun 2010



Dec 2010



INDUSTRIAL

AUSTRALIA

SECTOR HIGHLIGHTS

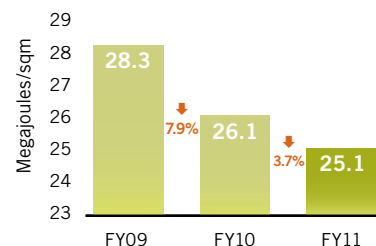
PORTFOLIO VALUE	\$1.6bn (2010: \$1.5bn)
NET LETTABLE AREA	1,125,300 sqm (2010: 1,175,200 sqm)
LIKE-FOR-LIKE INCOME GROWTH	1.1% (2010: 1.6%)
NOI	\$116.4m (2010: \$109.9m)
OCCUPANCY (BY AREA)	96.2% (2010: 98.4%)
OCCUPANCY (BY INCOME)	95.1% (2010: 97.9%)
LEASE DURATION (BY INCOME)	4.7 years (2010: 4.9 years)
AVERAGE CAPITALISATION RATE	8.6% (2010: 8.8%)
TENANT RETENTION RATE	61% (2010: 80%)
1 YEAR TOTAL RETURN	9.4% (2010: 7.9%)

SUSTAINABILITY HIGHLIGHTS

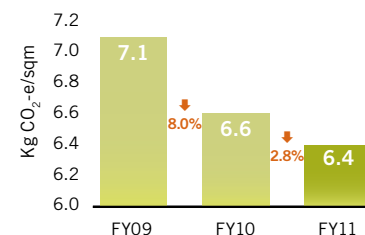
TENANT SATISFACTION SCORES

74% (2010: 66%)

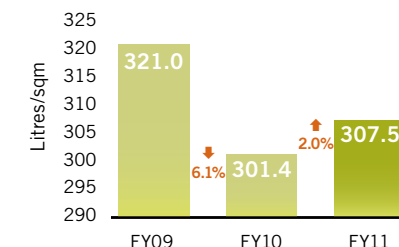
DXS industrial energy intensity



DXS industrial GHG intensity



DXS industrial water intensity



Our Australian industrial portfolio is the second largest in the country, providing high quality industrial facilities specialising in business parks, multi-unit estates, logistics and distribution facilities. The portfolio is strategically weighted to key growth markets with Sydney and Melbourne representing approximately 94% of the total portfolio.

Our investment discipline is to deliver consistent property returns to our investors via the active management of our listed and unlisted portfolios, leveraging our industrial leadership position to be the partner of choice for our customers delivering quality property solutions.

We seek to manufacture core investment stock via the development of land and contribute to active earnings through the completion of projects for disposal.

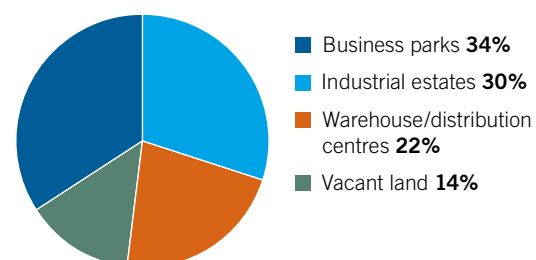
Our objective is to maintain a core portfolio representing 80% of FUM and deliver consistent returns greater than 10% IRR through the cycle.

We have continued to drive performance through active leasing, management and development opportunities resulting in like-for-like income growth of 1.1% and NOI up 5.9% to \$116.4 million.

The industrial core portfolio provided a one year total return of 9.4% and outperformed the IPD three year benchmark by 1.2%.

We also aim to continue to build our development and trading activity up to 20% of FUM with a target total return of greater than 15%.

Property type (by value)



During the year we completed three projects totalling 42,400 square metres and started construction on three new projects totalling 55,300 square metres at our key sites in western Sydney and Melbourne.

Industrial market metrics

Demand has been focused in Sydney and Melbourne with gross take-up primarily driven by activity in existing stock. In the last half of 2010 we observed an improvement in the pre-lease market with businesses expanding and, in many cases, resuming long term relocation and consolidation programs.

Overall market research backed this up with an estimated 1.75 million square metres of tenant movement recorded nationally in 2010, the majority of which was concentrated in Melbourne and Sydney.

The supply pipeline is relatively subdued with stock under construction estimated at just over one million square metres nationally. Sydney has currently over half of this, with almost 580,000 square metres of industrial space under construction.

Industrial property rents have increased in every state. Notable improvements occurred in outer western Sydney, south Sydney, south east Melbourne and south Brisbane.

Yields for prime assets across the major markets have tightened over the past 12 months by around 0.25%.

Leasing

Against a background of increased market activity we secured strong leasing interest completing 109 transactions covering 160,602 square metres. Occupancy is above benchmark at 96.2% (by area) and the average lease duration softened to 4.7 years. During the year 57 tenants occupying approximately 125,600 square metres were retained, resulting in a tenant retention of 61%.

The outer western Sydney portfolio had the strongest performance with 93% retention achieved for all expired leases during the period.

Key leasing deals include:

- Target, Altona, VIC – 41,447 square metres five year lease renewal, achieving a base rental of 14% above benchmark NOI
- Dandenong South, VIC – 21,401 square metres three year new lease, achieving a base rental in line with forecasted NOI



Spec warehouse, 94-106 Lenore Drive, Erskine Park, NSW

Valuations

Valuations of the core portfolio remained steady over the 12 month period to June 2011, with capitalisation rates continuing to tighten from 8.8% to 8.6%. Growth in the value of the Melbourne portfolio was further enhanced by increasing market rents and critical re-leasing.

Enhancing growth through development

At Greystanes we completed pre-committed developments for Solaris and Symbion (both on long term leases of 10 years and 15 years respectively) and we are near completion on the development of a 17,025 square metre pre-leased data storage facility for Fujitsu for a 15 year lease term.

In Laverton, as part of stage one planning for this site, we have developed a 6,534 square metre warehouse and office building for Loscam on a 10 year lease. Additionally, we are developing a new 17,347 square metre warehouse facility due to be completed in late September 2011.

Trading activity

In Erskine Park, we acquired a 76,000 square metre site in August 2010 and subdivided the land into three separate parcels. To capitalise on the constrained supply within the market catchment for brand new facilities and well-connected road based solutions. A 21,000 square metre spec warehouse is currently under construction on one land parcel, with completion expected in September 2011. We are actively pursuing leasing opportunities targeting tenants looking to co-locate and align their operations to the M4 corridor. The two remaining land parcels totalling 45,000 square metres have been sold and settled in July 2011, realising \$1.4 million above purchase price.



May 2008

SOLARIS PAPER FACILITY, QUARRY AT GREYSTANES INDUSTRIAL ESTATE

DXS acquired the site at Greystanes in 2007 and has since undertaken extensive civil works providing a platform for the construction of up to 240,000 square metres of industrial property. 52,900 square metres has now been developed.

The site can accommodate a variety of industrial uses from warehousing, manufacturing, logistics, storage, research and development. The quarry walls have been retained to form a tribute to the site's previous use and we have been able to improve the biodiversity of the site which was previously a highly worked and disturbed area.

A notable example of how we were able to leverage our CR&S expertise and engage with tenants to enhance the sustainable design of the property is the leading industrial and office facility for Solaris Paper pictured below.

EQBD Converting (trading as Solaris Paper) is an Australian operated and managed company, distributing environmentally friendly consumer products throughout the Australasian region. In December 2009 Solaris Paper signed a pre-lease commitment for an 18,600 square metre warehouse/office facility occupying 3.8 hectares of land for an initial term of 10 years with two options of five years each. The tenant was attracted to Quarry by the benefit of direct access to the M4 which is within five minutes' drive of the M4/M7 interchange, flexible planning services and DEXUS's ability to provide a sustainable solution for their needs. The development was completed in August 2010 and Solaris Paper is using the warehouse for storing, packaging and re-distribution of their paper products.

Some of the sustainable features incorporated into the design include:

- Laminated timber portal frames used with the roof line projecting beyond the office to offer solar protection to the building interior and weather protection for the opening windows
- Manually operated top hung windows to provide naturally ventilated office space
- A skillion roof eliminating roof gutters on the office and allowing rainwater to fall naturally into a bioswale at the foot of the building, with a basalt cut from the quarry used to minimise the impact of the falling roof water
- Roof water collected from the warehouse roof is reused for irrigation and bathroom facilities



Mar 2010



Aug 2010



Oct 2010



Aug 2011

Sustainable design innovation

One of the benefits of being a diversified property group is that we have been able to leverage our market leading experience in office to develop and apply sustainable design solutions in our industrial portfolio such as our Greystanes development. Although construction at Quarry at Greystanes had already commenced before the newly released Green Star (Australian Best Practice) Industrial “as built” tool was released, we had implemented many design features unique to industrial buildings in line with Green Star principles. Leveraging the knowledge gained from this exercise we have committed to achieve a minimum 4 Star Green Star rating for future developments at our Greystanes estate.

This year the majority of our Australian industrial team undertook the Green Star Foundation Course, and our team are progressively becoming fully accredited Green Building Council professionals. As an early adopter of the new industrial rating tools, we have gained valuable hands-on experience and are working closely with the Green Building Council to develop the industrial tool further to better reflect industrial building characteristics. The in-house expertise and experience we have developed through this training, and the completion of sustainable developments at our Quarry at Greystanes estate, positions us to better advise and influence our tenants on the value of sustainable design.

Resource efficiency improvements

During the year we continued our commitment to improving the sustainability of our industrial properties. While there is no NABERS rating tool for the industrial sector we applied the NABERS office tool to the office buildings in our business parks.

We conducted NABERS assessments on 13 eligible buildings within the industrial portfolio. The assessments enabled DEXUS to identify opportunities for sub-metering installations and comply with sections of the Building Energy Efficiency Disclosure Act as it applies to business parks. Following these initial assessments, four buildings proceeded to formal NABERS certification including Garigal Road, Belrose, NSW and Axxess Corporate Park, Mt Waverley, VIC. This process also delivered further opportunities to engage tenants in sustainability initiatives.

Over the last 12 months we have been investigating a range of innovative opportunities for developments and refurbishments. These include incorporation of energy efficient lighting, new building management systems, water harvesting and biodiversity initiatives that reduce reliance on water. In some cases we are replacing internal gardens and reliance on irrigation with succulents and native plants. These initiatives continue to reduce energy and water consumption and occupancy costs.

Our overall water consumption and energy usage across the DXS Australian portfolio has decreased by 4.2% and 11.3% respectively over the last two years.

Partnering with our suppliers

What started out as an idea to make a corporate donation to Barnardos to support the upgrade of emergency accommodation in Auburn, NSW, developed into a great example of the community outcome possible when we work together with our corporate partners.

Rather than just provide funding, DEXUS sought the involvement of FDC Group, a long standing DEXUS supplier and contractor.

Our project team, consisting of DEXUS, FDC Group and 19 sub-contractors, refurbished four units at Barnardos' accommodation facility in Auburn, donating work and materials valued at over \$100,000. By partnering with Barnardos and engaging the support and resources of FDC Group, we have created a partnership model which we plan to repeat to maximise our community development efforts.

Barnardos Senior Manager, Rosemary Hamill commented:

“The homeless families with small children who come to us need shelter and support. They will be able to live safely and enjoy the newly refurbished units. On a practical level, the quality of the craftsmanship during the refurbishment means these units will stand the test of time. There will be many children who will live here whose lives will be changed for the better.”



DEXUS representatives at Barnardos Auburn Centre opening

Partnerships with local councils build stronger community engagement opportunities as well as water and energy saving opportunities. We have adopted a proactive approach to specific programs and are implementing these at various sites. One example is the partnership program with Sydney Water/Auburn Council “Every Drop Counts” program.

This program was adopted at properties in Auburn and Silverwater. An audit of the sites was completed, old infrastructure identified and the Council provided free parts for upgrades at both these sites.

Increasing tenant engagement

The purpose and use of industrial facilities is shifting from simple industrial properties to multipurpose facilities consisting of both office and industrial space. This means a number of our tenants are seeking industrial facilities with greater amenity which suit their operational and client facing needs. This includes consideration of public transport linkages, child care facilities, organisation of social events, as well as landscaping. Our focus on creating industrial communities is aimed at working with our tenants and understanding their needs to create the best suited industrial spaces.

Finalising the internalisation of property management services from third parties back to DEXUS means we now have more direct relationships with our tenants which has increased participation in our key engagement

feedback mechanism, our annual tenant survey. A critical source of feedback, tenant participation in the survey increased from 33% to 50% and the results indicate that overall satisfaction has increased from 66% in 2010 to 74% this year.

Outlook

We will continue to maintain a strong and active operating platform with sufficient market share to strengthen our ability to attract and retain high performing people and contribute to project execution and investment performance.

In order to execute our strategy and leverage our leadership position we will:

- Expand our core portfolio in key locations in the metropolitan areas of Sydney, Melbourne and Brisbane by building clusters of assets greater than \$300 million in each location to achieve greater scale
- Develop sustainable industrial communities in select industrial markets with local expertise on the ground
- Deliver a committed development pipeline and extract value from our existing land banks including sales

- Continue to reposition our investment portfolio, selling non-core properties and recycling capital into new investments in order to achieve relative outperformance (measured on a total return basis)
- We will continue to work with the industrial Green Star tool and to identify sub-metering opportunities for both energy and water to drive greater sustainability outcomes across the portfolio in line with our sustainability objectives

Axxess Corporate Park, Mount Waverley, VIC

INDUSTRIAL PROPERTIES	35	SYDNEY	MELBOURNE	BRISBANE	ADELAIDE
SQUARE METRES	1,125,300	23 properties \$935 million	8 properties \$598 million	3 properties \$69 million	1 property \$29 million

INDUSTRIAL

UNITED STATES

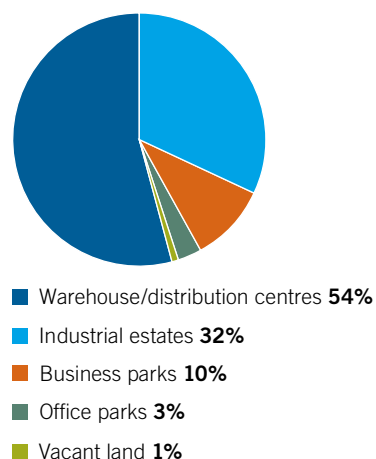
SECTOR HIGHLIGHTS

PORTFOLIO VALUE (A\$)	\$1.2bn (2010: \$1.5bn)	OCCUPANCY – BY AREA	84.4% (2010: 86.4%)
PORTFOLIO VALUE (US\$)	\$1.3bn (2010: \$1.2bn)	OCCUPANCY – BY INCOME	87.9% (2010: 84.3%)
NET LETTABLE AREA (sf)	23.7m (2010: 24.7m)	LEASE DURATION BY INCOME	4.4 years (2010: 4.9 years)
NET LETTABLE AREA (sqm)	2.2m (2010: 2.3m)	AVERAGE CAPITALISATION RATE	7.6% (2010: 8.4%)
LIKE-FOR-LIKE NOI GROWTH	(4.5%) (2010: (12.3%))	TENANT RETENTION	55% (2010: 56%)
NOI (A\$)	\$79.6m (2010: \$99.1m)	1 YEAR TOTAL RETURN	14.3% (2010: N/A)
NOI (US\$)	\$78.6m (2010: \$87.3m)		

In the US we continued to reposition our portfolio to our four core west coast markets and leverage our in-house local market expertise to drive portfolio performance. Our long term objective in the US is to build critical mass and become a market leader in industrial property on the west coast. Following a number of property sales, and in particular the sale of our Canadian property in June 2011, we now hold 94 properties in 15 industrial and logistics markets in the US.

Our US team is driving performance in the core portfolio through a focus on leasing, increasing occupancy from 96% to 99% and reducing arrears by 52%. The team is now extending their leasing, reporting and transaction skills into our central and east coast portfolios.

Property type (by value)



Operating results

On a total return basis during 2011 the US portfolio delivered 14.3%. NOI declined to A\$79.6 million from A\$99.1 million through a combination of like-for-like income down 4.5% and the impact of the strengthening Australian dollar on US earnings and property sales. Occupancy decreased to 84.4% by area and tenant retention trended down to 55%.

Leasing

The portfolio is still subject to a variable speed economy with the west coast markets continuing to strengthen. In the central markets, while continuing to stabilise, vacancy remains high and market rents trended down over the year.

Overall, we experienced increased tenant enquiry and activity resulting in 147 lease transactions being completed in the year. These leasing transactions covered 3.6 million square feet, representing 15% of the portfolio.

Major leasing deals include:

- New Breed Logistics 72,470 square feet in San Antonio
- Tech Packaging 212,000 square feet, Santa Anita
- Teleperformance USA at 4343 Equity Drive, Columbus Ohio for 96,612 square feet which included an expansion of 16,318 square feet, for a term of five years
- Rediform at 555 Airline Drive Coppell, Texas for 100,808 square feet for a term of 2.2 years



1401 E Cedar Street, Ontario, CA

- B&E Industries Ltd at 912 113th Street Arlington, Texas for 79,735 square feet for a term of 5.3 years
- Graebel at DEXUS Kent West in Seattle for 110,000 square feet for a term of 5.4 years
- Amphastar at DEXUS Commerce Centre Rancho Cucamonga for 94,545 square feet for a term of 3.5 years

Rent reviews

US industrial leasing has regained positive ground but near record-high vacancy continues to be an obstacle to growth. Coastal markets are positioned to rebound faster due to tighter vacancy and strong demand drivers, particularly in the west coast.

Although demand is returning to the US industrial sector, most markets continued to record flat or negative market rent growth for the 12 months ending 30 June 2011.

Tenant incentives averaged 13.8% across the 147 leases signed.

In 2012 we expect fixed rental reviews to provide an average increase of 4% over 26.7% of the portfolio and indexed increases covering 16% of the portfolio to achieve 1% increase.

Acquisitions and sales

Consistent with our broader strategy to reposition our portfolio to our core US west coast markets, we sold a total of 11 properties for \$143.6 million in the year to 30 June 2011 at 13% above book value, reducing our footprint to 15 industrial and logistics markets in the US. Three of the 11 sales were owner/user sales of 100% vacant buildings.

In June 2011 we sold the Whirlpool warehouse facility in Toronto for C\$78.7 million representing a 13% premium to the December 2010 book value and a 10% premium to the original cost price. We continue to maintain a close, long standing relationship with Whirlpool Corporation who continue to lease five major properties in our portfolio. Proceeds from the sale were used to repay debt and are not expected to have a material impact on earnings.

We have increased our west coast portfolio through the purchase of three industrial properties for \$60.3 million on an average yield of 7.1%. The average capitalisation rate of sales has been 7.4%, compared to an average acquisition capitalisation rate of 6.7%.

Valuations

The US portfolio experienced a 7.4% increase in value on a like-for-like basis, driven by significant valuation increases in our core markets and Orlando (including Whirlpool). During FY11, capitalisation rates across the US portfolio firmed by 80 basis points to 7.6%.

Leading sustainable design

LEED ratings

As part of developing our LEED rating plan for our core US properties we sought to increase our team expertise and experience with the LEED rating program. This year, our entire US industrial team sat the LEED Green Associate accreditation exam.

In addition, we obtained crucial practical experience in implementing the program at a property we managed in Riverside, CA where, in collaboration with our partners, we developed the first LEED certified freezer facility. The facility features above-standard grade construction materials, metal-clad foam insulation that lines the interior of concrete panels along with lighting and energy management controls that will save more than 4 million kilowatt hours of energy per year.



13602 12th Street, Chino, CA

These achievements this year mean we are well positioned to rollout a pilot program to determine the most effective way to achieve a LEED rating on existing industrial buildings and progressively rate all core properties using the LEED methodology.

Major solar initiative

In August 2011 we signed a milestone 20 year lease with Southern California Edison (SCE) for the use of the rooftop of the Whirlpool facility in Perris to house a major solar power system encompassing 36,000 solar panels, 100% of which will be transferred directly to the energy grid. This innovative project delivers sustainability and social benefits, as well as additional lease income.

This represents the largest rooftop solar project to date in the US and is more than six times larger than the largest Australian commercial building solar installation. We have worked with local, state and federal government departments and in particular leveraged the Californian Government's support for solar power generation. A solar facility of this size can generate up to 10 megawatt hours per year of clean renewable energy or enough to service the annual daytime electricity needs of approximately 5,200 homes. Construction on the system is scheduled to commence in late 2011 and is estimated to complete in mid 2012.



3691 North Perris Boulevard, Perris, CA



1450 E Francis Street, Ontario, CA

ATLANTA 2 properties US\$70 million	COLUMBUS 4 properties US\$81 million	MINNEAPOLIS 6 properties US\$46 million	SAN ANTONIO 11 properties US\$67 million	INDUSTRIAL PROPERTIES	94
BALTIMORE 9 properties US\$90 million	DALLAS 16 properties US\$111 million	NTH VIRGINIA 4 properties US\$89 million	SAN DIEGO 1 property US\$8 million	SQUARE FEET	23,730,351
CHARLOTTE 2 properties US\$18 million	INLAND EMPIRE 10 properties US\$200 million	ORLANDO 3 properties US\$95 million	SEATTLE 3 properties US\$93 million		
CINCINNATI 6 properties US\$48 million	LOS ANGELES 8 properties US\$185 million	PHOENIX 9 properties US\$57 million			

Resource consumption

During the year we undertook a full re-assessment of our energy consumption and the reporting boundaries to ensure a common definition is applied across all US properties and to ensure consistency with our approach in Australia and New Zealand. We will be able to report like-for-like annual trends from next year in line with our other property sectors.

FY11 resource consumption totals

Energy (GJ)	28,527.4
Energy consumption/intensity (MJ/sqm)	23.2
GHG (CO ₂ e-t)	4,959
CO ₂ e emissions/intensity (kg CO ₂ e/sqm)	4.0

Maintaining tenant satisfaction

In January 2011, shortly after internalising the management of our core properties, we conducted our first tenant service perception survey to obtain tenant feedback and understand current satisfaction. Results indicated 75% of tenants surveyed rated their satisfaction as either good or excellent with overall property management services. The results have been used to highlight areas of focus for tenant interaction and have enabled us to set a performance benchmark and targets for future years.

Outlook

We will continue to maintain our momentum to deliver on our vision to be a market leader in industrial property on the west coast.

In 2012, our focus will remain on increasing the occupancy of our central market portfolio by >6% in order to position it for sale.

We will also leverage the Group's Australian leading practice in resource efficiency, community involvement, tenant satisfaction and environmental rating program through the implementation of the Group's strategy for CR&S into our US operations. The Group's 6 pillar strategy will provide the framework for US operational objectives into FY12.

Our employee LEED education program will assist us to complete our first LEED pilot rating program in Seattle. We will commence construction of the largest rooftop solar panel project in the US working with our tenant Whirlpool and Southern California Edison. In addition, we will progress our improvement programs, including installing T5/T8 lighting, skylights, focusing on reducing water consumption and completing a climate change audit for our core US portfolio.

THIRD PARTY INVESTMENT MANAGEMENT PORTFOLIO PERFORMANCE

SECTOR HIGHLIGHTS

PORTFOLIO VALUE \$6.2bn (2010: \$5.9bn)

NUMBER OF PROPERTIES

OFFICE	15 (2010: 18)
INDUSTRIAL	38 (2010: 12)
RETAIL	15 (2010: 16)

AVERAGE NABERS ENERGY RATINGS*

OFFICE	3.9 (2010: 3.3-star)
RETAIL	2.9 (2010: N/A)

AVERAGE NABERS WATER RATINGS*

OFFICE	2.7 (2010: 2.5-star)
RETAIL	2.9 (2010: N/A)

* There is no NABERS ratings tool for the industrial sector.

Third Party investment performance

Period to 30 June 2011 (pre fees)	1 year %	3 years %	5 years %
Third Party	11.23	1.73	6.07
Benchmark ¹	10.71	0.00	6.43

¹ Mercer IPD Pre Fee Gross Asset Weighted to 30 June 2011 and annualised.

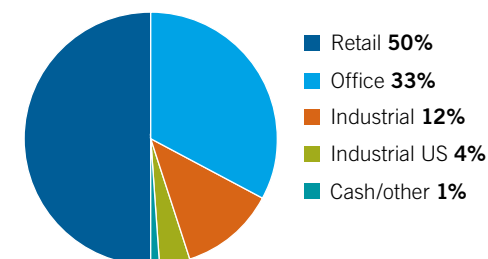
DEXUS has one of the leading property investment management platforms in Australia at \$6.2 billion, comprising DEXUS Wholesale Property Fund and two mandates with nearly 50 institutional investors and a third party portfolio in the US.

The platform has a strong performance record and is also highly regarded in terms of corporate governance best practice. The Group provides a fully integrated service providing specialist property and investment skills to drive enhanced outcomes for third party investors.

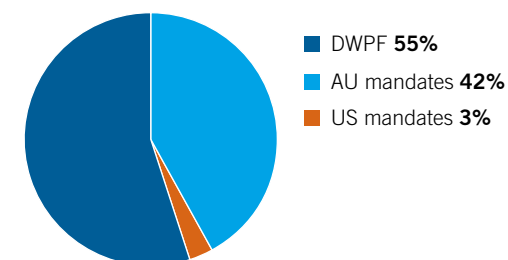
Outlook

In the past year, we have seen increased demand from institutional investors looking for long term sustainable relationships with best in class managers who can provide access to specialist skills, strong corporate governance and ongoing investment opportunities. We are committed to building our capital partnership model whereby investors and equity partners can access attractive opportunities and leverage our core capabilities in the active management and development of commercial property in Australia and the US.

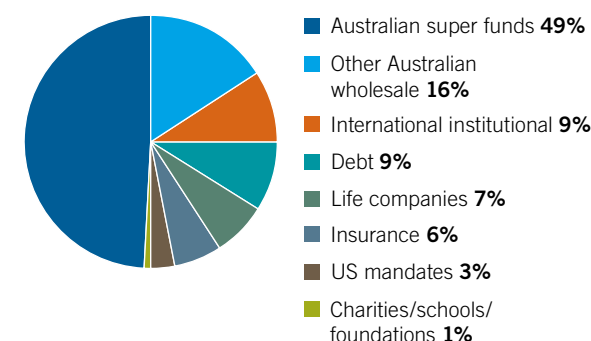
Third Party diversified portfolio



Third Party product type



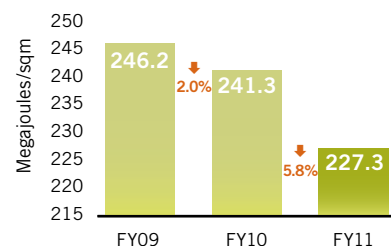
Third Party sources of funds



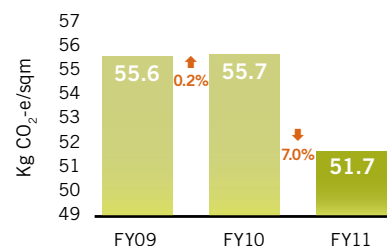
Gateway, 1 Macquarie Place,
Sydney, NSW

SUSTAINABILITY HIGHLIGHTS

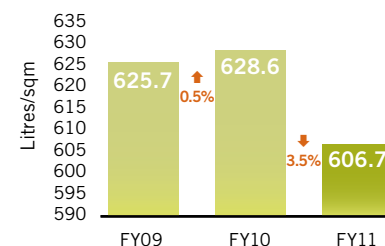
Third Party energy intensity



Third Party GHG intensity



Third Party water intensity



Third Party Investment Management team



Retail portfolio overview

DEXUS is a leading manager and developer of shopping centres in Australia, with 15 centres valued at \$3.1 billion. The majority of our shopping centres are located along Australia's eastern seaboard, in strong growth markets such as Townsville in QLD and Tweed Heads on the NSW/QLD border.

In addition, the team manages the retail precincts in the Group's Premium office buildings, including Gateway in Sydney and Southgate in Melbourne.

Our point of difference is to work in partnership with the local communities in which we operate to develop centres that deliver the right mix of retail outlets and services.

Resource performance – retail

Resource consumption efficiency measures have enabled us to reduce our overall energy and water usage in our retail sector.

Total water consumed decreased by 4.7% and energy use decreased by 4.8%. In addition, plant and equipment upgrades, from developments over the last three years, have resulted in more efficient operations across the portfolio.

All eligible internally managed properties were rated under the NABERS Retail Energy and Water ratings tool this year, the first property group to do so in Australia. Currently our retail portfolio has average NABERS Energy and Water ratings of 2.0-star and 2.9-star respectively. Strategic Improvement Plans (SIPs) have been established for each of our retail properties to further improve environmental/operational performance.

We were able to capitalise on our early adoption of the retail NABERS tool to secure \$1,370,000 in funding from the Australian Government under the Green Building Fund, which will help co-fund three major energy efficiency projects.

An additional initiative undertaken during the year was a Business Energy Efficiency Program analysis at Plumpton Marketplace, NSW in conjunction with Blacktown Solar Cities program funded by the Australian Government. Two major opportunities were identified which when implemented could save a considerable amount of energy and could drive the centre's NABERS Energy rating from the current 2.5-star to 4-star rating (2013).

Office portfolio overview

Our third party office portfolio consists of 15 properties, valued at \$2.1 billion, the majority of which are located in Sydney. Earlier this year we restructured our office management team, creating a specialised team dedicated to our third party managed properties in addition to access to the Group's broader team of property specialists.

Resource performance – office

SIPs implemented at Gateway have resulted in significant resource consumption savings and improved building performance.

An overall reduction of 6.4% in energy use and 8.2% in water consumption has been achieved during the year across our third party office properties.

Industrial portfolio overview

Our third party industrial portfolio is valued at \$1 billion and consists of 26 properties in Australia and 12 in the US. Capitalising on the synergies between our DXS and third party industrial portfolio, both portfolios are managed in the same manner by our industrial team.

Resource performance – industrial

In line with our overall sustainability approach within our industrial sector, we have been working collaboratively with tenants to improve building and tenancy performance. Initiatives include more efficient lighting, upgraded building management systems, as well as reducing reliance on water through water harvesting and biodiversity initiatives.

Our overall water consumption and energy usage in the third party industrial portfolio has decreased by 8.1% and 9.3% respectively over the last two years.

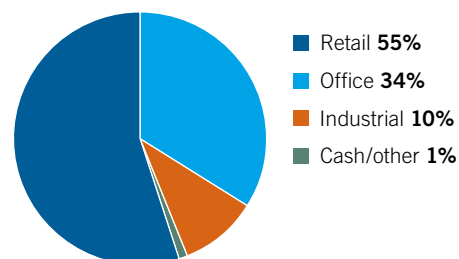
DEXUS WHOLESALE PROPERTY FUND

HIGHLIGHTS

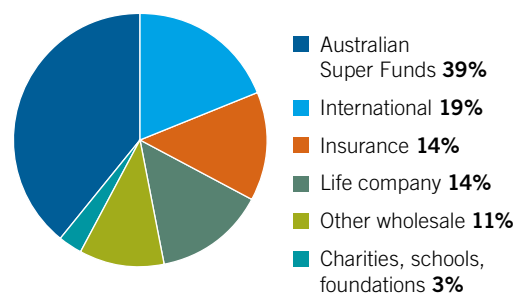
PORTFOLIO VALUE	\$3.35bn (2010: \$2.85bn)	PORTFOLIO QUALITY – PRIME OFFICE OR REGIONAL SHOPPING CENTRES	80% (2010: 82%)
NUMBER OF PROPERTIES	27 (2010: 13)		
TOTAL NLA	996,637 (2010: 740,051)	LEASE DURATION (BY INCOME)	4.1 YEARS (2010: 4.2 years)
OCCUPANCY (BY AREA)	95.8% (2010: 95.8%)		

Sydney CBD including Governor Phillip Tower, 1 Bligh Street, Gateway and Australia Square

DWPF sector allocation as at 30 June 2011



DWPF sources of funds as at 30 June 2011



DWPF is an open ended unlisted property fund investing in diversified core and core plus properties within the Australian retail, office and industrial sectors. DWPF currently owns 27 properties and provides exposure to a balanced mix of stabilised core properties with potential to achieve enhanced returns.

Highlights for the year include:

- The strongest performing diversified wholesale fund in the Mercer IPD Unlisted Pooled Property Fund Index
- Outperformed its benchmark over the quarter, one and three year periods, both pre and post fees
- Completed 1 Bligh Street, Sydney (33% ownership share) with DXS and Cbus Property
- Development pipeline of approximately \$1 billion over five years which will further enhance the quality of the portfolio and returns

- Acquisition of 14 industrial properties in preferred key eastern seaboard markets, totalling \$256 million, consistent with DWPF's strategy to increase its weighting to industrial

DWPF commenced a major equity raising program in October 2010 seeking to raise \$300 million of new equity. This was achieved with \$313 million of new equity raised by 30 June 2011 and \$500 million was raised to meet outstanding transfer requirements from existing and new investors from early 2010.

An additional \$100 million has been raised after 30 June 2011. Marketing to new investors, both domestic and offshore, is continuing with a number of prospective investors currently considering investment in DWPF.

DWPF is rated A (Stable) by Standard & Poor's enabling it to participate in the domestic debt capital markets, supporting its strategy of diversifying its debt funding sources. DWPF successfully completed its inaugural A\$250 million Medium Term Note issue during the year.

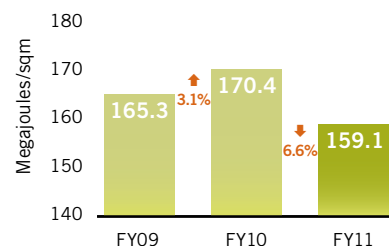
DWPF performance

Period to 30 June 2011 (pre fees)	1 year %	3 years %	5 years %	10 years %	15 years %
Fund return	12.37	1.18	5.38	9.44	10.05
Benchmark ¹	10.71	-0.07	6.38	9.48	9.46
Variance	1.66	1.25	-1.00	-0.04	0.59

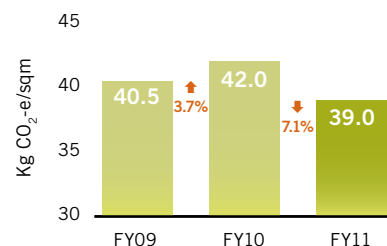
¹ Mercer IPD Pre Fee Gross Asset Weighted to 30 June 2011 and annualised.

SUSTAINABILITY HIGHLIGHTS

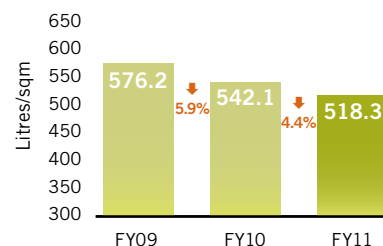
DWPF energy intensity



DWPF GHG intensity



DWPF water intensity



DWPF's approach to sustainability

Consistent with the Group's CR&S objectives, DWPF is committed to sustainability performance, achieved through a process of proactive property management, prudent risk management and a commitment to continual improvement.

The benefits are not just in operating cost improvements but also future proofing properties to meet current and future tenant demand.

In addition, DWPF has incorporated sustainability principles within its investment strategy, both in terms of broader sustainability target, acquiring office properties capable of achieving 4.5-star and 3.5-star NABERS Energy and Water ratings and specific sustainability initiatives within each strategic property plan.

The DWPF portfolio continues to demonstrate improvements in sustainability performance. All property resource consumption data and greenhouse gas emissions are monitored, managed and reported on a like-for-like basis quarterly.

Property sustainability highlights

DWPF office

Following on from the successful improvement project at Gateway, part funded by Green Building Fund grants, stage two of the energy efficiency works has now commenced.

These works include:

- Building management and controls system upgrades
- Re-zoning of the on-floor air delivery systems
- Carbon monoxide monitoring of car parks
- Hot water system upgrades

At 360 Collins Street, Melbourne, a major upgrade of the chilled water plant was completed, partly funded by \$500,000 secured through the FY10 Green Building Fund.

Consistent with DEXUS's approach to tenant sustainability engagement in our largest properties, the 360 Collins Green Building Committee has commenced the development of a new waste management program to achieve higher recycling rates.

DWPF industrial

NABERS ratings have not yet been established for mixed use industrial properties however the management team at Regent's Park continue to manage the estate to reduce resource consumption with a focus on water saving opportunities. In March 2011, the property participated in a water audit as part of the Water Efficiency Program in partnership with Auburn City Council and Sydney Water.

DWPF retail

Following on from the granting of NABERS ratings for Willows, Townsville, QLD (2-star Energy and 3.5-star Water ratings) a detailed engineering review has been undertaken to identify relevant operational improvements. This will also enable NABERS targets to be established.

Community involvement at Willows

The amalgamation of both the Townsville and Thuringowa councils earlier this year provided DWPF with an opportunity to share our expertise on broader town centre development and participate in the local government planning process. We conducted research in the local catchment area including both our Willows Shopping Centre and adjoining residential and commercial precincts and conducted community focus groups. The Thuringowa area has strong growth forecasts with Urbis estimating that the population will grow by more than 61,000 people during the next 15 years. Willows' main trade area is expected to capture more than 70% of that growth, providing additional demand for our retail facilities and services. We plan to capitalise on this growth potential with the next development application submitted this year for an extension to our Willows Centre following the successful expansion in 2010. We are currently undertaking ongoing community consultation and community involvement in this development phase.



STAKEHOLDER PERFORMANCE FY11

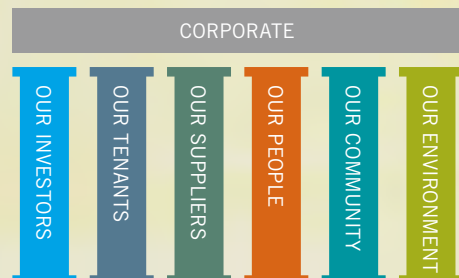
DEXUS is committed to the integration of Corporate Responsibility and Sustainability (CR&S) practices throughout our business operations, aligned to our key stakeholders expectations.

We are proud to be recognised for our achievements in this area and are committed to maintaining a leadership position for our responsible and sustainable activities within the property sector.

These two pages provide a summary of our performance against FY11 objectives.

This year we have also produced a supplementary online Performance Pack containing additional information and commentary on our performance. The pack is available as part of our online reporting suite at www.dexus.com/crs from mid October.

DEXUS 6 pillars approach



CORPORATE

FY11 objectives	Status	FY11 achievements	Reference
All operations			
■ Undertake a detailed review of OHS&L systems	☑	This review was completed in FY11	p46
■ Assure additional CR&S data in next year's CR&S Report	☑	We have widened the scope to include US energy consumption	AS
■ Rollout Service Excellence Charters	🔱	Revised service standards have been incorporated into our stakeholder engagement framework and senior leadership training	p41
■ Achieve ISO 14001 and ISO 18001 accreditation	☑	We achieved full accreditation this year	p46
Industrial US			
■ Develop CR&S strategy and program for our US business	🔱	CR&S has been embedded in to the US business and US representation included on our CR&S Committee	p30

OUR TENANTS

FY11 objectives	Status	FY11 achievements	Reference
All operations			
■ Improve overall tenant satisfaction scores	🔱	Tenant satisfaction increased from 72% to 73%	p20,27,31
■ Develop and expand green leases across all sectors	🔱	We have finalised a green lease schedule for our office portfolio and are now working on our other sectors	
■ Expand sustainability guidelines in tenant fit-outs in all sectors	🔱	New standards have been incorporated in to 1 Bligh Street and are being expanded to other office, industrial and retail properties	

OUR SUPPLIERS

FY11 objectives	Status	FY11 achievements	Reference
All operations			
■ Rollout new CR&S supplier tender evaluation criteria to all divisions	🔱	After cleaning and security tenders in 2010 we identified mechanical services as the next opportunity. New contracts have been signed	p20
■ Incorporate sustainability requirements in standard consultancy agreements	🔱	CR&S requirements have been developed for specific contracts and consultancy agreements	p20
Office and industrial			
■ Measure the ongoing CR&S performance of key suppliers	🔱	A waste plan and targets were agreed for our office cleaning services contract and are now being monitored	p20

KEY: ☑ Achieved 🔱 Underway ☒ Not achieved **AS** Assurance Statement **PP** Performance Pack

OUR PEOPLE

FY11 objectives	Status	FY11 achievements	Reference
All operations			
■ Extend use of Balanced Performance Scorecard	✓	Our scorecard assessment has been enhanced to increase the clarity, alignment and measurability of objectives against performance	N/A
■ Enhance our graduate and internship program	✓	A more formalised rotation and learning program has been implemented	N/A
■ Conduct 360 Degree Performance Reviews for managers every two years	➡	Our next round of 360 Degree Performance Reviews are scheduled for late 2011	N/A
■ Review employee benefits program incorporating new US business	✓	US employee benefits review completed with alignment to Australian programs	p41
■ Expand Values Award program to recognise CR&S achievements	✓	Our Values Awards now includes CR&S criteria and we continue to celebrate CR&S achievements	p41
■ Enhance company intranet	➡	Redevelopment of our intranet underway with relaunch due in late 2011	N/A
■ Develop a tailored leadership development program for senior property executives	➡	Program design focusing on personal brand, service excellence and leadership skills – in final development	p41
■ Improve our process and systems for capturing training and human resource data	✓	Transition to a new fully integrated HR management system with greater strategic analysis capabilities was completed	p41
■ Continue to expand face-to-face dialogue between executive management and employees	✓	CEO/employee lunches, business updates, senior management offsites and road shows were conducted during the year	PP
■ Enhance employee participation in CR&S	✓	Working groups, educational and volunteering programs have been integrated into the business	PP

OUR COMMUNITY

FY11 objectives	Status	FY11 achievements	Reference
All operations			
■ Complete a DEXUS wide community engagement review to ensure alignment with our corporate and stakeholders' objectives	✓	A restructure of our community engagement committee and the implementation of a suite of new policies has allowed us to introduce a more strategic approach across the Group	p40
■ Achieve a 10% increase in employee volunteering	✓	A 64% increase in our employee volunteering hours was achieved	p40
■ Engage with our corporate partners to leverage community engagement and achieve greater outcomes	✓	We partnered with CBRE and FDC Group in support of fundraising events for various charities	p20,26

OUR ENVIRONMENT

FY11 objectives	Status	FY11 achievements	Reference
DXS Office			
■ Progress towards a 4.5-star NABERS Energy and 3.5-star NABERS Water average office portfolio rating by 2012	➡	\$40 million has been committed to projects and we are on track to achieve our targets by 2012	p19-20, 17
■ Expand sub-metering performance monitoring programs for water, gas and electricity	➡	Real time web-based energy, gas and water performance data is now available for 80% of our office portfolio and hourly targets have been set	p20
■ Develop a new waste strategy to rollout across all sectors	➡	We have developed a strategy, which is now being assessed for rollout in each sector	
Industrial			
■ Achieve a minimum 4 Star Green Star As Built rating at our industrial estate at Greystanes, NSW, under the new Industrial Rating tool v1	✗	Construction at Greystanes commenced prior to the release of the GBCA's Industrial Green Star tool and, as a result, design elements required to achieve a 4 Star rating had not been defined	p25-26
■ Obtain a 5 Star Green Star design rating at Greystanes, under the new Industrial Rating tool v1	✗	DEXUS was unable to identify a tenant who had operational requirements to a 5 Star standard, therefore a 5 Star development was not progressed	p26
Industrial US			
■ Develop a LEED rating plan for our US core properties	➡	Our US team completed LEED accreditation to support the development of a US LEED rating plan	p30
Retail			
■ Obtain NABERS ratings for DEXUS managed shopping centres	✓	We became the first manager to achieve NABERS ratings across all eligible DEXUS managed, retail properties	p33
All operations			
■ Assess opportunities to improve biodiversity at existing properties and new developments	✓	Land rehabilitation work continued at our Greystanes industrial estate, and we delivered the largest green wall in the southern hemisphere at 1 Bligh Street	p25
■ Optimise the reuse or recycling of material removed from our developments and refurbishments	✓	Completed this year, 1 Bligh and 123 Albert achieved recycling rates of construction materials of >90% and >80% respectively	
■ Develop climate change risk register and action plan per property	✓	We completed a risk register identifying all properties in our Australian portfolio with a high risk profile	p47

OUR PEOPLE



Members of the DEXUS team on the rooftop terrace at 1 Bligh Street, Sydney, NSW



At DEXUS, we recognise and value the passion, innovation and diversity of our people and are committed to investing in their personal and professional development to ensure they are best equipped and motivated to deliver superior performance and service excellence.

Our corporate values of respect, excellence, service, integrity, teamwork and empowerment guide our culture, the way we operate and our ability to attract the best people to work with us. We are committed to engaging with our people in line with our values to ensure we are regarded as a preferred employer in the property sector.

Team update

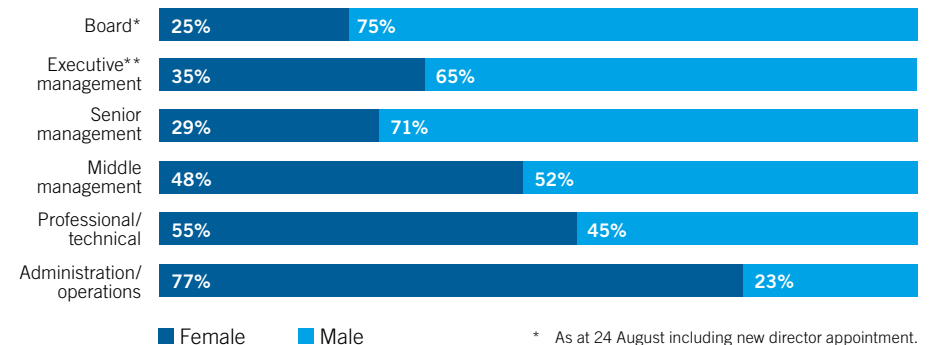
As at 30 June 2011 DEXUS employed 290 people, located predominantly on the eastern seaboard of Australia, with 66% of our employees located in our head office in Sydney. This year our US team grew as we took in-house the day-to-day management of our core portfolio.

In July 2010 we also made changes to our Executive structure to streamline reporting lines and better align our management objectives to our three core operating platforms; Property; Capital and Finance; and Corporate Services.

Diversity

DEXUS remains committed to supporting diversity in our workforce. We believe this enhances our decision making process and provides us with a competitive advantage.

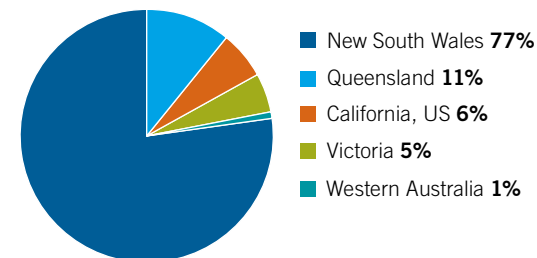
Workforce by gender and position



* As at 24 August including new director appointment.
** CEO included in Executive management

Combined female participation at our senior level (including our Board, Executive and Senior management) is 31%.

Workforce by location



OUR PEOPLE

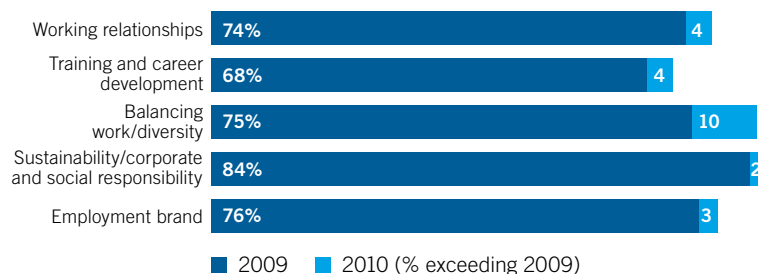
CONTINUED

Employee opinion survey

In 2010, we partnered again with external survey specialist Towers Watson for the third year running to conduct our annual Employee Opinion Survey (EOS). We achieved a high participation rate, with 88% of our team responding to the survey and a higher engagement score of 83%, up from 78% in 2010. DEXUS continues to outperform global and Australian norms across all key assessment areas, including training and career development, employment brand and working relationships. Service excellence was a category identified as an area of development and will be a focus in next year's new service excellence training program.

Compared to the previous year's results, we again improved on our performance across the majority of categories, particularly working relationships, balancing work, diversity and employment brand. We have worked hard over the past year to foster greater communication between teams and to provide further opportunities for cross team collaboration, which was highlighted as an area of improvement in the previous year's survey.

DEXUS EOS results 2009 v 2010 – top five areas of improvement



Employee engagement increased to 83% in 2011 (2010: 78%).



DEXUS CEO and Cure Cancer CEO presenting 2011 People's Choice Contribution



DEXUS team participate in Sir David Martin Foundation Triple Care Farm working bee

Community engagement

Community engagement is a key part of the DEXUS culture. This year we reviewed our community engagement strategy to better reflect our core strength and capabilities in property management and development. Our focus is now on building and supporting our communities through groups that provide accommodation solutions and services to the disadvantaged and less fortunate within our society.

In total we increased our in-kind and financial support in our corporate giving programs by 68% to \$931,479, a breakdown of these contributions is provided in the online Performance Pack at www.dexus.com/crs. We also facilitate employee contributions to their nominated charities, pre-tax by salary deductions, through our workplace giving program.

DEXUS employee volunteering

DEXUS is committed to providing the opportunity for our people to volunteer their work time to nominated charities, and supporting them as best we can when they choose to volunteer in their personal time.

Last year we committed to raise our people's participation in volunteering and set a target to increase volunteer hours by 10%.

We supported active engagement in community and charity based activities through our community program and the use of the volunteering leave day we provide each year to each employee.

In May 2011, we held our inaugural "volunteering month" to encourage participation in a number of activities for our selected charities including the Sir David Martin Foundation, Barnardos, The Wayside Chapel and the CREATE Foundation. As a result, we achieved a 64% increase in employee volunteering hours this year from 540 hours in 2010 to 888 hours in 2011.

People's Choice

As part of our community engagement commitment, DEXUS provides the opportunity for our people to select a charity group to support for the year. The chosen charity receives a proportion of our fundraising efforts and an increased level of focus. Last year our People's Choice charity was the Cure Cancer Australia Foundation. Through fundraising, volunteering and donations we contributed a total of \$32,931 to help cancer research.



DEXUS team participate in Barnardos Auburn Centre working bee



DEXUS team in Nepal to build homes for local families

Lending a helping hand in Nepal

A number of our senior female leaders volunteered to participate in Habitat for Humanity's "Hand in Hand Nepal 2011" campaign to build homes for 250 female-headed households in Itahari, Nepal. Our volunteers were part of a 100 strong Australian women team, who worked alongside local families to build the first 10 of 250 safe houses, the remainder of which will be built over two years.

DEXUS raised \$19,235 through employee and industry contributions and the DEXUS \$ for \$ matching program to support the project.

This year our People's Choice program received an increased level of support across the Group demonstrating a growing awareness of our community program with Barnardos selected as our FY12 charity.



Leadership development

Learning and development initiatives are important when recruiting and retaining a talented workforce, which in turn ensures that we are better positioned to achieve our goals of providing world class property investment management and service excellence.

We offer a suite of customised internal and external training programs for all our people. These training programs encompass topics such as property, technical, governance, business and management. The total average annual training hours per employee has increased from 30 hours in 2010 to 37 hours in 2011, with increased focus on training at the administrative and operational levels of the business.

Throughout the year we also focused on enhancing the training and development opportunities available to our senior leadership team, developing tailored programs including service excellence, personal brand and leadership. Further leadership programs have been developed with business units and will be run in 2012.

In 2011 we implemented new quarterly business performance plans across business units, to strengthen our high performance culture and ensure a focus on short as well as long term KPIs.

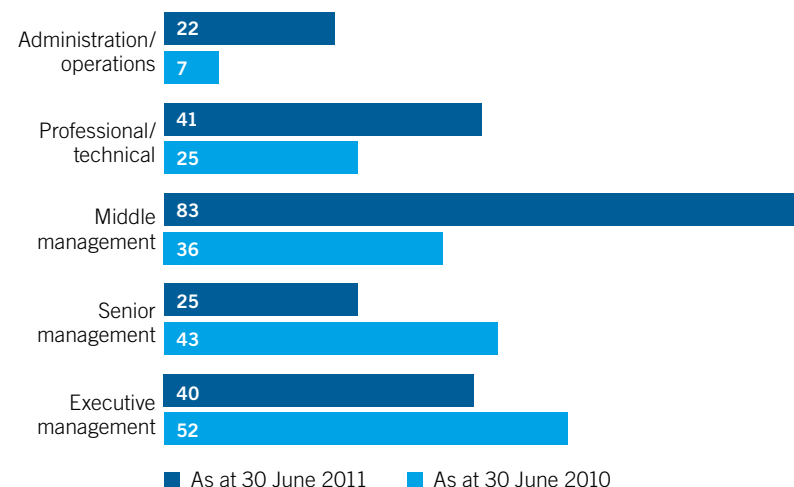
Human resource data management

This year we transitioned to a new, fully integrated human resource management system, increasing our data management capabilities. The transition to the new system has enabled improved access and analysis of our human resource data. Further enhancements are planned next year to improve training and development data management programs.

Reward and recognition

This year we extended the criteria for our DEXUS Values Award program to include recognition for CR&S performance as well as continuing to reward our highest achievers at our annual awards presentation. We also reviewed the benefits program for our US team, incorporating a disability and life insurance plan and a 401k superannuation plan in to the program.

Average training hours per employee by workforce category



OUR PEOPLE

CONTINUED

Group Management Committee

Victor Hoog Antink

Chief Executive Officer and Executive Director

Victor Hoog Antink is CEO and an Executive Director of DEXUS Funds Management Limited. Victor has overall responsibility for the operations of DEXUS Property Group and has over 30 years' experience in property and finance.

Paul Say

Chief Investment Officer

Paul is the Chief Investment Officer, responsible for DEXUS Property Group's Australian and international property portfolios. Paul has over 30 years' real estate experience in Australia and major international property markets.

Craig Mitchell

Chief Financial Officer

Craig is the Chief Financial Officer, responsible for operational and strategic finance, accounting, tax, treasury, investor relations services and third party investment management. Craig has more than 18 years of financial management and accounting experience, with over 14 years specialising in the property industry.

Tanya Cox

Chief Operating Officer

Tanya is the Chief Operating Officer and Company Secretary of DEXUS and is responsible for the delivery of company secretarial, operational, information technology, communications and administration services, as well as operational risk management systems and practices across the Group. Tanya has over 20 years' experience in business management.

John Easy

General Counsel

John is the General Counsel and Company Secretary for DEXUS and is responsible for the legal and information management functions of the Group. John's career spans over 20 years with the majority of this time in the property and funds management industry.



L to R: John Easy – General Counsel, Craig Mitchell – Chief Financial Officer, Victor Hoog Antink – Chief Executive Officer, Paul Say – Chief Investment Officer and Head of Office, Tanya Cox – Chief Operating Officer

DEXUS Group Management Committee

Chief Executive Officer Victor Hoog Antink 				
PROPERTY	CAPITAL & FINANCE	CORPORATE SERVICES		
Chief Investment Officer and Head of Office Paul Say 	Chief Financial Officer Craig Mitchell 	Chief Operating Officer Tanya Cox 	General Counsel John Easy 	Head of Human Resources Pat Daniels
Office	Finance & Valuations	Risk & Governance	Legal	Human Resources
Industrial	Third Party Investment Management	Treasury Operations	Information Management	
Retail	US Finance	Marketing & Communications		
US Industrial	Treasury & Strategic Planning	Events & Facilities		
	Taxation	Information Technology		
	Investor Relations & Research	Corporate Responsibility and Sustainability		

 Members of Group Management Committee

DEXUS Funds Management Limited Board of Directors

Christopher T Beare

BSc, BE (Hons), MBA, PhD, FAICD
Chair and Independent Director

Chris Beare is both the Chair and an Independent Director of DEXUS Funds Management Limited (appointed 4 August 2004). He is also a member of the Board Nomination and Remuneration Committee and the Board Finance Committee. Chris has significant experience in international business, technology, strategy, finance and management.

Elizabeth A Alexander AM

BComm, FCA, FAICD, FCPA
Independent Director

Elizabeth Alexander is an Independent Director of DEXUS Funds Management Limited (appointed 1 January 2005), Chair of DEXUS Wholesale Property Limited and a member of the Board Audit and Board Risk and Sustainability Committees. Elizabeth brings to the Board extensive experience in accounting, finance, corporate governance and risk management and was formerly a partner with PricewaterhouseCoopers.

Barry R Brownjohn

BComm
Independent Director

Barry Brownjohn is an Independent Director of DEXUS Funds Management Limited (appointed 1 January 2005) and is Chair of the Board Audit and Board Risk and Sustainability Committees and a member of the Board Finance Committee. Barry has over 20 years' experience in Australia, Asia and North America in international banking.

John C Conde AO

BSc, BE (Hons), MBA
Independent Director

John Conde is an Independent Director of DEXUS Funds Management Limited (appointed 29 April 2009), is the Chair of the Board Nomination and Remuneration Committee and a member of the Board Compliance Committee. John brings to the Board extensive experience across diverse sectors including commerce, industry and government.

Tonianne Dwyer

BJuris (Hons), LLB (Hons)
Independent Director

Tonianne Dwyer is an Independent Director of DEXUS Funds Management Limited (appointed 24 August 2011). Tonianne brings to the Board significant experience as a company director and executive working in listed property, funds management and corporate strategy across a variety of international markets.

Stewart F Ewen OAM

Independent Director

Stewart Ewen is an Independent Director of DEXUS Funds Management Limited (appointed 4 August 2004) and a member of the Board Nomination and Remuneration Committee. Stewart has extensive property sector experience and started his property career with the Hooker Corporation in 1966.

Victor P Hoog Antink

BComm, MBA, FAICD, FCA, FAPI, FRICS
Executive Director and Chief Executive Officer

Victor Hoog Antink is an Executive Director and CEO of DEXUS Funds Management Limited (appointed 1 October 2004). Victor has over 30 years' experience in property and finance and has overall responsibility for the operations of DEXUS Property Group.

Brian E Scullin

BEC
Independent Director

Brian Scullin is an Independent Director of DEXUS Funds Management Limited (appointed 1 January 2005), DEXUS Wholesale Property Limited and Chair of the Board Compliance Committee. Brian brings to the Board extensive domestic and international funds management knowledge as well as finance, corporate governance and risk management experience.

Peter B St George

CA(SA), MBA
Independent Director

Peter St George is an Independent Director of DEXUS Funds Management Limited (appointed 29 April 2009), Chair of the Board Finance Committee and is a member of the Board Audit and Board Risk and Sustainability Committees. Peter has more than 20 years' experience in senior corporate advisory and finance roles within NatWest Markets and Hill Samuel & Co in London.



L to R: John Conde AO, Elizabeth Alexander AM, Peter St George, Victor Hoog Antink, Christopher Beare, Barry Brownjohn, Stewart Ewen OAM, Tonianne Dwyer, Brian Scullin

FY12 COMMITMENTS

Investors

At DEXUS our overarching commitment is to deliver superior returns to our investors. Specifically our objectives are to achieve top quartile investment performance and further build on our reputation and leadership positions in office, industrial and retail. Our long term investor objectives by sector/fund are detailed on page 11 with FY12 objectives detailed on the adjacent page.

CR&S

Our commitment to Corporate Responsibility and Sustainability is a long-standing one which continues to evolve at DEXUS, as it does in the property industry and for corporations globally. The issues surrounding climate change, sustainability, socially responsible and ethical behaviour are increasingly being assessed by investors and other stakeholder groups.

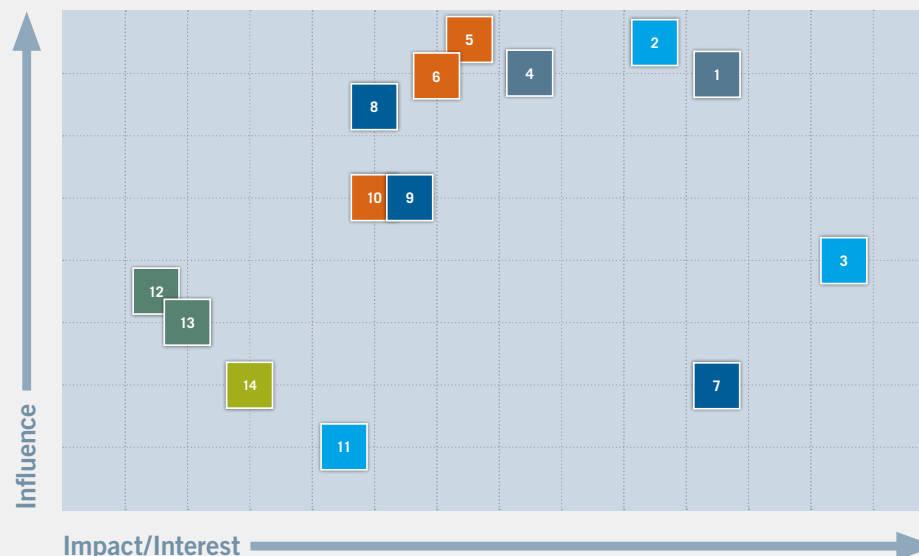
At DEXUS, our CR&S focus is on driving environmental performance of our property portfolio, response to and compliance with legislative changes, climate change adaptation and best practice transparent environmental and corporate reporting standards. More specifically our objectives for the next 12 months, on the adjacent page, result from emerging trends around these key issues as well as a desire to address the material issues of our stakeholders.

Materiality assessment

In April this year, we conducted a series of materiality workshops, attended by key representatives from across the business. These workshops enabled us to formally consider and rank key business and stakeholder issues gathered from our direct stakeholder feedback processes including tenant, institutional investor and employee surveys, as well as an analysis of emerging industry trends and issues.

This has enabled us to achieve discussion and consensus on the priority of each of these issues to DEXUS, based on a score measuring both impact and influence. Overall there were 28 issues raised and we have presented the top 50% which we consider sufficiently material to be included in our forward commitments. For each issue work has either already commenced or has been prioritised as a focus for the coming year. This materiality assessment process feeds directly into our broader governance and decision making processes and will be reviewed annually.

DEXUS materiality assessment 2011 – top 14 issues



1. Providing excellent service and quality properties that tenants value – Tenants
2. Engagement with the wider investment community – Investors and Financial Performance
3. Long term sustainable growth and strong financial performance – Investors and Financial Performance
4. Tenant engagement – Tenants
5. Employee engagement and satisfaction – People
6. Employee benefits – People
7. Capability of Board and senior management to effectively run the company – Governance
8. Governance structure – Governance

9. Managing regulation and responding to changes in legislation – Governance
10. Employee development including developing employee ability, knowledge and performance – People
11. Importance of demonstrating the value generated through CR&S activities to investors – Investors and Financial Performance
12. Supplier engagement – Suppliers
13. Responsible procurement and supply chain management (including monitoring and measuring performance of suppliers and contractors) – Suppliers
14. Leadership in developing and managing "green" properties to provide environmental benefits – Environment

CR&S PILLAR

CORPORATE

- ➡ Develop a stakeholder engagement framework incorporating engagement principles and service excellence standards for all operational areas of the business
- ➡ Further expand the integration of our CR&S platform and program in the US business

- ➡ Review our corporate processes and current committee structure to facilitate continued best practice corporate governance
- ➡ Drive the integration of CR&S into key decision making processes through the introduction of CR&S training modules for our people and greater stakeholder integration into our business planning and performance management

OUR INVESTORS

- ➡ DXS OFFICE
 - Like-for-like income growth >FY11
 - Complete residual leasing at 1 Bligh
 - Secure pre-lease commitments for our developments
- ➡ DXS INDUSTRIAL
 - Consistent like-for-like income growth
 - Complete 80,000 square metre developments
 - Realise trading profits >\$4 million
- ➡ DXS US INDUSTRIAL
 - Increase central market occupancy by >6% and position for sale

- ➡ FFO earnings per share of at least 7.65 cents per security
- ➡ Distributions of at least 5.35 cents per security
- ➡ As a signatory to the UN Principles of Responsible Investment, develop value-add metrics to incorporate in our investment decision making process
- ➡ DXS CAPITAL MANAGEMENT
 - Increase duration
 - Reduce cost of funds
- ➡ THIRD PARTY INVESTMENT MANAGEMENT
 - Provide partnering opportunities for third party investors which leverage DEXUS's integrated model
 - Improve and expand engagement opportunities with our investors to better understand material and emerging issues and measure our response

OUR TENANTS

- ➡ Standardise our approach to tenant satisfaction surveys across all sectors with specific focus on analysis and response to material issues
- ➡ Incorporate a standard green lease schedule into new leases across the office portfolio

- ➡ Develop a standard green lease schedule in our Australian retail and industrial sectors
- ➡ Partner with our tenants to encourage sustainability initiatives within their existing workspaces

OUR SUPPLIERS

- ➡ Deliver a more comprehensive sustainable procurement framework for our corporate supply chain to be extended to our property sectors
- ➡ Complete corporate procurement review program to reduce consumables and waste, and increase quality and value

- ➡ Fully embed CR&S principles in standard consultancy agreements and professional services contracts to align with corporate values

OUR PEOPLE

- ➡ Further enhance our senior leadership development program with bi-annual 360° feedback and a service excellence program
- ➡ Embed additional CR&S KPIs in to our people's performance objectives

- ➡ Increase Green Building and LEED accredited professionals to at least 50% of our development executives in each sector

OUR COMMUNITY

- ➡ Embed community charters for each sector into our stakeholder framework

- ➡ Implement strategic programs and expand level of support provided to our community with a 2012 in kind support target of 1,000 volunteering hours

OUR ENVIRONMENT

- ➡ Climate change adaptation strategies to be implemented across the Australian property portfolio
- ➡ A waste management strategy including targets to be set for retail
- ➡ LEED ratings program to be further expanded in the US core portfolio
- ➡ Support innovation through the implementation of new technology/renewable energy options in each property sector

- ➡ Establish three and five year management plans for each sector that will outline new reduction targets for energy, greenhouse gas emissions, water and waste
- ➡ Reduce energy consumption by a further 3% across the Group's core property portfolio in 2012

GOVERNANCE

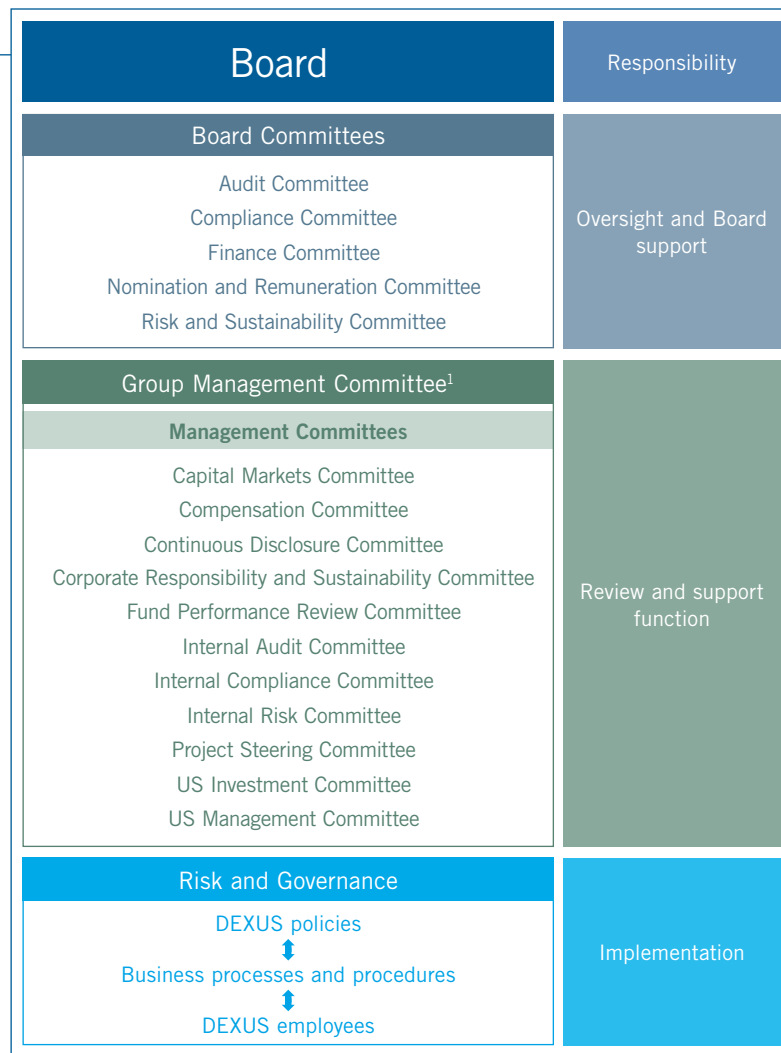
Governance support structure

DEXUS Funds Management Limited (DXFM) is the Responsible Entity of each of the four trusts that comprise DEXUS Property Group. DXFM is also responsible for the management of a number of third party funds and mandates. Our corporate governance framework applies to all funds and mandates.

Governance

During the year, we developed a board membership policy which acknowledges the benefits to DEXUS of our Directors holding membership of other boards, while at the same time recognising the additional effort and potential conflict involved in being a director of multiple boards.

Each year we review our policies and practices. We have also taken the opportunity to undertake a detailed review of our policies on ethical and professional behaviour. This included the development of a stand-alone anti-bribery policy that will be subject to training for all our employees.



¹ Formerly Executive Committee – changed 4 July 2010.

Risk management

Our Risk and Governance team oversees our risk, compliance and corporate governance programs and has an independent reporting line to the Board, Board Risk and Sustainability and Board Compliance Committees. These programs support the development and implementation of compliance, risk management and corporate governance procedures across our business and clearly allocate responsibility to our employees for the identification and minimisation of risk.

Occupational Health Safety & Liability

A detailed review of our OHS&L system was undertaken during the year which was instrumental in enabling us to achieve independent accreditation for our environmental management system and occupational health and safety management systems under ISO 14001 and ISO 18001. Our risk and compliance training this year focused on Equal Employment Opportunity and Occupational Health & Safety. We also delivered refresher training to employees covering ASX obligations (including continuous disclosure) and ensured our newly appointed US team undertook training on our key policies including our code of conduct.

In addition, we have commissioned an independent external service provider to undertake disabled access audits at our properties. Our aim is to ensure that those with a physical disability can visit our sites and have ease of access. Issues identified are being implemented to improve access.

Climate change risk

This year we completed a risk profile for all properties in our Australian portfolio incorporating a high level risk score that ranks various climate change factors including increased temperature, storm surge, floods and storm activity.

Property operations/development – outsourcing risk

The management of OH&S at our corporate head office and our regional office sites remains a key focus. Where we outsource property or facilities management, we also require our appointed service providers to focus on strong OH&S risk management practices. Through a rigorous consultative process, we have relaunched our OH&S management system (at a corporate and property level) ensuring service providers are aware of and meet our requirements for the management of OH&S risk. As part of our continuous improvement process, the management system is subject to independent audit at each site across Australia and the US and at a corporate level annually.

Following the floods in Queensland and Victoria, we appointed an external specialist to review our Business Continuity Plans, specifically focusing on natural events and disasters. This was in addition to our standard internal annual review.

Our detailed Corporate Governance Statement can be found in our 2011 DEXUS Annual Report on page 6 or online at www.dexus.com

Legislation

DEXUS reports under and complies with the NGER, EEO and Buildings Energy Efficiency Disclosure Acts.

Demonstrating corporate governance best practice

Although DEXUS Property Group is a listed property trust and not a public company, the Board has determined that the Group's governance framework should satisfy the highest standards expected of a public company. Accordingly, we voluntarily conduct an Annual General Meeting, facilitate the appointment of Directors by DEXUS security holders and publish a full remuneration report. In addition, we have elected to maintain a Compliance Committee, which provides additional oversight of the compliance function, beyond that required under the *Corporations Act 2001*.

DWPF has a strong focus on governance and has developed a best practice corporate governance model in consultation with its members. DWPF's Responsible Entity has a Board that is dedicated to DWPF and has an Advisory Committee including member appointed representatives, which considers corporate governance and related party issues. The Responsible Entity's Board comprises four Non-Executive Directors, two of whom are endorsed by the Advisory Committee and are independent of any other DEXUS Property Group Board. In addition, the Responsible Entity has committed to holding an annual general meeting.

	Requirement applies to DXS	DXS requirement met	DWPF requirement met
ASX – Principle 1 – Lay solid foundations for management and oversight	✓	✓	✓
ASX – Principle 2 – Structure of the board to add value	✓	✓	✓
ASX – Principle 3 – Promote ethical and responsible decision making	✓	✓	✓
ASX – Principle 4 – Safeguard integrity in financial reporting	✓	✓	✓
ASX – Principle 5 – Make timely and balanced disclosure	✓	✓	✓
ASX – Principle 6 – Respect the rights of shareholders	✓	✓	✓
ASX – Principle 7 – Recognise and manage risk	✓	✓	✓
ASX – Principle 8 – Remunerate fairly and responsibly	✓	✓	✓
ASX – Implementation of a Diversity Policy	✗	✓	✓
Corporations Act – Establishment of a Compliance Committee	✗	✓	✓
Corporations Act – Appointment of independent directors is subject to security holder approval	✗	✓	✓
Corporations Act – Convene an AGM	✗	✓	✓
Corporations Act – Publish remuneration report	✗	✓	✗
Good governance – Board membership policy	✗	✓	✓

Board and Board Committee meetings

The Directors met 13 times during the year to 30 June 2011. Ten Board meetings were main meetings and three meetings were held to consider specific business. The Annual General Meeting was held on 26 October 2010. While the Board continually considers strategy, in March 2011 they met with the Executive and Senior management team over two days to consider the Group's strategic plans. Special meetings are held at a time to enable the maximum number of Directors to attend and are generally held to consider specific items that cannot be held over to the next scheduled main meeting. The Directors also met for 25 Board Committee meetings during the year.

Non-Executive Director Board and Committee fees

Board and Committee fees paid to Non-Executive Directors for the years ended 30 June 2010 and 30 June 2011 are summarised in the table to the right. There were no changes to the Committee membership during the year ended 30 June 2011. For more information on the remuneration of Non-Executive Directors please refer to the Remuneration Report contained in the 2011 Annual Report.

Name	Main meetings		Specific meetings		Board Audit Committee		Board Risk and Sustainability Committee		Board Compliance Committee		Board Nomination and Remuneration Committee		Board Finance Committee	
	Held	Attended	Held	Attended	Held	Attended	Held	Attended	Held	Attended	Held	Attended	Held	Attended
Christopher T Beare	10	10	3	3	–	–	–	–	–	–	7	7	4	4
Elizabeth A Alexander, AM	10	10	3	3	6	6	4	4	–	–	–	–	–	–
Barry R Brownjohn	10	10	3	3	6	6	4	4	–	–	–	–	4	4
John C Conde, AO	10	10	3	3	–	–	–	–	4	4	7	7	–	–
Stewart F Ewen, OAM	10	10	3	3	–	–	–	–	–	–	7	7	–	–
Victor P Hoog Antink	10	10	3	3	–	–	–	–	–	–	–	–	–	–
Brian E Scullin	10	9	3	3	–	–	–	–	4	4	–	–	–	–
Peter B St George	10	10	3	3	6	6	4	4	–	–	–	–	4	4

Name	Directors' Fees				Committee Fees				
		Board	DWPL		Board Audit & Risk	Board Compliance	Board Nom & Rem	Board Finance	Total
		\$	\$		\$	\$	\$	\$	\$
Christopher T Beare	2011	350,000	–	–	–	–	–	–	350,000
	2010	300,000	–	–	–	–	–	–	300,000
Elizabeth A Alexander, AM	2011	150,000	30,000	15,000	–	–	–	–	195,000
	2010	130,000	17,500	17,500	–	–	–	–	165,000
Barry R Brownjohn	2011	150,000	–	30,000	–	–	7,500	–	187,500
	2010	130,000	–	27,500	–	–	8,750	–	166,250
John C Conde, AO	2011	150,000	–	–	7,500	15,000	–	–	172,500
	2010	130,000	–	–	7,500	13,750	–	–	151,250
Stewart F Ewen, OAM	2011	150,000	–	–	–	7,500	–	–	157,500
	2010	130,000	–	–	–	7,500	–	–	137,500
Brian E Scullin	2011	150,000	15,000	–	15,000	–	–	–	180,000
	2010	130,000	25,000	–	15,000	1,250	–	–	171,250
Peter B St George	2011	150,000	–	15,000	–	–	15,000	–	180,000
	2010	130,000	–	15,000	–	–	13,750	–	158,750
Total	2011	1,250,000	45,000	60,000	22,500	22,500	22,500	22,500	1,422,500
	2010	1,080,000	42,500	60,000	22,500	22,500	22,500	22,500	1,250,000

Remuneration of DEXUS Executives

The following table provides details of actual remuneration earned/granted by Executives in the years ended 30 June 2010 and 30 June 2011. This table includes details of the five highest paid Directors or Executives. The amounts detailed in the remuneration earned/granted table vary from the amounts detailed in the statutory accounting table in section 3.8 of the remuneration report contained in our Annual Report, because performance payments (in the remuneration earned/granted table) are attributed to Executives in the year performance payments are earned.

		Cash salary including superannuation	DEXUS performance payments	DEXUS deferred performance payments	Other short term benefits	Termination benefits	Total
		\$	\$	\$	\$	\$	\$
Name							
Victor P Hoog Antink	2011	1,550,000	1,100,000	1,300,000	–	–	3,950,000
	2010	1,300,000	1,100,000	1,200,000	–	–	3,600,000
Craig D Mitchell	2011	700,000	450,000	450,000	–	–	1,600,000
	2010	550,000	400,000	400,000	–	–	1,350,000
Paul G Say	2011	700,000	400,000	400,000	–	–	1,500,000
	2010	500,000	250,000	250,000	–	–	1,000,000
John C Easy	2011	425,000	190,000	185,000	–	–	800,000
	2010	375,000	187,000	188,000	–	–	750,000
Tanya L Cox	2011	425,000	195,000	190,000	–	–	810,000
	2010	400,000	180,000	180,000	–	–	760,000
Andrew P Whiteside ¹	2011	525,000	235,000	240,000	–	–	1,000,000
	2010	475,000	225,000	225,000	–	–	925,000
Louise J Martin ^{1,2}	2011	262,500	–	–	74,389	525,000	861,889
	2010	500,000	200,000	200,000	–	–	900,000
Total	2011	4,587,500	2,570,000	2,765,000	74,389	525,000	10,521,889
	2010	4,100,000	2,542,000	2,643,000	–	–	9,285,000

1 Mr Whiteside and Ms Martin are former KMP. Mr Whiteside's remuneration is disclosed due to being counted among the five highest paid Directors or Executives. Ms Martin ceased employment on 31 December 2010 and due to termination benefits received, also forms part of the five highest paid Directors or Executives. Ms Martin will not form part of subsequent remuneration disclosures.

2 Ms Martin received payment for statutory leave entitlements upon termination.

DXS OPERATING AND FINANCIAL REVIEW

Financial summary

DEXUS Property Group's financial performance for the year to 30 June 2011 is outlined below in detail. To fully understand our results, please refer to the five year financial summary on pages 51-52 in this Annual Review and the full Financial Statements in our 2011 Annual Report.

Total revenue from ordinary activities for the year to 30 June 2011 decreased by \$31.4 million to \$684.7 million (2010 \$716.1 million). The key drivers include:

- The disposal of properties totalling \$177.8 million in 2011 and \$594.9 million in 2010, offset by the acquisition of properties totalling \$78.1 million in 2011 and \$307.2 million in 2010
- An increase in like-for-like property income from the Australian office and Australian industrial portfolios, offset by a reduction in like-for-like property income for the US industrial portfolio
- Unfavourable movements in the US dollar currency rate

Net profit attributable to stapled security holders is \$553.0 million or 11.4 cents per security, an increase of \$521.6 million from the prior year (2010: \$31.4 million). The key drivers are:

- Fair value adjustments to property assets during the period of \$182.0 million¹, compared to a loss of \$235.6 million in 2010. This increase in the value of DXS's property portfolio reflects primarily a 30 basis point tightening in the weighted average capitalisation rate, at which properties were valued, to 7.7%
- Unrealised net fair value gain on derivatives totalling \$44.2 million (2010: loss of \$57.6 million) primarily as a result of higher market interest rates
- Gain on sale of investment properties of \$7.1 million (2010: loss of \$53.3 million). DXS disposed of \$177.8 million of properties during the year resulting in the \$7.1 million realised gain
- Deferred tax expense of \$18.6 million (2010: benefit of \$29.2 million) associated primarily with the positive revaluation of our US properties
- Operationally, FFO² increased 2.3% to \$358.0 million (2010: \$350.0 million)

Operational result

DEXUS Property Group's FFO for the year to 30 June 2011 are \$358.0 million, an increase of 2.3% on the prior year. FFO per security is 7.40 cents (2010: 7.30 cents per security). The key drivers impacting FFO are:

- The Australian office portfolio income increased by \$10.1 million (4.1%) primarily driven by strong like-for-like growth of 3.3%. This increase was underpinned by strong leasing success particularly in the Sydney market as our market scale and tougher stance on leasing delivered benefits. Occupancy⁶ for the Australian office portfolio remains high at 96.2% (2010: 95.7%) with a tenant retention rate of 53%.
- The Australian industrial portfolio's income increased by \$6.5 million underpinned by stable like-for-like growth of 1.1%, the impact of property transactions during 2010 and 2011, and the completion of two developments at Greystanes during the year now valued at \$54.8 million. The industrial portfolio ended the year with occupancy⁶ at 96.2% (June 2010: 98.4%) and a tenant retention rate of 61%.

- The US industrial portfolio's income decreased by \$19.5 million through a combination of like-for-like income (down 4.5%), the impact of a strengthening Australian dollar on US earnings and property sales. In a two-tiered market, the core portfolio continues to perform well with occupancy⁶ increasing from 95% to 99%. The central and east coast portfolio remains weaker with occupancy at 74.0%. During the year 11 properties totalling \$143.6 million were sold including \$67.7 million in the central and east coast portfolio together with DXS's only Canadian asset, for C\$78.7 million (\$75.9 million).
- Financing costs for distributable earnings reduced by \$33.1 million primarily driven by the repayment of debt from asset sales in 2010 and 2011 and favourable foreign currency movements.
- Management business EBIT decreased by \$2.6 million primarily due to costs associated with the establishment of our US office and local restructuring costs.

Based on our current distribution policy of 70% of Funds From Operations, the distribution paid for the year to 30 June 2011 was 5.18 cents per security (2010: 5.10 cents per security).

	June 2010 \$m	June 2011 \$m	Change \$m
Funds From Operations (FFO)	350.0	358.0	8.0
Retained earnings ³	(105.6)	(107.3)	(1.7)
Distribution to security holders	244.4	250.7	6.3
Fair value adjustments of property	(235.6)	182.0	417.6
Other NTA changes in comprehensive income ⁴	1.5	110.8	109.3
Other ⁵	21.1	9.5	(11.6)
Net profit attributable to stapled security holders	31.4	553.0	521.6

1 Including DXS's share of equity accounted investments.

2 Funds From Operations (FFO) or distributable income is often used as a measure of real estate operating performance after finance costs and taxes. DXS's FFO comprises profit/(loss) after tax attributable to stapled security holders measured under Australian Accounting Standards and adjusted for: property revaluations, impairments, derivative and FX mark to market impacts, amortisation of certain tenant incentives, gain/(loss) on sale of assets, straight line rent adjustments, deferred tax expense/benefit and DEXUS RENTS Trust capital distribution.

3 Based on the current distribution policy of 70% of FFO.

4 Includes fair value movement of derivatives, loss on sale of assets, deferred tax expense and amortisation of tenant incentives.

5 Includes RENTS capital distribution (classified as an equity related movement in the Financial Statements) and movements in intangibles.

6 Occupancy by area.

DXS FIVE YEAR FINANCIAL SUMMARY

Consolidated Statement of Comprehensive Income

	2007 \$'000	2008 \$'000	2009 \$'000	2010 \$'000	2011 \$'000
Profit and loss					
Property revenue	693,430	664,831	708,506	663,068	629,072
Management fees	–	26,760	63,663	51,588	50,655
Proceeds from sale of inventory	–	–	–	–	3,359
Property revaluations	831,330	184,444	–	–	148,433
Reversal of previous impairment	–	–	–	13,307	–
Interest revenue and net gain/(loss) on sale of investment properties	3,355	2,297	(1,880)	(53,342)	7,052
Contribution from equity accounted investments	52,715	2,467	31	(26,243)	34,053
Other income	19,168	12,829	5,739	10,144	5,486
Total income	1,599,998	893,628	776,059	658,522	878,110
Property expenses	(170,120)	(159,565)	(174,485)	(169,753)	(151,865)
Cost of sale of inventory	–	–	–	–	(3,353)
Finance costs	(133,055)	(213,233)	(384,241)	(190,685)	(52,744)
Employee benefit expense	–	(23,340)	(59,282)	(58,978)	(67,417)
Impairments and property devaluations	–	(61)	(1,685,733)	(209,367)	–
Other expenses	(53,559)	(44,266)	(47,970)	(28,132)	(26,298)
Total expenses	(356,734)	(440,465)	(2,351,711)	(656,915)	(301,677)
Profit/(loss) before tax	1,243,264	453,163	(1,575,652)	1,607	576,433
Income and withholding tax (expense)/benefit	(32,473)	(7,902)	120,236	29,983	(21,313)
Net profit/(loss)	1,210,791	445,261	(1,455,416)	31,590	555,120
Other non-controlling interests (including RENTS)	(41,972)	(6,984)	(3,695)	(170)	(2,108)
Net profit/(loss) to stapled security holders	1,168,819	438,277	(1,459,111)	31,420	553,012
Operating EBIT	n/a	485.9	514.5	461.3	437.2
Funds from operations (cents per security)	11.3	11.9	10.4	7.3	7.4
Distributions (cents per security)	11.3	11.9	7.3¹	5.1¹	5.2¹

1 70% of FFO.

DXS OPERATING AND FINANCIAL REVIEW

CONTINUED

Consolidated Statement of Financial Position

	2007 \$'000	2008 \$'000	2009 \$'000	2010 \$'000	2011 \$'000
Cash and receivables	95,992	135,671	120,661	89,429	109,921
Property assets ¹	9,151,993	8,737,874	7,741,549	7,308,543	7,491,008
Other (including derivative financial instruments and intangibles)	238,851	475,442	488,900	473,056	386,715
Total assets	9,486,836	9,348,987	8,351,110	7,871,028	7,987,644
Payables and provisions	289,501	322,528	289,561	281,230	274,346
Interest bearing liabilities	3,353,327	3,006,919	2,509,012	2,240,082	2,215,056
Other (including financial instruments)	139,065	184,487	406,320	343,269	191,401
Total liabilities	3,781,893	3,513,934	3,204,893	2,864,581	2,680,803
Net assets	5,704,943	5,835,053	5,146,217	5,006,447	5,306,841
Minority interest	438,173	205,998	206,772	205,275	204,028
Net assets (after non-controlling interest)	5,266,770	5,629,055	4,939,445	4,801,172	5,102,813
NTA per security (\$)	1.82	1.77	1.01	0.95	1.01
Gearing ratio (%)	35.6	33.2	31.2	29.8	28.4

Consolidated Statement of Changes in Equity

Total equity at the beginning of the year	4,715,513	5,704,943	5,835,053	5,146,217	5,006,447
Net profit/(loss)	1,210,791	445,261	(1,455,416)	31,590	555,120
Other comprehensive income/(loss)	(27,136)	77,929	(53,478)	(7,034)	(4,973)
Contributions of equity, net of transaction costs	145,328	243,524	1,129,971	90,360	14,528
Distributions provided for or paid	(324,638)	(355,380)	(296,648)	(244,411)	(250,662)
Other transactions with equity holders	–	402	–	–	–
Other non-controlling interest movements during the year	(14,915)	(281,626)	(13,265)	(10,275)	(13,619)
Total equity at the end of the year	5,704,943	5,835,053	5,146,217	5,006,447	5,306,841

Consolidated Statement of Cash Flows

Net cash inflow from operating activities	319,735	374,445	359,577	340,174	239,342
Net cash (outflow)/inflow from investing activities	(537,912)	11,065	(212,459)	90,592	(227,039)
Net cash inflow/(outflow) from financing activities	174,366	(342,514)	(170,190)	(444,382)	4,949
Net increase/(decrease) in cash and cash equivalents	(43,811)	42,996	(23,072)	(13,616)	17,252
Cash and cash equivalents at the beginning of the year	106,428	59,603	99,214	84,845	64,419
Effects of exchange rate changes on cash and cash equivalents	(3,014)	(3,385)	8,703	(6,810)	(7,925)
Cash and cash equivalents at the end of the year	59,603	99,214	84,845	64,419	73,746

¹ Property assets include investment properties, non-current asset classified as held for sale, inventories, investments accounted for using the equity method, and property, plant and equipment.

Our full Financial Statements can be accessed through our 2011 DEXUS Annual Report and 2011 DEXUS Combined Financial Statements, which are also available online at www.dexus.com

How do I invest in DEXUS Property Group?

DEXUS Property Group securities are listed on the Australian Securities Exchange (ASX: DXS). Security holders will need to use the services of a stockbroker or online broking facility to invest in DXS.

How can I find out information about DEXUS?

DEXUS's website contains extensive information on our property portfolio, investor communications, CR&S, Corporate Governance and the broader DEXUS Group at www.dexus.com

Earlier this year we introduced a "subscribe to alert" feature on our website where you can register your details to receive investor communications by an email alert as they are being released. To register your details please visit our website at www.dexus.com/media

Does DEXUS have any other listed trusts?

DEXUS also manages a hybrid security called DEXUS RENTS Trust (Real-estate perpetual ExchaNgeable sTep-up Securities) which is listed on the ASX (ASX code: DXRPA). RENTS are preference units in DOT Commercial Trust, a sub-trust of DEXUS Office Trust which forms part of the DEXUS Property Group stapled security. Information about DEXUS RENTS Trust can be found on our website at www.dexus.com/rents

How do I get information that will assist me to administer my DXS holding?

DEXUS provides a significant amount of current and historical information on its website at www.dexus.com/dxs including:

- Investor login facility
- Distribution and tax components
- Security issue price
- Apportionment percentages for DEXUS Property Group since stapling
- Capital gains tax information

The website also provides information about the stapling process that created DEXUS Property Group and historical information about the distribution and issue prices of the Trusts that form DEXUS Property Group prior to stapling.

Can I receive my reports electronically?

DEXUS produces a fully integrated Annual Review (previously the Security Holder Review), an Annual Report and a Combined Financial Statements report each year. These reports are available on our website in both PDF and online formats (HTML). You can elect via your Investor login at www.dexus.com to receive notification that these reports are available online. Alternatively you can elect to receive any or all of these reports in hard copy.

What is the distribution policy?

DXS distribution policy is to distribute 70% of Funds from Operations. Distributions are paid for the six months to December and June each year. Security holders can receive their distributions by direct credit into a nominated bank account or by cheque.

Can I reinvest my distribution?

DXS does not have a DRP facility in operation at this time. If and when DXS reinstates a DRP, we will notify all security holders.

How do I get non-resident distribution information?

The notice required by non-resident investors and custodians of non-resident investors for the purposes of section 12-400 of Schedule 1 to the *Tax Administration Act 1953* is published on our website at www.dexus.com/dxs/tax prior to the payment of each distribution.

What do I do if I have unclaimed distributions?

If you believe you have un-presented cheques or unclaimed distributions, please contact the DXS Infoline on 1800 819 675. For monies that have been outstanding for more than seven years, you should contact the NSW Office of State Revenue on 1300 366 016 or go to their website at osr.nsw.gov.au and use their search facility for unclaimed monies.

2012 distribution calendar

Period end	ASX announcement	Ex-distribution date	Record date	Payment date
31 Dec 2011	19 Dec 2011	22 Dec 2011	30 Dec 2011	29 Feb 2012
30 Jun 2012	20 Jun 2012	25 Jun 2012	29 Jun 2012	31 Aug 2012

SECURITY HOLDER INFORMATION

CONTINUED

Do I need to supply my tax file number?

You are not required by law to supply your tax file number, Australian Business Number (ABN) or Exemption. However, if you do not provide your TFN, ABN or Exemption, withholding tax at the highest marginal rate, may be deducted from your distributions. If you have not provided this information and wish to do so, please contact the DXS Infoline on 1800 819 675 or your sponsoring broker.

How do I complete my annual tax return for the distributions I receive from DEXUS?

At the end of each financial year we provide security holders who have received a distribution, an Annual Taxation Statement. This statement includes information required to complete your tax return. The distributions paid in February and August each year are required to be included in your tax return for the financial year the income was earned i.e. the distribution income paid in August 2011 should be included in your 2010/11 tax return.

How do I make a complaint?

Security holders wishing to lodge a complaint should do so in writing and forward it to DEXUS Funds Management Limited at the address shown in the Directory. DEXUS Funds Management Limited is a member of Financial Ombudsman Service (FOS), an independent dispute resolution scheme who may be contacted at:

Financial Ombudsman Service	Phone: 1300 780 808
GPO Box 3	Fax: +61 3 9613 6399
Melbourne VIC 3001	Email: info@fos.org.au
	Website: fos.org.au

2012 reporting calendar

Event	Anticipated date
2011 Annual General Meeting	31 October 2011
2012 Half-year results	mid February 2012
2012 Annual results	mid August 2012
2012 Annual General Meeting	31 October 2012

Please note that these dates are indicative and are subject to change without prior notice.

Annual General Meeting information

Our Annual General Meeting (AGM) will be held at The Westin in Sydney, New South Wales on Monday, 31 October 2011 commencing at 2.00pm. We encourage security holders to attend the AGM in person to meet our Board of Directors and Executive team.

The AGM will be webcast via our website www.dexus.com for those security holders who are unable to attend in person. The Chairman's address and the meeting results are announced to the ASX and available for download from our website.

Security holders are also encouraged to use our "subscribe to alert" system via our website www.dexus.com/media to receive notification as and when ASX announcements are made.

KEY ASX ANNOUNCEMENTS

09.07.10	DEXUS announces executive management restructure
16.07.10	DEXUS 2010 June distribution reinvestment price
18.08.10	DEXUS 2010 annual results release and presentation DEXUS 2010 Appendix 4E, financial statements and CGS DEXUS 2010 June property synopsis
01.09.10	DEXUS 2010 June DRP Appendix 3B
24.09.10	DEXUS 2010 annual reporting suite DEXUS 2010 Notice of Annual General Meeting
26.10.10	DEXUS 2010 Corporate Responsibility and Sustainability report
27.10.10	DEXUS 2010 Annual General Meeting results DEXUS 2010 Annual General Meeting address
13.12.10	DEXUS 2010 December distribution and DRP suspension
25.01.11	DEXUS US portfolio update
14.02.11	DEXUS hires new Head of Capital
16.02.11	DEXUS 2011 half-year results and presentation DEXUS 2010 December Appendix 4D and financial statements
25.03.11	DEXUS 2011 half-year report
13.05.11	DEXUS 2011 March portfolio update
21.06.11	DEXUS 2011 June distribution
29.06.11	DEXUS sells Canadian property
07.07.11	DEXUS acquires industrial property in California
17.08.11	DEXUS 2011 Annual results release, presentation and appendices
17.08.11	DEXUS 2011 Appendix 4E and Financial Report
17.08.11	DEXUS 2011 Property Synopsis
17.08.11	DEXUS 2011 Combined Financial Statements
24.08.11	DEXUS announces change to Board of Directors

GLOSSARY OF TERMS

AM	Member of the Order of Australia	DIT	DEXUS Industrial Trust	FFO	Funds from Operations is often used as a measure of real estate operating performance after finance costs and taxes. At DEXUS it represents AIFRS profit after tax attributable to stapled security holders adjusted for property revaluations, impairments, derivative and foreign currency mark to market movements, amortisation of certain tenant incentives, profit and loss on sale of properties, straight line rent adjustments, deferred tax expense and DEXUS RENTS Trust capital distribution
AO	Officer of the Order of Australia	DEXUS Group, DEXUS or the Group	DXS and the Third Party Investment Management business		
ASX	Australian Securities Exchange Limited	DEXUS Property Group, DXS or the Trusts	The four Trusts that comprise DEXUS Property Group Stapled Security		
Baa1 rating	A Standard & Poor's credit rating	DOT	DEXUS Office Trust	FOS	Financial Ombudsman Service, an independent dispute resolution scheme
BBB+ rating	A Standard & Poor's credit rating	DRP	Distribution Reinvestment Plan	FRICS	Fellow of the Royal Institute of Chartered Surveyors
BComm	Bachelor of Commerce	DWPF	DEXUS Wholesale Property Fund	FUM	Funds Under Management
BEc	Bachelor of Economics	DXFM	DEXUS Funds Management Limited, the Responsibility Entity for each of the four Trusts that comprise DEXUS Property Group	FY11/FY12	Financial year to 30 June 2011/Financial year to 30 June 2012
BE (Hons)	Bachelor of Economics (Honours)	DXO	DEXUS Operations Trust	GBCA	Green Building Council of Australia
BEEP	Business Energy Efficiency Program, a targeted cost effective program to cut power consumption, increase profitability and reduce the production of greenhouse gases	EBIT	Earnings Before Interest and Tax	GHG	Greenhouse gases
Bioswale	Bioswales are landscape elements designed to remove silt and pollution from surface runoff water. They consist of a swale drainage course with gently sloped sides (less than 6%) and filled with vegetation, compost and/or gravel	EEO	Energy Efficiency Opportunities Act	GJ	Gigajoule, a measurement of energy
BSc	Bachelor of Science	EOS	Employee Opinion Survey	GRI	Global Reporting Initiative
C\$	Canadian Dollar	FAICD	Fellow of the Australian Institute of Company Directors	IPD	Investment Property Databank, a world leader in performance analysis for owners, investors, managers and occupiers of real estate
CA	State of California, USA	FAPI	Fellow of the Australian Property Institute		
CA (SA)	Chartered Accountant (South Australia)	FCA	Fellow of the Institute of Chartered Accountants		
capitalisation rate	Ratio between the net operating income produced by an asset and its capital cost	FCPA	Fellow of Certified Practising Accountants in Australia		
CBD	Central Business District				
CPI	Consumer Price Index				
CR&S	Corporate Responsibility and Sustainability				
DDF	DEXUS Diversified Trust				

GLOSSARY

CONTINUED

Inland Empire	The Inland Empire is a 450 million square foot market east of Los Angeles consisting of Inland Empire West (280 million square feet) and Inland Empire East (also known as Riverside at 115 million square feet). Inland Empire West includes the submarkets of Chino, Fontana, Mira Loma, Rancho Cucamonga and Rialto. Inland Empire East includes Riverside up to San Bernardino and the Moreno Valley	NGERS	National Greenhouse and Energy Reporting System	T5/T8 lighting	T5 is a high efficiency, high output lamp. T5 lamps are able to fit into smaller spaces and provide more control of beam direction. T8 has a larger tube diameter than T5. Correct installation and usage can save up to 65% on normal lamps such as halogens and significantly reduce energy costs in tenancies.
intensity per sqm	Graph data is on an intensity per square metre basis which enables like-for-like comparisons year-on-year, excluding property acquisitions, disposals and developments during the period. Note: all environmental data includes only properties under our operational control as defined under NGERS	NOI	Net operating income	tenant incentive	A property industry standard practice. Tenants may be offered incentives by property owners who pay a given amount towards the tenant's fit-out and/or a rent free period at commencement of the lease
IRR	Internal Rate of Return	NTA	Net tangible assets	UNPRI	United Nations Principles for Responsible Investment, a network of international investors working together to put the six Principles for Responsible Investment into practice
KMP	Key Management Personnel	OAM	Medal of the Order of Australia	401K superannuation plan	A US retirement savings plan for our US employees
KPI	Key Performance Indicators	OH&S	Occupational Health and Safety		
LEED	Leadership in Energy and Environmental Design, the green building rating system in the US, equivalent to Green Star in Australia	OHS&L	Occupational Health, Safety and Liability		
MBA	Master of Business Administration	operational control	A company is deemed to have operational control when it has the authority to introduce and implement operating, health and safety, and/or environmental policies, and controls the operations of the site.		
MJ	Megajoule, a measurement of energy	PhD	Doctor of Philosophy		
NABERS	National Australian Built Environment Rating System	pre-lease	To obtain lease commitments in a building or complex prior to its being available for occupancy		
NLA	Net lettable area	REIT	Real Estate Investment Trust		
		RENTS	Real-estate perpetual Exchangeable Step-up Securities – DEXUS RENTS Trust (ASX code: DXRPA)		
		SCE	Southern California Edison is one of the largest electric utilities in California, serving more than 14 million people in a 50,000 square-mile area of central, coastal and Southern California		
		sector/(s)	Asset sectors specifically – office, industrial, industrial US, retail		
		SIPs	Strategic Improvement Plans		
		S&P	Standard & Poor's rating agency		

DIRECTORY

DEXUS Diversified Trust
ARSN 089 324 541

DEXUS Industrial Trust
ARSN 090 879 137

DEXUS Office Trust
ARSN 090 768 531

DEXUS Operations Trust
ARSN 110 521 223

Responsible Entity

DEXUS Funds Management Limited
ABN 24 060 920 783

Registered office of the Responsible Entity

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Email: ir@dexus.com

www.dexus.com/us

Directors of the Responsible Entity

Christopher T Beare, Chair
Elizabeth A Alexander AM
Barry R Brownjohn
John C Conde AO
Tonianne Dwyer
Stewart F Ewen OAM
Victor P Hoog Antink, CEO
Brian E Scullin
Peter B St George

Secretaries of the Responsible Entity

Tanya L Cox
John C Easy

Auditors

PricewaterhouseCoopers
Chartered Accountants
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Sydney NSW 2000

Investor enquiries

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Investor Relations:
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Registry Infoline: 1800 819 675
or +61 2 8280 7126
Fax: +61 2 9287 0303
Email: registrars@linkmarketservices.com.au
linkmarketservices.com.au

Monday to Friday between 8.30am and
5.30pm (Sydney time).

For enquiries regarding your holding
you can contact the security registry,
or access your holding details at
www.dexus.com using the Investor
login link.

Australian Securities Exchange

ASX Code: DXS

Independent assurance

As part of our drive towards more robust and accurate non-financial reporting, this year we have widened the scope of our assurance to include greater coverage of our business and processes. In addition to auditing our Financial Statements, PricewaterhouseCoopers (PwC) has provided limited assurance over select data within our Corporate Responsibility and Sustainability Report for the 12 months to 30 June 2011 in accordance with our reporting criteria (www.dexus.com/crs). The PwC limited assurance statement, the GRI verification report and the associated reporting criteria documents will be available at www.dexus.com/crs by the end of October 2011.



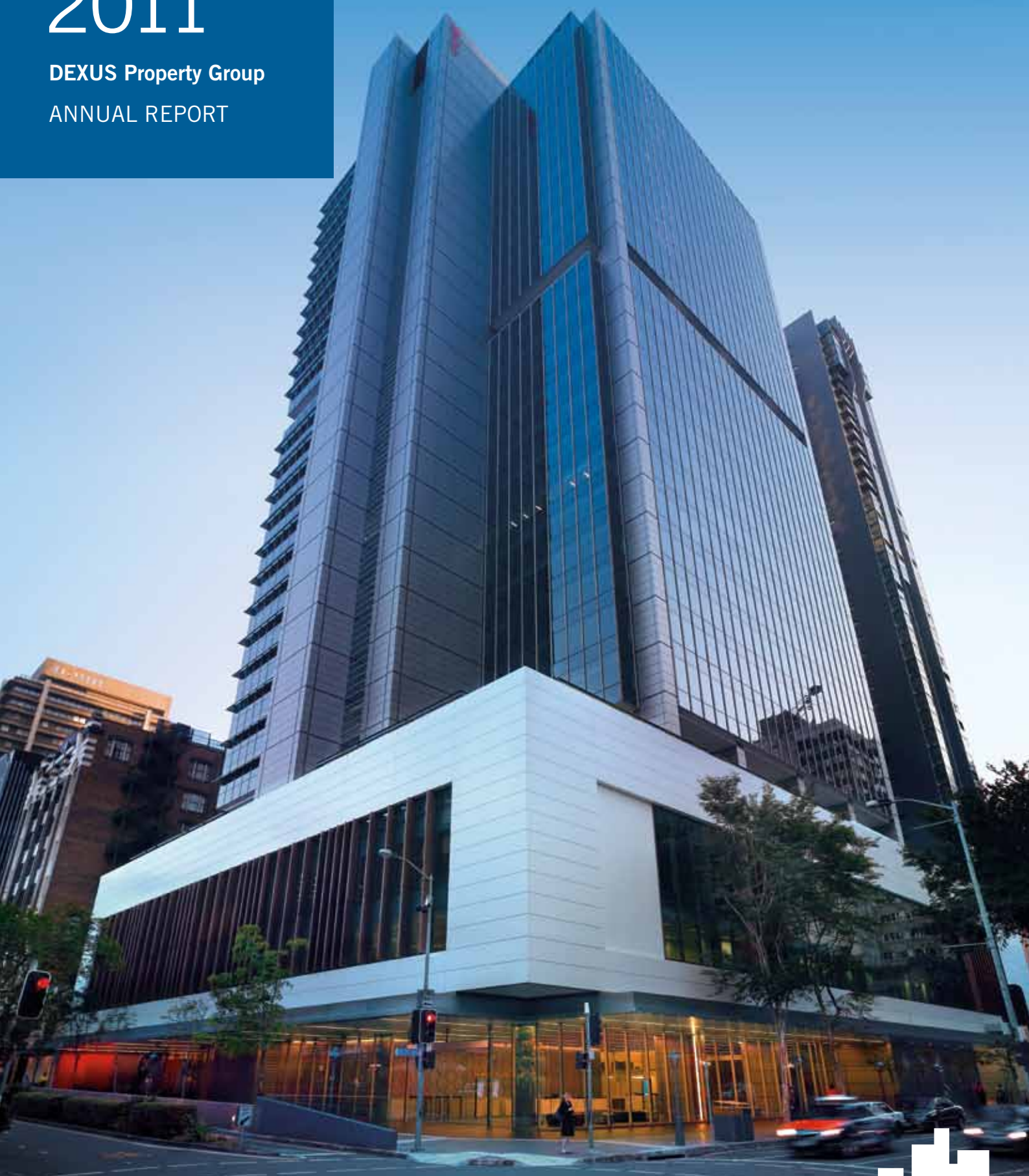
2011 DEXUS ANNUAL REVIEW



Consistent with DEXUS's commitment to sustainability, this report is printed on an FSC Mixed Sources Certified paper, which ensures that all virgin pulp is derived from well-managed forests and controlled sources. It contains elemental chlorine free (ECF) bleached pulp and is manufactured by an ISO 14001 certified mill. The paper is 55% recycled and is certified Carbon Neutral by the Carbon Reduction Institute (CRI) in accordance with the global Greenhouse Gas Protocol under the international standard ISO 14040. The printer of this report has Forest Stewardship Council® (FSC), Chain of Custody Certification.

2011

DEXUS Property Group
ANNUAL REPORT



DEXUS DIVERSIFIED TRUST
(ARSN 089 324 541)

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2011 Annual Reporting suite

DEXUS Property Group (DXS) reports financial and non-financial performance across three reports:

1. The 2011 Annual Review, an integrated report summarising our financial, operational and Corporate Responsibility and Sustainability (CR&S) performance for the year ending 30 June 2011. Further CR&S information can be found on our website at www.dexus.com/crs
2. This report, the 2011 Annual Report containing the DXS's consolidated Financial Statements, Corporate Governance Statement and information about our Board of Directors. This document should be read in conjunction with the 2011 Annual Review.
3. The 2011 Combined Financial Statements providing the Financial Statements of DEXUS Industrial Trust, DEXUS Office Trust and DEXUS Operations Trust on an individual basis. This document should be read in conjunction with the DEXUS Property Group 2011 Annual Report and Annual Review.

These reports are provided in print and online at www.dexus.com/dxs/reports along with our Annual General Meeting Notice of Meeting to security holders.

All amounts are A\$ unless otherwise specified.

DEXUS Property Group (DXS) (ASX Code: DXS), consists of DEXUS Diversified Trust (DDF), DEXUS Industrial Trust (DIT), DEXUS Office Trust (DOT), and DEXUS Operations Trust (DXO), collectively known as DXS. DEXUS Group includes DXS and the Third Party Investment Management business as detailed in the 2011 Annual Review.

Under Australian Accounting Standards, DDF has been deemed the parent entity for accounting purposes. Therefore the DDF consolidated Financial Statements include all entities forming part of DXS.

All press releases, Financial Statements and other information are available on our website: www.dexus.com

Cover: 123 Albert Street, Brisbane, QLD

LETTER FROM THE CHAIR

I am pleased to present the 2011 Annual Report, providing an overview of our financial performance for the year ending 30 June 2011.

Year in review

In 2010/11 we delivered a net profit to security holders of \$553 million, representing an increase of \$521.6 million on the previous year. The profit reflects the result of Funds From Operations (FFO) of \$358 million for the year and the revaluation of real estate, up \$182 million.

In line with guidance provided to the market, FFO totalled \$358 million or 7.4 cents per security and distributions paid for the year were 5.2 cents per security.

In recovering market conditions we continued to concentrate on achieving outperformance through leadership in office and industrial property ownership, management and development. In particular, our core office portfolio and active industrial business benefited from a combination of improving market conditions and a business platform well positioned to capitalise on those improvements.

While operating conditions in the United States continue to be mixed, the value of our US portfolio increased significantly. Our balance sheet remained strong with gearing of 28.4%, access to multiple debt markets and limited short term debt expiries. We remain well positioned to respond to changing conditions and opportunities that may arise.

During the year we focused on further building our distinctive capabilities to deliver strong performance and strengthening our leadership positions in the office and industrial sectors. We achieved this by focusing on the value drivers that we believe contribute to outperformance mainly:

- Focusing investment in core markets with high barriers to entry allowing us to create further scale and market power
- Leveraging our concentrated scale to build and maintain local relationships
- Utilising our experienced in-house research team in acquisition, disposal and leasing transaction strategy
- Selectively engaging in value add developments

As a result of this focus DEXUS outperformed the S&P/ASX200 Property Accumulation Index in 2011 and has exceeded this benchmark on a rolling three year basis each year since inception in October 2004.

Stakeholder objectives

In 2011 we continued to drive performance for our stakeholders and embed sustainability practices across our business in line with our corporate commitments to deliver positive outcomes for our key stakeholders by:

- Maximising returns for our investors
- Offering world class sustainable property solutions to our tenants
- Actively managing our purchasing and partnering decisions to ensure a positive impact and create shared value

- Being a preferred employer in the property industry to attract and retain the most talented team
- Ensuring we have a positive impact through engagement with the communities in which we operate
- Reducing resource consumption within our buildings including working with our tenants to minimise their resource consumption

Board and Governance

At the date of this report the Board comprises nine Directors, eight of whom are independent. On 24 August 2011, Tonia Dwyer joined our Board and the appointment will be proposed at the upcoming Annual General Meeting of security holders. Specific skills and experience the Directors bring to the Board include strategy, property investment, investment management, capital markets, financial and risk management.

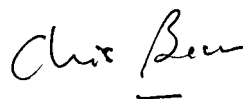
During the year we established a new Board membership policy, outlining our approach to Directors servicing multiple boards, to guard against Directors over committing their time. The policy also reflects our commitment to review and refresh Board and Committee membership to ensure appropriate experience and insight.

In 2010 we formalised our Diversity policy to reflect our belief that diversity is a competitive advantage for our investors. In June 2011, we agreed objectives and one of these was to achieve at least 33% female participation in senior management through to the Board by June 2015. I am pleased to report that we currently sit at 31% female participation. This represents the top 30% of our workforce, including the Board, and is one of the highest in the ASX 100. We continue to support and encourage diversity at all levels – the Board of Directors, the Senior Management team and throughout our organisation. The Board and Management oversee progress towards the achievement of our diversity objectives, including regular monitoring of key workforce demographics.

Outlook

Your Board and management team will remain focused on driving performance from our property and the third party portfolios we manage to maximise returns for investors.

On behalf of the Board, I would like to thank you for your support during the past year. I look forward to leading the Board again in 2012 and reporting our activities to you next year.



Christopher T Beare
Chair

26 September 2011

OPERATING AND FINANCIAL REVIEW

Financial summary

DEXUS Property Group's financial performance for the year to 30 June 2011 is outlined below in detail. To fully understand our results, please refer to the five year financial summary on page 3 and the full Financial Statements in this Annual Report.

Total revenue from ordinary activities for the year to 30 June 2011 decreased by \$31.4 million to \$684.7 million (2010 \$716.1 million). The key drivers include:

- The disposal of property assets totalling \$177.8 million in 2011 and \$594.9 million in 2010, offset by the acquisition of property assets totalling \$78.1 million in 2011 and \$307.2 million in 2010.
- An increase in like-for-like property income from the Australian office and Australian industrial portfolios, offset by a reduction in like-for-like property income for the US industrial portfolio.
- Unfavourable movements in the US dollar currency rate.

Net profit attributable to stapled security holders is \$553.0 million or 11.4 cents per security, an increase of \$521.6 million from the prior year (2010: \$31.4 million). The key drivers are:

- Fair value adjustments to property assets during the period of \$182.0 million¹, compared to loss of \$235.6 million in 2010. This increase in the value of the Group's property portfolio reflects primarily a 30 basis point tightening in the weighted average capitalisation rate, at which properties were valued, to 7.7%.
- Unrealised net fair value gain on derivatives totalling \$44.2 million (2010: loss of \$57.6 million) primarily as a result of higher market interest rates.
- Gain on sale of investment properties of \$7.1 million (2010: loss of \$53.3 million). The Group disposed of \$177.8 million of properties during the year resulting in the \$7.1 million realised gain.
- Deferred tax expense of \$18.6 million (2010: benefit of \$29.2 million) associated primarily with the positive revaluation of our US property assets.
- Operationally, FFO² increased 2.3% to \$358.0 million (2010: \$350.0 million).

Operational result

DEXUS Property Group's FFO for the year to 30 June 2011 are \$358.0 million, an increase of 2.3% on the prior year. FFO per security is 7.40 cents (2010: 7.30 cents per security). The key drivers impacting FFO are:

- The Australian office portfolio income increased by \$10.1 million (4.1%) primarily driven by strong like-for-like growth of 3.3%. This increase was underpinned by strong leasing success particularly in the Sydney market as our market scale and tougher stance on leasing delivered benefits. Occupancy⁶ for the Australian office portfolio remains high at 96.2% (2010: 95.7%) with a tenant retention rate of 53%.
- The Australian industrial portfolio's income increased by \$6.5 million underpinned by stable like-for-like growth of 1.1%, the impact of property transactions during 2010 and 2011, and the completion of two developments at Greystanes during the year now valued at \$54.8 million. The industrial portfolio ended the year with occupancy⁶ at 96.2% (June 2010: 98.4%) and a tenant retention rate of 61%.
- The US industrial portfolio's income decreased by \$19.5 million through a combination of like-for-like income (down 4.5%), the impact of a strengthening Australian dollar on US earnings and property sales. In a two-tiered market, the core portfolio continues to perform well with occupancy⁶ increasing from 95% to 99%. The central and east coast portfolio remains weaker with occupancy at 74.0%. During the year 11 properties totalling \$143.6 million were sold including \$67.7 million in the central and east coast portfolio together with the Group's only Canadian asset, sold for C\$78.7 million (\$75.9 million).
- Financing costs for distributable earnings reduced by \$33.1 million primarily driven by the repayment of debt from asset sales in 2010 and 2011 and favourable foreign currency movements.
- Management business EBIT decreased by \$2.6 million primarily due to costs associated with the establishment of our US office and local restructuring costs.

Based on our current distribution policy of 70% of FFO, the distribution paid for the year to 30 June 2011 was 5.18 cents per security (2010: 5.10 cents per security).

	June 2010 \$m	June 2011 \$m	Change \$m
FFO	350.0	358.0	8.0
Retained earnings ³	(105.6)	(107.3)	(1.7)
Distribution to security holders	244.4	250.7	6.3
Fair value adjustments of property	(235.6)	182.0	417.6
Other NTA changes in comprehensive income ⁴	1.5	110.8	109.3
Other ⁵	21.1	9.5	(11.6)
Net profit attributable to stapled security holders	31.4	553.0	521.6

1 Including DXS's share of equity accounted investments.

2 FFO or distributable income is often used as a measure of real estate operating performance after finance costs and taxes. DXS's FFO comprises profit/loss after tax attributable to stapled security holders measured under Australian Accounting Standards and adjusted for: property revaluations, impairments, derivative and FX mark to market impacts, amortisation of certain tenant incentives, gain/(loss) on sale of assets, straight line rent adjustments, deferred tax expense/benefit and DEXUS RENTS Trust capital distribution.

3 Based on the current distribution policy of 70% of FFO.

4 Includes fair value movement of derivatives, loss on sale of assets, deferred tax expense and amortisation of tenant incentives.

5 Includes RENTS capital distribution (classified as an equity related movement in the Financial Statements) and movements in intangibles.

6 Occupancy by area.

Five year financial summary

	2007 \$'000	2008 \$'000	2009 \$'000	2010 \$'000	2011 \$'000
Statements of Comprehensive Income					
Profit and loss					
Property revenue	693,430	664,831	708,506	663,068	629,072
Management fees	–	26,760	63,663	51,588	50,655
Proceeds from sale of inventory	–	–	–	–	3,359
Property revaluations	831,330	184,444	–	–	148,433
Reversal of previous impairment	–	–	–	13,307	–
Interest revenue and net gain/(loss) on sale of investment properties	3,355	2,297	(1,880)	(53,342)	7,052
Contribution from equity accounted investments	52,715	2,467	31	(26,243)	34,053
Other income	19,168	12,829	5,739	10,144	5,486
Total income	1,599,998	893,628	776,059	658,522	878,110
Property expenses	(170,120)	(159,565)	(174,485)	(169,753)	(151,865)
Cost of sale of inventory	–	–	–	–	(3,353)
Finance costs	(133,055)	(213,233)	(384,241)	(190,685)	(52,744)
Employee benefit expense	–	(23,340)	(59,282)	(58,978)	(67,417)
Impairments and property devaluations	–	(61)	(1,685,733)	(209,367)	–
Other expenses	(53,559)	(44,266)	(47,970)	(28,132)	(26,298)
Total expenses	(356,734)	(440,465)	(2,351,711)	(656,915)	(301,677)
Profit/(loss) before tax	1,243,264	453,163	(1,575,652)	1,607	576,433
Income and withholding tax (expense)/benefit	(32,473)	(7,902)	120,236	29,983	(21,313)
Net profit/(loss)	1,210,791	445,261	(1,455,416)	31,590	555,120
Other non-controlling interests (including RENTS)	(41,972)	(6,984)	(3,695)	(170)	(2,108)
Net profit/(loss) to stapled security holders	1,168,819	438,277	(1,459,111)	31,420	553,012
Operating EBIT	n/a	485.9	514.5	461.3	437.2
Funds From Operations (cents per security)	11.3	11.9	10.4	7.3	7.4
Distributions (cents per security)	11.3	11.9	7.3 ²	5.1 ²	5.2 ²
Statements of Financial Position					
Cash and receivables	95,992	135,671	120,661	89,429	109,921
Property assets ¹	9,151,993	8,737,874	7,741,549	7,308,543	7,491,008
Other (including derivative financial instruments and intangibles)	238,851	475,442	488,900	473,056	386,715
Total assets	9,486,836	9,348,987	8,351,110	7,871,028	7,987,644
Payables and provisions	289,501	322,528	289,561	281,230	274,346
Interest bearing liabilities	3,353,327	3,006,919	2,509,012	2,240,082	2,215,056
Other (including financial instruments)	139,065	184,487	406,320	343,269	191,401
Total liabilities	3,781,893	3,513,934	3,204,893	2,864,581	2,680,803
Net assets	5,704,943	5,835,053	5,146,217	5,006,447	5,306,841
Minority interest	438,173	205,998	206,772	205,275	204,028
Net assets (after non-controlling interest)	5,266,770	5,629,055	4,939,445	4,801,172	5,102,813
NTA per security (\$)	1.82	1.77	1.01	0.95	1.01
Gearing ratio (%)	35.6	33.2	31.2	29.8	28.4
Statements of Changes in Equity					
Total equity at the beginning of the year	4,715,513	5,704,943	5,835,053	5,146,217	5,006,447
Net profit/(loss)	1,210,791	445,261	(1,455,416)	31,590	555,120
Other comprehensive income/(loss)	(27,136)	77,929	(53,478)	(7,034)	(4,973)
Contributions of equity, net of transaction costs	145,328	243,524	1,129,971	90,360	14,528
Distributions provided for or paid	(324,638)	(355,380)	(296,648)	(244,411)	(250,662)
Other transactions with equity holders	–	402	–	–	–
Other non-controlling interest movements during the year	(14,915)	(281,626)	(13,265)	(10,275)	(13,619)
Total equity at the end of the year	5,704,943	5,835,053	5,146,217	5,006,447	5,306,841
Statements of Cash Flows					
Net cash inflow from operating activities	319,735	374,445	359,577	340,174	239,342
Net cash (outflow)/inflow from investing activities	(537,912)	11,065	(212,459)	90,592	(227,039)
Net cash inflow/(outflow) from financing activities	174,366	(342,514)	(170,190)	(444,382)	4,949
Net increase/(decrease) in cash and cash equivalents	(43,811)	42,996	(23,072)	(13,616)	17,252
Cash and cash equivalents at the beginning of the year	106,428	59,603	99,214	84,845	64,419
Effects of exchange rate changes on cash and cash equivalents	(3,014)	(3,385)	8,703	(6,810)	(7,925)
Cash and cash equivalents at the end of the year	59,603	99,214	84,845	64,419	73,746

1 Property assets include investment properties, non-current asset classified as held for sale, inventories, investments accounted for using the equity method, and property, plant and equipment.

2 70% of FFO.

BOARD OF DIRECTORS



Christopher T Beare Chair and Independent Director

BSc, BE (Hons), MBA, PhD, FAICD

Chris Beare is both the Chair and an Independent Director of DEXUS Funds Management Limited (appointed 4 August 2004). He is also a member of the Board Nomination and Remuneration Committee and the Board Finance Committee.

Chris has significant experience in international business, technology, strategy, finance and management. Previously Chris was Executive Director of the Melbourne based Advent Management venture capital firm prior to joining investment bank Hambros Australia in 1991. Chris became Head of Corporate Finance in 1994 and joint Chief Executive in 1995, until Hambros was acquired by Société Générale in 1998. Chris remained a Director of SG Australia until 2002. From 1998 onwards, Chris helped form Radiata, a technology start-up in Sydney and Silicon Valley – and as Chair and Chief Executive Officer, Chris steered it to a successful sale to Cisco Systems in 2001 and continued part time for four years as Director Business Development for Cisco. Chris has previously been a director of a number of companies in the finance, infrastructure and technology sectors. Chris is currently Chair of Mnet Group an ASX listed company.



Elizabeth A Alexander AM Independent Director

BComm, FCA, FAICD, FCPA

Elizabeth Alexander is an Independent Director of DEXUS Funds Management Limited (appointed 1 January 2005), Chair of DEXUS Wholesale Property Limited and a member of the Board Audit and Board Risk and Sustainability Committees.

Elizabeth brings to the Board extensive experience in accounting, finance, corporate governance and risk management and was formerly a partner with PricewaterhouseCoopers. Elizabeth's previous appointments include National Chair of the Australian Institute of Company Directors, National President of the Australian Society of Certified Practising Accountants and Deputy Chairman of the Financial Reporting Council. Elizabeth was also on the Boards of Boral Limited and AMCOR Limited.

Elizabeth is currently Chair of CSL Limited from which she has indicated her intention to retire on 19 October 2011. Elizabeth is also a director of Medibank Private and a Chancellor of the University of Melbourne.



Barry R Brownjohn Independent Director

BComm

Barry Brownjohn is an Independent Director of DEXUS Funds Management Limited (appointed 1 January 2005) and is Chair of the Board Audit and Board Risk and Sustainability Committees and a member of the Board Finance Committee.

Barry has over 20 years' experience in Australia, Asia and North America in international banking and previously held positions with the Bank of America including heading global risk management for the capital markets business, the Asia capital markets business and was the Australasian CEO between 1991 and 1996. Following his career with Bank of America, Barry has been active in advising companies in Australia and overseas on strategic expansion and capital raising strategies. He has also held numerous industry positions including Chairing the International Banks and Securities Association in Australia and the Asia Pacific Managed Futures Association.

Barry is an Independent Director of Citigroup Pty Limited, an Advisory Board Member of the South Australian Financing Authority and a Director of Bakers Delight Holdings Pty Limited. He also serves as a Board Governor of the Heart Research Institute.



John C Conde AO Independent Director

BSc, BE (Hons), MBA

John Conde is an Independent Director of DEXUS Funds Management Limited (appointed 29 April 2009), is the Chair of the Board Nomination and Remuneration Committee and a member of the Board Compliance Committee.

John brings to the Board extensive experience across diverse sectors including commerce, industry and government. John was previously a Director of BHP Billiton and Excel Coal Limited, Managing Director of Broadcast Investment Holdings Pty Limited, Director of Lumley Corporation and President of the National Heart Foundation of Australia.

John is Chairman of Ausgrid, the Bupa Australia Group and Whitehaven Coal Limited. John is President of the Commonwealth Remuneration Tribunal and Chairman of the Sydney Symphony. John is Chairman of the Australian Olympic Committee (NSW) Fundraising Committee, Chairman of the Homebush Motor Racing Authority Advisory Board and Chairman of Events NSW.

**Tonianne Dwyer Independent Director****BJuris (Hons), LLB (Hons)**

Tonianne Dwyer is an Independent Director of DEXUS Funds Management Limited (appointed 24 August 2011).

Tonianne brings to the Board significant experience as a company director and executive working in listed property, funds management and corporate strategy across a variety of international markets. Tonianne was a Director from 2006 until 2010 of Quintain Estates and Development – a listed United Kingdom property company comprising funds management, investment and urban regeneration – and was previously Head of Funds Management from 2003. Prior to joining Quintain, Tonianne was a Director of Investment Banking at Hambros Bank, SG Cowen and Société Générale based in London.

Tonianne also held directorships on a number of boards associated with Quintain's funds management business including the Quercus, Quantum and iQ Property Partnerships and the Bristol and Bath Science Park Stakeholder Board.

**Stewart F Ewen OAM Independent Director**

Stewart Ewen is an Independent Director of DEXUS Funds Management Limited (appointed 4 August 2004) and a member of the Board Nomination and Remuneration Committee.

Stewart has extensive property sector experience and started his property career with the Hooker Corporation in 1966. In 1983, Stewart established Byvan Limited which, by 2000, managed \$8 billion in shopping centres in Australia, Asia and North America. In 2000, Stewart sold his interest in Byvan to the Savills Group. In 1990 he started NavyB Pty Ltd, which has completed in excess of \$600 million of major residential and commercial property projects in Australia and New Zealand. Stewart was previously Managing Director of Enacon Ltd, a Director of the Abigroup and Chairman of Tuscan Pty Ltd, which developed and operated the Sydney University Village. Stewart was also a Director of CapitaCommercial Trust Management Limited in Singapore from 2004 to 2008.

Stewart was previously President of the Property Council of NSW, member of the NSW Heritage Council and Chair of the Cure Cancer Australia Foundation.

**Victor P Hoog Antink Executive Director and Chief Executive Officer****BComm, MBA, FAICD, FCA, FAPI, FRICS**

Victor Hoog Antink is CEO and an Executive Director of DEXUS Funds Management Limited (appointed 1 October 2004).

Victor has over 30 years' experience in property and finance. Prior to joining DEXUS in November 2003, Victor held Executive positions at Westfield Holdings where he was the Director of Funds Management, responsible for both the Westfield Trust and the Westfield America Trust. Prior to joining Westfield in 1995, Victor held Executive management positions in a number of financial services and property companies in Australia. Victor has a Commerce degree from the University of Queensland and an MBA from the Harvard Business School. He is a fellow of the Australian Institute of Company Directors, the Institute of Chartered Accountants in Australia, the Australian Property Institute and the Royal Institute of Chartered Surveyors. Victor also holds a Real Estate Agent's licence.

Victor is a former National President of the Property Council of Australia, Chair of the Property Industry Foundation and Director for Greenprint Foundation.

**Brian E Scullin Independent Director****BEC**

Brian Scullin is an Independent Director of DEXUS Funds Management Limited (appointed 1 January 2005), DEXUS Wholesale Property Limited and Chair of the Board Compliance Committee.

Brian brings to the Board extensive domestic and international funds management knowledge as well as finance, corporate governance and risk management experience. Following a career in government and politics in Canberra, Brian was appointed the inaugural Executive Director of the Association of Superannuation Funds of Australia (ASFA) in 1987. He joined Bankers Trust in Australia in 1993 and held a number of senior positions, becoming President of Japan Bankers Trust in 1997. In 1999 Brian was appointed Chief Executive Officer, Asia/Pacific for Deutsche Asset Management and retired from this position in 2002.

Brian was appointed Chair of BT Investment Management Limited in 2007 and Independent Director of Spark Infrastructure in May 2011.

**Peter B St George Independent Director****CA(SA), MBA**

Peter St George is an Independent Director of DEXUS Funds Management Limited (appointed 29 April 2009), is Chair of the Board Finance Committee and is a member of the Board Audit and Board Risk and Sustainability Committees.

Peter has more than 20 years' experience in senior corporate advisory and finance roles within NatWest Markets and Hill Samuel & Co in London. Peter acted as Chief Executive/Co-Chief Executive Officer of Salomon Smith Barney Australia/NatWest Markets Australia from 1995 to 2001. Peter was previously a Director of Spark Infrastructure Group and Chedha Holdings (Powercor and CitiPower, Victoria). Peter was also Chairman of Walter Turnbull Chartered Accountants and a Director of SFE Corporation Limited.

Peter is currently a Director of First Quantum Minerals Limited (listed on the Toronto Stock Exchange) and Boart Longyear Limited.

CORPORATE GOVERNANCE STATEMENT

DEXUS Funds Management Limited (DXFM) is the Responsible Entity of each of the four Trusts that comprise DEXUS Property Group (DXS). DXFM is also responsible for the management of a number of third party funds and mandates.

This corporate governance framework applies to all DXFM funds and mandates, and is designed to support the strategic objectives of the Group by defining accountability and creating control systems to mitigate the risks inherent in its day-to-day operations.

To achieve this objective, DXFM has implemented a corporate governance framework that meets the requirements of *ASX Corporate Governance Principles and Recommendations* (2nd edition) as amended 30 June 2010, and addresses additional aspects of governance that the Board considers appropriate. The Board is also committed to the early adoption of new and revised principles and recommendations. A reconciliation of the ASX Principles against DXFM's governance framework is available at www.dexus.com/corporategovernance

The Board

Roles and responsibilities

ASX Corporate Governance Principles and Recommendations (with 2010 Amendments); 1.1

As DEXUS comprises four real estate investment trusts, its corporate governance practices satisfy the requirements relevant to unit trusts.

The Board has determined that its governance framework will also satisfy the highest standards of a publicly listed company. These additional governance aspects include the conduct of an annual general meeting, the appointment of Directors by DEXUS security holders and additional disclosure, such as the remuneration report.

The governance framework enables the Board to provide strategic guidance, while exercising effective oversight of management. The framework also defines the roles and responsibilities of the Board and Executive Management in order to clearly communicate accountability and ensure a balance of authority.

The Board is responsible for reviewing and approving DEXUS's business objectives and ensuring strategies for their achievements are in place and monitored. Objectives are reviewed periodically to ensure that they remain consistent with the Group's priorities and the changing nature of its business. These objectives become the performance targets for the Chief Executive Officer and Group Management Committee. Performance against these objectives is reviewed annually by the Board Nomination and Remuneration Committee and is taken into consideration during the remuneration review of Group Management Committee members.

The Board carries ultimate responsibility for the approval and monitoring of annual business plans, the approval of acquisitions, divestments and major developments. The Board also ensures that the fiduciary and statutory obligations DEXUS owes to its security holders, third party clients and investors are met.

The Board is directly responsible for appointing and removing the Chief Executive Officer (CEO), and Company Secretary, ratifying the appointment of the Chief Financial Officer (CFO) and monitoring the performance of the Group Management Committee. The Board meets regularly throughout the year and, when required, Directors also meet to consider specific business. At each regular Board meeting the

Independent Directors meet without the CEO. Each year the Directors also meet with senior management to specifically consider strategy.

In addition to these responsibilities, DXFM is committed to maintaining, through both the Group Management Committee and the Board, a balance of skills, experience and independence appropriate to the nature and extent of its operations.

The Group Management Committee is responsible for the strategic alignment and achievement of DEXUS's goals and objectives. The Group Management Committee is focused on ensuring prudent financial and risk management of the Group.

Composition

ASX Corporate Governance Principles and Recommendations (with 2010 Amendments): 2.1, 2.2, 2.3

The composition of the Board reflects its role and the duties and responsibilities it discharges. It reflects the need for the Board to work together as a team with each Director making his or her own contribution to the Board's decision making process.

General qualifications for Board membership include the ability and competence to make appropriate business recommendations and decisions, an entrepreneurial talent for contributing to the creation of investor value, relevant experience in the industry sector, high ethical standards, exposure to emerging issues, sound practical sense and a total commitment to the fiduciary and statutory obligations to further the interests of all investors and achieve the Group's objectives.

During the year, the Board implemented a Board Membership Policy which addresses the potential impact of multiple board memberships on Directors' ability to devote adequate time to each board/position. Should a Director seek to be appointed to additional boards, approval must be sought from the Chair of DEXUS.

At 30 June 2011, the Board comprises eight members, seven of whom are independent and the eighth member is the DEXUS CEO. All eight Directors held office for the full financial year. The constitution allows for the appointment of up to 10 Directors.

Specific skills the incumbent Directors bring to the Board include strategy, property investment, funds management, capital markets, financial and risk management. Independent Directors have expertise in areas which enable them to relate to the strategies of DEXUS and to make a meaningful contribution to the Board's deliberations.

Independent Directors are independent of management and free of any business or other relationship that could materially interfere with the exercise of his or her unfettered and independent judgement. To be independent, a Director must not have, in the previous three years:

1. been retained as a professional adviser to DEXUS either directly or indirectly; or
2. been a significant customer of DEXUS or supplier to DEXUS (as determined by the Chair); or
3. held a significant financial interest in DEXUS either directly or indirectly (as determined by the Chair); or
4. held a senior executive position at DEXUS.

The Board regularly assesses the independence of its Directors, in light of interests disclosed to it. Directors of the Responsible Entity are not technically subject to the approval of security holders. However, the Board has determined that all Directors other than the CEO, will stand

for election by DXS stapled security holders. If a nominated Director fails to receive a majority vote that Director will not be appointed to the Board of DXFM. DXFM Directors, other than the CEO, will hold office for three years, following his or her first appointment (or, if appointed by the Board between DXS Annual General Meetings, from the date of the Annual General Meeting immediately succeeding the initial appointment). It is not generally expected that an Independent Director would hold office for more than ten years, or be nominated for more than three consecutive terms, whichever is the longer.

The Chair is an Independent Director, and is responsible for the leadership of the Board, for the efficient organisation and conduct of the Board's functions, and for the briefing of Directors in relation to issues arising relevant to the Board. The Board has clearly defined the responsibilities and performance of the CEO. The roles of the CEO and the Chair are not exercised by the same individual. The performance of the CEO is monitored by the Chair.

Biographies outlining the skills and experience of each Director are set out on pages 4 to 5 of this Annual Report. The policy to select and appoint new Directors to the Board, including specific criteria applied to determine Director independence is available at www.dexus.com

Meetings

The Board generally meets at least 10 times a year (being monthly between February and November) as well as attending ad hoc meetings that are called throughout the year. Board meetings are generally held at the registered office of DEXUS, although a number of meetings will be held "offsite" allowing the Directors to visit DEXUS owned or managed properties. Directors are expected to attend at least 75% of meetings a year. To assist participation, video conferencing facilities have been established.

Agenda items for Board meetings include (but are not limited to):

- CEO report
- Company Secretary's report
- Minutes of Board Committee meetings
- Reports on asset acquisitions, disposals and developments
- Management presentations

Board papers are provided to Directors no less than five business days before the scheduled meeting. Management is available to provide clarification or answer any questions Directors may have prior to the Board meeting or attend the Board meeting if requested by the Directors. DEXUS is currently trialling the provision of Board papers via iPad.

Performance

ASX Corporate Governance Principles and Recommendations (with 2010 Amendments); 1.2, 2.5

To ensure that each new Director is able to meet his or her responsibilities effectively, newly appointed Directors receive an information pack and induction briefing, which addresses the corporate governance framework, Committee structures and their terms of reference, governing documents and background reports. New Directors also attend briefings by DEXUS management on business strategy and operations. There were no new appointments during the 2011 financial year.

In addition, Directors undertake training, through regular presentations by management and external advisers on sector, fund and industry specific trends and conditions throughout the year. Directors are also encouraged to:

- take independent professional advice, at the Group's expense and independent of management;
- seek additional information from management; and
- directly access the Company Secretary, General Counsel, Head of Risk and Governance and other DEXUS Executives as required.

The Board Nomination and Remuneration Committee oversees the Board performance evaluation program which extends over a two year period. Board and Committee performance is evaluated one year, and individual Director performance is evaluated the following year.

The process is designed to identify opportunities for performance improvement. In 2011 individual Director performance was evaluated. Evaluations are undertaken using questionnaires and face-to-face interviews on a broad range of issues.

The effectiveness of Board and Committees is reviewed on an annual basis, the findings of which are reported to the Board. Committees' Terms of Reference are reviewed on at least an annual basis. Each Committee has a standing item to address at each meeting any improvement to reporting or process that would benefit the Committee as well as any items that require immediate reference to the Board, or regulator (where applicable).

Governance

The Board has established a number of Committees to assist it in the fulfilment of its responsibilities. The Board and Board Committee Terms of Reference are reviewed at least annually, and copies can be found at www.dexus.com/corporategovernance

Board Nomination and Remuneration Committee

ASX Corporate Governance Principles and Recommendations (with 2010 Amendments); 2.4, 2.5, 8.1, 8.2

A Board Nomination and Remuneration Committee oversees all aspects of Director and Executive remuneration, Board renewal, Director, CEO and management succession planning, Board and Committee performance evaluation and Director nominations. It comprises three Independent Directors:

- John C Conde AO, Chair, Independent Director
- Christopher T Beare, Independent Director
- Stewart F Ewen OAM, Independent Director

Reporting to the Board Nomination and Remuneration Committee and the Group Management Committee, the Compensation Committee oversees the development and implementation of human resource management systems and provides advice to the Board Nomination and Remuneration Committee. The Board Nomination and Remuneration Committee also has the power to engage external consultants independently of management.

Remuneration and incentive payments for employees are considered by the Compensation Committee following guidance from the Board Nomination and Remuneration Committee.

Recommendations to the Board Nomination and Remuneration Committee are based on the achievement of approved performance objectives and comparable market data.

Details of the Group's remuneration framework for Executives, Independent Directors and employees are set out in the Remuneration Report that forms part of the Directors' Report contained in this Annual Report starting on page 14. In 2010/11 there were no base salary increases for DEXUS senior management and no fee increases for Independent Directors. There are no schemes for retirement benefits (other than superannuation) for Independent Directors.

The CEO and Head of Human Resources attend the Board Nomination and Remuneration Committee meeting by invitation. It is the practice of the Board Nomination and Remuneration Committee to meet without non-committee members as required. Non-committee members are not in attendance when their own performance or remuneration is discussed.

Board Audit Committee

ASX Corporate Governance Principles and Recommendations (with 2010 Amendments); 4.1, 4.2, 4.3, 7.3

To ensure the factual presentation of each Trust's financial position, DXFM has put in place a structure of review and authorisation. This structure includes the establishment of a Board Audit Committee to:

- review the Financial Statements of each entity and review the independence and competence of the external auditor; and
- review semi-annual management representations to the Board Audit Committee, affirming the veracity of each entity's Financial Statements.

The Board Audit Committee's Terms of Reference require that all three Independent Director members have specific financial expertise and have an understanding of the industry in which the Group operates.

The Board Audit Committee operates under formal Terms of Reference, has access to management, and internal and external auditors without management present, and has the right and opportunity to seek explanations and additional information as it sees fit. Board Audit Committee members have unrestricted access to external auditors.

The external auditor is invited to attend all Board Audit Committee meetings. The Committee may also obtain independent professional advice in the satisfaction of its duties at the cost of the Group and independent of management. The Committee meets as frequently as required to undertake its role effectively and meets not less than four times a year.

The members of the Board Audit Committee are:

- Barry R Brownjohn, Chair, Independent Director
- Elizabeth A Alexander AM, Independent Director
- Peter B St George, Independent Director

In order to ensure the independence of the external auditor, the Board Audit Committee has responsibility for approving the engagement of the auditor for any non-audit service of greater than \$100,000.

Both the CFO and the CEO, on a semi-annual basis, make representations to the Board Audit Committee regarding the veracity of the Financial Statements and the financial risk management systems. On a semi-annual basis, the Internal Risk Committee completes a Fraud Risk questionnaire identifying any instances of actual or perceived fraud during the period.

The CEO makes a representation at least quarterly to the Head of Risk and Governance, regarding conformance with compliance policies and procedures. Any significant exceptions are reported by Risk and Governance to the Board Compliance Committee. Furthermore, on a quarterly basis, the CFO provides certification to the Board Compliance Committee as to the continued adequacy of financial risk management systems.

As at June 2009, fees paid to the external auditor for non-audit services were 123% of audit fees. In 2010, non-audit service fees reduced to 44% of audit fees and in 2011 non-audit fees reduced to 28%.

Board Compliance Committee

The *Corporations Act 2001* does not require DXFM to maintain a Compliance Committee while more than half its Directors are external Directors. However, the Board of DXFM has determined that the Board Compliance Committee provides additional control, oversight and independence of the compliance function and therefore will be continued.

The Board Compliance Committee reviews compliance matters and monitors DXFM conformance with the requirements of its Australian Financial Services Licence and of the *Corporations Act 2001* as it relates to Managed Investment Schemes.

The Committee includes only members who are familiar with the requirements of Managed Investments Schemes and have extensive risk and compliance experience. The Committee is also encouraged to obtain independent professional advice in the satisfaction of its duties at the cost of the Group and independent of management. During the 2011 financial year, the Board Compliance Committee has not needed to seek independent professional advice.

As at 30 June 2011, the Committee comprised five members, three of whom are external members (i.e. members who satisfy the requirements of Section 601JB(2) of the *Corporations Act 2001*), and two of whom are Executives of the Group. The Compliance Plan Auditor is invited to each Board Compliance Committee meeting.

The scope of the Committee includes all Trusts, including the Group's investment mandates. The Committee reports to the Board of the Responsible Entity, breaches of the *Corporations Act 2001* or breaches of the provisions contained in any Trust's Constitution or Compliance Plan, and further reports to ASIC in accordance with legislative requirements. DEXUS employees also have access to Board Compliance Committee members to raise any concerns regarding unethical business practices.

The members of the Board Compliance Committee are:

- Brian E Scullin, Chair, external member
- John C Conde AO, external member
- Andy Esteban, external member
- Tanya L Cox, executive member
- John C Easy, executive member

The skills, experience and qualifications of Mr Scullin and Mr Conde AO are on pages 4 and 5, Ms Cox and Mr Easy are on page 12 in this Annual Report.

Andy Esteban holds a Bachelor of Business majoring in Accounting. He is a CPA and a member of the Australian Institute of Company Directors. Andy has over 30 years' experience in the financial services industry, 21 years of which were with Perpetual Trustees. In December 1999 he established FP Esteban and Associates, which specialises in implementing and monitoring risk management and compliance frameworks in the financial services industry. Andy has provided compliance consulting services to organisations including UBS Global Asset Management in Australia, Hong Kong, Singapore, Taiwan and China. Andy is Chair of Certitude Global Investments Ltd (formerly HFA Asset Management Ltd) and a Director of HFA Holdings Ltd and Chair of their Audit and Risk Committee; Director of Equitable Asset Management (Australia) Limited; Chair of the Compliance Committees

of Aberdeen Asset Management Ltd, Deutsche Asset Management Australia Ltd, Grant Samuel and SPARK Infrastructure RE Ltd; and an Independent Member of the of Australian Unity Funds Management Ltd, Celsius Investment Management Limited, Schroder Investment Management Australia Ltd and Alliance Bernstein Compliance.

To enable the Board Compliance Committee to effectively fulfil its obligations, an Internal Compliance Committee has been established to monitor the effectiveness of the Group's internal compliance and control systems.

Board Risk and Sustainability Committee

ASX Corporate Governance Principles and Recommendations (with 2010 Amendments); 7.1, 7.2

To oversee risk management at DEXUS, the Board has established a Board Risk and Sustainability Committee responsible for reviewing the Group's operational risk management, environmental management, sustainability initiatives, internal audit practices and any incidents of fraud. The Committee also approves and oversees the effectiveness of the Group's Risk Management Framework.

The Board Risk and Sustainability Committee and Board Audit Committee share common membership to ensure that a comprehensive understanding of control systems is maintained by both Committees.

The members of the Board Risk and Sustainability Committee are:

- Barry R Brownjohn, Chair, Independent Director
- Elizabeth A Alexander AM, Independent Director
- Peter B St George, Independent Director

The management of risk is an important aspect of the Group's activities. Consequently the Group has created a segregated risk function reporting to the Chief Operating Officer on a day-to-day basis, as well as an Internal Compliance Committee, an Internal Audit Committee and an Internal Risk Committee, all of whom have independent reporting lines to corresponding Board Committees.

The Risk and Governance team's responsibility is to promote an effective risk and compliance culture including the provision of advice, the drafting and updating of relevant risk and compliance policies and procedures, conducting training, monitoring and reporting adherence to key policies and procedures. Frameworks have been developed and implemented in accordance with Australian Standards AS 31000:2009 (Risk Management) and AS 3806:2006 (Compliance Programs). The ongoing effectiveness of the risk management and internal control systems is reported by the Head of Risk and Governance to the Board Risk and Sustainability Committee and Board Compliance Committee on a quarterly basis. Furthermore, on an annual basis, DEXUS's internal control procedures are subject to independent verification as part of the GS007 (Audit Implications of the Use of Service Organisations for Investment Management Services) audit.

DEXUS recognises that risks come from numerous sources, driven by both internal and external factors. The main sources of risk faced by DEXUS include (and in no particular order):

- | | |
|---------------------------|-----------------------|
| ■ Strategic risks | ■ Environmental risks |
| ■ Market risks | ■ Financial risks |
| ■ Health and safety risks | ■ Regulatory risks |
| ■ Operational risks | ■ Fraud risks |

While some risks are identified, managed and monitored internally, DEXUS has appointed independent experts to undertake monitoring of health and safety and environmental risks, and other risks where expert knowledge is essential to ensure DEXUS has in place best practice processes and procedures.

The Group has in place a range of policies supporting the risk and compliance framework including (but not limited to):

- Good Faith Reporting – encouraging employees to raise concerns regarding corruption, illegality or substantial waste of company assets with appropriate management or members of the Board Compliance Committee
- Occupational Health, Safety and Liability – covering DEXUS's duty of care to investors, tenants, employees, agents and the wider community, to ensure all Occupational Health, Safety and Liability (OHS&L) risks in our property portfolio and corporate offices are appropriately managed
- Environmental Management – covering DEXUS's duty of care to its investors, tenants, employees, agents and the wider community to sustain and protect the environment during the management of its property portfolio, and to ensure that environmental obligations receive equal importance to its commercial and other competitive obligations
- Fraud Control and Awareness – covering the detection, recognition and prevention of fraud
- Anti-Bribery – covering DEXUS's policy on political donations, charitable donations, lobbying, the receipt and provision of gifts and benefits

While Internal Audit is resourced internally, DEXUS has adopted a co-sourcing arrangement. The appointment of an external firm as co-source service provider has the advantage of ensuring DXFM is informed of broader industry trends and experience. A partner from the internal audit co-source service provider is invited to each Board Risk and Sustainability Committee meeting.

The internal audit program has a three year cycle. The results of all audits are reported to the Internal Audit Committee and the Board Risk and Sustainability Committee on a quarterly basis, and the internal audit function has a dual reporting line to the Internal Audit Committee and the Board Risk and Sustainability Committee.

The Board Risk and Sustainability Committee is empowered to engage consultants, advisers or other experts independently of management. During the 2011 financial year, the Board Risk and Sustainability Committee appointed PricewaterhouseCoopers to undertake AS1000 assurance of its Corporate Responsibility and Sustainability Report.

Board Finance Committee

The Group experiences significant financial risk, including interest rate and foreign exchange exposures. To assist in the effective management of these exposures, the Board has established a Committee to specifically manage these financial risks. The Board Finance Committee's role is to review and recommend for approval to the Board, financial risk management policies, hedging and funding strategies, to review forward looking financial management processes and recommend periodic market guidance.

Supporting this Committee, management has established a Capital Markets Committee. Members of the Board Finance Committee are:

- Peter B St George, Chair, Independent Director
- Barry R Brownjohn, Independent Director
- Christopher T Beare, Independent Director

Management

The day-to-day management of each of the Trusts rests in the hands of the management team. To assist this team in the direction, implementation and monitoring of its plans and strategies, a number of management Committees have been established and responsibilities delegated.

Ethical behaviour

Code of Conduct

ASX Corporate Governance Principles and Recommendations (with 2010 Amendments); 3.1

To ensure the satisfaction of statutory and fiduciary obligations to each of its investor groups and to maintain confidence in its integrity, the Board has implemented a series of clearly articulated compliance policies and procedures to which it requires that all employees adhere.

In addition, the Board considers it important that its employees meet the highest ethical and professional standards and consequently has established both an Employee Code of Conduct, for all employees, and a Directors' Code of Conduct. Codes of Conduct are approved by the Board Compliance Committee.

During the year, an Anti-Bribery policy has been developed and implemented. The policy covers the acceptance and provision of appropriate gifts and benefits and reiterates DEXUS's policy of not making donations to any political party. The policy has been approved by the Board Compliance Committee.

The Group is committed to and strongly supports disclosure being made of corrupt conduct, illegality or substantial waste of company assets under its Good Faith Reporting policy. The Group provides protection to employees who make such disclosures from any detrimental action or reprisal.

On an annual basis, all employees are required to confirm compliance with key policies such as Code of Conduct, Employee Trading and Good Faith Reporting.

Diversity

ASX Corporate Governance Principles and Recommendations (with 2010 Amendments); 3.2, 3.3, 3.4

DEXUS comprises a socially and culturally diverse workplace which helps create a culture that is tolerant, flexible and adaptive to the changing needs of our environment. DEXUS believes that Boards should be small enough to be able to act decisively, but large enough that a diverse range of views is heard on any issue. DEXUS also believes that Boards need to have continuity and experience with DEXUS, as well as bringing fresh perspectives, and the DEXUS Board continually reviews these two factors.

DEXUS is committed to diversity and promotes an environment conducive to the merit-based appointment of qualified employees, senior management and Directors. Where professional intermediaries are used to identify or assess candidates, they are made aware of the Group's commitment to diversity.

DEXUS currently publishes annual statistics on the diversity profile of its Board and senior management, including a breakdown of the type and seniority of roles undertaken by women in its 2011 Annual Review.

Insider trading and trading in DEXUS securities

ASX Corporate Governance Principles and Recommendations (with 2010 Amendments); 3.1

The Board has determined that Directors will not trade in any security managed by the Group, and the Senior Executive team has similarly determined that they will not trade in any security managed by the Group. This decision has been made because the Board of DXFM has responsibility for the performance of DEXUS as well as the third party business. Directors are obliged to act in the best interests of each group of investors independently of each other. Therefore, to minimise the appearance of conflict that may arise, the Board has determined that it will not invest in any fund managed by the Group, including DEXUS. This position is periodically reviewed by the Board.

The Group has implemented a trading policy that applies to employees who wish to invest in any of the Group's financial products for his or her personal account or on behalf of an associate. The policy requires any employee who wishes to trade in any security issued or managed by DXFM to obtain written approval from the CEO or member of the Group Management Committee and the Head of Risk and Governance before entering into a trade.

Generally, approval will not be granted during defined blackout periods. These periods commence at the end of the financial half-year and full-year reporting periods and end on the day DEXUS Group results are released. In addition, if Risk and Governance or the Chief Executive Officer considers that there is the potential that inside information may be held or that a significant conflict of interest may arise, additional blackout periods will be imposed.

With regard to aligning Senior Executives' interests with the interests of DEXUS's investors, the Board has put in place a deferred performance scheme that it considers ensures an alignment of Senior Executives' interests with all investors. A description of the Senior Executives' payment scheme is contained in the Remuneration Report starting on page 14 of this Annual Report.

All employees are required to provide an annual declaration confirming his or her understanding and compliance with the Employee Trading Policy. Risk and Governance undertakes regular monitoring of the security registers.

All policies and procedures are available on our website at www.dexus.com/corporategovernance

Conflicts of interest and related party dealings

ASX Corporate Governance Principles and Recommendations (with 2010 Amendments); 3.1

The Group has implemented policies covering the management of conflicts of interest which include:

Personal conflicts

These may arise where the interests of clients or DEXUS are in conflict with the interests of employees. The policies which deal with Personal conflicts are the:

- Director Code of Conduct;
- Employee Code of Conduct;
- Key Management Personnel Trading;
- Employee Trading; and
- Gifts and Entertainment.

Business conflicts

These may arise in the following ways:

- conflicts arising from allocating property transactions, where there may be conflicts between the interests of different DEXUS clients;
- when allocating a limited investment opportunity between a number of clients;
- tenant conflicts, where a prospective tenant has two similar properties to choose from both owned or managed by DEXUS;
- conflicts arising from related party dealings involving more than one of DEXUS's clients, where those clients are on opposite sides of the transaction; and
- conflicts arising from transfer of assets involving the interests of DEXUS clients when transferring real estate between schemes and/or accounts which a DEXUS entity manages.

Where a conflict of interest has been identified, Risk and Governance liaises with the parties concerned to ensure the effective and timely management of the conflict. Where information barriers are put in place, the Risk and Governance team monitors compliance with the relevant policies.

On a monthly basis, the General Counsel reports to the Board on related party transactions. On a quarterly basis, the Head of Risk and Governance reports related party transactions to the Board Compliance Committee.

During the 2010/11 financial year, DEXUS managed a related party transaction where DEXUS Property Services Pty Limited was appointed to provide property management services for the newly acquired industrial properties within the DEXUS Wholesale Property Fund portfolio. Independent verification was sought to ensure the fee structure reflected market rates.

Continuous disclosure

ASX Corporate Governance Principles and Recommendations (with 2010 Amendments); 5.1

DXFM has established a Committee to ensure timely and accurate continuous disclosure for all material matters that impact the Group.

The Committee meets regularly to consider the activities of the Group and whether any disclosure obligation is likely to arise as a result of those activities. This Committee has been established to ensure that:

- investors continue to have equal and timely access to material information, including the financial status, performance, ownership and governance of the Trusts; and
- announcements are factual and presented in a clear and balanced way.

Please refer to www.dexus.com/corporategovernance for a copy of the Continuous Disclosure and Analyst Briefings Policy.

Compliance with our Continuous Disclosure and Analyst Briefing policy is subject to ongoing monitoring, the results of which are reported to the Board Compliance Committee.

Training

Newly appointed members of the Senior Executive team undertake induction training soon after commencing employment. Induction training in relation to the operations of DEXUS takes the form of a half day, interactive training session presented by the heads of various business units. The Head of Risk and Governance conducts a one-to-one Compliance Induction session with each newly appointed Senior Executive outlining DEXUS's approach to risk management and compliance. In addition, all new employees attend face-to-face Compliance Induction training facilitated by Risk and Governance, which covers key compliance issues. Induction training for US employees is facilitated by video conferencing.

Training is also identified throughout the year based on changes to legislation, compliance and risk issues highlighted during the period, or changes to business operations. Training is facilitated by employee, external service providers or the completion of online exams after reference to policies and procedures.

Annual General Meeting

ASX Corporate Governance Principles and Recommendations (with 2010 Amendments); 6.1

DEXUS respects the rights of security holders and to facilitate the effective exercise of those rights, the Board has committed to the conduct of an Annual General Meeting (AGM) for DXS security holders.

Each AGM is designed to:

- supplement effective communication with security holders;
- provide security holders ready access to balanced and understandable information;
- increase the opportunities for security holder participation; and
- facilitate security holders' rights to appoint Directors to the Board of DXFM.

The Group has adopted a policy which requires Directors to attend its AGM. In October 2010 all Directors attended the AGM. The external auditor of the Trusts also attends each AGM and is available to answer investor questions about the conduct of the audits of both the Trusts' financial records and their Compliance Plans, and the preparation and content of the Auditor's Report. In addition to conducting an AGM, the Group has a communications and investor relations strategy that promotes an informed market and encourages participation with its investors.

This strategy includes use of the Group's website to enable access to DEXUS announcements, annual and half-year reports, presentations and analyst support material. The website also contains significant historical information on announcements, distributions and other related information at www.dexus.com/dxs DEXUS Property Group engages Link Market Services to independently conduct any vote undertaken at the AGM of security holders.

FINANCIAL STATEMENTS

Directors' Report

For the year ended 30 June 2011

The Directors of DEXUS Funds Management Limited (DXFM) as Responsible Entity of DEXUS Diversified Trust (DDF or the Trust) and its consolidated entities, DEXUS Property Group (DXS or the Group) present their Directors' Report together with the consolidated Financial Statements for the year ended 30 June 2011.

The Trust together with DEXUS Industrial Trust (DIT), DEXUS Office Trust (DOT) and DEXUS Operations Trust (DXO) form DEXUS Property Group stapled security.

1. Directors and Secretaries

1.1 Directors

The following persons were Directors of DXFM at all times during the year and to the date of this Directors' Report:

Directors	Appointed
Christopher T Beare	4 August 2004
Elizabeth A Alexander, AM	1 January 2005
Barry R Brownjohn	1 January 2005
John C Conde, AO	29 April 2009
Stewart F Ewen, OAM	4 August 2004
Victor P Hoog Antink	1 October 2004
Brian E Scullin	1 January 2005
Peter B St George	29 April 2009

Particulars of the qualifications, experience and special responsibilities of the Directors at the date of this Directors' Report are set out in the Board of Directors section of the Annual Report and form part of this Directors' Report.

1.2 Company Secretaries

The names and details of the Company Secretaries of DXFM as at 30 June 2011 are as follows:

Tanya L Cox MBA MAICD FCIS **Appointed: 1 October 2004**

Tanya is the Chief Operating Officer and Company Secretary of DXFM and is responsible for the delivery of company secretarial, operational, information technology, communications and administration services, as well as operational risk management systems and practices across the Group. Prior to joining DXS in July 2003, Tanya held various general management positions over the past 16 years, including Director and Chief Operating Officer of NM Rothschild & Sons (Australia) Ltd and General Manager – Finance, Operations and IT for Bank of New Zealand (Australia).

Tanya is a non-executive director of a number of not-for-profit organisations, a member of the Australian Institute of Company Directors and a fellow of the Institute of Chartered Secretaries and Administrators (ICSA) and Chartered Secretaries Australia (CSA). Tanya has an MBA from the Australian Graduate School of Management and a Graduate Diploma in Applied Corporate Governance.

Tanya is Chief Operating Officer and Company Secretary of DXFM, DEXUS Holdings Pty Limited (DXH) and DEXUS Wholesale Property Limited (DWPL) and is a member of the Board Compliance Committee.

John C Easy B Comm LLB ACIS **Appointed: 1 July 2005**

John is the General Counsel and Company Secretary of DXFM. During his time with the Group he has been involved in the establishment and public listing of the Deutsche Office Trust, the acquisition of the Paladin and AXA property portfolios, and subsequent stapling and creation of DXS. Prior to joining DXS in November 1997, John was employed as a senior associate in the commercial property/funds management practices of law firms Allens Arthur Robinson and Gilbert & Tobin. John graduated from the University of New South Wales with Bachelor of Laws and Bachelor of Commerce (Major in Economics) degrees. He is a member of Chartered Secretaries Australia (CSA) and holds a Graduate Diploma in Applied Corporate Governance.

John is General Counsel and Company Secretary for DXFM, DXH and DWPL and is a member of the Board Compliance Committee.

2. Attendance of Directors at Board meetings and Board Committee meetings

The number of Directors' meetings held during the year and each Director's attendance at those meetings is set out in the table below.

The Directors met 13 times during the year. Ten Board meetings were main meetings, three meetings were held to consider specific business. While the Board continually considers strategy, in March 2011 they met with the Executive and Senior Management team over three days to consider the Group's strategic plans.

	Main meetings held	Main meetings attended	Specific meetings held	Specific meetings attended
Christopher T Beare	10	10	3	3
Elizabeth A Alexander, AM	10	10	3	3
Barry R Brownjohn	10	10	3	3
John C Conde, AO	10	10	3	3
Stewart F Ewen, OAM	10	10	3	3
Victor P Hoog Antink	10	10	3	3
Brian E Scullin	10	9	3	3
Peter B St George	10	10	3	3

Special meetings are held at a time to enable the maximum number of Directors to attend and are generally held to consider specific items that cannot be held over to the next scheduled main meeting.

The table below sets out the number of Board Committee meetings held during the year for the Committees in place at the end of the year and each Director's attendance at those meetings.

	Board Audit Committee		Board Risk and Sustainability Committee		Board Compliance Committee		Board Nomination and Remuneration Committee		Board Finance Committee	
	Held	Attended	Held	Attended	Held	Attended	Held	Attended	Held	Attended
Christopher T Beare	–	–	–	–	–	–	7	7	4	4
Elizabeth A Alexander, AM	6	6	4	4	–	–	–	–	–	–
Barry R Brownjohn	6	6	4	4	–	–	–	–	4	4
John C Conde, AO	–	–	–	–	4	4	7	7	–	–
Stewart F Ewen, OAM	–	–	–	–	–	–	7	7	–	–
Brian E Scullin	–	–	–	–	4	4	–	–	–	–
Peter B St George	6	6	4	4	–	–	–	–	4	4

Directors' Report

For the year ended 30 June 2011

CONTINUED

3. Remuneration Report**3.1 Introduction**

This Remuneration Report has been prepared in accordance with AASB 124 *Related Party Disclosures* and section 300A of the *Corporations Act 2001* for the year ended 30 June 2011. The information provided in this Report has been audited in accordance with the provisions of section 308 (3C) of the *Corporations Act 2001*.

Key Management Personnel

In this report, Key Management Personnel (KMP) are those people having the authority and responsibility for planning, directing and controlling the activities of the Group, either directly or indirectly. They comprise:

- Non-Executive Directors;
- the Chief Executive Officer; and
- Executives who are members of the Group Management Committee (GMC).

Below are the individuals determined to be KMP of the Group, classified between Non-Executive Director and Executive personnel.

Non-Executive Directors

There were no changes to the composition of Non-Executive Directors from the previous year.

Name	Title	KMP 2011	KMP 2010
Christopher T Beare	Non-Executive Chair	✓	✓
Elizabeth A Alexander, AM	Non-Executive Director	✓	✓
Barry R Brownjohn	Non-Executive Director	✓	✓
John C Conde, AO	Non-Executive Director	✓	✓
Stewart F Ewen, OAM	Non-Executive Director	✓	✓
Brian E Scullin	Non-Executive Director	✓	✓
Peter B St George	Non-Executive Director	✓	✓

Executives

The following changes occurred within the Executive group during the year ended 30 June 2011:

- the GMC was formed on 1 July 2010, replacing the former Executive Committee;
- all property sector Executives now report through to the Chief Investment Officer;
- Mr Turner, former Head of Funds Management and a KMP, ceased employment on 31 December 2010; and
- Ms Martin, former Head of Office and a KMP, ceased employment on 31 December 2010.

Name	Title	Status	KMP 2011	KMP 2010
Victor P Hoog Antink	Chief Executive Officer	GMC Member	✓	✓
Tanya L Cox	Chief Operating Officer	GMC Member	✓	✓
John C Easy	General Counsel	GMC Member	✓	✓
Craig D Mitchell	Chief Financial Officer	GMC Member	✓	✓
Paul G Say	Chief Investments Officer	GMC Member	✓	✓
Andrew P Whiteside ¹	Head of Industrial	Executive	–	✓
R Jane Lloyd ¹	Head of US Investments	Executive	–	✓
Patricia A Daniels ¹	Head of Human Resources	Executive	–	✓
Mark F Turner ²	Head of Funds Management	Executive/Left Employment	–	✓
Louise J Martin ²	Head of Office and Retail	Executive/Left Employment	–	✓

¹ Following the establishment of the GMC on 1 July 2010, Mr Whiteside, Ms Lloyd and Ms Daniels were no longer considered to be KMP for the purpose of this report. However, the total of their remuneration received in 2010 has been disclosed in sections 3.5 and 3.8 of this report to provide consistency with figures reported in the prior year.

² Ms Martin is included in the remuneration disclosure in sections 3.5 and 3.8 of this report due to her termination payments placing her within the five most highly paid Directors or Executives as defined under the Corporations Act. Mr Turner's remuneration is disclosed for 2010 within the former KMP group in sections 3.5 and 3.8.

3.2 Board oversight of remuneration

The objectives of the Board Nomination and Remuneration Committee (Committee) are to assist the Board in fulfilling its responsibilities by overseeing all aspects of Director and Executive remuneration, as well as Board nomination and performance evaluation. Specifically, the Committee carries out the following activities:

Nomination

To review and recommend to the Board:

- the nomination, appointment, re-election and removal of Directors;
- performance evaluation procedures for the Board, its committees and individual Directors;
- Board and CEO succession plans;
- identification of those employees who fall within the definition of Key Management Personnel as defined in AASB124 *Related Party Disclosures*;
- the DEXUS Diversity Policy;
- measurable objectives for the achievement of gender diversity and monitoring of those objectives;
- ongoing training and development requirements for Directors;
- the effectiveness of the induction process for Directors; and
- determination of the time required by independent Directors to discharge their responsibilities effectively, and whether Directors are meeting this commitment.

Remuneration

To review and recommend to the Board:

- remuneration approach, including design and operation of the performance payment employee incentive schemes;
- CEO and Executive performance and remuneration;
- aggregate annual performance payment pool; and
- Directors' fees.

To review and approve:

- aggregate base salary increases and annual performance payment pool, for all employees other than the CEO and Key Management Personnel; and
- recruitment, retention and termination policies and procedures.

Regarding remuneration, the Committee assesses the appropriateness of the structure and the quantum of both Director and Executive remuneration on an annual basis, with reference to relevant regulatory and market conditions, and individual and company performance. At its discretion, the Committee engages external consultants to provide independent advice when required (see section 3.4 for a description of the remuneration review process).

Further information about the role and responsibilities of the Committee is set out in the Board Nomination and Remuneration Committee Terms of Reference, which may be found online at www.dexus.com in the Corporate Governance section.

The composition of the Committee remained unchanged throughout the year ended 30 June 2011. Mr Conde continued in his role as Committee Chair, drawing upon his extensive experience from a diverse range of appointments, including his role as President of the Commonwealth Remuneration Tribunal. The Committee's experience is further enhanced through the membership of Messrs Beare and Ewen, each of whom has significant management experience in the property and financial services sectors.

During the year ended 30 June 2011, Committee members were:

Name	Title	2011	2010
John C Conde, AO ¹	Committee Chair	✓	✓
Christopher T Beare ²	Committee Member	✓	✓
Stewart F Ewen, OAM	Committee Member	✓	✓
Brian E Scullin ³	Committee Member	–	–

1 Mr Conde was formerly a member of the Committee and became Chair effective 1 September 2009.

2 Mr Beare was formerly Chair of the Committee and became a Member effective 1 September 2009.

3 Mr Scullin ceased being a Member of the Committee on 31 August 2009 (there were no FY10 meetings of the Committee prior to this).

Directors' Report

For the year ended 30 June 2011

CONTINUED

3. Remuneration Report (continued)**3.3 Non-Executive Directors' remuneration framework**

The objectives of the Non-Executive Directors' remuneration framework are to ensure Non-Executive Directors' fees reflect the responsibilities of Non-Executive Directors and are market competitive. Non-Executive Directors' fees are reviewed annually with reference to:

- comparably sized companies in the S&P/ASX 100 index;
- publicly available remuneration reports from competitors; and
- information supplied by independent external advisors, such as the Australian Institute of Company Directors, Ernst & Young and the Godfrey Remuneration Group.

Non-Executive Directors, other than the Chair, receive a base fee plus additional fees for membership of Board Committees. The table below outlines the fee structure for the year ended 30 June 2011.

Committee	Chair \$	Member \$
Director's Base Fee	350,000	150,000
Board Audit and Risk	30,000	15,000
DWPL Board	30,000	15,000
Board Finance	15,000	7,500
Board Compliance	15,000	7,500
Board Nomination and Remuneration	15,000	7,500

In addition to the Directors' fee structure outlined above, Mr Ewen's company is paid a fixed fee of \$30,000 per annum for his attendance at property inspections, for reviewing property investment proposals and participating in informal management meetings.

Recognising the greater responsibility and time commitment required, the Board Chair receives a higher fee than other Non-Executive Directors, which is benchmarked to the market median of comparably sized ASX listed entities. The Chair does not receive Board Committee fees, nor is the Chair present during any discussion relating to the determination of the Chair's fees.

Non-Executive Directors are not eligible to receive performance based remuneration or accrue separate retirement benefits beyond statutory superannuation entitlements.

Base fees for both the Chair and Non-Executive Directors were increased effective 1 July 2010. This increase was reported in the remuneration report for the year ended 30 June 2010. Total fees paid to Directors remain within the aggregate fee pool of \$1,750,000 per annum approved by DXS security holders at its Annual General Meeting in October 2008.

3.4 Approach to Executive remuneration

3.4.1 Executive remuneration principles

DXS Executives are charged with providing a full range of integrated property services, focused on office and industrial property management, delivering consistent total returns to investors, while assuming relatively moderate risk. Earnings growth is also driven by increasing activity in each of our operating business and growing new revenue streams. The Directors consider that an appropriately skilled and qualified Executive team is essential to achieve this objective. The Group's approach to the principles, structure and quantum of Executive remuneration is therefore designed to attract, motivate and retain such an Executive team.

In establishing the Group's remuneration principles, the Directors are cognisant that DXS's business is based on long term property investments and similarly long term tenant relationships. Furthermore, property market investment returns tend to be cyclical. Taking these factors into account, the Executive remuneration structure is based on the following criteria:

1. market competitiveness and reasonableness;
2. alignment of Executive performance payments with achievement of the Group's financial and operational objectives, within its risk framework and cognisant of its values-based culture; and
3. an appropriate mix of remuneration components, including performance payments linked to security holder returns over the longer term.

(a) Market competitiveness and reasonableness

For the purposes of determining market competitive remuneration, the Group takes a research based approach, obtaining external executive remuneration benchmarks from a range of sources, including:

- publicly available data from the annual reports of constituents of the S&P/ASX 100 index;
- independent remuneration consultants, including Hart Consulting Group, Financial Institutions Remuneration Group, Aon Hewitt and the Avdiev Group, regarding property organisations of a similar market capitalisation; and
- various recruitment and consulting agencies who are informed sources of market remuneration trends.

(b) Alignment of Executive performance payments with achievement of the Group's objectives

The Group assesses individual Executive performance within a Balanced Scorecard framework. The Balanced Scorecard prescribes the financial and non-financial performance indicators that will be used to measure an Executive's performance for the year. Financial performance indicators include objectives that promote the achievement of superior security holder returns over time, whilst non-financial indicators are designed to encourage operational effectiveness and sustainable business and people practices. By setting objectives which promote a balanced performance outcome, the Group is able to monitor the execution of its strategy in a holistic manner. The Balanced Scorecard focuses on performance in four areas, which reflect each Executive's role, responsibility, accountability and strategy delivery.

DEXUS Balanced Scorecard – typical objectives	
Financial performance	Business development and business management
■ earnings per security	■ execution of strategy on time and within budget
■ distributions per security	■ corporate responsibility and sustainability initiatives
■ third party funds performance	■ achievement of international operations strategies
■ total security holder return, relative to peers	
Stakeholder satisfaction	Leadership
■ investor relations	■ executive succession
■ tenant satisfaction	■ talent management
■ employee engagement	■ role modelling DEXUS cultural values
	■ executive development

Individual objectives are selected based on the key strategic drivers for each area of responsibility and as a result are tailored and weighted differently for each Executive. The typical objectives listed above are therefore not common to all Executive roles.

The Committee reviews and approves Balanced Scorecard objectives at the commencement of each financial year and reviews achievement against these KPIs at the end of each financial year. The Committee's review of Executive performance, in conjunction with data provided from external benchmarks and the target remuneration mix, guide the Committee in its determination of the appropriate quantum of Performance Payments to be awarded to Executives.

Directors' Report

For the year ended 30 June 2011

CONTINUED

3. Remuneration Report (continued)

3.4 Approach to Executive remuneration (continued)

3.4.1 Executive remuneration principles (continued)

(c) Executive remuneration structure

i. Executive remuneration components

The DXS Executive remuneration structure comprises the following remuneration components:

TOTAL REMUNERATION			
■ delivered through fixed and variable components ■ fixed remuneration is targeted at the market median awarded on a variable scale, which may result in a total remuneration range from lower quartile to upper quartile, reflecting differing levels of experience, role structure and contribution		■ variable remuneration is delivered as immediate and deferred performance payments and is determined on a range of factors including achievement of KPIs and relative market remuneration mix	
FIXED REMUNERATION	Salary	■ Consists of cash salary and salary sacrificed fringe benefits, such as motor vehicles	■ Targeted at Australian market median using external benchmark data and varies according to Executives' skills and depth of experience
	Superannuation	■ Prescribed and salary sacrifice superannuation contributions, including insurance premiums (if applicable)	■ Reviewed annually by the Board, effective 1 July, including internal and external relativities
VARIABLE REMUNERATION	Performance Payments	■ The aim of Performance Payments is to attract, motivate and retain appropriately skilled and qualified Executives to achieve the strategic objectives of the business, measured through the achievement of KPIs ■ Strategic objectives incorporate financial and non-financial measures of performance at Group, business unit and individual level and represent key drivers for the success of the business and for delivering long term value to security holders ■ The achievement of KPIs is assessed through a Balanced Scorecard approach ■ Individual awards are determined on a range of factors, including achievement of KPIs and relative market remuneration mix	■ Performance Payments are delivered as immediate and deferred elements in accordance with the targeted remuneration mix set out in the table below ■ The annual award of any Performance Payment to an Executive is dependent upon the Board being satisfied that minimum threshold performance targets have been achieved ■ Only in exceptional circumstances would the Board consider awarding a performance payment which exceeds the target remuneration mix
	DEXUS Performance Payments (DPP)	■ Delivery of DPP is immediate	■ Awarded annually as a cash payment in September
	DEXUS Deferred Performance Payments (DDPP)	■ Delivery of DDPP is deferred for three years, as described below	■ Granted annually ■ Grants vest after three years (i.e. no accelerated vesting) ■ Delivered as a cash payment in accordance with the plan design described below ■ Unvested grants are forfeited upon Executive initiated termination (i.e. resignation) ■ The Nomination and Remuneration Committee may use its discretion in operating the Plan

Performance payment pool

A single pool of funds is accrued to meet all Performance Payments. The pool of funds accrued is sufficient to ensure that the Group is able to meet its objectives under its remuneration framework. The Board may exercise its discretion to vary the size of the pool by reference to such factors as:

- three year absolute total security holder return;
- management costs, risk factors and revenue of DEXUS Holdings Pty Limited; and
- performance against budgeted earnings and distributions per security.

ii. Target mix of remuneration components

The target remuneration mix for KMP, expressed as a percentage of total remuneration, is outlined in the table below.

Remuneration component	2011			2010		
	CEO	CFO & CIO	Other Executives	CEO	CFO & CIO	Other Executives
Total fixed	35%	40%	50%	35%	40%	50%
DEXUS Performance Payment (DPP)	30%	30%	25%	30%	30%	25%
DEXUS Deferred Performance Payment (DDPP)	35%	30%	25%	35%	30%	25%

The Directors consider that the target mix of remuneration is appropriate and reflects alignment with long term returns to security holders.

The Group's performance payment philosophy is based on appropriate reward for performance. In the event of exceptional performance the Nomination and Remuneration Committee may choose to award a performance payment in excess of the target remuneration mix. Although the Committee has chosen to not adopt a maximum performance payment cap, historically it has not exercised its right to award performance payments in excess of the target remuneration mix.

iii. DEXUS Deferred Performance Payment (DDPP) plan

The DDPP plan operates as follows:

- Following allocation, Deferred Performance Payments are subject to a three year vesting period from allocation date;
- The DDPP allocation value is notionally invested during the vesting period in DXS securities (50% of DDPP value) and its unlisted funds and mandates (50% of DDPP value);
- During the vesting period, DDPP allocation values fluctuate in line with changes in the "Composite Total Return" (simulating notional investment exposure), comprising 50% of the total return of DXS securities and 50% of the combined asset weighted total return of its unlisted funds and mandates; and
- At the conclusion of the three year vesting period, if the Composite Total Return meets or exceeds the Composite Performance Benchmark, the Board may approve the application of a performance factor to the final DDPP allocation value:
 - The "Composite Performance Benchmark" is 50% of the S&P/ASX200 Property Accumulation Index and 50% of the Mercer Unlisted Property Fund Index over the three year vesting period;
 - For performance up to 100% of the Composite Performance Benchmark, Executives receive a DDPP allocation reflecting the Composite Total Return of the preceding three year vesting period; and
 - For performance between 100% and 130% of the Composite Performance Benchmark a performance factor may be applied, ranging from 1.1 to a maximum of 1.5 times.

Provisions regarding the vesting of DDPP in the event of termination of service are outlined in section 3.7.

Equity options scheme

The Group does not operate an equity option scheme as part of its Executive remuneration structure. The Committee has considered the introduction of such a scheme, but has determined that it would not be an appropriate component of the Group's remuneration structure.

Equity and loan schemes

The Group does not operate a security participation plan or a loan plan for Executives or Directors.

The deferred element of DXS's Performance Payment is designed to simulate, or at least replicate, some of the features of an equity plan, but it does not provide Executives with direct equity exposure.

Hedging policy

The Group does not permit Executives to hedge their DDPP allocation.

Directors' Report

For the year ended 30 June 2011

CONTINUED

3. Remuneration Report (continued)

3.5 Remuneration arrangements for the year ended 30 June 2011

This section outlines how the approach to remuneration described above has been implemented in the year ended 30 June 2011.

Non-Executive Director's remuneration for the year ended 30 June 2011

- At its meeting of 20 May 2010, the Nomination and Remuneration Committee endorsed an increase to the base fee payable to both the Chair and Non-Executive Directors to bring DXS fees into line with the fee structure of comparably sized ASX listed entities.
- This increase in base fees came into effect on 1 July 2010 (as set out in section 3.8 of this report).
- There were no changes to committee fees.

Executive remuneration for the year ended 30 June 2011

- At its meeting of 21 July 2010, the Nomination and Remuneration Committee determined that the fixed remuneration of a number of Executives had fallen below the market median of comparably sized ASX listed entities.
- Two substantial increases to KMP remuneration were required to correct this position and to reflect increased responsibilities as a result of the Executive restructure on 1 July 2010 (as set out in section 3.8 of this report).
- These increases in fixed remuneration came into effect 1 July 2010.
- DPP and DDPP awarded to Executives reflected a combination of individual and group performance, external market comparisons and benchmarking, and reference to the remuneration mix guidelines established for each category of Executive (as set out in section 3.4 of this report).
- DPP is payable in September 2011, with DDPP following the vesting schedule applicable under the DDPP Plan.

Actual remuneration earned/granted

The following table provides details of actual remuneration earned/granted by Executives in the years ended 30 June 2010 and 30 June 2011. This table includes details of the five highest paid Directors or Executives. The amounts detailed in the remuneration earned/granted table vary from the amounts detailed in the statutory accounting table in section 3.8, because performance payments (in the remuneration earned/granted table) are attributed to Executives in the year performance payments are earned.

		Cash salary including superannuation	DEXUS performance payments	DEXUS deferred performance payments	Other short term benefits	Termination benefits	Total
		\$	\$	\$	\$	\$	\$
Name							
Victor P Hoog Antink	2011	1,550,000	1,100,000	1,300,000	–	–	3,950,000
	2010	1,300,000	1,100,000	1,200,000	–	–	3,600,000
Craig D Mitchell	2011	700,000	450,000	450,000	–	–	1,600,000
	2010	550,000	400,000	400,000	–	–	1,350,000
Paul G Say	2011	700,000	400,000	400,000	–	–	1,500,000
	2010	500,000	250,000	250,000	–	–	1,000,000
John C Easy	2011	425,000	190,000	185,000	–	–	800,000
	2010	375,000	187,000	188,000	–	–	750,000
Tanya L Cox	2011	425,000	195,000	190,000	–	–	810,000
	2010	400,000	180,000	180,000	–	–	760,000
Andrew P Whiteside¹	2011	525,000	235,000	240,000	–	–	1,000,000
	2010	475,000	225,000	225,000	–	–	925,000
Louise J Martin^{1,2}	2011	262,500	–	–	74,389	525,000	861,889
	2010	500,000	200,000	200,000	–	–	900,000
Total	2011	4,587,500	2,570,000	2,765,000	74,389	525,000	10,521,889
	2010	4,100,000	2,542,000	2,643,000	–	–	9,285,000

¹ Mr Whiteside and Ms Martin are former KMP. Mr Whiteside's remuneration is disclosed due to being counted among the five highest paid Directors or Executives. Ms Martin ceased employment on 31 December 2010 and due to termination benefits received, also forms part of the five highest paid Directors or Executives. Ms Martin will not form part of subsequent remuneration disclosures.

² Ms Martin received payment for statutory leave entitlements upon termination.

For the purpose of consistency, the following table includes the total remuneration of former KMP as disclosed for the year ended 30 June 2010. As referred to in section 3.1 of this report, the former KMP group comprises Mr Turner (ceased employment on 31 December 2010), Ms Lloyd and Ms Daniels. This group will not form part of subsequent remuneration disclosures.

		Cash salary including superannuation	DEXUS performance payments	DEXUS deferred performance payments	Other short term benefits	Termination benefits	Total
		\$	\$	\$	\$	\$	\$
Former KMP Total	2010	1,081,249	383,391	383,391	123,107	–	1,971,138
Combined Totals	2010	5,181,249	2,925,391	3,026,391	123,107	–	11,256,138

Other employee remuneration for the year ended 30 June 2011

- A moderate increase in base salaries was applied to the wider employee group to ensure market competitive remuneration was maintained.
- A limited number of adjustments was made as a result of promotion, key talent retention and market comparison.
- DPP was awarded based on individual and company performance, with reference to the remuneration mix guidelines in place for each category of employee.
- DDPP continues to be limited to a small number of key employees outside the Executive group.
- DPP is payable in August 2011, with DDPP (if applicable) following the vesting schedule applicable under the DDPP Plan.

Decisions taken relating to remuneration arrangements for the year ending 30 June 2012

- No change to Non-Executive Directors' base or committee fees;
- No increase to the CEO's base salary;
- Conservative increases to Executive base salaries in line with market comparisons and cognisant of prior year adjustments;
- Industry standard increases to base salaries for the wider employee group, with a small number of adjustments made to ensure retention of key talent and to recognise increased contribution to the group in some roles; and
- No change to the target remuneration mix guidelines which are used to determine the split between fixed remuneration, DPP and DDPP.

3.6 Group performance and the link to remuneration

Total return analysis

The table below sets out DXS's total security holder return since inception, relative to the S&P/ASX200 Property Accumulation Index. It also sets out DXS's Composite Total Return since inception, relative to the Composite Performance Benchmark. The DEXUS Composite Total Return is 50% of the total return of DXS securities, plus 50% of the combined asset weighted total return of its unlisted funds and mandates and the Composite Performance Benchmark is 50% of the S&P/ASX200 Property Accumulation Index and 50% of Mercers' Unlisted Property Fund Index.

Year ended 30 June 2011	1 year % per annum	2 years % per annum	3 years % per annum	Since 1 October 2004 % per annum
DEXUS Property Group ¹	21.6	15.4	(5.8)	2.5
S&P/ASX200 Property Accumulation Index	5.8	12.9	(9.7)	(4.0)
DEXUS Composite Total Return	16.4	12.2	(1.9)	6.1
Composite Performance Benchmark	8.3	9.9	(4.6)	3.5

Note: DEXUS inception date was 1 October 2004.

¹ Compound annual return, source DEXUS/IRESS.

In determining the construction of the Composite Total Return and in particular the relative weighting between the returns of DEXUS Property Group and its unlisted funds and mandates, the Board considered the following factors:

- the desire of DEXUS Property Group to attract and retain third party funds and mandates based on the assurance that incentives are in place to ensure their equitable treatment;
- the economic contribution to DEXUS Property Group of management fees arising from third party funds under management;
- the increased investment in its management team and infrastructure, enabled by third party funds management fees, including in-house research, valuations and sustainability teams, the cost of which is defrayed by those fees; and
- the greater market presence and relevance the third party business brings to DEXUS Property Group.

The Board also considered whether the construction of the Composite Total Return should reflect the actual value of the unlisted funds and mandates (\$6.2 billion as at 30 June 2011), and DEXUS Property Group's own funds under management (\$7.5 billion as at 30 June 2011).

Cognisant of all the above factors, the Board determined that a 50/50 allocation, rather than an allocation varying according to asset weighting, most fairly reflects the value contribution of third party funds to DEXUS Property Group and provides the greatest assurance that all investors are treated equitably.

During the year the Group did not buy-back or cancel any of its securities.

Directors' Report

For the year ended 30 June 2011

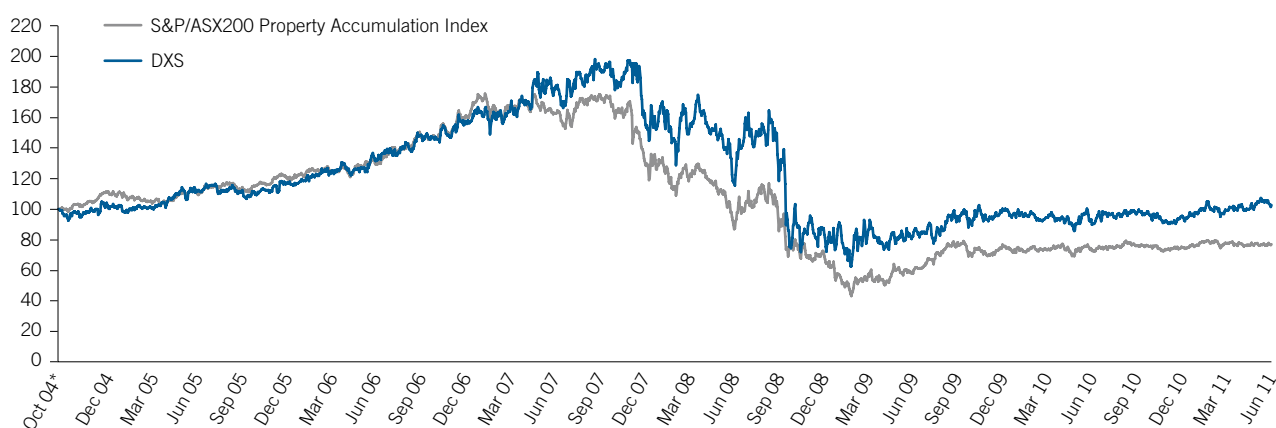
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3. Remuneration Report (continued)

3.6 Group performance and the link to remuneration (continued)

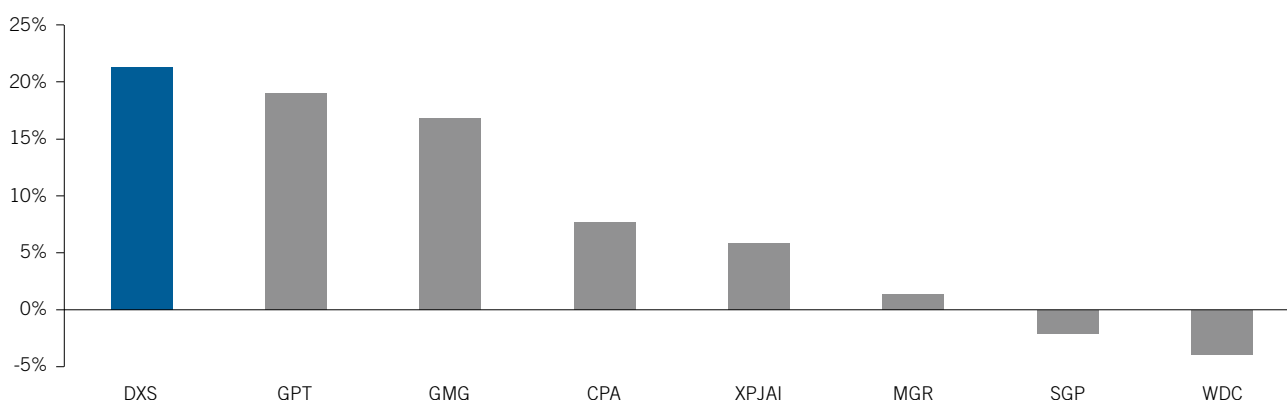
Total return of DXS securities

The graph below illustrates DXS's total security holder return relative to the S&P/ASX200 Property Accumulation Index.



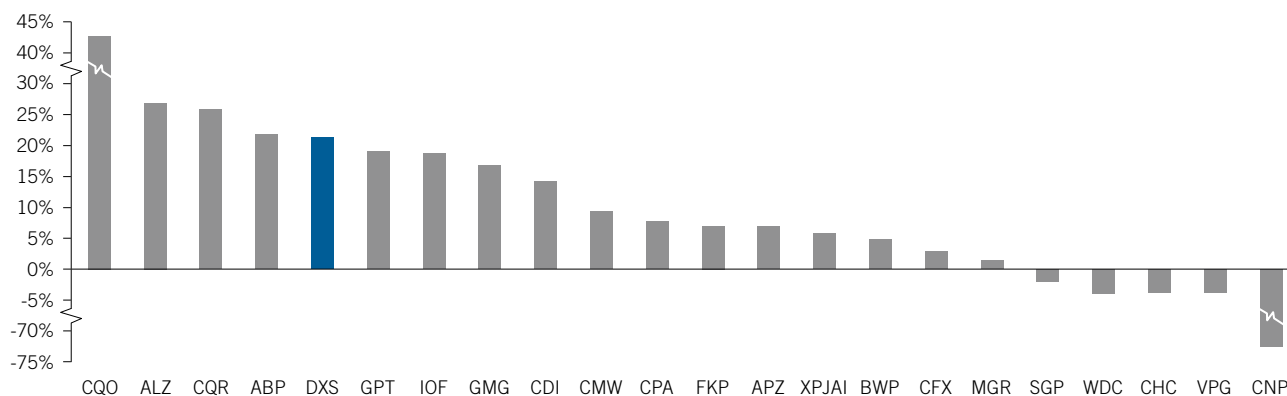
* 6 October 2004 to 30 June 2011. Source: IRESS/DEXUS.

The chart below illustrates DXS's performance relative to A-REITs above \$2 billion market capitalisation.



Source: UBS Securities Australia Ltd.

The chart below illustrates DXS's performance against the broader property sector.



Source: UBS Securities Australia Ltd.

DXS continues to outperform the S&P/ASX200 Property Accumulation index and has exceeded this benchmark on a rolling three year basis each period since inception in October 2004. In addition, the DXS Composite Total Return has also outperformed the Composite Performance Benchmark on a rolling three year basis since inception.

Whilst the Directors recognise that improvement is always possible, they consider that DXS's business model, which aims to deliver consistent returns with relatively moderate risk, has been central to DXS's relative outperformance, and that its approach to Executive remuneration, with a focus on consistent outperformance of objectives, is aligned with and supports the superior execution of DXS's strategic plans.

3.7 Service agreements

The employment arrangements for Executives are set out below.

CEO – Victor P Hoog Antink

The current employment contract commenced on 1 October 2004. The principal terms of the employment arrangement are as follows:

- the CEO is employed under a rolling contract;
- the CEO may resign from his position and thus terminate this contract by giving six months written notice. On resignation any unvested DDPP will be forfeited subject to the discretion of the Board;
- the Group may terminate the CEO's employment agreement by providing six months written notice or payment in lieu of the notice period (based on the fixed component of CEO's remuneration). Additionally, the Group may provide a performance payment for the period of the last review date (being 1 July) until the last day of the notice period;
- in the event that the Group initiates termination for reasons outside the control of the CEO, a severance payment equal to 100% of fixed remuneration is payable;
- on termination by the Group, any DDPP awards will vest in accordance with the vesting schedule of the DDPP Plan, subject to the discretion of the Board; and
- the Group may terminate the contract of the CEO at any time without notice if serious misconduct has occurred. In the event of termination for cause, the CEO is only entitled to that portion of remuneration that is fixed, and only up to the date of termination. On termination for cause any unvested DDPP awards will immediately be forfeited.

KMP Executives (other than the CEO)

The principal terms of Executive employment arrangements are as follows:

- all Executives have rolling contracts;
- an Executive may resign from their position and thus terminate their contract by giving three months written notice. On resignation any unvested DDPP will be forfeited subject to the discretion of the Board;
- the Group may terminate an Executive's employment agreement by providing three months written notice or providing payment in lieu of the notice period (based on the fixed component of the Executive's remuneration). In the event that the Group initiates the termination for reasons outside the control of the Executive, a severance payment equal to a maximum of 75% of fixed remuneration will be made;
- on termination by the Group, any DDPP awards will vest in accordance with the vesting schedule of the DDPP Plan, subject to the discretion of the Board; and
- the Group may terminate the contract at any time without notice if serious misconduct has occurred. Where termination for cause occurs the Executive is only entitled to that portion of remuneration that is fixed, and only up to the date of termination. On termination for cause any unvested DDPP awards will immediately be forfeited.

Directors' Report

For the year ended 30 June 2011

CONTINUED

3. Remuneration Report (continued)

3.8 Statutory accounting method

In accordance with Australian Accounting Standard AASB 124, details of the structure and quantum of each component of remuneration for Executives for the years ended 30 June 2010 and 30 June 2011 are set out in the following table.

	Short term benefits			Post-employment benefits		Long term benefits			Total
	Cash salary	DEXUS performance payments	Other short term benefits	Pension and super benefits	Termination benefits	DEXUS deferred performance payment allocations	Movement in prior year deferred performance payment allocation values	Other long term benefits	
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Name									
Victor P Hoog Antink									
2011	1,502,801	1,100,000	–	47,199	–	1,300,000	900,583	–	4,850,583
2010	1,252,539	1,100,000	–	47,461	–	1,200,000	363,957	–	3,963,957
Craig D Mitchell									
2011	684,801	450,000	–	15,199	–	450,000	273,781	–	1,873,781
2010	535,539	400,000	–	14,461	–	400,000	40,528	–	1,390,528
Paul G Say									
2011	649,801	400,000	–	50,199	–	400,000	226,785	–	1,726,785
2010	485,539	250,000	–	14,461	–	250,000	30,565	–	1,030,565
John C Easy									
2011	401,801	190,000	–	23,199	–	185,000	131,830	–	931,830
2010	360,539	187,000	–	14,461	–	188,000	47,437	–	797,437
Tanya L Cox									
2011	375,001	195,000	–	49,999	–	190,000	161,359	–	971,359
2010	385,539	180,000	–	14,461	–	180,000	62,533	–	822,533
Andrew P Whiteside¹									
2011	509,801	235,000	–	15,199	–	240,000	121,087	–	1,121,087
2010	460,539	225,000	–	14,461	–	225,000	16,610	–	941,610
Louise J Martin^{1,2}									
2011	213,800	–	74,389	48,700	525,000	–	214,101	–	1,075,990
2010	485,539	200,000	–	14,461	–	200,000	74,415	–	974,415
Total									
2011	4,337,806	2,570,000	74,389	249,694	525,000	2,765,000	2,029,526	–	12,551,415
2010	3,965,773	2,542,000	–	134,227	–	2,643,000	636,045	–	9,921,045

¹ Mr Whiteside and Ms Martin are former KMP. Mr Whiteside's remuneration is disclosed due to being counted among the five highest paid Directors or Executives.

Ms Martin ceased employment on 31 December 2010 and due to termination benefits received, also forms part of the five highest paid Directors or Executives.

Ms Martin will not form part of subsequent remuneration disclosures.

² Ms Martin received payment for statutory leave entitlements upon termination.

For the purpose of consistency, the following table includes the total remuneration of former KMP as disclosed for the year ended 30 June 2010. As referred to in section 3.1 of this report, the former KMP group comprises Mr Turner (ceased employment on 31 December 2010), Ms Lloyd and Ms Daniels. This group will not form part of subsequent remuneration disclosures.

Former KMP total									
2010	1,003,666	406,000	123,107	77,583	–	407,000	111,508	–	2,128,864
Combined totals									
2010	4,969,439	2,948,000	123,107	211,810	–	3,050,000	747,553	–	12,049,909

Deferred Performance Payments

The table below sets out details of DDPP allocations made to KMP and their current valuations.

	Grant year	DDPP allocation value	Movement in DDPP allocation value since grant date	Closing DDPP allocation value as at vesting date (30 June 2011)	Movement in DDPP allocation value at vesting date (30 June 2011) due to performance multiplier	Vested DDPP as at 30 June 2011	Vest year
		\$	\$	\$	\$	\$	
Name							
Victor P Hoog Antink	2011	1,300,000	–	1,300,000	–	–	2014
	2010	1,200,000	197,160	1,397,160	–	–	2013
	2009	915,000	236,528	1,151,528	–	–	2012
	2008	900,000	(50,580)	849,420	424,800	1,274,220	2011
Craig D Mitchell	2011	450,000	–	450,000	–	–	2014
	2010	400,000	65,720	465,720	–	–	2013
	2009	325,000	84,013	409,013	–	–	2012
	2008	250,000	(14,050)	235,950	118,000	353,950	2011
Paul G Say	2011	400,000	–	400,000	–	–	2014
	2010	250,000	41,075	291,075	–	–	2013
	2009	200,000	51,700	251,700	–	–	2012
	2008	250,000	(14,050)	235,950	118,000	353,950	2011
John C Easy	2011	185,000	–	185,000	–	–	2014
	2010	188,000	30,888	218,888	–	–	2013
	2009	162,000	41,877	203,877	–	–	2012
	2008	120,000	(6,744)	113,256	56,640	169,896	2011
Tanya L Cox	2011	190,000	–	190,000	–	–	2014
	2010	180,000	29,574	209,574	–	–	2013
	2009	150,000	38,775	188,775	–	–	2012
	2008	175,000	(9,835)	165,165	82,600	247,765	2011
Andrew P Whiteside¹	2011	240,000	–	240,000	–	–	2014
	2010	225,000	36,968	261,968	–	–	2013
	2009	135,000	34,898	169,898	–	–	2012
	2008	100,000	(5,620)	94,380	47,200	141,580	2011
Louise J Martin¹	2011	–	–	–	–	–	2014
	2010	200,000	32,860	232,860	–	–	2013
	2009	175,000	45,238	220,238	–	–	2012
	2008	250,000	(14,050)	235,950	118,000	353,950	2011

¹ Mr Whiteside and Ms Martin are former KMP. Mr Whiteside's remuneration is disclosed due to being counted among the five highest paid Directors or Executives.

Ms Martin ceased employment on 31 December 2010 and due to termination benefits received, also forms part of the five highest paid Directors or Executives.

Ms Martin will not form part of subsequent remuneration disclosures, however, her prior grants will continue vest in accordance with the plan's rules.

Figures are subject to rounding.

Directors' Report

For the year ended 30 June 2011

CONTINUED

3. Remuneration Report (continued)

3.8 Statutory accounting method (continued)

Non-Executive Director Board and Committee fees

Board and Committee fees paid to Non-Executive Directors for the years ended 30 June 2010 and 30 June 2011 are set out in the table below. There were no changes to the Committee appointments of Non-Executive Directors during the year ended 30 June 2011.

Name		Directors fees		Committee fees				Total
		Board	DWPL	Board Audit and risk	Board Compliance	Board Nom and Rem	Board Finance	
		\$	\$	\$	\$	\$	\$	\$
Christopher T Beare	2011	350,000	–	–	–	–	–	350,000
	2010	300,000	–	–	–	–	–	300,000
Elizabeth A Alexander, AM	2011	150,000	30,000	15,000	–	–	–	195,000
	2010	130,000	17,500	17,500	–	–	–	165,000
Barry R Brownjohn	2011	150,000	–	30,000	–	–	7,500	187,500
	2010	130,000	–	27,500	–	–	8,750	166,250
John C Conde, AO	2011	150,000	–	–	7,500	15,000	–	172,500
	2010	130,000	–	–	7,500	13,750	–	151,250
Stewart F Ewen, OAM	2011	150,000	–	–	–	7,500	–	157,500
	2010	130,000	–	–	–	7,500	–	137,500
Brian E Scullin	2011	150,000	15,000	–	15,000	–	–	180,000
	2010	130,000	25,000	–	15,000	1,250	–	171,250
Peter B St George	2011	150,000	–	15,000	–	–	15,000	180,000
	2010	130,000	–	15,000	–	–	13,750	158,750
Total	2011	1,250,000	45,000	60,000	22,500	22,500	22,500	1,422,500
	2010	1,080,000	42,500	60,000	22,500	22,500	22,500	1,250,000

The comparatively higher total for the year ended 30 June 2011 is reflective of the increase in base fees for both the Chair and Non-Executive Directors endorsed by the Nomination and Remuneration Committee on 20 May 2010. This increase was reported in the year ended 30 June 2010 remuneration report and remains within the aggregate pool of \$1,750,000 per annum approved by DXS security holders at its Annual General Meeting in October 2008.

Non-Executive Directors also receive reimbursement for reasonable travel, accommodation and other expenses incurred whilst undertaking DEXUS business.

The Chief Executive Officer, Victor P Hoog Antink, does not receive fees in respect of his role as a Director, but does receive remuneration as a Senior Executive of DEXUS Property Group.

In addition to his Director's fee, Mr Ewen's company is paid \$30,000 for the added responsibilities he assumes in attending property inspections, reviewing property investment proposals and participating in informal management meetings.

Non-Executive Director remuneration

Details of the structure and quantum of each component of remuneration for each Non-Executive Director for the years ended 30 June 2010 and 30 June 2011 are set out in the following table.

Name		Short term employment benefits \$	Post- employment benefits ¹ \$	Other long term benefits \$	Total \$
Christopher T Beare	2011	334,801	15,199	–	350,000
	2010	285,539	14,461	–	300,000
Elizabeth A Alexander, AM	2011	179,801	15,199	–	195,000
	2010	151,376	13,624	–	165,000
Barry R Brownjohn	2011	172,301	15,199	–	187,500
	2010	152,523	13,727	–	166,250
John C Conde, AO	2011	158,257	14,243	–	172,500
	2010	138,761	12,489	–	151,250
Stewart F Ewen, OAM	2011	109,052	48,448	–	157,500
	2010	102,700	34,800	–	137,500
Brian E Scullin	2011	165,138	14,862	–	180,000
	2010	157,211	14,039	–	171,250
Peter B St George	2011	165,138	14,862	–	180,000
	2010	145,642	13,108	–	158,750
Total	2011	1,284,488	138,012	–	1,422,500
	2010	1,133,752	116,248	–	1,250,000

¹ Post-employment benefits represent compulsory and salary sacrificed superannuation benefits.

4. Directors' interests

The Board's policy on insider trading and trading in DXS securities, or securities in any of the funds managed by the Group, by any Director or employee is outlined in the Corporate Governance Statement.

While the trading policy described in the Corporate Governance Statement applies to Directors and Senior Executives, the Board has determined that Directors will not trade in any security managed by the Group.

Directors have made this decision because the Board of DXFM has responsibility for the Group itself as well as the third party business. Directors are obliged to act in the best interests of each group of investors independently of each other. Therefore, to minimise a conflict that may arise by being a Director of multiple funds, the Directors have determined that they will not invest in any fund managed by the Group, including DXS. This position is periodically reviewed by the Board.

As a direct result of the Group's policy regarding Directors holding DXS securities, or securities in any of the funds managed by the Group, as at the date of this Directors' Report no Director directly or indirectly held:

- DXS securities; or
- options over, or any other contractual interest in, DXS securities; or
- an interest in any other fund managed by DXFM or any other entity that forms part of the Group.

Directors' Report

For the year ended 30 June 2011

CONTINUED

5. Directors' directorships in other listed entities

The following table sets out directorships of other listed entities, not including DXFM, held by the Directors at any time in the three years immediately prior to the end of the year, and the period for which each directorship was held:

Director	Company	Date appointed	Date resigned or ceased being a Director of a listed entity
Christopher T Beare	MNet Group Limited	6 November 2009	
Elizabeth A Alexander, AM	CSL Limited	12 July 1991	
	Boral Limited	15 December 1999	24 October 2008
John C Conde, AO	Whitehaven Coal Limited	3 May 2007	
Brian E Scullin	SPARK Infrastructure RE Limited ¹	31 May 2011	
	BT Investment Management Limited	17 September 2007	
Peter B St George	Boart Longyear Limited	21 February 2007	
	SPARK Infrastructure RE Limited ¹	8 November 2005	31 December 2008
	First Quantum Minerals Limited ²	20 October 2003	

¹ SPARK Infrastructure RE Limited has issued ASX listed stapled securities trading as SPARK Infrastructure Group (ASX: SKI).

² Listed for trading on the Toronto Stock Exchange in Canada and the London Stock Exchange in the United Kingdom.

6. Principal activities

During the year the principal activity of the Group was to own, manage and develop high quality real estate assets and manage real estate funds on behalf of third party investors. There were no significant changes in the nature of the Group's activities during the year.

7. Total value of Trust assets

The total value of the assets of the Group as at 30 June 2011 was \$7,987.6 million (2010: \$7,871.0 million). Details of the basis of this valuation are outlined in note 1 of the Notes to the Financial Statements and form part of this Directors' Report.

8. Review of results and operations

A review of the results, financial position and operations of the Group is set out on page 2 of this Annual Report and forms part of this Directors' Report. Refer to the Chief Executive Officer's Report of the DEXUS Property Group 2011 Annual Review for further information.

9. Likely developments and expected results of operations

In the opinion of the Directors, disclosure of any further information regarding business strategies and future developments or results of the Group, other than the information already outlined in this Directors' Report or the Financial Statements accompanying this Directors' Report would be unreasonably prejudicial to the Group.

10. Significant changes in the state of affairs

The Directors are not aware of any matter or circumstance not otherwise dealt with in this Directors' Report or the Financial Statements that has significantly or may significantly affect the operations of the Group, the results of those operations, or the state of the Group's affairs in future financial years.

11. Matters subsequent to the end of the financial year

Since the end of the financial year the Directors are not aware of any matter or circumstance not otherwise dealt with in this Directors' Report or the Financial Statements that has significantly or may significantly affect the operations of the Group, the results of those operations, or the state of the Group's affairs in future financial years.

12. Distributions

Distributions paid or payable by the Group for the year ended 30 June 2011 were 5.18 cents per security (2010: 5.1 cents per security) as outlined in note 28 of the Notes to the Financial Statements.

13. DXFM's fees and associate interests

Details of fees paid or payable by the Group to DXFM for the year ended 30 June 2011 are outlined in note 33 of the Notes to the Financial Statements and form part of this Directors' Report.

The number of interests in the Group held by DXFM or its associates as at the end of the financial year were nil (2010: nil).

14. Interests in DXS securities

The movement in securities on issue in the Group during the year and the number of securities on issue as at 30 June 2011 are detailed in note 25 of the Notes to the Financial Statements and form part of this Directors' Report.

The Group did not have any options on issue as at 30 June 2011 (2010: nil).

15. Environmental regulation

The Group's senior management, through its Board Risk and Sustainability Committee, oversee the policies, procedures and systems that have been implemented to ensure the adequacy of its environmental risk management practices. It is the opinion of this Committee that adequate systems are in place for the management of its environmental responsibilities and compliance with its various licence requirements and regulations. Further, the Committee is not aware of any material breaches of these requirements.

16. Indemnification and insurance

The insurance premium for a policy of insurance indemnifying Directors, officers and others (as defined in the relevant policy of insurance) is paid by DXH.

PricewaterhouseCoopers (PwC or the Auditor), is indemnified out of the assets of the Group pursuant to the DEXUS Specific Terms of Business agreed for all engagements with PwC, to the extent that the Group inappropriately uses or discloses a report prepared by PwC. The Auditor, PwC, is not indemnified for the provision of services where such an indemnification is prohibited by the *Corporations Act 2001*.

17. Audit

17.1 Auditor

PricewaterhouseCoopers continues in office in accordance with section 327 of the *Corporations Act 2001*.

17.2 Non-audit services

The Group may decide to employ the Auditor on assignments, in addition to their statutory audit duties, where the Auditor's expertise and experience with the Group are important.

Details of the amounts paid or payable to the Auditor, for audit and non-audit services provided during the year, are set out in note 6 of the Notes to the Financial Statements.

The Board Audit Committee is satisfied that the provision of non-audit services provided during the year by the Auditor (or by another person or firm on the Auditor's behalf) is compatible with the standard of independence for auditors imposed by the *Corporations Act 2001*.

The reasons for the Directors being satisfied are:

- a Charter of Audit Independence was adopted in 2010 that provides guidelines under which the Auditor may be engaged to provide non-audit services without impairing the Auditor's objectivity or independence.
- the Charter states that the Auditor will not provide services where the Auditor may be required to review or audit its own work, including:
 - the preparation of tax provisions, accounting records and financial statements;
 - the design, implementation and operation of information technology systems;
 - the design and implementation of internal accounting and risk management controls;
 - conducting valuation, actuarial or legal services;
 - consultancy services that include direct involvement in management decision making functions;
 - investment banking, borrowing, dealing or advisory services;
 - acting as trustee, executor or administrator of trust or estate;
 - prospectus independent expert reports and being a member of the Due Diligence Committee; and
 - providing internal audit services.
- the Board Audit Committee regularly reviews the performance and independence of the Auditor and whether the independence of this function has been maintained having regard to the provision of non-audit services. The Auditor has provided a written declaration to the Board regarding its independence at each reporting period and Board Audit Committee approval is required before the engagement of the Auditor to perform any non-audit service for a fee in excess of \$100,000.

The above Directors' statements are in accordance with the advice received from the Board Audit Committee.

17.3 Auditor's Independence Declaration

A copy of the Auditor's Independence Declaration as required under section 307C of the *Corporations Act 2001* is set out in the Financial Statements and forms part of this Directors' Report.

18. Corporate governance

DXFM's Corporate Governance Statement is set out in a separate section of the DEXUS Property Group Annual Report and forms part of this Directors' Report.

19. Rounding of amounts and currency

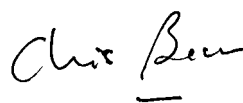
The Group is a registered scheme of the kind referred to in Class Order 98/0100, issued by the Australian Securities & Investments Commission, relating to the rounding off of amounts in this Directors' Report and the Financial Statements. Amounts in this Directors' Report and the Financial Statements have been rounded off in accordance with that Class Order to the nearest thousand dollars, unless otherwise indicated. All figures in this Directors' Report and the Financial Statements, except where otherwise stated, are expressed in Australian dollars.

20. Management representation

The Chief Executive Officer and Chief Financial Officer have reviewed the Group's financial reporting processes, policies and procedures together with its risk management, internal control and compliance policies and procedures. Following that review, it is their opinion that the Group's financial records for the financial year have been properly maintained in accordance with the *Corporations Act 2001* and the Financial Statements and their notes comply with the accounting standards and give a true and fair view.

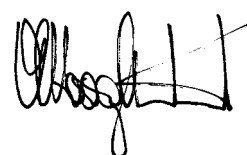
21. Directors' authorisation

The Directors' Report is made in accordance with a resolution of the Directors. The Financial Statements were authorised for issue by the Directors on 16 August 2011. The Directors have the power to amend and reissue the Financial Statements.



Christopher T Beare
Chair

16 August 2011



Victor P Hoog Antink
Chief Executive Officer

16 August 2011

Auditor's Independence Declaration

For the year ended 30 June 2011



Auditor's Independence Declaration

PricewaterhouseCoopers
ABN 52 780 433 757

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As lead auditor for the audit of DEXUS Diversified Trust for the year ended 30 June 2011, I declare that to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- b) no contraventions of any applicable code of professional conduct in relation to the audit.

This declaration is in respect of DEXUS Diversified Trust and the entities it controlled during the period.

A handwritten signature in black ink, appearing to read 'JA Dunning', is written over a horizontal line.

JA Dunning
Partner
PricewaterhouseCoopers

Sydney
16 August 2011

FINANCIAL STATEMENTS

Consolidated Statement of Comprehensive Income

For the year ended 30 June 2011

	Note	2011 \$'000	2010 \$'000
Revenue from ordinary activities			
Property revenue	2	629,072	663,068
Proceeds from sale of inventory		3,359	–
Interest revenue		1,565	1,484
Management fee revenue		50,655	51,588
Total revenue from ordinary activities		684,651	716,140
Net fair value gain/(loss) of investment properties		148,433	(209,367)
Net gain/(loss) on sale of investment properties		7,052	(53,342)
Share of net profit/(loss) of associates accounted for using the equity method	15	34,053	(26,243)
Net fair value gain of derivatives		2,605	5,401
Net foreign exchange gain		574	3,103
Reversal of previous impairment	17	–	13,307
Other income		742	156
Total income		878,110	449,155
Expenses			
Property expenses		(151,865)	(169,753)
Cost of sale of inventory		(3,353)	–
Finance costs	3	(52,744)	(190,685)
Net loss on sale of investment		–	(15)
Depreciation and amortisation		(3,811)	(3,498)
Impairment		(194)	(242)
Employee benefits expense		(67,417)	(58,978)
Other expenses	5	(22,293)	(24,377)
Total expenses		(301,677)	(447,548)
Profit before tax		576,433	1,607
Tax benefit/(expense)			
Income tax benefit	4(a)	4,851	3,426
Withholding tax (expense)/benefit	4(c)	(26,164)	26,557
Total tax (expense)/benefit		(21,313)	29,983
Profit after tax		555,120	31,590
Other comprehensive income/(loss):			
Exchange differences on translating foreign operations		(4,973)	(7,034)
Total comprehensive income for the year		550,147	24,556
Profit attributable to:			
Unitholders of the parent entity		182,368	16,121
Unitholders of other stapled entities (non-controlling interests)		370,644	15,299
Stapled security holders		553,012	31,420
Other non-controlling interest		2,108	170
Total profit for the year		555,120	31,590
Total comprehensive income attributable to:			
Unitholders of the parent entity		153,280	791
Unitholders of other stapled entities (non-controlling interests)		394,856	23,833
Stapled security holders		548,136	24,624
Other non-controlling interest		2,011	(68)
Total comprehensive income for the year		550,147	24,556
Earnings per unit		Cents	Cents
Basic earnings per unit on profit attributable to unitholders of the parent entity	39	3.77	0.34
Diluted earnings per unit on profit attributable to unitholders of the parent entity	39	3.77	0.34
Earnings per stapled security			
Basic earnings per unit on profit attributable to stapled security holders	39	11.44	0.66
Diluted earnings per unit on profit attributable to stapled security holders	39	11.44	0.66

The above Consolidated Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

FINANCIAL STATEMENTS

Consolidated Statement of Financial Position

As at 30 June 2011

	Note	2011 \$'000	2010 \$'000
Current assets			
Cash and cash equivalents	7	73,746	64,419
Receivables	8	36,175	25,010
Non-current assets classified as held for sale	9	59,260	18,068
Inventories	14	7,991	–
Derivative financial instruments	10	23,112	33,903
Current tax assets		1,247	3,621
Other	11	11,396	13,555
Total current assets		212,927	158,576
Non-current assets			
Investment properties	12	7,105,914	7,146,397
Property, plant and equipment	13	3,926	5,264
Inventories	14	104,247	45,470
Investments accounted for using the equity method	15	200,356	93,344
Derivative financial instruments	10	77,108	112,421
Deferred tax assets	16	55,577	79,927
Intangible assets	17	224,684	225,525
Other	18	2,905	4,104
Total non-current assets		7,774,717	7,712,452
Total assets		7,987,644	7,871,028
Current liabilities			
Payables	19	108,916	130,207
Interest bearing liabilities	20	315,777	198,996
Current tax liabilities		7,014	2,271
Provisions	21	147,806	134,499
Derivative financial instruments	10	5,000	17,264
Other	22	–	132
Total current liabilities		584,513	483,369
Non-current liabilities			
Interest bearing liabilities	20	1,899,279	2,041,086
Derivative financial instruments	10	155,085	304,897
Deferred tax liabilities	23	18,151	11,296
Provisions	21	17,624	16,524
Other	24	6,151	7,409
Total non-current liabilities		2,096,290	2,381,212
Total liabilities		2,680,803	2,864,581
Net assets		5,306,841	5,006,447
Equity			
Equity attributable to unitholders of parent entity			
Contributed equity	25	1,798,077	1,789,973
Reserves	26	(103,670)	(74,582)
Retained profits	26	222,638	151,439
Parent entity unitholders' interest		1,917,045	1,866,830
Equity attributable to unitholders of other stapled entities (non-controlling interests)			
Contributed equity	25	3,014,665	3,008,241
Reserves	26	68,566	44,354
Retained profits/(accumulated losses)	26	102,537	(118,253)
Other stapled unitholders' interest		3,185,768	2,934,342
Stapled security holders' interest		5,102,813	4,801,172
Other non-controlling interest	27	204,028	205,275
Total equity		5,306,841	5,006,447

The above Consolidated Statement of Financial Position should be read in conjunction with the accompanying notes.

FINANCIAL STATEMENTS

Consolidated Statement of Changes in Equity

For the year ended 30 June 2011

		Stapled security holders equity					Other non-controlling interest	Total equity
	Note	Contributed equity	Retained profits	Foreign currency translation reserve	Asset revaluation reserve	Stapled security holders' equity	\$'000	\$'000
		\$'000	\$'000	\$'000	\$'000	\$'000		
Opening balance as at 1 July 2009		4,707,854	255,023	(66,171)	42,739	4,939,445	206,772	5,146,217
Comprehensive income/(loss) for the year attributable to:								
Unitholders of the parent entity		–	16,121	(15,330)	–	791	–	791
Other stapled entities (non-controlling interests)		–	15,299	8,534	–	23,833	–	23,833
Other non-controlling interest		–	–	–	–	–	(68)	(68)
Total comprehensive income/(loss)		–	31,420	(6,796)	–	24,624	(68)	24,556
Transactions with owners in their capacity as owners								
Contributions of equity, net of transaction costs		90,360	–	–	–	90,360	27	90,387
Distributions paid or provided for	28	–	(244,411)	–	–	(244,411)	(10,302)	(254,713)
Total transactions with owners in their capacity as owners		90,360	(244,411)	–	–	(154,051)	(10,275)	(164,326)
Transfer (from)/to retained profits		–	(8,846)	–	–	(8,846)	8,846	–
Closing balance as at 30 June 2010		4,798,214	33,186	(72,967)	42,739	4,801,172	205,275	5,006,447
Opening balance as at 1 July 2010		4,798,214	33,186	(72,967)	42,739	4,801,172	205,275	5,006,447
Comprehensive income/(loss) for the year attributable to:								
Unitholders of the parent entity		–	182,368	(29,088)	–	153,280	–	153,280
Other stapled entities (non-controlling interests)		–	370,644	24,212	–	394,856	–	394,856
Other non-controlling interest		–	–	–	–	–	2,011	2,011
Total comprehensive income/(loss)		–	553,012	(4,876)	–	548,136	2,011	550,147
Transactions with owners in their capacity as owners								
Contributions of equity, net of transaction costs		14,528	–	–	–	14,528	(991)	13,537
Distributions paid or provided for	28	–	(250,662)	–	–	(250,662)	(12,628)	(263,290)
Total transactions with owners in their capacity as owners		14,528	(250,662)	–	–	(236,134)	(13,619)	(249,753)
Transfer (from)/to retained profits		–	(10,361)	–	–	(10,361)	10,361	–
Closing balance as at 30 June 2011		4,812,742	325,175	(77,834)	42,739	5,102,813	204,028	5,306,841

The above Consolidated Statement of Changes in Equity should be read in conjunction with the accompanying notes.

FINANCIAL STATEMENTS

Consolidated Statement of Cash Flows

For the year ended 30 June 2011

	Note	2011 \$'000	2010 \$'000
Cash flows from operating activities			
Receipts in the course of operations (inclusive of GST)		797,297	857,134
Payments in the course of operations (inclusive of GST)		(332,682)	(330,270)
Interest received		1,539	1,481
Finance costs paid to financial institutions		(169,484)	(188,714)
Distributions received		–	16
Income and withholding taxes received		118	527
Payments for property developments classified as inventory		(37,614)	–
Payments for capex on property developments classified as inventory		(19,832)	–
Net cash inflow from operating activities	37(a)	239,342	340,174
Cash flows from investing activities			
Proceeds from sale of investment properties		170,547	585,924
Proceeds from sale of investments		–	3,288
Payments for capital expenditure on investment properties	37(b)	(291,917)	(185,844)
Payments for acquisition of investment properties		(41,083)	(279,385)
Payments for acquisition of investments net of cash		(872)	–
Payments for investments accounted for using the equity method		(61,726)	(31,995)
Payments for property, plant and equipment		(1,988)	(1,396)
Net cash (outflow)/inflow from investing activities		(227,039)	90,592
Cash flows from financing activities			
Equity issued to other non-controlling entities		–	27
Proceeds from borrowings		2,245,856	2,311,576
Repayment of borrowings		(1,999,591)	(2,545,886)
Distributions paid to security holders		(228,913)	(200,470)
Distributions paid to other non-controlling interests		(12,403)	(9,629)
Net cash inflow/(outflow) from financing activities		4,949	(444,382)
Net increase/(decrease) in cash and cash equivalents		17,252	(13,616)
Cash and cash equivalents at the beginning of the year		64,419	84,845
Effects of exchange rate changes on cash and cash equivalents		(7,925)	(6,810)
Cash and cash equivalents at the end of the year	7	73,746	64,419

The above Consolidated Statement of Cash Flows should be read in conjunction with the accompanying notes.

Note 1. Summary of significant accounting policies**(a) Basis of preparation**

In accordance with AASB Interpretation 1002 *Post-Date-of-Transition Stapling Arrangements*, the entities within the Group must be consolidated. The parent entity and deemed acquirer of DIT, DOT and DXO is DDF. These Financial Statements represent the consolidated result of DDF, which comprises DDF and its controlled entities, DIT and its controlled entities, DOT and its controlled entities, and DXO and its controlled entities. Equity attributable to other trusts stapled to DDF is a form of non-controlling interest in accordance with AASB 1002 and represents the equity of DIT, DOT and DXO. Other non-controlling interests represent the equity attributable to parties external to the Group.

DEXUS Property Group stapled securities are quoted on the Australian Securities Exchange under the "DXS" code and comprise one unit in each of DDF, DIT, DOT and DXO. Each entity forming part of the Group continues as a separate legal entity in its own right under the *Corporations Act 2001* and is therefore required to comply with the reporting and disclosure requirements under the *Corporations Act 2001* and Australian Accounting Standards.

DEXUS Funds Management Limited (DXFM) as Responsible Entity for each entity within DXS may only unstaple the Group if approval is obtained by a special resolution of the stapled security holders.

These general purpose Financial Statements for the year ended 30 June 2011 have been prepared in accordance with the requirements of the Constitution of the entities within the Group, the *Corporations Act 2001*, Australian Accounting Standards and other authoritative pronouncements of the Australia Accounting Standards Board and interpretations. Compliance with Australian Accounting Standards ensures that the Financial Statements and notes also comply with International Financial Reporting Standards (IFRS).

These Financial Statements are prepared on a going concern basis and in accordance with historical cost conventions and have not been adjusted to take account of either changes in the general purchasing power of the dollar or changes in the values of specific assets, except for the valuation of certain non-current assets and financial instruments (refer notes 1(e), 1(o), 1(q), 1(w) and 1(x)).

As at 30 June 2011, the Group had a net current asset deficiency of \$371.6 million (2010: \$324.8 million). These Financial Statements are prepared on a going concern basis as the Group has sufficient working capital and cash flow due to the existence of unutilised facilities of \$546.3 million and the extension of \$200 million of maturing facilities and \$145 million of new facilities as set out in note 20.

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, unless otherwise stated.

Critical accounting estimates

The preparation of Financial Statements requires the use of certain critical accounting estimates and management to exercise its judgement in the process of applying the Group's accounting policies. Other than the estimations described in notes 1(e), 1(o), 1(q), 1(w) and 1(x), no key assumptions concerning the future or other estimation of uncertainty at the end of each reporting period have a significant risk of causing material adjustments to the Financial Statements in the next annual reporting period.

Uncertainty around property valuations

The fair value of our investment properties in the United States and Europe have been adjusted to reflect market conditions at the end of the reporting period. While this represents the best estimates of fair value as at the end of the reporting period, the current uncertainty in

these markets means that if investment property is sold in the future, the price achieved may be higher or lower than the most recent valuation, or higher or lower than the fair value recorded in the Financial Statements.

(b) Principles of consolidation**(i) Controlled entities**

The Financial Statements have been prepared on a consolidated basis in recognition of the fact that while the securities issued by the Group are stapled into one trading security and cannot be traded separately, the Financial Statements must be presented on a consolidated basis. The parent entity and deemed acquirer of the Group is DDF. The accounting policies of the subsidiaries are consistent with those of the parent.

Subsidiaries are all entities (including special purpose entities) over which the Group has the power to govern the financial and operating policies, generally accompanying a shareholding of more than one-half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another entity.

The Financial Statements incorporate an elimination of inter-entity transactions and balances to present the Financial Statements on a consolidated basis. Net profit and equity in controlled entities, which is attributable to the unitholdings of non-controlling interests, are shown separately in the Statement of Comprehensive Income and Statement of Financial Position respectively. Where control of an entity is obtained during a financial year, its results are included in the Statement of Comprehensive Income from the date on which control is gained. They are deconsolidated from the date that control ceases. The Financial Statements incorporate all the assets, liabilities and results of the parent and its controlled entities.

(ii) Partnerships and joint ventures

Where assets are held in a partnership or joint venture with another entity directly, the Group's share of the results and assets of this partnership or joint venture are consolidated into the Statement of Comprehensive Income and Statement of Financial Position of the Group. Where assets are jointly controlled via ownership of units in single purpose unlisted unit trusts or shares in companies, the Group applies equity accounting to record the operations of these investments (refer note 1(t)).

(c) Revenue recognition**(i) Rent**

Rental revenue is brought to account on a straight-line basis over the lease term for leases with fixed rent review clauses. In all other circumstances rental revenue is brought to account on an accruals basis. If not received at the end of the reporting period, rental revenue is reflected in the Statement of Financial Position as a receivable. Recoverability of receivables is reviewed on an ongoing basis. Debts which are known to be not collectable are written off.

(ii) Management fee revenue

Management fees are brought to account on an accruals basis, and if not received at the end of the reporting period, are reflected in the Statement of Financial Position as a receivable.

(iii) Interest revenue

Interest revenue is brought to account on an accruals basis using the effective interest rate method and, if not received at the end of the reporting period, is reflected in the Statement of Financial Position as a receivable.

Note 1. Summary of significant accounting policies

(continued)

(c) Revenue recognition (continued)**(iv) Dividends and distribution revenue**

Revenue from dividends and distributions are recognised when declared. Amounts not received at the end of the reporting period are included as a receivable in the Statement of Financial Position.

(d) Expenses

Expenses are brought to account on an accruals basis and, if not paid at the end of the reporting period, are reflected in the Statement of Financial Position as a payable.

(i) Property expenses

Property expenses include rates, taxes and other property outgoings incurred in relation to investment properties and property, plant and equipment where such expenses are the responsibility of the Group.

(ii) Borrowing costs

Borrowing costs include interest, amortisation of discounts or premiums relating to borrowings, amortisation or ancillary costs incurred in connection with arrangement of borrowings and foreign exchange losses net of hedged amounts on borrowings, including trade creditors and lease finance charges. Borrowing costs are expensed as incurred unless they relate to qualifying assets.

Qualifying assets are assets which take more than 12 months to get ready for their intended use or sale. In these circumstances, borrowing costs are capitalised to the cost of the asset during the period of time that is required to complete and prepare the asset for its intended use or sale. Where funds are borrowed generally, borrowing costs are capitalised using a weighted average capitalisation rate.

(e) Derivatives and other financial instruments**(i) Derivatives**

The Group's activities expose it to a variety of financial risks including foreign exchange risk and interest rate risk. Accordingly, the Group enters into various derivative financial instruments such as interest rate swaps, cross currency swaps and foreign exchange contracts to manage its exposure to certain risks. Written policies and limits are approved by the Board of Directors of the Responsible Entity, in relation to the use of financial instruments to manage financial risks. The Responsible Entity continually reviews the Group's exposures and updates its treasury policies and procedures. The Group does not trade in derivative instruments for speculative purposes. Even though derivative financial instruments are entered into for the purpose of providing the Group with an economic hedge, the Group has elected not to apply hedge accounting under AASB 139 *Financial Instruments: Recognition and Measurement* for interest rate swaps and foreign exchange contracts. Accordingly, derivatives including interest rate swaps, interest rate component of cross currency swaps and foreign exchange contracts, are measured at fair value with any changes in fair value recognised in the Statement of Comprehensive Income.

(ii) Debt and equity instruments issued by the Group

Financial instruments issued by the Group are classified as either liabilities or as equity in accordance with the substance of the contractual arrangements. Accordingly, ordinary units issued by DDF, DIT, DOT and DXO are classified as equity.

Interest and distributions are classified as expenses or as distributions of profit consistent with the Statement of Financial Position classification of the related debt or equity instruments.

Transaction costs arising on the issue of equity instruments are recognised directly in equity (net of tax) as a reduction of the proceeds of the equity instruments to which the costs relate. Transaction costs are the costs that are incurred directly in connection with the issue of those equity instruments and which would not have been incurred had those instruments not been issued.

(iii) Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of the amount determined in accordance with AASB 137 *Provisions, Contingent Liabilities and Contingent Assets* and the amount initially recognised less cumulative amortisation, where appropriate.

The fair value of financial guarantees is determined as the present value of the difference in the net cash flows between the contractual payments under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations. Where guarantees in relation to loans or other payables of subsidiaries or associates are provided for no compensation, the fair values are accounted for as contributions and recognised as part of the cost of the investment.

(iv) Other financial assets

Loans and other receivables are measured at amortised cost using the effective interest rate method less impairment.

(f) Goods and services tax/value added tax

Revenues, expenses and capital assets are recognised net of any amount of Australian/New Zealand/Canadian Goods and Services Tax (GST) or French and German Value Added Tax (VAT), except where the amount of GST/VAT incurred is not recoverable. In these circumstances the GST/VAT is recognised as part of the cost of acquisition of the asset or as part of the expense.

Cash flows are included in the Statement of Cash Flows on a gross basis. The GST component of cash flows arising from investing and financing activities that is recoverable from or payable to the Australian Taxation Office is classified as cash flows from operating activities.

(g) Taxation

Under current Australian income tax legislation, DDF, DIT and DOT are not liable for income tax provided they satisfy certain legislative requirements. The Group may be liable for income tax in jurisdictions where foreign property is held (i.e. United States, France, Germany, Canada and New Zealand).

DXO is subject to Australian income tax as follows:

- the income tax expense for the year is the tax payable on the current year's taxable income based on a tax rate of 30% adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses;
- deferred tax assets and liabilities are recognised for temporary differences arising from differences between the carrying amount of assets and liabilities and the corresponding tax base of those items. The relevant tax rates are applied to the cumulative amounts of deductible and taxable temporary differences to measure the deferred tax assets or liabilities. An exception is made for certain temporary differences arising from the initial recognition of an asset or a liability (where they do not arise as a result of a business combination and did not affect either accounting profit/loss or taxable profit/loss);

- deferred tax assets are recognised for deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses;
- deferred tax assets and liabilities are not recognised for temporary differences between the carrying amount and tax bases of investments in controlled entities where the parent entity is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future; and
- current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Withholding tax payable on distributions received by the Group from DEXUS Industrial Properties Inc. (US REIT) and DEXUS US Properties Inc. (US W REIT) are recognised as an expense when tax is withheld.

In addition, a deferred tax liability or asset and related deferred tax expense/benefit is recognised on differences between the tax cost base of US assets and liabilities in the Group (held by US REIT and US W REIT) and their accounting carrying values at end of the reporting period. Any deferred tax liability or asset is calculated using a blend of the current withholding tax rate applicable to income distributions and the applicable US federal and state taxes.

Under current Australian income tax legislation, the security holders will generally be entitled to receive a foreign tax credit for US withholding tax deducted from distributions paid by the US REIT and US W REIT.

DIT France Logistique SAS (DIT France), a wholly owned sub-trust of DIT, is liable for French corporation tax on its taxable income at the rate of 33.33%. In addition, a deferred tax liability or asset and its related deferred tax expense/benefit is recognised on differences between the tax cost base of the French real estate assets and their accounting carrying value at end of the reporting period, where required.

DEXUS GLOG Trust, a wholly owned Australian sub-trust of DIT, is liable for German corporate income tax on its German taxable income at the rate of 15.82%. In addition, a deferred tax liability or asset and its related deferred tax expense/benefit is recognised on differences between the tax cost base of the German real estate assets and their accounting carrying value at end of the reporting period.

DOT NZ Sub-Trust No. 1, a wholly owned Australian sub-trust of DOT, is liable for New Zealand corporate tax on its New Zealand taxable income at the rate of 30%. In addition, a deferred tax liability or asset and its related deferred tax expense/benefit is recognised on differences between the tax cost base of the New Zealand real estate asset and the accounting carrying value at end of the reporting period.

DEXUS Canada Trust, a wholly owned Australian sub-trust of DIT, is liable for Canadian income tax on its Canadian taxable income at the rate of 42.92%.

Tax consolidation

In December 2009, DXO became the head entity of a tax consolidated group. This group currently comprises 20 Barrack Street Trust, DEXUS Holdings Pty Limited, DEXUS Funds Management Limited, DEXUS Property Services Pty Limited, DEXUS Financial Services Pty Limited, DEXUS Projects Pty Limited, DEXUS Wholesale Property Limited, DEXUS CMBS Issuer Pty Limited, Otho Pty Limited and DWPL Nominees Pty Limited. The implementation date for the DXO tax consolidation group was 1 July 2008.

The entities in the DXO tax consolidated group have entered into a Tax Sharing Deed. In the opinion of the Directors, this limits the joint and several liability of the wholly owned entities in the case of a default by the head entity, DXO.

(h) Distributions

In accordance with the Trust's Constitution, the Group distributes its distributable income to unitholders by cash or reinvestment. Distributions are provided for when they are approved by the Board of Directors and declared.

(i) Repairs and maintenance

Plant is required to be overhauled on a regular basis and is managed as part of an ongoing major cyclical maintenance program. The costs of this maintenance are charged as expenses as incurred, except where they relate to the replacement of a component of an asset, in which case the replaced component will be derecognised and the replacement costs capitalised in accordance with note 1(o). Other routine operating maintenance, repair costs and minor renewals are also charged as expenses as incurred.

(j) Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with financial institutions and other short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

(k) Receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, which is based on the invoiced amount less provision for doubtful debts. Trade receivables are required to be settled within 30 days and are assessed on an ongoing basis for impairment. Receivables which are known to be uncollectable are written off by reducing the carrying amount directly. A provision for doubtful debts is established when there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of the receivables. The provision for doubtful debts is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. Cash flows relating to short term receivables are not discounted as the effect of discounting is immaterial.

(l) Inventories

Land and properties held for resale

Land and properties held for resale are stated at the lower of cost and the net realisable value. Cost is assigned by specific identification and includes the cost of acquisition, and development and holding costs such as borrowing costs, rates and taxes. Holding costs incurred after completion of development are expensed.

Net realisable value

Net realisable value is the estimated selling price in the ordinary course of business. Marketing and selling expenses are estimated and deducted to establish net realisable value.

Note 1. Summary of significant accounting policies

(continued)

(m) Non-current assets held for sale

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use, and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets, assets arising from employee benefits, financial assets and investment property that are carried at fair value and contractual rights under insurance contracts, which are specifically exempt from this requirement.

(n) Other financial assets at fair value through profit and loss

Interests held by the Group in controlled entities and associates are measured at fair value through profit and loss to reduce a measurement or recognition inconsistency.

(o) Property, plant and equipment

Property, plant and equipment is stated at historical cost less depreciation and accumulated impairment. Historical cost includes expenditure that is directly attributable to its acquisition. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Statement of Comprehensive Income during the reporting period in which they are incurred.

Property, plant and equipment is tested for impairment whenever events or changes in circumstances indicate that the carrying amounts exceed their recoverable amounts (refer note 1(v)).

(p) Depreciation of property, plant and equipment

Land is not depreciated. Depreciation on buildings (including fit-out) is calculated on a straight-line basis so as to write off the net cost of each non-current asset over its expected useful life. Estimates for remaining useful lives are reviewed on a regular basis for all assets and are as follows:

Buildings (including fit-out)	5–50 years
IT equipment	3–5 years

(q) Investment properties

During the year ended 30 June 2010, the Group adopted the amendments to AASB 140 *Investment Property* as set out in AASB 2008-5 *Amendments to Australian Accounting Standards arising from the Annual Improvements Project* effective for reporting periods beginning on or after 1 January 2009. Under this amendment, property that is under construction or development for future use as investment property falls within the scope of AASB 140. As such, development property of this nature is no longer recognised and measured as

property, plant and equipment but is included as investment property measured at fair value. Where fair value of investment property under construction is not reliably measurable, the property is measured at cost until the earlier of the date construction is completed and the date at which fair value becomes reliably measurable. As required by the standard, the amendments to AASB 140 were applied prospectively from 1 July 2009.

The Group's investment properties consist of properties held for long term rental yields and/or capital appreciation and property that is being constructed or developed for future use as investment property. Investment properties are initially recognised at cost including transaction costs. Investment properties are subsequently recognised at fair value in the Financial Statements. Each valuation firm and its signatory valuer are appointed on the basis that they are engaged for no more than three consecutive valuations.

The basis of valuations of investment properties is fair value being the amounts for which the assets could be exchanged between knowledgeable willing parties in an arm's length transaction, based on current prices in an active market for similar properties in the same location and condition and subject to similar leases. In addition, an appropriate valuation method is used, which may include the discounted cash flow and the capitalisation method. Discount rates and capitalisation rates are determined based on industry expertise and knowledge and, where possible, a direct comparison to third party rates for similar assets in a comparable location. Rental revenue from current leases and assumptions about future leases, as well as any expected operational cash outflows in relation to the property, are also reflected in fair value. In relation to development properties under construction for future use as investment property, where reliably measurable, fair value is determined based on the market value of the property on the assumption it had already been completed at the valuation date less costs still required to complete the project, including an appropriate adjustment for profit and risk.

External valuations of the individual investment properties are carried out in accordance with the Constitutions for each trust forming the Group or may be earlier where the Responsible Entity believes there is a potential for a material change in the fair value of the property.

Changes in fair values are recorded in the Statement of Comprehensive Income. The gain or loss on disposal of an investment property is calculated as the difference between the carrying amount of the asset at the date of disposal and the net proceeds from disposal and is included in the Statement of Comprehensive Income in the year of disposal.

Subsequent redevelopment and refurbishment costs (other than repairs and maintenance) are capitalised to the investment property where they result in an enhancement in the future economic benefits of the property.

(r) Leasing fees

Leasing fees incurred are capitalised and amortised over the lease periods to which they relate.

(s) Lease incentives

Prospective lessees may be offered incentives as an inducement to enter into operating leases. These incentives may take various forms including cash payments, rent free periods, or a contribution to certain lessee costs such as fit-out costs or relocation costs.

The costs of incentives are recognised as a reduction of rental revenue on a straight-line basis from the earlier of the date which the tenant has effective use of the premises or the lease commencement date to the end of the lease term. The carrying amount of the lease incentives is reflected in the fair value of investment properties.

(t) Investments accounted for using the equity method

Some property investments are held through the ownership of units in single purpose unlisted trusts or shares in unlisted companies where the Group exerts significant influence but does not have a controlling interest. These investments are considered to be associates and the equity method of accounting is applied in the Financial Statements.

Under this method, the entity's share of the post-acquisition profits of associates is recognised in the Statement of Comprehensive Income. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividends or distributions receivable from associates are recognised as a reduction in the carrying amount of the investment.

When the Group's share of losses in an associate equal or exceed its interest in the associate (including any unsecured receivables) the Group does not recognise any further losses unless it has incurred obligations or made payments on behalf of the associate.

(u) Business combinations

The acquisition method of accounting is used to account for all business combinations. The consideration transferred for the acquisition of a subsidiary comprises the fair values of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred also includes the fair value of any contingent consideration arrangement and the fair value of any pre-existing equity interest in the subsidiary. Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interest in the acquiree at its proportionate share of the acquiree's net identifiable assets.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the Group's share of the net identifiable assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the subsidiary acquired and the measurement of all amounts has been reviewed, the difference is recognised directly in the Statement of Comprehensive Income as a bargain purchase.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

(v) Impairment of assets

Goodwill and intangible assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows, which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

(w) Intangible assets

(i) Goodwill

Goodwill is recognised as at the acquisition date and is measured as the excess of the aggregate of the fair value of consideration transferred and the non-controlling interest's proportionate share of the acquiree's identifiable net assets over the fair value of the identifiable net assets acquired.

In a business combination achieved in stages, the acquirer shall remeasure its previously held equity interest in the acquiree at its acquisition-date fair value and recognise the resulting gain or loss, if any, in profit or loss.

The carrying value of the goodwill is tested for impairment at the end of each reporting period with any decrement in value taken to the Statement of Comprehensive Income as an expense.

(ii) Management rights

Management rights represent the asset management rights owned by the Group which entitle it to management fee revenue from both finite and indefinite life trusts. Those rights that are deemed to have a finite useful life are measured at cost and amortised using the straight-line method over their estimated useful lives which vary from five to 21 years.

During the year, the Group changed the accounting policy for the testing of impairment of management rights associated with indefinite life trusts. These management rights are tested for impairment annually in accordance with AASB 136 *Impairment of Assets*. Previously testing was performed every six months at the end of each reporting period. There is no adjustment required to current or prior periods as a result of the change in policy. As at the date of this report, there were no events or circumstances identified that would indicate an impairment during the year ended 30 June 2011.

Note 1. Summary of significant accounting policies (continued)**(x) Financial assets and liabilities****(i) Classification**

The Group has classified its financial assets and liabilities as follows:

Financial asset/liability	Classification	Valuation basis	Reference
Cash and cash equivalents	Fair value through profit or loss	Fair value	Refer note 1(j)
Receivables	Loans and receivables	Amortised cost	Refer note 1(k)
Other financial assets	Loans and receivables	Amortised cost	Refer note 1(e)
Payables	Financial liability at amortised cost	Amortised cost	Refer note 1(y)
Interest bearing liabilities	Financial liability at amortised cost	Amortised cost	Refer note 1(z)
Derivatives	Fair value through profit or loss	Fair value	Refer note 1(e)

Financial assets and liabilities are classified in accordance with the purpose for which they were acquired.

(ii) Fair value estimation of financial assets and liabilities

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement and for disclosure purposes.

The fair value of financial instruments traded in active markets (such as publicly traded derivatives) is based on quoted market prices at the end of the reporting period. The quoted market price used for financial assets held by the Group is the current bid price. The appropriate quoted market price for financial liabilities is the current ask price.

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques including dealer quotes for similar instruments and discounted cash flows. In particular, the fair value of interest rate swaps and cross currency swaps are calculated as the present value of the estimated future cash flows, the fair value of forward exchange rate contracts is determined using forward exchange market rates at the end of the reporting period, and the fair value of interest rate option contracts is calculated as the present value of the estimated future cash flows taking into account the time value and implied volatility of the underlying instrument.

(y) Payables

These amounts represent liabilities for amounts owing at end of the reporting period. The amounts are unsecured and are usually paid within 30 days of recognition.

(z) Interest bearing liabilities

Subsequent to initial recognition at fair value, net of transaction costs incurred, interest bearing liabilities are measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Statement of Comprehensive Income over the period of the borrowings using the effective interest method. Interest bearing liabilities are classified as current liabilities unless the Group has an unconditional right to defer the liability for at least 12 months after the reporting date.

(aa) Employee benefits**(i) Wages, salaries and annual leave**

Liabilities for employee benefits for wages, salaries and annual leave represent present obligations resulting from employees' services provided to the end of the reporting period, calculated at undiscounted amounts based on remuneration wage and salary rates that the Group expects to pay at the end of the reporting period including related on-costs, such as workers compensation, insurance and payroll tax.

(ii) Long service leave

The provision for employee benefits for long service leave represents the present value of the estimated future cash outflows, to be made resulting from employees' services provided to the end of the reporting period.

The provision is calculated using expected future increases in wage and salary rates including related on-costs and expected settlement dates based on turnover history and is discounted using the rates attaching to national government bonds at the end of the reporting period that most closely matches the term of the maturity of the related liabilities. The unwinding of the discount is treated as long service leave expense.

(ab) Earnings per unit

Basic earnings per unit are determined by dividing the net profit attributable to unitholders of the parent entity by the weighted average number of ordinary units outstanding during the year.

Diluted earnings per unit are adjusted from the basic earnings per unit by taking into account the impact of dilutive potential units. The Group did not have such dilutive potential units during the year.

(ac) Foreign currency

Items included in the Financial Statements of the Group are measured using the currency of the primary economic environment in which the entity operates (the functional currency). The Financial Statements are presented in Australian dollars, which is the functional and presentation currency of the Group.

(i) Foreign currency transactions

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at period end exchange rates of financial assets and liabilities denominated in foreign currencies are recognised in the Statement of Comprehensive Income.

(ii) Foreign operations

Foreign operations are located in the United States, New Zealand, France, Germany and Canada. These operations have a functional currency of US dollars, NZ dollars, Euros and Canadian dollars respectively, which are translated into the presentation currency.

The assets and liabilities of the foreign operations are translated at exchange rates prevailing at the end of each reporting period. Income and expense items are translated at the average exchange rates for the period. Exchange differences arising are recognised in the foreign currency translation reserve and recognised in profit or loss on disposal of the foreign operation.

Goodwill and fair value adjustments arising on the acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and translated at exchange rates prevailing at the end of each reporting period.

(ad) Operating segments

Operating segments are reported in a manner that is consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM). The CODM has been identified as the Board of Directors as they are responsible for the strategic decision making within the Group.

(ae) Rounding of amounts

The Group is the kind referred to in Class Order 98/0100, issued by the Australian Securities & Investments Commission, relating to the rounding off of amounts in the Financial Statements. Amounts in the Financial Statements have been rounded off in accordance with that Class Order to the nearest thousand dollars, or in certain cases, the nearest dollar.

(af) Parent entity financial information

On 28 June 2010 the *Corporations Amendment (Corporate Reporting Reform) Act 2010* received Royal Assent. As a result of the amendments, Financial Statements for financial years ending on or after 30 June 2010 no longer need to include separate columns and associated note disclosures for the parent entity. Instead, the Corporations Regulations now prescribe limited disclosures that will need to be made in the Notes to the Financial Statements which include disclosure of key financial information for the parent entity and details of any guarantees, contingent liabilities and commitments.

The financial information for the parent entity of DEXUS Property Group is disclosed in note 29 and has been prepared on the same basis as the consolidated Financial Statements except as set out below:

Investment in subsidiaries, associates and joint venture entities

Distributions received from associates are recognised in the parent entity's Statement of Comprehensive Income, rather than being deducted from the carrying amount of these investments.

(ag) New accounting standards and interpretations

Certain new accounting standards and interpretations have been published that are not mandatory for the 30 June 2011 reporting period. Our assessment of the impact of these new standards and interpretations is set out below:

AASB 2010-4 *Further Amendments to Australian Accounting Standards arising from the Annual Improvements Project* (effective 1 January 2011)

In June 2010, the AASB made a number of amendments to Australian Accounting Standards as a result of the IASB's annual improvements project. The Group intends to apply the standard from 1 July 2011 and does not expect any significant impacts.

AASB 2010-6 *Amendments to Australian Accounting Standards – Disclosures on Transfers of Financial Assets* (effective 1 July 2011)

Amendments made to AASB 7 *Financial Instruments: Disclosures* in November 2010 introduce additional disclosures in respect of risk exposures arising from transferred financial assets. The amendments will particularly affect entities that sell, factor, securitise, lend or otherwise transfer financial assets to other parties. The Group intends to apply the standard from 1 July 2011 and does not expect any significant impacts.

AASB 9 *Financial Instruments* and AASB 2009-11 *Amendments to Australian Accounting Standards arising from AASB 9* and AASB 2010-7 *Amendments to Australian Accounting Standards arising from AASB 9 (December 2010)* (effective 1 January 2013)

AASB 9 *Financial Instruments* addresses the classification, measurement and derecognition of financial assets and financial liabilities. The standard simplifies the classifications of financial assets into those to be carried at amortised cost and those to be carried at fair value. The Group intends to apply the standards from 1 July 2013 and does not expect any significant impacts.

AASB 2010-8 *Amendments to Australian Accounting Standards – Deferred Tax: Recovery of Underlying Assets* (effective 1 January 2012)

In December 2010, the AASB amended AASB 112 *Income Taxes* to provide an amended approach for measuring deferred tax liabilities and deferred tax assets when investment property is measured using the fair value model. AASB 112 requires the measurement of deferred tax assets or liabilities to reflect the tax consequences that would follow from the way management expects to recover or settle the carrying amount of the relevant assets or liabilities, that is through use or through sale. The Group intends to apply the standard from 1 July 2012 and does not expect any significant impacts.

AASB 1054 *Australian Additional Disclosures*, AASB 2011-1 *Amendments to Australian Accounting Standards arising from the Trans-Tasman Convergence Project* and AASB 2011-2 *Amendments to Australian Accounting Standards arising from the Trans-Tasman Convergence Project – Reduced Disclosure Requirements* (effective 1 July 2011)

The AASB and NZ FRSB have issued accounting standards that eliminate most of the existing differences between their local standards and IFRS. Where additional disclosures were considered necessary, they were moved to new standard AASB 1054. Adoption of the new rules will not affect any of the amounts recognised in the Financial Statements, but may simplify some of the Group's current disclosures. The Group intends to apply the standards from 1 July 2011.

Note 1. Summary of significant accounting policies

(continued)

(ag) New accounting standards and interpretations (continued)**AASB 2011-4 Amendments to Australian Accounting Standards to Remove Individual Key Management Personnel Disclosure Requirements (effective 1 July 2013)**

In July 2011 the AASB decided to remove the individual KMP disclosure requirements from AASB 124 *Related Party Disclosures*, to achieve consistency with the international equivalent standard and remove a duplication of the requirements with the *Corporations Act 2001*. While this will reduce the disclosures that are currently required in the Notes to the Financial Statements, it will not affect any of the amounts recognised in the Financial Statements. The amendments apply from 1 July 2013 and cannot be adopted early. The Corporations Act requirements in relation to remuneration reports will remain unchanged for now, but these requirements are currently subject to review and may also be revised in the near future.

The IASB has issued new and amended standards as discussed below. The AASB is expected to issue equivalent Australian standards shortly.

IFRS 10 Consolidated financial statements (effective 1 January 2013)

IFRS 10 replaces all of the guidance on control and consolidation in IAS 27 *Consolidated and separate financial statements*, and SIC-12 *Consolidation – special purpose entities*. The standard introduces a single definition of control that applies to all entities. It focuses on the need to have both power and rights or exposure to variable returns before control is present. The Group intends to apply the standard from 1 July 2013 and does not expect any significant impacts.

IFRS 11 Joint Arrangements (effective 1 January 2013)

IFRS 11 introduces a principles based approach to accounting for joint arrangements. The focus is no longer on the legal structure of joint arrangements, but rather on how rights and obligations are shared by the parties to the joint arrangement. Based on the assessment of rights and obligations, a joint arrangement will be classified as either a joint operation or joint venture. Joint ventures are accounted for using the equity method, and the choice to proportionately consolidate will no longer be permitted. The Group intends to apply the standard from 1 July 2013 and does not expect any significant impacts.

IFRS 12 Disclosure of interests in other entities (effective 1 January 2013)

IFRS 12 sets out the required disclosures for entities reporting under the two new standards, IFRS 10 and IFRS 11, and replaces the disclosure requirements currently found in IAS 28. Application of this standard will not affect any of the amounts recognised in the Financial Statements, but may impact some of the Group's current disclosures. The Group intends to apply the standard from 1 July 2013.

IAS 28 Investments in associates (effective 1 January 2013)

Amendments to IAS 28 provide clarification that an entity continues to apply the equity method and does not remeasure its retained interest as part of ownership changes where a joint venture becomes an associate, and vice versa. The Group intends to apply the standard from 1 July 2013 and does not expect any significant impacts.

IFRS 13 Fair value measurement (effective 1 January 2013)

IFRS 13 explains how to measure fair value and aims to enhance fair value disclosures. Application of this standard will not affect any of the amounts recognised in the Financial Statements, but may impact some of the Group's current disclosures. The Group intends to apply the standard from 1 July 2013.

Revised IAS 1 Presentation of Financial Statements (effective 1 July 2012)

In June 2011, the IASB made an amendment to IAS 1 *Presentation of Financial Statements*. The AASB is expected to make equivalent changes to AASB 101 shortly. The amendment requires entities to separate items presented in other comprehensive income into two groups, based on whether they may be recycled to profit or loss in the future. It will not affect the measurement of any of the items recognised in the balance sheet or the profit or loss in the current period. The Group intends to adopt the new standard from 1 July 2012.

Note 2. Property revenue

	2011 \$'000	2010 \$'000
Rent and recoverable outgoings	648,421	690,010
Incentive amortisation	(58,732)	(49,033)
Other revenue	39,383	22,091
Total property revenue	629,072	663,068

Note 3. Finance costs

	2011 \$'000	2010 \$'000
Interest paid/payable	124,427	119,490
Amount capitalised	(60,955)	(41,377)
Other finance costs	4,444	5,240
Net fair value (gain)/loss of interest rate swaps	(15,172)	97,662
	52,744	181,015
Finance cost attributable to asset disposal program ¹	–	9,670
Total finance costs	52,744	190,685

1 As a result of the US phase 1 asset sale program in the year ended 30 June 2010, debt was repaid and associated finance costs were recognised in the Statement of Comprehensive Income.

The average capitalisation rate used to determine the amount of borrowing costs eligible for capitalisation is 7.74% (2010: 7.09%).

Notes to the Financial Statements

For the year ended 30 June 2011

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Note 4. Income tax

(a) Income tax (benefit)/expense

	Note	2011 \$'000	2010 \$'000
Current tax expense/(benefit)		97	(3,650)
Deferred tax (benefit)/expense		(4,948)	224
Total income tax benefit		(4,851)	(3,426)
Deferred income tax (benefit)/expense included in income tax (benefit)/expense comprises:			
Increase in deferred tax assets	16	(11,803)	(1,097)
Increase in deferred tax liabilities	23	6,855	1,321
Total deferred tax (benefit)/expense		(4,948)	224

(b) Reconciliation of income tax expense to net profit

	2011 \$'000	2010 \$'000
Profit before tax	576,433	1,607
Less amounts not subject to income tax (note 1(g))	(614,379)	(16,210)
	(37,946)	(14,603)
Prima facie tax benefit at the Australian tax rate of 30% (2010: 30%)	(11,384)	(4,381)
Tax effect of amounts which are not deductible/(taxable) in calculating taxable income:		
Depreciation and amortisation	(1,342)	(1,370)
Reversal of previous impairment	–	(3,992)
Net fair value loss of investment properties	7,886	6,988
Net gain on sale of investment properties	(26)	242
Previous unrecognised tax losses utilised	–	(693)
Unused tax losses	–	(225)
Sundry items	15	5
	6,533	955
Income tax benefit	(4,851)	(3,426)

(c) Withholding tax expense

Withholding tax expense of \$26,164,000 (2010: \$26,557,000 benefit) comprises deferred tax expense of \$23,592,000 (2010: \$29,396,000 benefit) and current tax expense of \$2,572,000 (2010: \$2,839,000). The deferred tax benefit is recognised on differences between the tax cost base of the US assets and liabilities and their accounting carrying value at the end of the reporting period. The majority of the deferred tax expense arises due to the tax depreciation and revaluation of US investment properties as well as mark-to-market of derivatives.

Note 5. Other expenses

	Note	2011 \$'000	2010 \$'000
Audit and taxation fees	6	2,264	2,417
Custodian fees		474	402
Legal and other professional fees		1,542	2,495
Registry costs and listing fees		651	895
Occupancy expenses		2,881	2,194
Administration expenses		4,101	4,319
Other staff expenses		2,528	2,118
External management fees		2,799	4,172
Other expenses		5,053	5,365
Total other expenses		22,293	24,377

Note 6. Audit, taxation and transaction services fees

During the year, the Auditor and its related practices, and non-related audit firms earned the following remuneration:

	2011 \$'000	2010 \$'000
Audit fees		
PwC Australia – audit and review of Financial Statements	1,068,066	1,114,706
PwC US – audit and review of Financial Statements	278,057	234,140
PwC fees paid in relation to outgoings audit ¹	107,361	95,711
PwC Australia – regulatory audit and compliance services	170,816	147,000
Audit fees paid to PwC	1,624,300	1,591,557
Fees paid to non-PwC audit firms	57,874	266,011
Total audit fees	1,682,174	1,857,568
Taxation fees		
Fees paid to PwC Australia	188,539	164,172
Fees paid to PwC NZ	12,670	6,639
Fees paid to PwC US	3,103	213,188
Taxation fees paid to PwC	204,312	383,999
Fees paid to non-PwC audit firms	484,384	270,831
Total taxation fees²	688,696	654,830
Total audit and taxation fees¹	2,370,870	2,512,398
Transaction services fees		
PwC assurance services in respect of debt raisings	243,557	245,544
PwC taxation services	–	76,300
Transaction services fees paid to PwC	243,557	321,844
Fees paid to non-PwC audit firms	52,432	–
Total transaction services fees	295,989	321,844
Total audit, taxation and transaction services fees	2,666,859	2,834,242

¹ Fees paid in relation to outgoing audits are included in property expenses. Therefore, total audit and taxation fees included in other expenses is \$2,263,509 (2010: \$2,416,687).

² These services include general compliance work, one off project work and advice with respect to the management of day-to-day tax affairs of the Group.

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Notes to the Financial Statements

For the year ended 30 June 2011

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Note 7. Current assets – cash and cash equivalents

	2011 \$'000	2010 \$'000
Cash at bank	28,039	54,365
Short term deposits ¹	45,707	10,054
Total current assets – cash and cash equivalents	73,746	64,419

1 As at 30 June 2011, the Group held cash of C\$34.7 million (A\$33.4 million) in escrow in relation to the sale of its Toronto warehouse facility in June 2011. The funds in escrow relate to an amount withheld by the purchaser under Canadian tax law as part of the finalisation of the capital gains tax on disposal. The majority of the remaining funds will be used to repay debt once released by the Canadian tax authority.

Note 8. Current assets – receivables

	2011 \$'000	2010 \$'000
Rent receivable	9,203	16,403
Less: provision for doubtful debts	(3,112)	(8,628)
Total rental receivables	6,091	7,775
Fees receivable	9,354	7,220
Interest receivable	282	586
Other receivables	20,448	9,429
Total other receivables	30,084	17,235
Total current assets – receivables	36,175	25,010

Note 9. Non-current assets classified as held for sale

(a) Non-current assets held for sale

	2011 \$'000	2010 \$'000
Investment properties held for sale	59,260	18,068
Total non-current assets classified as held for sale	59,260	18,068

(b) Reconciliation

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	18,068	98,054
Disposals	(15,674)	(98,035)
Transfer from investment properties	59,260	18,068
Foreign exchange differences on foreign currency translation	(2,445)	–
Additions, amortisation and other	51	(19)
Closing balance at the end of the year	59,260	18,068

As part of the asset sale program, certain assets were classified as non-current assets held for sale and carried at fair value.

Disposal

On 19 November 2010, Atlantic Corporate Park, Sterling, Northern Virginia was disposed of for US\$22.6 million (A\$22.9 million).

Note 10. Derivative financial instruments

	2011 \$'000	2010 \$'000
Current assets		
Interest rate swap contracts	3,336	24,727
Cross currency swap contracts	17,583	7,812
Forward foreign exchange contracts	2,193	1,364
Total current assets – derivative financial instruments	23,112	33,903
Non-current assets		
Interest rate swap contracts	71,765	97,492
Cross currency swap contracts	3,198	13,440
Forward foreign exchange contracts	2,145	1,489
Total non-current assets – derivative financial instruments	77,108	112,421
Current liabilities		
Interest rate swap contracts	4,675	5,765
Cross currency swap contracts	–	11,313
Forward foreign exchange contracts	325	186
Total current liabilities – derivative financial instruments	5,000	17,264
Non-current liabilities		
Interest rate swap contracts	154,677	303,181
Cross currency swap contracts	408	1,585
Forward foreign exchange contracts	–	131
Total non-current liabilities – derivative financial instruments	155,085	304,897
Net derivative financial instruments	(59,865)	(175,837)

Refer note 30 for further discussion regarding derivative financial instruments.

Note 11. Current assets – other

	2011 \$'000	2010 \$'000
Prepayments	11,396	13,555
Total current assets – other	11,396	13,555

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Notes to the Financial Statements

For the year ended 30 June 2011

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Note 12. Non-current assets – investment properties

(a) Properties

	Ownership
	%
Kings Park Industrial Estate, Vardys Road, Marayong, NSW	100
Target Distribution Centre, Tarras Road, Altona North, VIC	100
Axxess Corporate Park, Corner Ferntree Gully & Gilby Roads, Mount Waverley, VIC	100
Knoxfield Industrial Estate, Henderson Road, Knoxfield, VIC	100
12 Frederick Street, St Leonards, NSW	100
2 Alspec Place, Eastern Creek, NSW	100
Centrewest Industrial Estate, 108-120 Silverwater Road, Silverwater, NSW	100
40-50 Talavera Road, Macquarie Park, NSW	100
44 Market Street, Sydney, NSW	100
8 Nicholson Street, Melbourne, VIC	100
130 George Street, Parramatta, NSW	100
Flinders Gate Complex, 172 Flinders Street & 189 Flinders Lane, Melbourne, VIC	100
383-395 Kent Street, Sydney, NSW	100
14 Moore Street, Canberra, ACT**	100
Sydney CBD Floor Space (1 Chifley Square, Sydney), NSW ¹	100
34-60 Little Collins Street, Melbourne, VIC**	100
32-44 Flinders Street, Melbourne, VIC	100
Flinders Gate Complex, 172 Flinders Street, Melbourne, VIC	100
383-395 Kent Street Car Park, Sydney, NSW	100
2-4 Military Road, Matraville, NSW	100
79-99 St Hilliers Road, Auburn, NSW	100
3 Brookhollow Avenue, Baulkham Hills, NSW	100
1 Garigal Road, Belrose, NSW	100
2 Minna Close, Belrose, NSW	100
114-120 Old Pittwater Road, Brookvale, NSW	100
145-151 Arthur Street, Flemington, NSW	100
436-484 Victoria Road, Gladesville, NSW	100
1 Foundation Place, Greystanes, NSW	100
5-15 Rosebery Avenue & 25-55 Rothschild Avenue, Rosebery, NSW	100
10-16 South Street, Rydalmere, NSW	100
19 Chifley Street, Smithfield, NSW	100
Pound Road West, Dandenong, VIC	100
DEXUS Industrial Estate, Boundary Road (including 440 Doherty's Road), Laverton North, VIC	100
250 Forest Road South, Lara, VIC	100
15-23 Whicker Road, Gillman, SA	100

¹ This relates to heritage floor space retained following the disposal of 1 Chifley Square, Sydney.

The title to all properties is freehold, with the exception of the properties marked ** which are leasehold.

Acquisition date	Independent valuation date	Independent valuation amount \$'000	Independent valuer	Consolidated book value 30 June 2011 \$'000	Consolidated book value 30 June 2010 \$'000
May 1990	Dec 2009	88,000	(i)	88,660	88,030
Oct 1995	Jun 2011	32,500	(i)	32,500	28,964
Oct 1996	Jun 2010	179,400	(g)	181,249	179,400
Aug 1996	Jun 2011	37,600	(g)	37,600	33,164
Jul 2000	Jun 2011	33,500	(a)	33,500	33,463
Mar 2004	Dec 2008	24,800	(f)	24,328	23,300
May 2010	n/a	n/a	n/a	25,931	25,798
Oct 2002	Jun 2009	29,200	(f)	27,981	26,603
Sep 1987	Jun 2010	192,700	(d)	207,000	192,700
Nov 1993	Jun 2009	85,000	(i)	80,162	80,000
May 1997	Dec 2010	77,000	(f)	79,460	74,320
Mar 1999	Jun 2011	28,500	(e)	28,500	24,747
Sep 1987	Jun 2010	122,000	(i)	127,225	122,000
May 2002	Jun 2010	37,000	(i)	33,000	37,000
Jul 2000	n/a	n/a	n/a	129	129
Nov 1984	Jun 2011	39,200	(i)	39,200	34,077
Jun 1998	Jun 2011	29,500	(e)	29,500	27,010
Mar 1999	Jun 2011	54,000	(e)	54,000	49,043
Sep 1987	Jun 2010	60,000	(i)	60,000	60,000
Dec 2009	n/a	n/a	n/a	48,902	48,751
Sep 1997	Jun 2009	40,000	(e)	37,400	40,168
Dec 2002	Jun 2010	40,000	(e)	40,112	40,000
Dec 1998	Jun 2009	24,000	(f)	20,500	22,000
Dec 1998	Jun 2009	27,600	(f)	27,312	27,213
Sep 1997	Dec 2008	48,000	(f)	44,128	41,800
Sep 1997	Jun 2011	28,000	(f)	28,000	31,078
Sep 1997	Jun 2009	46,000	(a)	43,500	46,804
Feb 2003	Jun 2010	41,500	(f)	43,000	41,500
Apr 1998	Dec 2010	89,000	(f)	89,756	89,795
Sep 1997	Jun 2011	39,250	(g)	39,250	39,636
Dec 1998	Jun 2008	18,350	(i)	–	15,000
Jan 2004	Jun 2010	77,300	(i)	75,300	77,300
Jul 2002	Jun 2011	123,200	(g)	123,393	115,400
Dec 2002	Dec 2010	50,000	(i)	50,000	50,700
Dec 2002	Dec 2010	25,500	(a)	28,800	25,712

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Notes to the Financial Statements

For the year ended 30 June 2011

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Note 12. Non-current assets – investment properties (continued)

(a) Properties (continued)

	Ownership
	%
25 Donkin Street, West End Brisbane, QLD	100
52 Holbeche Road, Arndell Park, NSW	100
30-32 Bessemer Street, Blacktown, NSW	100
27-29 Liberty Road, Huntingwood, NSW	100
154 O'Riordan Street, Mascot, NSW	100
11 Talavera Road, Macquarie Park, NSW	100
DEXUS Industrial Estate, Egerton Street, Silverwater, NSW	100
114 Fairbank Road, Clayton, VIC	100
30 Bellrick Street, Acacia Ridge, QLD	100
Zone Industrial Epône II, 7860 Epône, Paris, France	100
19 rue de Bretagne, 38070 Saint-Quentin Fallavier, Lyon, France	100
21 rue du Chemin Blanc, 91160 Champlan, Paris, France	100
Im Gewerbegebiet 18, Friedewald, Hessen, Germany	100
Im Steinbruch 4, 6, Knetzgau, Bayern, Germany	100
Carl-Leverkus-Straße 3, 5, Winkelsweg 182-184, Langenfeld, Nordrhein Westfalen, Germany	100
Schneiderstraße 82, Langenfeld, Nordrhein Westfalen, Germany	100
Former Straße 6, Unna, Nordrhein Westfalen, Germany	100
Liverpoolster Straße, Kopenhagener Straße, Osloer Straße, Friemersheim, Duisburg, Nordrhein Westfalen, Germany	100
Bremer Ring & Hansestraße, Wustermark, Berlin, Brandenburg, Germany	100
Theodorstraße, Düsseldorf, Nordrhein Westfalen, Germany	100
32 Avenue de l'Océanie, 91140 Villejust, Paris, France	100
Servon 1, Route Nationale 19 L'Orme Rond, 77170 Servon, Paris	100
Servon 2, Route Nationale 19 L'Orme Rond, 77170 Servon, Paris	100
Im Holderbusch 3, Sulmstraße, Ellhofen, Baden-Württemberg, Germany	100
Schillerstraße 51, Ellhofen, Baden-Württemberg, Germany	100
Schillerstraße 42, 42a, Bahnhofstraße 44, 50, Ellhofen, Baden-Württemberg, Germany	100
Über der Dingelstelle, Langenweddingen, Neidersachsen, Germany	100
Niedesheimer Straße 24, Worms, Hessen, Germany	100
13201 South Orange Avenue, Orlando, Florida, US	100
8574 Boston Church Road, Milton, Ontario, Canada	100
Governor Phillip & Macquarie Tower Complex, 1 Farrer Place, Sydney, NSW ¹	50
45 Clarence Street, Sydney, NSW	100
309-321 Kent Street, Sydney, NSW ¹	50
One Margaret Street, Sydney, NSW	100
Victoria Cross, 60 Miller Street, North Sydney, NSW	100
The Zenith, 821 Pacific Highway, Chatswood, NSW ¹	50

¹ The valuation reflects 50% of the independent valuation amount.

Acquisition date	Independent valuation date	Independent valuation amount \$'000	Independent valuer	Consolidated book value 30 June 2011 \$'000	Consolidated book value 30 June 2010 \$'000
Dec 1998	Dec 2010	27,000	(f)	26,200	32,234
Jul 1998	Dec 2009	11,500	(a)	12,500	12,000
May 1997	Jun 2011	16,250	(e)	16,250	15,400
Jul 1998	Dec 2010	8,000	(i)	8,000	8,154
Jun 1997	Jun 2011	13,750	(e)	13,750	13,592
Jun 2002	Jun 2010	127,000	(g)	141,000	127,000
May 1997	Dec 2009	39,500	(e)	40,200	41,900
Jul 1997	Dec 2010	14,900	(f)	15,090	14,600
Jun 1997	Jun 2010	19,600	(d)	20,300	19,600
Jul 2006	Jun 2011	7,252	(e)	7,252	6,462
Jul 2006	Jun 2011	7,711	(e)	7,711	9,056
Jul 2006	Jun 2010	7,924	(e)	–	7,924
Dec 2006	Jun 2011	4,389	(e)	4,389	4,442
Dec 2006	Jun 2011	9,251	(e)	9,251	9,636
Dec 2006	Jun 2011	9,386	(e)	9,386	10,532
Dec 2006	Jun 2011	5,773	(e)	5,773	6,233
Dec 2006	Jun 2011	14,922	(e)	14,922	16,191
Dec 2006	Dec 2010	24,240	(e)	26,334	23,642
Dec 2006	Jun 2011	10,466	(e)	10,466	11,212
Jun 2007	Dec 2010	15,598	(e)	19,176	16,621
Jul 2006	Dec 2010	9,467	(e)	–	10,173
Jul 2006	Dec 2010	10,709	(e)	–	11,907
Jul 2006	Dec 2010	5,105	(e)	–	5,488
Dec 2006	Dec 2010	16,002	(e)	–	17,194
Dec 2006	Dec 2010	11,142	(e)	–	12,036
Dec 2006	Dec 2010	6,516	(e)	–	7,093
Dec 2006	Dec 2010	5,942	(e)	–	6,305
Dec 2006	Dec 2010	4,322	(e)	–	4,657
Jun 2007	Dec 2010	25,583	(a)	29,435	28,593
Dec 2007	Dec 2010	68,211	(a)	–	61,999
Dec 1998	Dec 2010	643,000	(d)	645,443	624,744
Dec 1998	Jun 2011	247,500	(f)	247,500	254,834
Dec 1998	Dec 2010	182,500	(i)	184,308	178,645
Dec 1998	Dec 2009	162,500	(f)	170,863	162,719
Dec 1998	Jun 2011	135,000	(a)	135,000	128,881
Dec 1998	Jun 2010	107,500	(e)	112,953	107,500

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Note 12. Non-current assets – investment properties (continued)

(a) Properties (continued)

	Ownership
	%
Woodside Plaza, 240 St Georges Terrace, Perth, WA	100
30 The Bond, 30-34 Hickson Road, Sydney, NSW	100
Southgate Complex, 3 Southgate Avenue, Southbank, VIC	100
201-217 Elizabeth Street, Sydney, NSW ¹	50
Garema Court, 140-180 City Walk, Canberra, ACT**	100
Australia Square Complex, 264-278 George Street, Sydney, NSW ¹	50
Lumley Centre, 88 Shortland Street, Auckland, New Zealand	100
300 Townpark Drive, Kennesaw, Georgia, US	100
1000-1200 Williams Street NW, Atlanta, Georgia, US	100
MD Wholesale Food Market, 7951 Ocean Avenue & 7970 Tarbay Drive, Jessup, Maryland, US	100
1015 & 1025 West Nursery Road, Linthicum Heights, Maryland, US	100
Cabot Techs, 989-991 Corporate Boulevard, Linthicum Heights, Maryland, US	100
9112 Guilford Road, Columbia, Maryland, US	100
8155 Stayton Drive, Jessup, Maryland, US	100
8306 Patuxent Range Road & 8332 Bristol Court, Jessup, Maryland, US	100
8350 & 8351 Bristol Court, Jessup, Maryland, US	100
NE Baltimore, 21 & 23 Fontana Lane, Rosedale, Maryland, US	100
Fort Holabird Industrial, 1811 & 1831 Portal Street & 6615 Tributary Street, Baltimore, Maryland, US	100
9900 Brookford Street, Charlotte, North Carolina, US	100
3520-3600 Westinghouse Boulevard, Charlotte, North Carolina, US	100
1825 Airport Exchange Boulevard, Erlanger, Kentucky, US	100
7453 Empire Drive, Florence, Kentucky, US	100
1910 International Way, Hebron, Kentucky, US	100
7930 & 7940 Kentucky Drive, Florence, Kentucky, US	100
5-11 Spiral Drive, Florence, Kentucky, US	100
3368-3372 Turfway Road, Erlanger, Kentucky, US	100
124 Commerce Boulevard, Loveland, Ohio, US	100
10013-11093 Kenwood Road, Cincinnati, Ohio, US	100
World Park, 9756 & 9842 International Boulevard, Cincinnati, Ohio, US	100
4343 & 4401 Equity Drive, 1614-1634 Westbelt Drive & 1901-1919 Dividend Drive, Columbus, Ohio, US	100
2700 International Street, Columbus, Ohio, US	100
SE Columbus, 2626 Port Road, Columbus, Ohio, US	100
912 113th Street & 2300 East Randall Mill Road, Arlington, Texas, US	100
1900 Diplomat Drive, Dallas, Texas, US	100
2055 Diplomat Drive, Dallas, Texas, US	100
850 North Lake Drive, Weatherford, Texas, US	100
555 Airline Drive, Coppell, Texas, US	100

¹ The valuation reflects 50% of the independent valuation amount.

The title to all properties is freehold, with the exception of the properties marked ** which are leasehold.

Acquisition date	Independent valuation date	Independent valuation amount \$'000	Independent valuer	Consolidated book value 30 June 2011 \$'000	Consolidated book value 30 June 2010 \$'000
Jan 2001	Jun 2010	425,000	(e)	441,000	425,000
May 2002	Dec 2010	145,000	(a)	145,455	150,000
Aug 2000	Jun 2009	340,000	(i)	385,000	340,372
Aug 2000	Jun 2011	144,000	(d)	144,000	140,989
Aug 2000	Mar 2009	50,600	(i)	31,000	38,083
Aug 2000	Dec 2009	264,250	(d)	271,463	265,340
Sep 2005	Jun 2010	99,205	(d)	94,974	104,404
Sep 2004	Jun 2011	4,190	(a)	4,190	6,042
Sep 2004	Jun 2010	6,593	(a)	–	7,861
Sep 2004	Dec 2010	15,271	(a)	17,134	19,975
Sep 2004	Jun 2011	4,842	(a)	4,842	6,771
Sep 2004	Dec 2010	13,791	(a)	14,703	19,975
Sep 2004	Jun 2010	6,053	(a)	7,147	7,626
Sep 2004	Jun 2010	5,774	(a)	5,773	7,274
Sep 2004	Jun 2010	8,194	(a)	9,079	10,325
Sep 2004	Jun 2010	7,729	(a)	9,219	9,738
Sep 2004	Jun 2010	5,811	(a)	6,220	7,321
Jun 2005	Jun 2011	9,344	(a)	9,344	11,985
Sep 2004	Jun 2010	2,886	(a)	2,084	3,637
Sep 2004	Jun 2011	14,340	(a)	14,340	18,538
Sep 2004	Dec 2010	1,639	(a)	1,656	2,351
Sep 2004	Dec 2010	3,733	(a)	3,896	5,437
Sep 2004	Jun 2010	8,567	(a)	8,732	10,794
Sep 2004	Dec 2010	9,805	(a)	10,811	13,018
Sep 2004	Dec 2010	3,149	(a)	–	5,262
Sep 2004	Jun 2010	4,060	(a)	–	4,060
Sep 2004	Dec 2010	2,066	(a)	–	2,692
Sep 2004	Jun 2011	13,037	(a)	13,037	16,438
Sep 2004	Dec 2010	6,519	(a)	6,379	8,336
Sep 2004	Dec 2010	16,679	(a)	16,840	32,160
Sep 2004	Dec 2010	2,421	(a)	1,932	3,054
Sep 2004	Dec 2010	2,372	(a)	1,886	8,113
Sep 2004	Jun 2011	6,146	(a)	6,146	8,592
Sep 2004	Jun 2010	2,980	(a)	2,943	3,755
Sep 2004	Jun 2011	1,816	(a)	1,816	3,520
Sep 2004	Jun 2010	9,209	(a)	10,532	11,604
Sep 2004	Jun 2010	4,377	(a)	4,900	5,514

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Note 12. Non-current assets – investment properties (continued)

(a) Properties (continued)

	Ownership
	%
11411, 11460-11480 & 11550-11560 Hillguard Road, Dallas, Texas, US	100
11011 Regency Crest Drive, Garland, Texas, US	100
885 East Collins Boulevard, Richardson, Texas, US	100
3601 East Plano Parkway & 1000 Shiloh Road, Plano, Texas, US	100
2701, 2801, 2805 East Plano Parkway & 2700 Summit Avenue, Plano, Texas, US	100
820-860 F Avenue, Plano, Texas, US	100
1800-1808 10th Street, Plano, Texas, US	100
1600-1700 Capital Avenue, Plano, Texas, US	100
CTC at Valwood, 13755 Hutton Drive, Dallas, Texas, US	100
6350 & 6360 Brackbill Boulevard, Mechanicsburg, Pennsylvania, US	100
3550 Tyburn Street & 3332-3424 N San Fernando Road, Los Angeles, California, US	100
14489 Industry Circle, La Mirada, California, US	100
14555 Alondra Boulevard, La Mirada, California, US	100
6530 Altura Boulevard, Buena Park, California, US	100
9210 San Fernando Road, Sun Valley, California, US	100
2950 Lexington Avenue South, St Paul, Minnesota, US	100
2222-2298 Wooddale Drive, Mounds View, Minneapolis, US	100
6105 Trenton Lane North, Minneapolis, Minnesota, US	100
8575 Monticello Lane, Osseo, Minnesota, US	100
CTC at Dulles, 13555 EDS Drive, Herndon, Virginia, US	100
300 & 405-444 Swann Avenue, 2402-2520 Oakville Street & 2412-2610 Jefferson Davis Highway, Alexandria, Virginia, US	100
44633-44645 Guilford Road & 21641 Beaumeade Circle, Ashburn, Virginia, US	100
Orlando Central Park, 7600 Kingspointe Parkway, 8259 Exchange Drive, 7451-7488 Brokerage Drive & 2900-2901 Titan Row, Orlando, Florida, US	100
7500 Exchange Drive, Orlando, Florida, US	100
105-107 South 41st Avenue, Phoenix, Arizona, US	100
1429-1439 South 40th Avenue, Phoenix, US	100
10397 West Van Buren Street, Tolleson, Arizona, US	100
844 44th Avenue, Phoenix, Arizona, US	100
220 South 9th Street, Phoenix, Arizona, US	100
431 North 47th Avenue, Phoenix, Arizona, US	100
601 South 55th Avenue, Phoenix, Arizona, US	100
1000 South Priest Drive, Phoenix, Arizona, US	100
1120-1150 West Alameda Drive, Tempe, Arizona, US	100
13602 12th Street, Chino, California, US	100
3590 De Forest Circle, Mira Loma, California, US	100
1450 E Francis Street, 1951 S Parco Street, 1401 E Cedar Street, Ontario, California, US	100
4200 Santa Ana, Riverside, California, US	100

Acquisition date	Independent valuation date	Independent valuation amount \$'000	Independent valuer	Consolidated book value 30 June 2011 \$'000	Consolidated book value 30 June 2010 \$'000
Sep 2004	Jun 2010	6,629	(a)	7,668	8,353
Sep 2004	Jun 2010	5,867	(a)	6,024	7,392
Sep 2004	Jun 2010	2,980	(a)	3,072	3,755
Sep 2004	Dec 2010	12,757	(a)	12,240	14,326
Sep 2004	Dec 2010	20,393	(a)	21,548	24,933
Sep 2004	Jun 2010	4,656	(a)	4,851	5,866
Sep 2004	Jun 2010	10,048	(a)	8,800	12,660
Sep 2004	Jun 2010	5,440	(a)	5,885	6,854
Sep 2004	Jun 2010	3,538	(a)	3,315	4,459
Sep 2004	Jun 2010	13,962	(a)	–	13,962
Sep 2004	Dec 2010	53,850	(a)	54,192	62,009
Sep 2004	Dec 2010	6,938	(a)	6,957	9,105
Sep 2004	Dec 2010	12,084	(a)	13,052	15,562
Sep 2004	Dec 2010	3,290	(a)	4,013	4,237
Sep 2004	Dec 2010	19,127	(a)	20,832	23,302
Sep 2004	Dec 2010	6,984	(a)	7,589	7,403
Sep 2004	Dec 2010	11,429	(a)	12,118	15,323
Sep 2004	Jun 2010	6,202	(a)	6,272	7,814
Sep 2004	Jun 2010	1,525	(a)	–	1,819
Sep 2004	Jun 2010	21,324	(a)	23,280	26,868
Sep 2004	Jun 2011	38,365	(a)	38,365	48,540
Sep 2004	Jun 2010	13,688	(a)	16,272	17,247
Sep 2004	Dec 2010	51,308	(a)	54,847	59,897
Sep 2004	Jun 2010	3,538	(a)	3,962	4,459
Sep 2004	Dec 2010	9,502	(a)	9,889	12,947
Sep 2004	Dec 2010	8,007	(a)	8,449	9,040
Sep 2004	Dec 2010	8,008	(a)	7,984	8,782
Sep 2004	Dec 2010	5,680	(a)	5,671	6,494
Sep 2004	Dec 2010	5,559	(a)	5,595	6,840
Sep 2004	Jun 2010	5,028	(a)	5,350	6,336
Sep 2004	Jun 2010	3,958	(a)	3,850	4,987
Sep 2004	Dec 2010	2,421	(a)	1,867	2,149
Sep 2004	Jun 2011	4,311	(a)	4,311	7,063
Sep 2004	Dec 2010	5,830	(a)	6,790	7,333
Sep 2004	Dec 2010	11,267	(a)	12,308	13,927
Sep 2004	Jun 2011	10,960	(a)	10,960	12,463
Sep 2004	Jun 2011	2,682	(a)	2,682	3,256

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Note 12. Non-current assets – investment properties (continued)

(a) Properties (continued)

	Ownership
	%
1777 S Vintage Avenue, Ontario, California, US	100
4190 Santa Ana Street, Ontario, California, US	100
11653 6th Street, 9357 Richmond Place & 9371 Buffalo Avenue, Rancho Cucamonga, California, US	100
9545 Santa Anita Avenue, Rancho Cucamonga, California, US	100
12000 Jersey Court, Rancho Cucamonga, California, US	100
7510-7520 Airway Road, San Diego, California, US	100
Kent West Corporate Park, 21902 64th Avenue S, Kent, Washington, US	100
Riverbend Commerce Park, 8005 South 266th Street & 26507 79th Avenue South, Kent, Washington, US	100
326-446 Calvert Avenue & 401-403 Murry's Avenue, Alexandria, Virginia, US	100
Brooklyn Park Interstate Center, 7700 68th Avenue, Brooklyn Park, Minnesota, US	100
Braemar Ridge, 7500 West 78th Street, Bloomington, Minnesota, US	100
Eagandale Business Campus, 1285 & 1301 Corporate Centre Drive, 1230 & 1270 Eagan Industrial Road, Eagan, Minnesota, US	100
3691 North Perris Boulevard, Perris, California, US	100
8151-8161 Interchange Parkway, San Antonio, Texas, US	100
Cornerstone Building, 5411 I-10 East & 1228 Cornerway Boulevard, San Antonio, Texas, US	100
302-402 N Tayman Street, San Antonio, Texas, US	100
1803 Grandstand Drive, San Antonio, Texas, US	100
195 King Mill Road, McDonough, Georgia, US	100
19700 38th Avenue East, Spanaway, Washington, US	100
6241 Shook Road, Lockbourne, Columbus, Ohio, US	100
Summit Oaks, 28515 Westinghouse Place, Santa Clarita, California, US	100
Tri-County 5, Tri-County Parkway, Schertz, Texas, US ¹	100
Tri-County 6, Tri-County Parkway, Schertz, Texas, US ¹	100
202 S Tayman Street, San Antonio, Texas, US ¹	100
1100 Hatcher Avenue & 17521 & 17531 Railroad Street, Industry, California, US	100
14501 Artesia Boulevard, La Mirada, California, US	100
Total investment properties excluding development properties	
Total development properties held as investment property	
Total investment properties	

¹ Classified as development properties held as investment property at 30 June 2010.

Acquisition date	Independent valuation date	Independent valuation amount \$'000	Independent valuer	Consolidated book value 30 June 2011 \$'000	Consolidated book value 30 June 2010 \$'000
Sep 2004	Jun 2011	11,211	(a)	11,211	12,352
Sep 2004	Dec 2010	4,050	(a)	4,616	5,338
Sep 2004	Dec 2010	10,662	(a)	13,092	15,504
Sep 2004	Dec 2010	7,273	(a)	7,216	10,553
Sep 2004	Dec 2010	3,575	(a)	3,975	5,614
Sep 2004	Dec 2010	7,543	(a)	7,540	9,668
Sep 2004	Jun 2011	25,142	(a)	25,142	28,746
Sep 2004	Jun 2010	9,312	(a)	8,877	11,733
Sep 2004	Jun 2011	4,563	(a)	4,563	5,280
Nov 2005	Jun 2010	2,551	(a)	2,441	3,215
Nov 2005	Jun 2010	3,837	(a)	3,213	4,834
Nov 2005	Jun 2011	11,519	(a)	11,519	15,452
Jan 2008	Dec 2010	99,637	(a)	113,337	107,767
Jul 2007	Jun 2010	9,564	(a)	12,734	12,051
Aug 2007	Jun 2010	11,617	(a)	12,860	14,637
Oct 2007	Jun 2011	14,992	(a)	14,992	20,785
Aug 2007	Jun 2010	5,480	(a)	8,637	6,905
Nov 2009	Dec 2010	57,454	(a)	61,401	70,398
Oct 2009	Dec 2010	52,612	(a)	52,612	64,649
Jul 2009	Dec 2010	56,803	(a)	55,067	68,256
Dec 2006	Jun 2010	29,333	(a)	33,552	36,959
July 2007	Jun 2010	1,079	(a)	1,183	–
July 2007	Jun 2010	1,780	(a)	2,188	–
Nov 2007	Jun 2011	8,101	(a)	8,101	–
Oct 2010	n/a	n/a	n/a	13,809	–
Jan 2011	n/a	n/a	n/a	26,077	–
				6,512,018	6,706,218
				593,896	440,179
				7,105,914	7,146,397

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Note 12. Non-current assets – investment properties (continued)**(a) Properties** (continued)

- (a) Colliers International
- (b) Landmark White
- (c) Cushman & Wakefield
- (d) Jones Lang LaSalle
- (e) Knight Frank
- (f) FPD Savills
- (g) m3property
- (h) Weiser Realty Advisors (USA)
- (i) CB Richard Ellis

Valuation basis

The basis of valuation of investment properties is fair value, being the amounts for which the assets could be exchanged between knowledgeable willing parties in an arm's length transaction, based on current prices in an active market for similar properties in the same location and condition and subject to similar leases. In relation to development properties under construction for future use as investment property, fair value is determined based on the market value of the property on the assumption it had already been completed at the valuation date less costs still required to complete the project, including an appropriate adjustment for profit and risk. Properties independently valued in the last 12 months were based on independent assessments by a member of the Australian Property Institute, the New Zealand Institute of Valuers, the Appraisal Institute in the United States of America, the French Real Estate Valuation Institution or the Society of Property Researchers, Germany or the Appraisal Institute in Canada.

Key valuation assumptions

The below table illustrates the key valuation assumptions used in the determination of the investment properties fair value.

2011	Australian office	Australian industrial	North American industrial	European industrial
Weighted average capitalisation rate (%)	7.4	8.6	7.6	n/a
Weighted average lease expiry by income (years)	5.3	4.7	3.9	3.0
Vacancy by income (%)	4.7	4.9	12.1	15.1
2010				
Weighted average capitalisation rate (%)	7.6	8.8	8.4	8.0
Weighted average lease expiry by income (years)	5.3	4.9	4.9	3.2
Vacancy by income (%)	3.8	2.1	15.7	17.2

Ten year discounted cash flows and capitalisation valuation methods are used together with active market evidence. In addition to the key assumptions set out in the table above, assumed portfolio downtime ranges from six to 12 months and tenant retention ranges from 50% to 75%.

Acquisitions

- On 8 October 2010, 1100 Hatcher Avenue and 17521 & 17531 Railroad Street, California was acquired for US\$14.4 million (A\$14.7 million).
- On 14 January 2011, Living Spaces Building, 14501 Artesia Boulevard, La Mirada, California was acquired for US\$26.3 million (A\$25.8 million).

Disposals

- On 21 December 2010, 21 rue du Chemin Blanc, Champlan was disposed of for €5.7 million (A\$7.6 million).
- On 23 December 2010, 3368-3372 Turfway Road, Cincinnati was disposed of for US\$3.5 million (A\$3.5 million).
- On 29 December 2010, 6350 & 6360 Brackbill Boulevard, Harrisburg was disposed of for US\$12.0 million (A\$12.0 million).
- On 3 January 2011, 1999 Westbelt drive, Columbus, Ohio was disposed of for US\$5.2 million (A\$5.2 million).
- On 14 January 2011, 3003 NE 1-410 Loop, San Antonio, Texas was disposed of for US\$4.0 million (A\$4.0 million).
- On 1 March 2011, 1000-1200 Williams Drive, Atlanta, Georgia was disposed of for US\$9.0 million (A\$8.9 million).
- On 24 March 2011, 2550 John Glenn Avenue, Columbus, Ohio was disposed of for US\$4.5 million (A\$4.4 million).
- On 31 March 2011, 8575 Monticello Lane, Osseo, Minneapolis, Minnesota was disposed of for US\$1.7 million (A\$1.6 million).
- On 2 May 2011, 5 & 11 Spiral Drive, Florence, Kentucky was disposed of for US\$3.5 million (A\$3.2 million).
- On 2 May 2011, 124 Commerce Drive, Loveland, Ohio was disposed of for US\$1.8 million (A\$1.6 million).
- On 4 May 2011, 19 Chifley Street, Smithfield was sold for \$15.4 million.
- On 24 June 2011, 8574 Boston Church Road, Milton, Ontario, Canada was disposed of for C\$78.7 million (A\$76.3 million).
- On 28 June 2011, 5A 64 Pound Road West, Dandenong South, VIC was sold for \$7.8 million.

(b) Reconciliation

	Note	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year		7,146,397	7,120,710
Additions		267,455	200,365
Acquisitions		41,205	331,565
Transfer from property, plant and equipment ¹	13	–	431,891
Lease incentives		85,439	55,885
Amortisation of lease incentives		(58,732)	(48,469)
Rent straightlining		(2,119)	2,858
Disposals		(141,674)	(541,541)
Transfer to non-current assets classified as held for sale	9	(59,260)	(18,068)
Transfer to inventories ²	14	(6,448)	(45,135)
Net fair value gain/(loss) of investment properties		148,433	(209,367)
Foreign exchange differences on foreign currency translation		(314,782)	(134,297)
Closing balance at the end of the year		7,105,914	7,146,397

1 During the year ended 30 June 2010, the Group adopted the amendments to AASB 140 *Investment Property*. Transfers from property, plant and equipment therefore included \$431.9 million of development property under construction for future use as investment property.

2 During the current year, \$6.4 million of developable investment property was transferred to inventory with an intention to sell. During the year ended 30 June 2010, DEXUS Projects Pty Limited (DXP), a wholly owned subsidiary of DXO, purchased the undeveloped land at Laverton VIC from DIT. DXP initiated the development of part of the land with an intention to sell and therefore classified this portion of the asset as inventory.

(c) Investment properties pledged as security

Refer to note 20 for information on investment properties pledged as security.

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Notes to the Financial Statements

For the year ended 30 June 2011

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Note 13. Non-current assets – property, plant and equipment

(a) Property, plant and equipment

30 June 2011	Construction in progress \$'000	Land and freehold buildings \$'000	IT and office \$'000	Total \$'000
Opening balance as at 1 July 2010	–	–	5,264	5,264
Additions	–	–	1,988	1,988
Depreciation charge	–	–	(3,326)	(3,326)
Disposals – cost	–	–	(1,400)	(1,400)
Disposals – accumulated depreciation	–	–	1,400	1,400
Closing balance as at 30 June 2011	–	–	3,926	3,926
Cost	–	–	10,839	10,839
Accumulated depreciation	–	–	(6,913)	(6,913)
Net book value as at 30 June 2011	–	–	3,926	3,926

30 June 2010	Construction in progress \$'000	Land and freehold buildings \$'000	IT and office \$'000	Total \$'000
Opening balance as at 1 July 2009	248,824	183,067	6,729	438,620
Additions	–	–	1,136	1,136
Depreciation charge	–	–	(2,601)	(2,601)
Transfer to investment properties	(248,824)	(183,067)	–	(431,891)
Closing balance as at 30 June 2010	–	–	5,264	5,264
Cost	–	–	10,251	10,251
Accumulated depreciation	–	–	(4,987)	(4,987)
Net book value as at 30 June 2010	–	–	5,264	5,264

Note 14. Inventories

(a) Land and properties held for resale

	2011 \$'000	2010 \$'000
Current assets		
Land and properties held for resale	7,991	–
Total current assets – inventories	7,991	–
Non-current assets		
Land and properties held for resale	104,247	45,470
Total non-current assets – inventories	104,247	45,470
Total assets – inventories	112,238	45,470

(b) Reconciliation

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	45,470	–
Transfer from investment properties ¹	6,448	45,135
Acquisitions	37,614	–
Disposal	(3,353)	–
Additions and other	26,059	335
Closing balance at the end of the year	112,238	45,470

1 During the current year, \$6.4 million of developable investment property was transferred to inventory with an intention to sell. During the year ended 30 June 2010, DEXUS Projects Pty Limited (DXP), a wholly owned subsidiary of DXO, purchased the undeveloped land at Laverton VIC from DIT. DXP initiated the development of part of the land with an intention to sell and therefore classified this portion of the asset as inventory.

Acquisitions

- On 16 August 2010, DXP acquired undeveloped land at 94-106 Lenore Drive, Erskine Park, NSW, for \$15.9 million.
- On 1 November 2010, DXP acquired, with an intention to develop and sell, land and property at 57-101 Balham Road, Archerfield, QLD, for \$21.7 million.

Disposals

- On 30 June 2011, a parcel of DEXUS Industrial Estate, Laverton North, VIC, was compulsorily acquired by Melbourne Water Corporation for \$3.4 million.

Note 15. Non-current assets – investments accounted for using the equity method

Investments are accounted for in the Financial Statements using the equity method of accounting (refer note 1).

Information relating to these entities is set out below:

Name of entity	Principal activity	Ownership interest			
		2011 %	2010 %	2011 \$'000	2010 \$'000
Bent Street Trust	Office property investment	33.3	33.3	200,356	93,344
Total non-current assets – investments accounted for using the equity method				200,356	93,344

The Bent Street Trust was formed in Australia.

Movements in carrying amounts of investments accounted for using the equity method

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	93,344	84,165
Units issued during the year	73,558	38,739
Share of net profit/(loss) after tax ¹	34,053	(26,243)
Distributions receivable	(599)	(15)
Interest sold during the year	–	(3,302)
Closing balance at the end of the year	200,356	93,344
Results attributable to investments accounted for using the equity method		
Operating profit/(loss) before income tax	34,053	(26,243)
Operating profit/(loss) after income tax	34,053	(26,243)
Less: Distributions receivable	(599)	(15)
	33,454	(26,258)
Accumulated losses at the beginning of the year	(32,610)	(6,352)
Retained profits/(accumulated losses) at the end of the year	844	(32,610)

1 Share of net profit/(loss) after tax includes a fair value gain of \$33.6 million (2010: loss of \$26.2 million) in relation to the Group's share of the Bligh Street development.

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Notes to the Financial Statements

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Note 15. Non-current assets – investments accounted for using the equity method (continued)

Summary of the performance and financial position of investments accounted for using the equity method

The Group's share of aggregate profit/(loss), assets and liabilities of investments accounted for using the equity method are:

	2011 \$'000	2010 \$'000
Profit/(loss) from ordinary activities after income tax expense	34,053	(26,243)
Assets	212,252	97,670
Liabilities	11,896	4,326
Share of expenditure commitments		
Capital commitments	646	67,308

Note 16. Non-current assets – deferred tax assets

	2011 \$'000	2010 \$'000
The balance comprises temporary differences attributable to:		
Investment properties	23,753	55,205
Derivative financial instruments	4,719	9,027
Tax losses	13,865	4,446
Employee provisions	12,229	10,366
Other	1,011	883
Total non-current assets – deferred tax assets	55,577	79,927
Movements		
Opening balance at the beginning of the year	79,927	49,136
Reversal of previous tax losses	(3,033)	(3,081)
Recognition of tax losses	13,865	3,033
Temporary differences	971	1,145
Credited to the Statement of Comprehensive Income	11,803	1,097
Movements in deferred withholding tax arising from:		
Temporary differences	(23,592)	29,396
Foreign currency translation	(12,561)	298
(Charged)/credited to the Statement of Comprehensive Income	(36,153)	29,694
Closing balance at the end of the year	55,577	79,927

Note 17. Non-current assets – intangible assets

	2011 \$'000	2010 \$'000
Management rights		
Opening balance at the beginning of the year	223,000	210,500
Amortisation charge	(647)	(807)
Reversal of previous impairment	–	13,307
Closing balance at the end of the year	222,353	223,000
Cost	252,382	252,382
Accumulated amortisation	(2,226)	(1,579)
Accumulated impairment	(27,803)	(27,803)
Total management rights	222,353	223,000

Management rights represent the asset management rights owned by DXH, which entitle it to management fee revenue from both finite life trusts (\$7,769,204) and indefinite life trusts (\$214,584,150). Those rights that are deemed to have a finite useful life are measured at cost and amortised using the straight-line method over their estimated useful lives, which vary from five to 21 years.

Impairment of management rights

During the current year, management carried out a review of the recoverable amount of its management rights. The review did not identify any events or circumstances that would indicate an impairment of management rights associated with indefinite life trusts.

During the year ended 30 June 2010, as part of the process to review the recoverable amount of management rights, the estimated fair value of assets under management, which are used to derive the future expected management fee income, were adjusted to better reflect market conditions. This resulted in the recognition of a reversal of a previous impairment of \$13.3 million in that year.

The value in use has been determined using Board approved long term forecasts in a five year discounted cash flow model. Forecasts were based on projected returns of the business in light of current market conditions. The performance in year five has been used as a terminal value.

Key assumptions:

- A terminal capitalisation rate of 12.5% was used incorporating an appropriate risk premium for a management business.
- The cash flows have been discounted at 9.3% based on externally published weighted average cost of capital for an appropriate peer group plus an appropriate premium for risk. A 0.25% decrease in the discount rate would increase the valuation by \$2.3 million.

	2011 \$'000	2010 \$'000
Goodwill		
Opening balance at the beginning of the year	2,525	2,767
Impairment	(194)	(242)
Closing balance at the end of the year	2,331	2,525
Cost	2,998	2,998
Accumulated impairment	(667)	(473)
Total goodwill	2,331	2,525
Total non-current assets – intangible assets	224,684	225,525

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Note 18. Non-current assets – other

	2011 \$'000	2010 \$'000
Tenant and other bonds	1,097	1,204
Other	1,808	2,900
Total non-current assets – other	2,905	4,104

Note 19. Current liabilities – payables

	2011 \$'000	2010 \$'000
Trade creditors	41,806	45,819
Accruals	13,168	11,007
Amount payable to other non-controlling interests	3,142	2,917
Accrued capital expenditure	13,194	30,715
Prepaid income	15,487	14,974
GST payable	181	1,673
Accrued interest	21,938	23,102
Total current liabilities – payables	108,916	130,207

Note 20. Interest bearing liabilities

	Note	2011 \$'000	2010 \$'000
Current			
Secured			
Bank loans	(b), (d)	250,983	49,831
Total secured		250,983	49,831
Unsecured			
US senior notes		65,183	122,023
Medium term notes		–	27,227
Total unsecured		65,183	149,250
Deferred borrowing costs		(389)	(85)
Total current liabilities – interest bearing liabilities		315,777	198,996
Non-current			
Secured			
Bank loans	(b), (c)	153,218	568,182
Total secured		153,218	568,182
Unsecured			
US senior notes		720,967	697,980
Bank loans	(a)	701,573	447,582
Medium term notes		340,000	340,000
Preference shares	(e)	86	109
Total unsecured		1,762,626	1,485,671
Deferred borrowing costs		(16,565)	(12,767)
Total non-current liabilities – interest bearing liabilities		1,899,279	2,041,086
Total interest bearing liabilities		2,215,056	2,240,082

Financing arrangements					2011 \$'000	2011 \$'000
Type of facility	Note	Currency	Security	Maturity date	Utilised	Facility limit
US senior notes (144a)		US\$	Unsecured	Oct 14 to Mar 21	510,519	510,519
US senior notes (USPP)		US\$	Unsecured	Dec 11 to Mar 17	275,631	275,631
Medium term notes		A\$	Unsecured	Jul 14 to Apr 17	340,000	340,000
Multi-option revolving credit facilities	(a)	Multi Currency	Unsecured	Sep 11 to Jun 16	701,573	1,259,242
Bank debt – secured	(b)	US\$	Secured	Feb 14	82,593	82,593
Bank debt – secured	(c)	US\$	Secured	Jun 17 to Dec 17	71,608	71,608
Bank debt – secured	(d)	A\$	Secured	Oct 11	250,000	250,000
Total					2,231,924	2,789,593
Bank guarantee utilised					11,362	
Unused at balance date					546,307	

Each of the Group's unsecured borrowing facilities are supported by guarantee arrangements, and have negative pledge provisions which limit the amount and type of encumbrances that the Group can have over their assets and ensures that all senior unsecured debt ranks pari passu.

The current debt facilities will be refinanced as at/or prior to their maturity.

(a) Multi-option revolving credit facilities

This includes 15 facilities maturing between September 2011 and June 2016 with a weighted average maturity of August 2013. The total facility limit comprises US\$120.0 million (A\$111.7 million) and A\$1,147.5 million. Of the total facility limit, A\$145.0 million is maturing in September 2011, none of which is drawn and A\$11.3 million is utilised as bank guarantees for developments.

(b) Bank loans – secured

This includes a US\$88.7 million (A\$82.6 million) secured bank debt facility that amortises over the life of the loan through monthly principal payments (\$1.0 million payable within 12 months) with a final maturity date of February 2014. The facility is secured by mortgages over investment properties totalling US\$137.2 million (A\$127.7 million) as at 30 June 2011.

(c) Bank loans – secured

This includes a total of US\$76.9 million (A\$71.6 million) of secured bank facilities with a weighted average maturity of October 2017. The facilities are secured by mortgages over investment properties totalling US\$178.2 million (A\$165.9 million) as at 30 June 2011. During the period, a total of US\$223.2 million (A\$207.8 million) was repaid.

(d) Bank loans – secured

Comprises a A\$250.0 million secured bank loan maturing in October 2011. This loan is secured by mortgages over one DDF investment property and two DOT investment properties totalling A\$792.6 million as at 30 June 2011.

(e) Preferred shares

US REIT has issued US\$92,550 (A\$86,181) of preferred shares as part of the requirement to be classified as a Real Estate Investment Trust (REIT) under US tax legislation. These preferred shares will remain on issue until such time that the Board decides that it is no longer in the Group's interest to qualify as a REIT.

Additional information

The Group has a forward start commitment of A\$200 million to extend an existing facility from its current maturity date within the next 12 months to a weighted average maturity of June 2016.

The Group has credit approved commitments for A\$145 million to refinance facilities maturing within the next six months to a date that is five years from the signing of the new commitments. Signing is expected to be completed by the end of the third quarter of calendar 2011.

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Note 21. Provisions

	2011 \$'000	2010 \$'000
Current		
Provision for distribution	125,331	118,110
Provision for employee benefits	22,475	16,389
Total current liabilities – provisions	147,806	134,499

Movements in each class of provision during the financial year, other than employee benefits, are set out below:

	2011 \$'000	2010 \$'000
Provision for distribution		
Opening balance at the beginning of the year	118,110	164,529
Additional provisions	250,662	244,411
Payments and reinvestment of distributions	(243,441)	(290,830)
Closing balance at the end of the year	125,331	118,110

A provision for distribution has been raised for the period ended 30 June 2011. This distribution is to be paid on 31 August 2011.

	2011 \$'000	2010 \$'000
Non-current		
Provision for employee benefits	17,624	16,524
Total non-current liabilities – provisions	17,624	16,524

Note 22. Current liabilities – other

	2011 \$'000	2010 \$'000
Other borrowing costs	–	132
Total current liabilities – other	–	132

Note 23. Non-current liabilities – deferred tax liabilities

	2011 \$'000	2010 \$'000
The balance comprises temporary differences attributable to:		
Derivative financial instruments	1,137	1,668
Goodwill	2,331	2,525
Investment properties	13,862	6,559
Other	821	544
Total non-current liabilities – deferred tax liabilities	18,151	11,296
Movements		
Opening balance at the beginning of the year	11,296	9,975
Temporary differences	6,855	1,321
Charged to Statement of Comprehensive Income	6,855	1,321
Closing balance at the end of the year	18,151	11,296

Note 24. Non-current liabilities – other

	2011 \$'000	2010 \$'000
Tenant bonds	6,151	7,403
Other	–	6
Total non-current liabilities – other	6,151	7,409

Note 25. Contributed equity

(a) Contributed equity of unitholders of the parent entity

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	1,789,973	1,741,211
Distributions reinvested	8,104	48,762
Closing balance at the end of the year	1,798,077	1,789,973

(b) Contributed equity of unitholders of other stapled entities

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	3,008,241	2,966,643
Distributions reinvested	6,424	41,598
Closing balance at the end of the year	3,014,665	3,008,241

(c) Number of securities on issue

	2011 No. of securities	2010 No. of securities
Opening balance at the beginning of the year	4,820,821,799	4,700,841,666
Distributions reinvested	18,202,377	119,980,133
Closing balance at the end of the year	4,839,024,176	4,820,821,799

Terms and conditions

Each stapled security ranks equally with all other stapled securities for the purposes of distributions and on termination of the Group.

Each stapled security entitles the holder to vote in accordance with the provisions of the Constitutions and the *Corporations Act 2001*.

(d) Distribution reinvestment plan

Under the distribution reinvestment plan (DRP), stapled security holders may elect to have all or part of their distribution entitlements satisfied by the issue of new stapled securities, rather than being paid in cash.

On 27 August 2010, 18,202,377 units were issued at a unit price of 79.8 cents in relation to the June 2010 distribution period.

On 13 December 2010, the Group announced the suspension of the DRP until further notice.

Approval of issues of Stapled Securities to an underwriter in connection with issues under a distribution reinvestment plan

At the Extraordinary General Meeting held on 6 February 2009 by DXFM, as Responsible Entity for DDF, DIT, DOT and DXO, stapled security holders resolved to authorise DXFM, as Responsible Entity, to issue stapled securities, each comprising a unit in each of the above mentioned trusts (Stapled Securities), to an underwriter or persons procured by an underwriter within a period of 24 months from the date of the meeting in connection with any issue of Stapled Securities under the DXS distribution reinvestment plan.

Such an issue will not be counted for the purposes of the calculation of the 15% limit under ASX Listing Rule 7.1.

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For the year ended 30 June 2011

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Note 26. Reserves and retained profits

(a) Reserves

	2011 \$'000	2010 \$'000
Foreign currency translation reserve	(77,843)	(72,967)
Asset revaluation reserve	42,739	42,739
Total reserves	(35,104)	(30,228)
Movements:		
Foreign currency translation reserve		
Opening balance at the beginning of the year	(72,967)	(66,171)
Exchange difference arising from the translation of the financial statements of foreign operations	(4,876)	(6,796)
Closing balance at the end of the year	(77,843)	(72,967)
Asset revaluation reserve		
Opening balance at the beginning of the year	42,739	42,739
Closing balance at the end of the year	42,739	42,739

(b) Nature and purpose of reserves

Foreign currency translation reserve

The foreign currency translation reserve is used to record exchange differences arising from the translation of the financial statements of foreign operations.

Asset revaluation reserve

The asset revaluation reserve is used to record the fair value adjustment arising on a business combination.

(c) Retained profits

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	33,186	255,023
Net profit attributable to security holders	553,012	31,420
Transfer of capital reserve of other non-controlling interests	(10,361)	(8,846)
Distributions provided for or paid	(250,662)	(244,411)
Closing balance at the end of the year	325,175	33,186

Note 27. Other non-controlling interests

	2011 \$'000	2010 \$'000
Interest in		
Contributed equity	200,126	200,530
Reserves	70,568	60,304
Accumulated losses	(66,666)	(55,559)
Total other non-controlling interests	204,028	205,275

Note 28. Distributions paid and payable

(a) Distribution to security holders

	2011 \$'000	2010 \$'000
31 December (paid 25 February 2011)	125,331	126,301
30 June (payable 31 August 2011)	125,331	118,110
	250,662	244,411

(b) Distribution to other non-controlling interests

	2011 \$'000	2010 \$'000
DEXUS RENTS Trust (paid 18 October 2010)	3,162	2,285
DEXUS RENTS Trust (paid 18 January 2011)	3,182	2,387
DEXUS RENTS Trust (paid 15 April 2011)	3,142	2,713
DEXUS RENTS Trust (payable 15 July 2011)	3,142	2,917
	12,628	10,302
Total distributions	263,290	254,713

(c) Distribution rate

	2011 Cents per security	2010 Cents per security
31 December (paid 25 February 2011)	2.59	2.65
30 June (payable 31 August 2011)	2.59	2.45
Total distributions	5.18	5.10

(d) Franked dividends

The franked portions of the final dividends recommended after 30 June 2011 will be franked out of existing franking credits or out of franking credits arising from the payment of income tax in the year ended 30 June 2011.

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	19,730	21,380
Franking credits arising during the year on payment of tax at 30%	1,528	4,996
Franking debits arising during the year on refund of tax at 30%	(4,062)	(6,646)
Closing balance at the end of the year	17,196	19,730

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Note 29. Parent entity financial information

(a) Summary financial information

The individual financial statements for the parent entity show the following aggregate amounts:

	2011 \$'000	2010 \$'000
Total current assets	162,887	86,663
Total assets	2,567,774	2,421,574
Total current liabilities	114,676	143,985
Total liabilities	650,730	560,439
Equity		
Contributed equity	1,798,077	1,789,973
Retained profits	118,967	71,162
Total equity	1,917,044	1,861,135
Net profit/(loss) for the year	155,671	(1,599)
Total comprehensive income/(loss) for the year	155,671	(1,599)

(b) Guarantees entered into by the parent entity

Refer to note 31 for details of guarantees entered into by the parent entity.

(c) Contingent liabilities

The parent entity had no contingent liabilities as at 30 June 2011 (2010: \$nil).

(d) Contractual capital commitments

The following amounts represent capital commitments of the parent entity for investment properties contracted at the end of the reporting period but not recognised as liabilities payable.

	2011 \$'000	2010 \$'000
Not longer than one year	11,409	127,188
Later than one year but no later than five years	408	–
	11,817	127,188

Note 30. Financial risk management

To ensure the effective and prudent management of the Group's capital and financial risks, the Group has a well established framework consisting of a Board Finance Committee and a Capital Markets Committee. The Board Finance Committee is accountable to and primarily acts as an advisory body to the DXFM Board and includes three Directors of the DXFM Board. Its responsibilities include reviewing and recommending financial risk management policies and funding strategies for approval.

The Capital Markets Committee is a management committee that is accountable to both the Board Finance Committee and the Group Management Committee. It convenes at least quarterly and conducts a review of financial risk management exposures including liquidity, funding strategies and hedging. It is also responsible for the development of financial risk management policies and funding strategies for recommendation to the Board Finance Committee, and the approval of treasury transactions within delegated limits and powers.

Further information on the Group's governance structure, including terms of reference, is available at www.dexus.com

(1) Capital risk management

The Group manages its capital to ensure that entities within the Group will be able to continue as a going concern while maximising the return to owners through the optimisation of the debt and equity balance.

The capital structure of the Group consists of debt (see note 20), cash and cash equivalents, and equity attributable to security holders (including hybrid securities). The capital structure is monitored and managed in consideration of a range of factors including:

- the cost of capital and the financial risks associated with each class of capital;
- gearing levels and other covenants;
- potential impacts on net tangible assets and security holders' equity;
- potential impacts on the Group's credit rating; and
- other market factors and circumstances.

To minimise the potential impacts of foreign exchange risk on the Group's capital structure, the Group's policy is to hedge the majority of its foreign asset and liability exposures. Consequently the magnitude of the assets and liabilities on the Statement of Financial Position (translated into Australian dollars) and gearing ratios will rise and fall as exchange rates fluctuate. This policy ensures that net tangible assets are not materially affected by currency movements (refer foreign exchange risk below).

The Group has a stated target gearing level of below 40%. The gearing ratio calculated in accordance with our covenant requirements at 30 June 2011 was 29.1% (as detailed below).

Gearing ratio	2011 \$'000	2010 \$'000
Total interest bearing liabilities ¹	2,211,637	2,244,580
Total tangible assets ²	7,607,163	7,419,252
Gearing ratio	29.1%	30.3%

1 Total interest bearing liabilities excludes deferred borrowing costs and includes the fair value of cross currency swaps as reported internally to management. The interest bearing liabilities disclosed in the Financial Statements for the reporting period ended 30 June 2010 did not include the fair value of cross currency swaps and the resultant gearing ratio was 30.4%.

2 Total tangible assets comprise total assets less intangible assets, derivatives and deferred tax balances as reported internally to management.

The Group is rated BBB+ by Standard and Poor's (S&P) and Baa1 by Moody's. The Group considers potential impacts upon the rating when assessing the strategy and activities of the Group and regards those impacts as an important consideration in its management of the Group's capital structure.

DXFM is the Responsible Entity for the managed investment schemes that are stapled to form the Group. DXFM has been issued with an Australian Financial Services Licence (AFSL). The licence is subject to certain capital requirements including the requirement to hold minimum net tangible assets (of \$5 million), and to maintain a minimum level of surplus liquid funds. Furthermore, the Responsible Entity maintains trigger points in accordance with the requirements of the licence. These trigger points maintain a headroom value above the AFSL requirements and the entity has in place a number of processes and procedures should a trigger point be reached.

DWPL, a wholly owned entity, has also been issued with an AFSL as it is the Responsible Entity for DEXUS Wholesale Property Fund. It is subject to the same requirements.

Note 30. Financial risk management (continued)**(2) Financial risk management**

The Group's activities expose it to a variety of financial risks: credit risk, market risk (including currency risk, interest rate risk and price risk), and liquidity risk. The Group's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Group.

Accordingly, the Group enters into various derivative financial instruments such as interest rate swaps, cross currency interest rate swaps, and foreign exchange contracts to manage its exposure to certain risks. The Group does not trade in derivative instruments for speculative purposes. The Group uses different methods to measure the different types of risks to which it is exposed, including monitoring the current and forecast levels of exposure, and conducting sensitivity analysis.

Risk management is implemented by a centralised treasury department (Group Treasury) whose members act under written policies that are endorsed by the Board Finance Committee and approved by the Board of Directors of the Responsible Entity. Group Treasury identifies, evaluates and hedges financial risks in close cooperation with the Group's business units. The treasury policies approved by the Board of Directors cover overall treasury risk management, as well as policies and limits covering specific areas such as liquidity risk, interest rate risk, foreign exchange risk, credit risk and the use of derivatives and other financial instruments. In conjunction with its advisers, the Responsible Entity continually reviews the Group's exposures and (at least annually) updates its treasury policies and procedures.

(a) Liquidity risk

Liquidity risk is the risk that the Group will not have sufficient available funds to meet financial obligations in an orderly manner when they fall due or at an acceptable cost.

The Group identifies and manages liquidity risk across short term, medium term, and long term categories:

- short term liquidity management includes continuously monitoring forecast and actual cash flows;
- medium term liquidity management includes maintaining a level of committed borrowing facilities above the forecast committed debt requirements (liquidity headroom buffer). Committed debt includes future expenditure that has been approved by the Board or Investment Committee (as required within delegated limits), and may also include projects that have a very high probability of proceeding, taking into consideration risk factors such as the level of regulatory approval, tenant pre-commitments and portfolio considerations; and
- long term liquidity risk is managed through ensuring an adequate spread of maturities of borrowing facilities so that refinancing risk is not concentrated, and ensuring an adequate diversification of funding sources where possible, subject to market conditions.

Refinancing risk

A key liquidity risk is the Group's ability to refinance its current debt facilities. As the Group's debt facilities mature, they are usually required to be refinanced by extending the facility or replacing the facility with an alternative form of capital.

The refinancing of existing facilities may also result in margin price risk, whereby market conditions may result in an unfavourable change in credit margins on the refinanced facilities. The Group's key risk management strategy for margin price risk on refinancing is to spread the maturities of debt facilities over different time periods to reduce the volume of facilities to be refinanced and the exposure to market conditions in any one period.

An analysis of the contractual maturities of the Group's interest bearing liabilities and derivative financial instruments is shown in the table below. The amounts in the table represent undiscounted cash flows.

	2011				2010			
	Expiring within one year \$'000	Expiring between one and two years \$'000	Expiring between two and five years \$'000	Expiring after five years \$'000	Expiring within one year \$'000	Expiring between one and two years \$'000	Expiring between two and five years \$'000	Expiring after five years \$'000
Receivables	36,175	–	–	–	25,010	–	–	–
Payables	108,916	–	–	–	130,207	–	–	–
	(72,741)	–	–	–	(105,197)	–	–	–
Interest bearing liabilities and interest								
Fixed interest rate liabilities and interest	117,506	104,327	603,438	525,524	219,893	128,077	726,644	325,227
Floating interest rate liabilities and interest	326,254	105,971	899,860	73,380	102,226	519,549	686,138	434
Total interest bearing liabilities and interest¹	443,760	210,298	1,503,298	598,904	322,119	647,626	1,412,782	325,661
Derivative financial instruments								
Derivative assets	65,100	38,431	48,564	8,450	77,823	58,316	33,558	1,907
Derivative liabilities	57,768	54,702	129,639	61,515	113,390	80,984	115,878	29,256
Total net derivative financial instruments²	7,332	(16,271)	(81,075)	(53,065)	(35,567)	(22,668)	(82,320)	(27,349)

1 Refer to note 20 (interest bearing liabilities). Excludes deferred borrowing costs and preference shares, but includes estimated fees and interest.

2 The notional maturities on derivatives is only shown for cross currency interest rate swaps (refer foreign exchange rate risk) and forward foreign exchange contracts as they are the only instruments where a principal amount is exchanged. For interest rate swaps, only the net interest cash flows (not the notional principal) are included. For derivative assets and liabilities that have floating rate interest cash flows, future cash flows have been calculated using static interest rates prevailing at the end of each reporting period. Refer to note 10 (derivative financial instruments) for fair value of derivatives. Refer note 31 (contingent liabilities) for financial guarantees.

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Note 30. Financial risk management (continued)

(2) Financial risk management (continued)

(b) Market risk

Market risk is the risk that the fair value or future cash flows of the Group's financial instruments will fluctuate because of changes in market prices. The market risks that the Group is exposed to are detailed further below.

(i) Interest rate risk

Interest rate risk is the risk that fluctuating interest rates will cause an adverse impact on interest payable (or receivable), or an adverse change on the capital value (present market value) of long term fixed rate instruments.

Interest rate risk for the Group arises from interest bearing financial assets and liabilities that the Group holds. Borrowings issued at variable rates expose the Group to cash flow interest rate risk. Borrowings issued at fixed rates expose the Group to fair value interest rate risk.

The primary objective of the Group's risk management policy for interest rate risk is to minimise the effects of interest rate movements on the Group's portfolio of financial assets and liabilities and financial performance. The policy sets out the minimum and maximum hedging amounts for the Group, which is managed on a portfolio basis.

Cash flow interest rate risk on borrowings is managed through the use of interest rate swaps, whereby a floating interest rate exposure is converted to a fixed interest rate exposure. Fair value interest rate risk on borrowings is also managed through the use of interest rate swaps, whereby a fixed interest exposure is converted to a floating interest rate exposure. The mix of fixed and floating rate exposures is monitored regularly to ensure that the interest rate exposure on the Group's cash flows is managed within the parameters defined by the Group Treasury Policy.

As at 30 June 2011, 84% (2010: 94%) of the financial assets and liabilities (including DEXUS RENTS Trust) of the Group had an effective fixed interest rate.

The Group holds borrowings in multiple currencies with both fixed and floating rate exposures and is exposed to interest rate risk related to each particular currency.

The net notional amount of fixed rate debt and interest rate swaps in place in each year and the weighted average effective hedge rate per currency is set out below.

	June 2012 \$'000	June 2013 \$'000	June 2014 \$'000	June 2015 \$'000	June 2016 \$'000	> June 2017 \$'000
Fixed rate debt						
A\$ fixed rate debt ¹	180,000	180,000	180,000	180,000	180,000	27,000
US\$ fixed rate debt ¹	864,855	821,383	769,568	458,942	322,009	237,867
Interest rate swaps						
A\$ hedged ¹	660,033	571,667	550,000	480,000	328,333	104,250
A\$ hedge rate (%) ²	4.97%	5.40%	5.68%	5.96%	6.24%	5.99%
US\$ hedged ¹	124,417	178,750	241,500	447,000	399,417	174,983
US\$ hedge rate (%) ²	3.72%	3.89%	3.91%	4.11%	4.01%	4.12%
€ hedged ¹	127,500	105,000	70,000	68,333	50,000	4,000
€ hedge rate (%) ²	4.43%	4.55%	4.86%	4.21%	4.06%	4.10%
Combined fixed debt and swaps (A\$ equivalent)	1,983,322	1,920,363	1,897,761	1,723,424	1,348,546	575,173
Hedge rate (%)	4.32%	4.54%	4.65%	4.82%	4.85%	4.55%

1 Average amounts for the period. Hedged amounts above do not include potential hedges that are cancellable at the counterparty's option.

2 The above hedge rates do not include margins payable on borrowings.

Sensitivity on interest expense

The table below shows the impact on unhedged net interest expense (excluding non-cash items) of a 50 basis points increase or decrease in short term and long term market interest rates. The sensitivity on cash flow arises due to the impact that a change in interest rates will have on the Group's floating rate debt and derivative cash flows. Net interest expense is only sensitive to movements in market rates to the extent that floating rate debt is not hedged.

		2011 (+/-) \$'000	2010 (+/-) \$'000
+/- 0.50% (50 basis points)	A\$	888	575
+/- 0.50% (50 basis points)	US\$	932	145
+/- 0.50% (50 basis points)	€	(25)	11
+/- 0.50% (50 basis points)	C\$	150	–
Total A\$ equivalent		1,866	760

The increase or decrease in interest expense is proportional to the increase or decrease in interest rates.

Sensitivity on fair value of interest rate swaps

The table below shows the impact on the Statement of Comprehensive Income for changes in the fair value of interest rate swaps for a 50 basis points increase and decrease in short term and long term market interest rates. The sensitivity on the fair value arises from the impact that changes in market rates will have on the mark-to-market valuation of the interest rate swaps. The fair value of interest rate swaps is calculated as the present value of estimated future cash flows on the instruments. Cash flows are discounted using the forward price curve of interest rates at the end of the reporting period. Although interest rate swaps are transacted for the purpose of providing the Group with an economic hedge, the Group has elected not to apply hedge accounting to its interest rate derivatives. Accordingly, gains or losses arising from changes in the fair value are reflected in the Statement of Comprehensive Income.

		2011 (+/-) \$'000	2010 (+/-) \$'000
+/- 0.50% (50 basis points)	A\$	13,060	12,348
+/- 0.50% (50 basis points)	US\$	8,934	17,427
+/- 0.50% (50 basis points)	€	2,714	2,777
+/- 0.50% (50 basis points)	C\$	–	1,784
Total A\$ equivalent		25,044	38,762

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Note 30. Financial risk management (continued)

(2) Financial risk management (continued)

(b) Market risk (continued)

(ii) Foreign exchange risk

Foreign exchange risk is the risk that movements in exchange rates used to convert foreign currency revenues, expenses, assets, or liabilities to the Group's functional currency will have an adverse effect on the Group.

The Group operates internationally with investments in North America, New Zealand, France and Germany. As a result of these activities, the Group has foreign exchange risk, arising primarily from:

- translation of investments in foreign operations;
- borrowings and cross currency swaps denominated in foreign currencies; and
- earnings distributions and other transactions denominated in foreign currencies.

The objective of the Group's foreign exchange risk management policy is to ensure that movements in exchange rates have minimal adverse impact on the Group's foreign currency assets and liabilities, and net foreign currency cash flows as outlined below.

Foreign currency assets and liabilities

Exposure to foreign exchange risk is minimised by predominantly matching the currency of the Group's debt with the currency of its investment to form a natural hedge against movements in exchange rates. This policy reduces the risk that movements in foreign exchange rates will have an adverse impact on security holder's equity and net tangible assets.

Where Australian dollar borrowings are used to fund the foreign currency investment, the Group may transact cross currency swaps for the purpose of providing an alternate source of foreign currency funding whilst maintaining the natural hedge. In these instances the Group has committed foreign currency borrowing capacity in place that can replace the foreign currency amounts that are due under the cross currency swaps.

The Group's net foreign currency exposures for net investments in foreign operations and hedging instruments are as follows:

	2011 \$'000	2010 \$'000
US\$ assets ¹	1,259,179	1,187,770
US\$ net borrowings ²	(1,246,552)	(1,184,295)
US\$ cross currency swaps ³	–	–
US\$ denominated net investment	12,627	3,475
% hedged	99%	100%
€ assets ¹	128,788	137,350
€ net borrowings ²	(49,803)	(54,952)
€ cross currency swaps ³	(80,000)	(80,000)
€ denominated net investment	(1,015)	2,398
% hedged	101%	98%
C\$ assets ⁴	35,573	55,650
C\$ net borrowings ²	–	–
C\$ cross currency swaps ³	(30,000)	(50,000)
C\$ denominated net investment	5,573	5,650
% hedged	84%	90%
NZ\$ assets ¹	123,001	128,484
NZ\$ net borrowings ²	–	–
NZ\$ denominated net investment	123,001	128,484
% hedged	0%	0%
Total foreign net investment (A\$ equivalent)	110,711	116,066
Total % hedged	92%	93%

1 Assets exclude working capital and cash as reported internally to management.

2 Net borrowings equals interest bearing liabilities less cash. Where there are no interest bearing liabilities, cash is excluded.

3 Cross currency swap amounts comprise the foreign currency denominated leg of the cross currency swaps.

4 C\$ assets include cash of C\$34.7 million (A\$33.4 million) held in escrow in relation to the sale of its Toronto warehouse facility in June 2011.

Sensitivity on equity (foreign currency translation reserve)

The table below shows the impact on the foreign currency translation reserve for changes in the translated value of foreign currency assets and liabilities for an increase and decrease in foreign exchange rates per currency. The increase and decrease in cents per currency has been based on the historical movements of the Australian dollar relative to each currency.¹ The cents per currency has been applied to the spot rates prevailing at the end of each reporting period.² The impact on the foreign currency translation reserve arises as the translation of the Group's foreign currency assets and liabilities are recorded (in Australian dollars) directly in the foreign currency translation reserve.

		2011 \$'000	2010 \$'000
+ 14.2 cents (13%) (2010: 11.3 cents)	US\$ (A\$ equivalent)	1,373	478
– 14.2 cents (13%) (2010: 11.3 cents)	US\$ (A\$ equivalent)	(1,792)	(624)
+ 9.6 cents (13%) (2010: 6.4 cents)	€ (A\$ equivalent)	(158)	388
– 9.6 cents (13%) (2010: 6.4 cents)	€ (A\$ equivalent)	205	(500)
+ 10.9 cents (8%) (2010: 10.4 cents)	NZ\$ (A\$ equivalent)	7,375	8,156
– 10.9 cents (8%) (2010: 10.4 cents)	NZ\$ (A\$ equivalent)	(8,731)	(9,666)
+ 8.7 cents (8%) (2010: 7.5 cents)	C\$ (A\$ equivalent)	413	486
– 8.7 cents (8%) (2010: 7.5 cents)	C\$ (A\$ equivalent)	(488)	(575)

1 The sensitivity on market rates has been based on the standard deviation of the annual change in the Australian dollar exchange rate per currency since 1984 or commencement.

2 Exchange rates at 30 June 2011: A\$/US\$ 1.0739 (2010: 0.8523), A\$/€ 0.7405 (2010: 0.6979), A\$/NZ\$ 1.2953 (2010: 1.2308), A\$/C\$ 1.0389 (2010: 0.8976).

Sensitivity on fair value of cross currency swaps

The table below shows the impact on the Statement of Comprehensive Income for changes in the fair value of cross currency swaps for a 50 basis points increase and decrease in market rates. The sensitivity on the fair value arises from the impact that changes in short term and long term market rates will have on the interest rate mark-to-market valuation of the cross currency swaps.¹ The Group has elected not to apply hedge accounting to its cross currency swaps. Accordingly, gains or losses arising from changes in the fair value are reflected in the Statement of Comprehensive Income.

		2011 (+/-) \$'000	2010 (+/-) \$'000
+/- 0.50% (50 basis points)	US\$ (A\$ equivalent)	2	7
+/- 0.50% (50 basis points)	€ (A\$ equivalent)	10	16
+/- 0.50% (50 basis points)	C\$ (A\$ equivalent)	3	3
Total A\$ equivalent		15	26

1 Note the above sensitivity is reflective of how changes in interest rates will affect the valuation of the cross currency swaps. The effect of movements in foreign exchange rates on the valuation of cross currency swaps is reflected in the foreign currency translation reserve sensitivity.

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Notes to the Financial Statements

For the year ended 30 June 2011

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Note 30. Financial risk management (continued)

(2) Financial risk management (continued)

(b) Market risk (continued)

(ii) Foreign exchange risk (continued)

Net foreign currency denominated cash flows

Foreign exchange risk exists in relation to net cash flows and transactions with foreign operations that are denominated in foreign currencies. This risk is managed through the use of forward foreign exchange contracts (after taking into account the natural hedging through foreign denominated interest expense).

Forward foreign exchange contracts outstanding at 30 June 2011 and 30 June 2010 are as follows:

	2011	2011	2011	2010	2010	2010
	To pay US\$'000	To receive A\$'000	Weighted average exchange rate	To pay US\$'000	To receive A\$'000	Weighted average exchange rate
1 year or less	4,400	6,199	0.7098	–	–	–
Over 1 and less than 2 years	2,650	3,981	0.6657	4,400	6,199	0.7098
More than 2 years	2,500	3,678	0.6798	5,150	7,658	0.6725

	2011	2011	2011	2010	2010	2010
	To pay NZ\$'000	To receive A\$'000	Weighted average exchange rate	To pay NZ\$'000	To receive A\$'000	Weighted average exchange rate
1 year or less	–	–	–	2,000	1,688	1.1848
Over 1 and less than 2 years	–	–	–	–	–	–
More than 2 years	–	–	–	–	–	–

Sensitivity on fair value of foreign exchange contracts

The table below shows the impact on the Statement of Comprehensive Income for changes in the fair value of forward foreign exchange contracts for an increase and decrease in market rates. The increase and decrease in cents per currency has been based on the historical movements of the Australian dollar relative to each currency¹. The cents per currency has been applied to the spot rates prevailing at the end of each reporting period². The sensitivity on the fair value arises from the impact that changes in market rates will have on the mark-to-market valuation of the forward foreign exchange contracts.

Although forward foreign exchange contracts are transacted for the purpose of providing the Group with an economic hedge, the Group has elected not to apply hedge accounting to its forward foreign exchange contracts. Accordingly, gains or losses arising from changes in the fair value are reflected in the Statement of Comprehensive Income.

		2011 (+/-) \$'000	2010 (+/-) \$'000
+ 14.2 cents (13%) (2010: 11.3 cents)	US\$ (A\$ equivalent)	1,339	1,659
– 14.2 cents (13%) (2010: 11.3 cents)	US\$ (A\$ equivalent)	(1,026)	(1,271)
+ 10.9 cents (8%) (2010: 10.4 cents)	NZ\$ (A\$ equivalent)	–	124
– 10.9 cents (8%) (2010: 10.4 cents)	NZ\$ (A\$ equivalent)	–	(146)

1 The sensitivity on market rates has been based on the standard deviation of the annual change in the Australian dollar exchange rate per currency since 1984 or commencement.

2 Exchange rates at 30 June 2011: A\$/US\$ 1.0739 (2010: 0.8523), A\$/€ 0.7405 (2010: 0.6979), A\$/NZ\$ 1.2953 (2010: 1.2308), A\$/C\$ 1.0389 (2010: 0.8976).

(c) Credit risk

Credit risk is the risk of loss to the Group in the event of non-performance by the Group's financial instrument counterparties. Credit risk arises from cash and cash equivalents, loans and receivables, and derivative financial instruments. The Group has exposure to credit risk on all financial assets.

The Group manages this risk by:

- adopting a process for determining an approved counterparty, with consideration of qualitative factors as well as the counterparty's rating;
- regularly monitoring counterparty exposure within approved credit limits that are based on the lower of a S&P, Moody's and Fitch credit rating. The exposure includes the current market value of in-the-money contracts as well as potential exposure, which is measured with reference to credit conversion factors as per APRA guidelines;
- entering into ISDA Master Agreements once a financial institution counterparty is approved;
- ensuring tenants, together with approved credit limits, are approved and ensuring that leases are undertaken with a large number of tenants;
- for some trade receivables, obtaining collateral where necessary in the form of bank guarantees and tenant bonds; and
- regularly monitoring loans and receivables on an ongoing basis.

A minimum S&P rating of A- (or Moody's or Fitch equivalent) is required to become or remain an approved counterparty. As at 30 June 2011, the lowest rating of counterparties the Group is exposed to was A+ (S&P) (2010: A (S&P)).

Financial instrument transactions are spread among a number of approved financial institutions within specified credit limits to minimise the Group's exposure to any one counterparty. As a result, there is no significant concentration of credit risk for financial instruments.

The maximum exposure to credit risk at 30 June 2011 and 30 June 2010 was the carrying amount of financial assets recognised on the Statement of Financial Position.

As at 30 June 2011 and 30 June 2010, there were no significant concentrations of credit risk for trade receivables. Trade receivable balances and the credit quality of trade debtors are consistently monitored on an ongoing basis.

The ageing analysis of loans and receivables net of provisions at 30 June 2011 is (\$'000): 34,335.3 (0-30 days), 637.0 (31-60 days), 530.0 (61-90 days), 672.3 (91+ days). The ageing analysis of loans and receivables net of provisions at 30 June 2010 is (\$'000): 23,356.6 (0-30 days), 1,045.0 (31-60 days), 184.4 (61-90 days), 424.0 (91+ days)). Amounts over 31 days are past due, however, no receivables are impaired.

The credit quality of financial assets that are neither past due nor impaired is consistently monitored to ensure that there are no adverse changes in credit quality.

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For the year ended 30 June 2011

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Note 30. Financial risk management (continued)

(2) Financial risk management (continued)

(d) Fair value of financial instruments

Fair value interest rate risk is the risk of an adverse change in the net fair (or market) value of an asset or liability due to movements in interest rates.

As at 30 June 2011 and 30 June 2010, the carrying amounts and fair value of financial assets and liabilities are shown as follows:

	2011 Carrying amount ¹ \$'000	2011 Fair value ² \$'000	2010 Carrying amount ¹ \$'000	2010 Fair value ² \$'000
Financial assets				
Cash and cash equivalents	73,746	73,746	64,419	64,419
Loans and receivables (current)	36,175	36,175	25,010	25,010
Derivative assets	100,220	100,220	146,324	146,324
Total financial assets	210,141	210,141	235,753	235,753
Financial liabilities				
Trade payables	108,916	108,916	130,207	130,207
Derivative liabilities	160,085	160,085	322,161	322,161
Interest bearing liabilities				
Fixed interest bearing liabilities	1,011,864	1,180,374	1,086,571	1,263,432
Floating interest bearing liabilities	1,220,060	1,220,060	1,166,254	1,166,254
Preference shares	86	86	109	109
Total financial liabilities	2,501,011	2,669,521	2,705,302	2,882,163

1 Carrying value is equal to the value of the financial instruments on the Statement of Financial Position.

2 Fair value is the amount for which the financial instrument could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction, however, not recognised on the Statement of Financial Position.

The fair value of interest bearing liabilities and derivative financial instruments has been determined by discounting the expected future cash flows by the relevant market interest rates. The discount rates applied range from 0.25% to 5.02% for US\$ and 4.81% to 6.42% for A\$. Refer note 1(x) for fair value methodology for financial assets and liabilities.

The Group uses methods in the determination and disclosure of the fair value of financial instruments. These methods comprise:

Level 1: the fair value is calculated using quoted prices in active markets.

Level 2: the fair value is determined using inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: the fair value is estimated using inputs for the asset or liability that are not based on observable data.

The following tables present the assets and liabilities measured and recognised as at fair value at 30 June 2011 and 30 June 2010.

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	2011 \$'000
Financial assets				
Derivative assets				
Interest rate derivatives	–	75,101	–	75,101
Cross currency swaps	–	20,781	–	20,781
Forward exchange contracts	–	4,338	–	4,338
	–	100,220	–	100,220
Financial liabilities				
Interest bearing liabilities				
Fixed interest bearing liabilities	–	1,180,374	–	1,180,374
Floating interest bearing liabilities	–	1,220,060	–	1,220,060
	–	2,400,434	–	2,400,434
Derivative liabilities				
Interest rate derivatives	–	159,352	–	159,352
Cross currency swaps	–	408	–	408
Forward exchange contracts	–	325	–	325
	–	160,085	–	160,085
	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	2010 \$'000
Financial assets				
Derivative assets				
Interest rate derivatives	–	122,219	–	122,219
Cross currency swaps	–	21,252	–	21,252
Forward exchange contracts	–	2,853	–	2,853
	–	146,324	–	146,324
Financial liabilities				
Interest bearing liabilities				
Fixed interest bearing liabilities	–	1,263,432	–	1,263,432
Floating interest bearing liabilities	–	1,166,254	–	1,166,254
	–	2,429,686	–	2,429,686
Derivative liabilities				
Interest rate derivatives	–	308,946	–	308,946
Cross currency swaps	–	12,898	–	12,898
Forward exchange contracts	–	317	–	317
	–	322,161	–	322,161

During the year, there were no transfers between Level 1, Level 2 and Level 3 fair value measurements.

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Notes to the Financial Statements

For the year ended 30 June 2011

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Note 31. Contingent liabilities

Details and estimates of maximum amounts of contingent liabilities are as follows:

	2011 \$'000	2010 \$'000
Bank guarantees by the Group in respect of variations and other financial risks associated with the development of:		
1 Bligh Street, Sydney, NSW ¹	5,650	2,650
123 Albert Street, Brisbane, QLD	5,682	3,601
34-60 Little Collins Street, Melbourne, VIC	30	–
Beaumeade, Ashburn, Northern Virginia, USA	–	789
Total contingent liabilities	11,362	7,040

1 Bank guarantee held in relation to an equity accounted investment (refer note 15).

DDF together with DIT, DOT and DXO is also a guarantor of a total of A\$1,147.5 million and US\$120.0 million (A\$111.7 million) of bank bilateral facilities, a total of A\$340.0 million of medium term notes, a total of US\$296.0 million (A\$275.6 million) of privately placed notes, and a total of US\$550.0 million (A\$512.2 million) public 144a senior notes, which have all been negotiated to finance the Group and other entities within DXS. The guarantees have been given in support of debt outstanding and drawn against these facilities, and may be called upon in the event that a borrowing entity has not complied with certain requirements such as failure to pay interest or repay a borrowing, whichever is earlier. During the period no guarantees were called.

DDF together with DIT, DOT and DXO is also a guarantor, on a subordinated basis, of RENTS (Real-estate perpetual Exchangeable Step-up Securities). The guarantee has been given in support of payments that become due and payable to the RENTS holders and ranks ahead of the Group's distribution payments, but subordinated to the claims of the senior creditors.

The guarantees are issued in respect of the Group and do not constitute an additional liability to those already existing in interest bearing liabilities on the Statement of Financial Position.

The Directors of the Responsible Entity are not aware of any other contingent liabilities in relation to the Group, other than those disclosed in the Financial Statements, which should be brought to the attention of security holders as at the date of completion of this report.

Note 32. Commitments

(a) Capital commitments

The following amounts represent capital expenditure on investment properties and inventories contracted at the end of each reporting period but not recognised as liabilities payable:

	2011 \$'000	2010 \$'000
Not longer than one year		
3 Brookhollow Avenue, Baulkham Hills, NSW	461	93
Governor Phillip & Macquarie Tower Complex, 1 Farrer Place, Sydney, NSW	982	1,986
Southgate Complex, 3 Southgate Avenue, Southbank, VIC	7,505	756
201-217 Elizabeth Street, Sydney, NSW	2,411	–
Garema Court, 140-180 City Walk, Canberra, ACT	777	–
40-50 Talavera Road, Macquarie Park, NSW	1,300	–
Flinders Gate Complex, 172-189 Flinders Street, Melbourne, VIC	400	–
79-99 St Hilliers Road, Auburn, NSW	68	–
DEXUS Industrial Estate, Egerton Street, Silverwater, NSW	1,344	–
114-120 Old Pittwater Road, Brookvale, NSW	2,872	–
94-106 Lenore Drive, Erskine Park, NSW	8,133	–
7930 & 7940 Kentucky Drive, Florence, Kentucky, US	24	718
10013-11093 Kenwood Road, Cincinnati, Ohio, US	78	–
1600-1700 Capital Avenue, Plano, Texas, US	53	21
2701, 2801, 2805 East Plano Parkway & 2700 Summit Avenue, Plano, Texas, US	47	360
2950 Lexington Avenue S, St Paul, Minneapolis, US	9	621
2222-2298 Wooddale Drive, St Paul, Minneapolis, US	703	254
Eagandale Business Campus, 1285 & 1301 Corporate Centre Drive, 1230 & 1270 Eagan Industrial Road, Eagan, Minnesota, US	306	187
105-107 South 41st Avenue, Phoenix, Arizona, US	–	282
1429-1439 South 40th Avenue, Phoenix, Arizona, US	–	170
601 South 55th Avenue, Phoenix, Arizona, US	–	66
7510-7520 Airway Road, San Diego, California, US	–	211
1000-1200 Williams Street NW, Atlanta, Georgia, US	–	159
MD Wholesale Food Market, 7951 Ocean Avenue & 7970 Tarbay Drive, Jessup, Maryland, US	422	235
1015 & 1025 West Nursery Road, Linthicum Heights, Maryland, US	118	–
Fort Holabird Industrial, 1811 & 1831 Portal Street & 6615 Tributary Street, Baltimore, Maryland, US	5	84
9900 Brookford Street, Charlotte, North Carolina, US	203	–
3520-3600 Westinghouse Boulevard, Charlotte, North Carolina, US	56	82
912 113th Street & 2300 East Randall Mill Road, Arlington, Texas, US	124	–
4343 & 4401 Equity Drive, 1614-1634 Westbelt Drive & 1901-1919 Dividend Drive, Columbus, Ohio, US	91	–
11411, 11460-11480 & 11550-11560 Hillguard Road, Dallas, Texas, US	–	57
11011 Regency Crest Drive, Dallas, Texas, US	–	59
3601 East Plano Parkway & 1000 Shiloh Road, Plano, Texas, US	62	299
6350 & 6360 Brackbill Boulevard, Mechanicsburg, Pennsylvania, US	–	863
3550 Tyburn Street & 3332-3424 N San Fernando Road, Los Angeles, California, US	–	108
Braemar Ridge, 7500 West 78th Street, Bloomington, Minnesota, US	82	174
326-446 Calvert Avenue & 401-403 Murry's Avenue, Alexandria, Virginia, US	261	–
Orlando Central Park, 7600 Kingspointe Parkway, 8259 Exchange Drive, 7451-7488 Brokerage Drive & 2900-2901 Titan Row, Orlando, Florida, US	–	3,831

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Notes to the Financial Statements

For the year ended 30 June 2011

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Note 32. Commitments (continued)

(a) Capital commitments (continued)

	2011 \$'000	2010 \$'000
Not longer than one year (continued)		
13201 South Orange Avenue, Orlando, US	–	76
1450 E Francis Street, 4200 Santa Ana Street, 1951 S Parco Street, 1401 E Cedar Street & 1777 S Vintage Avenue, Ontario, Riverside, California, US	–	173
Cornerstone Building, 5411 I-10 East & 1228 Cornerway Boulevard, San Antonio, Texas, US	32	65
Interchange North 1, 3005 NE I-410 Loop, San Antonio, Texas, US	–	293
Tri-County 6, Tri-County Parkway, Schertz, Texas, US	41	165
202 S Tayman Road, San Antonio, Texas, US	103	313
Cabot Techs, 989-991 Corporate Boulevard, Linthicum Heights, Maryland, US	304	–
7453 Empire Drive, Florence, Kentucky, US	90	–
Quarry Industrial Estate, Reconciliation Road, Greystanes, NSW	3,024	20,106
Australia Square Complex, 264-278 George Street, Sydney, NSW	98	–
The Zenith, 821-843 Pacific Highway, Chatswood, NSW	660	1,811
Victoria Cross, 60 Miller Street, North Sydney, NSW	–	765
14 Moore Street, Canberra, ACT	246	–
44 Market Street, Sydney, NSW	4,011	403
123 Albert Street, Brisbane QLD	5,428	123,008
One Margaret Street, Sydney, NSW	–	369
45 Clarence Street, Sydney, NSW	578	1,200
309-321 Kent Street, Sydney, NSW	1,236	1,121
383-395 Kent Street, Sydney, NSW	24	3,647
Axxess Corporate Park, 164-180 Forster Road, 11 & 21-45 Gilby Road, 307-355 Ferntree Gully Road, Mount Waverley, VIC	–	129
5-15 Rosebery Avenue & 25-55 Rothschild Avenue, Rosebery, NSW	–	172
Servon 2, Route Nationale 19 L'Orme Rond, 77170 Servon, Paris, France	–	1,614
DEXUS Industrial Estate, Boundary Road (including 440 Doherty's Road), Laverton North, VIC	5,120	–
	49,892	167,106
Later than one year but no later than five years		
1 Reconciliation Road, Greystanes Estate, Greystanes, NSW	–	2,000
309-321 Kent Street, Sydney, NSW	378	–
Kings Park Industrial Estate, Vardys Road, Marayong, NSW	408	–
	786	2,000
Total capital commitments	50,678	169,106

(b) Lease payable commitments

The future minimum lease payments payable by the Group are:

	2011 \$'000	2010 \$'000
Within one year	3,200	2,375
Later than one year but not later than five years	7,726	10,372
Later than five years	6,098	6,388
Total lease payable commitments	17,024	19,135

Payments made under operating leases are expensed on a straight-line basis over the term of the lease, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased property.

The Group has a commitment for ground rent payable in respect of a leasehold property included in investment properties, and commitments for its head office premise at 343 George Street, Sydney and its US Office premise at Newport, California.

No provisions have been recognised in respect of non-cancellable operating leases.

(c) Lease receivable commitments

The future minimum lease payments receivable by the Group are:

	2011 \$'000	2010 \$'000
Within one year	505,234	500,921
Later than one year but not later than five years	1,436,299	1,533,216
Later than five years	712,081	790,633
Total lease receivable commitments	2,653,614	2,824,770

Note 33. Related parties

Responsible Entity

DXFM is the Responsible Entity of the Group.

DXFM was also the Responsible Entity of Gordon Property Trust, Gordon Property Investment Trust, Northgate Property Trust and Northgate Investment Trust (collectively known as "the Syndicates"). On 30 April 2011, Gordon Property Trust and Gordon Property Investment Trust were wound up. On 31 May 2010, Northgate Property Trust and Northgate Investment Trust were wound up.

DXH is the parent entity of DWPL, the Responsible Entity for DWPF.

Responsible Entity fees

Under the terms of the Constitutions of the entities within the Group, the Responsible Entity is entitled to receive fees in relation to the management of the Group. DXFM's parent entity, DXH, is entitled to be reimbursed for administration expenses incurred on behalf of the Group. DEXUS Property Services Pty Limited (DXPS), a wholly owned subsidiary of DXH, is entitled to property management fees from the Group.

Related party transactions

Responsible Entity fees in relation to Group assets are on a cost recovery basis. All agreements with third party funds are conducted on normal commercial terms and conditions.

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Note 33. Related parties (continued)

DEXUS Wholesale Property Fund

	2011 \$'000	2010 \$'000
Responsible Entity fee income	16,483,106	15,065,851
Property management fee income	6,185,789	5,878,083
Recovery of administration expenses	2,122,590	1,404,968
Aggregate amount receivable at the end of each reporting period (included above)	1,432,482	1,277,966
Property management fees receivable at the end of each reporting period (included above)	1,076,948	353,501
Administration expenses receivable at the end of each reporting period (included above)	30,298	267,239

The Syndicates

	2011 \$'000	2010 \$'000
Responsible Entity fee income	439,709	958,425
Property management fee income	499,173	962,107
Performance fee – Gordon Syndicate	1,669,625	–
Performance fee – Northgate Syndicate	–	1,752,500
Recovery of administration expenses	102,585	388,551
Aggregate amount receivable at the end of each reporting period (included above)	–	63,471
Property management fees receivable at the end of each reporting period (included above)	–	21,283
Administration expenses receivable at the end of each reporting period (included above)	–	21,398

Bent Street Trust

	2011 \$'000	2010 \$'000
Property management fee income	1,403,196	1,403,196
Recovery of administration expenses	67,692	5,885

Transactions with Master Development Corporation (MDC)

The Group entered into a two year lease agreement with the two MDC principals for the Newport office which commenced on 1 June 2010 for which annual rental payable is US\$180,000 (A\$167,613). As part of the two year lease agreement, MDC completed an office fit-out for US\$205,739 (A\$191,581). In addition, on 1 February 2011 the Group entered into a one year assignment of a sublease agreement from MDC for adjacent office space for which annual rental payable is US\$45,648 (A\$42,507).

The Group has earned management agreement revenue for managing the existing MDC property portfolio that the two MDC principals hold interests in. The management fees of US\$973,884 (A\$959,787) (2010: US\$25,000 (A\$29,312)) are consolidated in the Group.

Directors

The following persons were Directors of DXFM at all times during the year and to the date of this report:

C T Beare, BSc, BE (Hons), MBA, PhD, FAICD^{1,4,5}

E A Alexander, AM, BComm, FCA, FAICD, FCPA^{1,2,6}

B R Brownjohn, BComm^{1,2,5,6}

J C Conde, AO, BSc, BE (Hons), MBA^{1,3,4}

S F Ewen, OAM^{1,4}

V P Hoog Antink, BComm, MBA, FAICD, FCA, FAPI, FRICS

B E Scullin, BEc^{1,3}

P B St George, CA(SA), MBA^{1,2,5,6}

- 1 Independent Director
- 2 Board Audit Committee Member
- 3 Board Compliance Committee Member
- 4 Board Nomination and Remuneration Committee Member
- 5 Board Finance Committee Member
- 6 Board Risk and Sustainability Committee Member

No Directors held an interest in the Group for the years ended 30 June 2011 and 30 June 2010.

Other Key Management Personnel

In addition to the Directors listed above, the following persons were deemed by the Board Nomination and Remuneration Committee to be Key Management Personnel during all or part of the financial year:

Name	Position
Victor P Hoog Antink	Chief Executive Officer
Tanya L Cox	Chief Operating Officer
John C Easy	General Counsel
Craig D Mitchell	Chief Financial Officer
Paul G Say	Chief Investment Officer

No Key Management Personnel or their related parties held an interest in the Group for the years ended 30 June 2011 and 30 June 2010.

There were no loans or other transactions with Key Management Personnel or their related parties during the years ended 30 June 2011 and 30 June 2010.

	2011 \$'000	2010 \$'000
Compensation		
Short term employee benefits	8,266,683	9,174,298
Post employment benefits	912,706	328,058
Other long term benefits	4,794,526	3,797,553
	13,973,915	13,299,909

The Group has shown the detailed remuneration disclosures in the Directors' Report. The relevant information can be found in section 3 of the Directors' Report.

Note 34. Business combinations

On 1 June 2010 the Group entered into an arrangement with MDC for no purchase consideration. The acquisition was accounted for as a business combination with the resultant goodwill being zero.

Note 35. Events occurring after reporting date

On 6 July 2011, DEXUS Valley View, 5911 Fresca Drive, La Palma was acquired for US\$18.3 million (A\$17.1 million).

On 21 July 2011, DXP disposed of two lots located at Lenore Drive, Erskine Park, NSW for \$10.1 million.

Since the end of the year, other than the matter discussed above, the Directors are not aware of any matter or circumstance not otherwise dealt with in their Directors' Report or the Financial Statements that has significantly or may significantly affect the operations of the Group, the results of those operations, or state of the Group's affairs in future financial periods.

Note 36. Operating segments

(a) Description of segments

The Chief Operating Decision Maker (CODM) has been identified as the Board of Directors as they are responsible for the strategic decision making within the Group. DXS management has identified the Group's operating segments based on the sectors analysed within the management reports reviewed by the CODM in order to monitor performance across the Group and to appropriately allocate resources. Refer to the table below for a brief description of the Group's operating segments.

Office – Australia and New Zealand	This comprises office space with any associated retail space; as well as car parks and office developments in Australia and New Zealand.
Industrial – Australia	This comprises domestic industrial properties, industrial estates and industrial developments.
Industrial – North America	This comprises industrial properties, industrial estates and industrial developments in the United States as well as one industrial asset in Canada ¹ .
Management Business	The domestic and US based management businesses are responsible for asset, property and development management of Office, Industrial and Retail properties for the Group and the third party funds management business.
Financial Services	The treasury function of the Group is managed through a centralised treasury department. As a result, all treasury related financial information relating to borrowings, finance costs as well as fair value movements in derivatives, are prepared and monitored separately.
All other segments	This comprises the European industrial and retail ² portfolios. These operating segments do not meet the quantitative thresholds set out in AASB 8 <i>Operating Segments</i> due to their relatively small scale. As a result these non-core operating segments have been included in "all other segments" in the operating segment information shown below.

¹ The Canadian asset was sold on 24 June 2011 (refer note 12).

² The retail asset was sold on 31 March 2010. The Group does not own any other retail assets.

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Note 36. Operating segments (continued)

(b) Segment information provided to the CODM

The segment information provided to the CODM for the reportable segments for the year ended 30 June 2011 and 30 June 2010 includes the following:

30 June 2011	Office Australia & New Zealand \$'000	Industrial Australia \$'000	Industrial North America \$'000	Management Business \$'000	Financial Services \$'000	All other segments \$'000	Eliminations \$'000	Total \$'000
Segment performance measures								
Property revenue	348,007	144,554	115,723	231	–	20,557	–	629,072
Proceeds from sale of inventory	–	–	–	3,359	–	–	–	3,359
Management fee revenue	–	–	–	50,655	–	–	–	50,655
Interest revenue	–	–	–	–	1,565	–	–	1,565
Inter-segment revenue	–	–	–	37,119	–	–	(37,119)	–
Total operating segment revenue	348,007	144,554	115,723	91,364	1,565	20,557	(37,119)	684,651
Net operating income (NOI)	255,204	116,355	79,591	–	–	16,037	–	467,187
Management business EBIT	–	–	–	3,453	–	–	–	3,453
Finance costs	–	–	–	–	(52,744)	–	–	(52,744)
Compensation related expenses	–	–	–	(67,417)	–	–	–	(67,417)
Net fair value gain/(loss) of investment property ¹	122,686	(13,448)	81,130	–	–	(8,337)	–	182,031
Net gain/(loss) on sale of investment property	–	(349)	7,313	218	–	(130)	–	7,052
Net fair value gain on derivatives	–	–	–	–	2,605	–	–	2,605
Segment asset measures								
Direct property portfolio	4,510,798	1,518,963	1,171,163	112,238	–	173,920	–	7,487,082
Additions to direct property portfolio	300,813	63,948	44,627	26,059	–	4,963	–	440,410
Acquisition of direct property portfolio	–	–	41,205	37,614	–	–	–	78,819
Segment liability measures								
Interest bearing liabilities	–	–	–	–	2,215,056	–	–	2,215,056

¹ Includes net fair value gain of investment property of \$148.4 million and the Group's share of the net fair value gain of its investments accounted for using the equity accounted method of \$33.6 million.

30 June 2010	Office Australia & New Zealand \$'000	Industrial Australia \$'000	Industrial North America \$'000	Management Business \$'000	Financial Services \$'000	All other segments \$'000	Eliminations \$'000	Total \$'000
Segment performance measures								
Property revenue	335,336	137,213	146,843	–	–	43,676	–	663,068
Management fee revenue	–	–	–	51,588	–	–	–	51,588
Interest revenue	–	–	–	–	1,484	–	–	1,484
Inter-segment revenue	199	–	–	28,987	–	–	(29,186)	–
Total operating segment revenue	335,535	137,213	146,843	80,575	1,484	43,676	(29,186)	716,140
Net operating income (NOI)	245,106	109,939	99,135	–	–	30,227	–	484,407
Management business EBIT	–	–	–	6,121	–	–	–	6,121
Finance costs	–	–	–	–	(190,685)	–	–	(190,685)
Compensation related expenses	–	–	–	(58,978)	–	–	–	(58,978)
Net fair value loss of investment property ¹	(57,530)	(47,878)	(113,104)	–	–	(17,098)	–	(235,610)
Reversal of previous impairment	–	–	–	–	–	13,307	–	13,307
Net loss on sale of investment property	(508)	(3,514)	(49,320)	–	–	–	–	(53,342)
Net fair value gain on derivatives	–	–	–	–	5,401	–	–	5,401
Segment asset measures								
Direct property portfolio	4,109,029	1,502,468	1,452,809	45,470	–	196,809	–	7,306,585
Additions to direct property portfolio	199,971	54,959	30,759	335	–	2,947	–	288,971
Acquisition of direct property portfolio	–	94,852	236,713	–	–	–	–	331,565
Segment liability measures								
Interest bearing liabilities	–	–	–	–	2,240,082	–	–	2,240,082

¹ Includes net fair value loss of investment property of \$209.4 million and the Group's share of the net fair value loss of its investments accounted for using the equity accounted method of \$26.2 million.

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 36. Operating segments (continued)

(c) Other segment information

(i) Segment revenue

The revenue from external parties reported to the Board is measured in a manner consistent with that in the Statement of Comprehensive Income.

Revenue from external customers is derived predominantly through property revenue and management fee revenue. A breakdown of revenue by operating segment is provided in the tables above. The Group internally manages many of its investment properties for which inter-segment management fees are received (refer to note 33 for information relating to inter-company management fee income). Furthermore, inter-segment rental income is received from the funds management company. These amounts are eliminated on consolidation (refer to reconciliation below).

	2011 \$'000	2010 \$'000
Gross operating segment revenue	721,770	745,326
Less: inter-segment revenue eliminated on consolidation		
Property rental revenue	(150)	(874)
Responsible Entity fee revenue	(26,150)	(19,048)
Other management fee revenue	(10,969)	(9,939)
Other eliminations	150	675
Total inter-segment revenue	(37,119)	(29,186)
Total revenue from ordinary activities	684,651	716,140

The Group is domiciled in Australia. The result of its revenue from external customers in Australia is \$548.4 million (2010: \$544.7 million), and the total revenue from external customers in other countries is \$136.3 million (2010: \$171.4 million). Revenue from external customers includes \$115.7 million (2010: \$146.8 million) attributable to the United States portfolio. Segment revenues are allocated based on the country in which the investment property is located.

There is no single external tenant responsible for greater than 10% of external revenue.

(ii) Net operating income (NOI) and operating earnings before interest and tax (Operating EBIT)

The Board assesses the performance of each operating sector based on a measure of NOI, which is determined as property revenue less attributable property expenses. The performance indicator predominantly used as a measure of the management business performance is the Management Business EBIT, which comprises management fee revenue less compensation related expenses and other management operating expenses. Both the property NOI and the management business' EBIT exclude the effects of finance costs, taxation and non-cash items, such as unrealised fair value adjustments, which are monitored by management separately. The reconciliation below reconciles these profit measures to the profit attributable to stapled security holders.

Reconciliation of net operating income and management business EBIT to Group net profit attributable to stapled security holders:

	2011 \$'000	2010 \$'000
Property revenue per Statements of Comprehensive Income	629,072	663,068
Property expenses per Statements of Comprehensive Income	(151,865)	(169,753)
Intercompany property revenue and expenses ¹	(10,413)	(8,908)
Share of net operating income from associates	393	–
Net operating income (NOI)	467,187	484,407
Add: management company EBIT	3,453	6,121
Less: Internal management fees ²	(26,150)	(19,048)
Less: Inter-segment eliminations	(633)	(1,031)
Other income and expense ³	(6,648)	(9,140)
Operating EBIT	437,209	461,309
Interest revenue	1,565	1,484
Finance costs	(52,744)	(190,685)
Share of net profit/(loss) of associates accounted for using the equity method	33,598	(26,243)
Net fair value gain/(loss) of investment properties	148,433	(209,367)
Net gain/(loss) on sale of investment properties	7,052	(53,342)
Net loss on sale of investment	–	(15)
Net fair value gain of derivatives	2,605	5,401
Impairment and other ⁴	(1,285)	(242)
Reversal of previous impairment	–	13,307
Tax (expense)/benefit	(21,313)	29,983
Other non-controlling interests	(2,108)	(170)
Net profit attributable to stapled security holders	553,012	31,420

1 Includes internal property expenses of \$10.2 million included in NOI for management reporting purposes but eliminated for statutory accounting purposes.

The internal property management expenses comprise of property management fees included in the management business EBIT.

2 Elimination of internally generated Responsible Entity fees of \$19.5 million and \$6.7 million other internal management fees.

3 Other income and expenses comprise foreign exchange gains; depreciation, other income and expenses excluding amounts included in the management business EBIT.

4 Includes \$1.1 million of non-recurring depreciation.

FINANCIAL STATEMENTS

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 36. Operating segments (continued)

(c) Other segment information (continued)

(iii) Segment assets

The amounts provided to the CODM as a measure of segment assets is the direct property portfolio. The direct property portfolio values are allocated based on the physical location of the asset and are measured in a manner consistent with the Statement of Financial Position. The direct property portfolio comprises investment properties, all development properties and the Group's share of properties held through equity accounted investments. The reconciliation below reconciles the total direct property portfolio balance to total assets in the Statement of Financial Position.

The Group is domiciled in Australia. Total non-current assets other than financial instruments and deferred tax assets located in Australia is \$6,354.8 million (2010: \$5,868.1 million), and the amount located in other countries is \$1,287.2 million (2010: \$1,652.1 million). This includes \$1,172.5 million (2010: \$1,455.2 million) attributable to the United States portfolio.

Reconciliation of direct property portfolio to Group total assets in the Statement of Financial Position:

	2011 \$'000	2010 \$'000
Investment properties	7,105,914	7,146,397
Non-current assets held for sale	59,260	18,068
Inventories	112,238	45,470
Investment property (accounted for using the equity method) ¹	209,670	96,650
Direct property portfolio	7,487,082	7,306,585
Cash	73,746	64,419
Receivables	36,175	25,010
Intangible assets	224,684	225,525
Derivative financial instruments	100,220	146,324
Deferred tax asset	55,577	79,927
Current tax receivable	1,247	3,621
Property, plant and equipment (IT and office equipment)	3,926	5,264
Prepayments and other assets ²	4,987	14,353
Total assets	7,987,644	7,871,028

¹ This represents the Group's portion of the investment property accounted for using the equity accounted method.

² Other assets include the Group's share of total net assets of its investments accounted for using the equity accounted method less the Group's share of the investment property value which is included in the direct property portfolio.

Note 37. Reconciliation of net profit to net cash inflow from operating activities

(a) Reconciliation

	2011 \$'000	2010 \$'000
Net profit for the year	555,120	31,590
Capitalised interest	(60,955)	(41,377)
Depreciation and amortisation	3,811	3,498
Impairment	194	242
Reversal of previous impairment	–	(13,307)
Net fair value (gain)/loss of investment properties	(148,433)	209,367
Share of net (profit)/loss of associates accounted for using the equity method	(34,053)	26,243
Net fair value gain of derivatives	(2,605)	(5,401)
Net fair value (gain)/loss of interest rate swaps	(41,599)	53,623
Net (gain)/loss on sale of investment properties	(7,052)	53,342
Net fair value loss of investment	–	15
Net foreign exchange gain	(574)	(3,103)
Provision for doubtful debts	(5,516)	4,141
Change in operating assets and liabilities		
(Increase)/decrease in receivables	(5,649)	6,665
Decrease in prepaid expenses	2,159	63
Decrease in other non-current assets – investments	24,222	31,016
Increase in inventories	(66,768)	–
Decrease/(increase) in other current assets	4,741	(3,445)
Decrease in other non-current assets	1,199	1,861
(Decrease)/increase in payables	(3,770)	9,848
(Decrease)/increase in current liabilities	(6,177)	3,151
(Decrease)/increase in other non-current liabilities	(158)	1,612
(Decrease)/increase in deferred tax assets	31,205	(29,470)
Net cash inflow from operating activities	239,342	340,174

(b) Capital expenditure on investment properties

Payments for capital expenditure on investment properties include \$101.8 million (2010: \$78.5 million) of maintenance and incentive capital expenditure.

Note 38. Non-cash financing and investing activities

	Note	2011 \$'000	2010 \$'000
Distributions reinvested	28	14,528	90,360

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 39. Earnings per unit

Earnings per unit are determined by dividing the net profit attributable to unitholders by the weighted average number of ordinary units outstanding during the year. The weighted average number of units has been adjusted for the bonus elements in units issued during the year and comparatives have been appropriately restated.

	2011 cents	2010 cents
Basic earnings per unit on profit attributable to unitholders of the parent entity	3.77	0.34
Diluted earnings per unit on profit attributable to unitholders of the parent entity	3.77	0.34
Basic earnings per unit on profit attributable to stapled security holders	11.44	0.66
Diluted earnings per unit on profit attributable to stapled security holders	11.44	0.66

(a) Reconciliation of earnings used in calculating earnings per unit

	2011 \$'000	2010 \$'000
Net profit for the year	555,120	31,590
Net profit attributable to unitholders of other stapled entities (non-controlling interests)	(370,644)	(15,299)
Net profit attributable to other non-controlling interests	(2,108)	(170)
Net profit attributable to the unitholders of the Trust used in calculating basic and diluted earnings per unit	182,368	16,121

(b) Weighted average number of units used as a denominator

	2011 securities	2010 securities
Weighted average number of units outstanding used in calculation of basic and diluted earnings per unit	4,836,131,743	4,774,467,167

The Directors of DEXUS Funds Management Limited as Responsible Entity of DEXUS Diversified Trust declare that the Financial Statements and notes set out on pages 31 to 94:

- (i) comply with Australian Accounting Standards, the *Corporations Act 2001* and other mandatory professional reporting requirements; and
- (ii) give a true and fair view of the Group's financial position as at 30 June 2011 and of their performance, as represented by the results of their operations and their cash flows, for the year ended on that date.

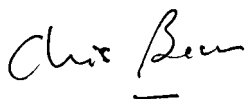
In the Directors' opinion:

- (a) the Financial Statements and notes are in accordance with the *Corporations Act 2001*;
- (b) there are reasonable grounds to believe that the Group and its consolidated entities will be able to pay their debts as and when they become due and payable; and
- (c) the Group has operated in accordance with the provisions of the Constitution dated 15 August 1984 (as amended) during the year ended 30 June 2011.

Note 1(a) confirms that the Financial Statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

The Directors have been given the declarations by the Chief Executive Officer and Chief Financial Officer required by section 295A of the *Corporations Act 2001*.

This declaration is made in accordance with a resolution of the Directors.



Christopher T Beare
Chair

16 August 2011



Independent auditor's report to the stapled security holders of DEXUS Diversified Trust

Report on the financial report

We have audited the accompanying financial report of DEXUS Diversified Trust (the Trust), which comprises the statement of financial position as at 30 June 2011, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year ended on that date, a summary of significant accounting policies, other explanatory notes and the directors' declaration for DEXUS Diversified Trust (the consolidated entity). The consolidated entity comprises the Trust and the entities it controlled at the year's end or from time to time during the financial year.

Directors' responsibility for the financial report

The directors of DEXUS Funds Management Limited (the Responsible Entity) are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error. In Note 1, the directors also state, in accordance with Accounting Standard AASB 101 *Presentation of Financial Statements*, that the financial statements comply with International Financial Reporting Standards.

Auditor's responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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Independence

In conducting our audit, we have complied with the independence requirements of the *Corporations Act 2001*.

Auditor's opinion

In our opinion:

- (a) the financial report of DEXUS Diversified Trust is in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the consolidated entity's financial position as at 30 June 2011 and of its performance for the year ended on that date; and
 - (ii) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Regulations 2001*; and
- (b) the financial report and notes also comply with International Financial Reporting Standards as disclosed in Note 1.

Report on the Remuneration Report

We have audited the remuneration report included in pages 3 to 18 of the directors' report for the year ended 30 June 2011. The directors of the Responsible Entity are responsible for the preparation and presentation of the remuneration report in accordance with section 300A of the *Corporations Act 2001*. Our responsibility is to express an opinion on the remuneration report, based on our audit conducted in accordance with Australian Auditing Standards.

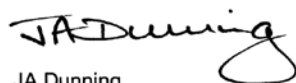
Auditor's opinion

In our opinion, the remuneration report of DEXUS Diversified Trust for the year ended 30 June 2011, complies with section 300A of the *Corporations Act 2001*.

Matters relating to the electronic presentation of the audited financial report

This auditor's report relates to the financial report and remuneration report of DEXUS Diversified Trust for the year ended 30 June 2011 included on DEXUS Diversified Trust web site. The Responsible Entity's directors are responsible for the integrity of this web site. We have not been engaged to report on the integrity of this web site. The auditor's report refers only to the financial report and remuneration report named above. It does not provide an opinion on any other information which may have been hyperlinked to/from the financial report or the remuneration report. If users of this report are concerned with the inherent risks arising from electronic data communications they are advised to refer to the hard copy of the audited financial report and remuneration report to confirm the information included in the audited financial report and remuneration report presented on this web site.


PricewaterhouseCoopers


JA Dunning

Partner

Sydney
16 August 2011

ADDITIONAL INFORMATION

Top 20 security holders as at 25 August 2011

Rank	Name	Number of securities	% of issued capital
1	HSBC Custody Nominees (Australia) Limited	1,989,707,212	41.12
2	JP Morgan Nominees Australia Limited	766,181,848	15.83
3	National Nominees Limited	712,228,332	14.72
4	Citicorp Nominees Pty Limited	301,986,631	6.24
5	JP Morgan Nominees Australia Limited <Cash Income A/C>	84,323,417	1.74
6	AMP Life Limited	81,059,256	1.68
7	Citicorp Nominees Pty Limited <Colonial First State Inv A/C>	74,742,794	1.54
8	Cogent Nominees Pty Limited	55,276,604	1.14
9	RBC Dexia Investor Services Australia Nominees Pty Limited <APN A/C>	51,904,804	1.07
10	Equity Trustees Limited <EQT SGH Property Inc Fund>	26,698,475	0.55
11	Questor Financial Services Limited <TPS RF A/C>	25,529,050	0.53
12	Cogent Nominees Pty Limited <SMP Accounts>	22,430,973	0.46
13	RBC Dexia Investor Services Australia Nominees Pty Limited <GSAM A/C>	22,109,200	0.46
14	Bond Street Custodians Limited <ENH Property Securities A/C>	21,638,219	0.45
15	Queensland Investment Corporation	18,497,915	0.38
16	Suncorp Custodian Services Pty Limited <PRT>	16,332,594	0.34
17	Pan Australian Nominees Pty Limited	13,266,038	0.27
18	Invia Custodian Pty Limited <GSJBW Managed A/C>	12,645,064	0.26
19	Bond Street Custodians Limited <Property Securities A/C>	11,916,664	0.25
20	Fleet Nominees Pty Limited	11,211,118	0.23
Total top 20		4,319,686,208	89.27
Balance of register		519,337,968	10.73
Total		4,839,024,176	100.00

Substantial holders at 25 August 2011

The names of substantial holders, who at 25 August 2011 have notified the Responsible Entity in accordance with Section 671B of the *Corporations Act 2001*, are:

Date	Name	Number of stapled securities	% voting
1 July 2011	CBRE Clarion Securities LLC	391,404,164	8.09
13 May 2011	Sumitomo Mitsui Trust Holdings Inc	246,080,180	5.09
22 Nov 2010	La Salle Investment Management	242,470,867	5.01
28 Oct 2010	Vanguard Group	291,637,480	6.03
3 Nov 2010	Cohen & Steers Inc	291,659,124	6.03
2 Dec 2009	Blackrock Investment Management (inc BGI)	275,099,167	5.77

Class of securities

DEXUS Property Group has one class of stapled security trading on the ASX with 20,338 security holders holding stapled securities at 25 August 2011.

Spread of securities at 25 August 2011

Range	Securities	%	Number of holders
100,001 and over	4,527,969,336	93.57	393
50,001 to 100,000	62,994,918	1.30	928
10,001 to 50,000	202,574,927	4.19	9,352
5,001 to 10,000	33,703,275	0.70	4,431
1,001 to 5,000	11,205,876	0.23	3,560
1 to 1,000	575,844	0.01	1,674
Total	4,839,024,176	100.00	20,338

At 25 August 2011, the number of security holders holding less than a marketable parcel of 641 securities (\$500) is 1,295 and they hold in total 256,560 securities.

Voting rights

At meetings of the security holders of DEXUS Diversified Trust, DEXUS Industrial Trust, DEXUS Office Trust and DEXUS Operations Trust, being the Trusts that comprise DEXUS Property Group, on a show of hands, each security holder of each Trust has one vote. On a poll, each security holder of each Trust has one vote for each dollar of the value of the total interests they have in the Trust.

Securities restricted or subject to voluntary escrow

There are no stapled securities that are restricted or subject to voluntary escrow.

On-market buy-back

DEXUS Property Group has no on-market buy-back currently in place.

INVESTOR INFORMATION

How do I invest in DXS?

DEXUS Property Group securities are listed on the Australian Securities Exchange (ASX: DXS). Security holders will need to use the services of a stockbroker or online broking facility to invest in DXS.

Where can I find more information about DXS and the Group?

DXS's website, www.dexus.com contains extensive information on our property portfolio, investor communications, CR&S, Corporate Governance and the broader DEXUS Group including its other investment trusts and history. Earlier this year we introduced a "subscribe to alert" feature on our website where you can register your details to receive investor communications by an email alert as they are being released. To register your details please visit our website at www.dexus.com/media

Can I receive my Annual Report electronically?

DEXUS provides its annual suite of reports in both PDF and online formats (HTML). You can elect via your Investor login to receive notification that these reports are available online. Alternatively you can elect to receive any or all of these reports in hard copy.

What is the distribution policy?

DXS distribution policy is to distribute 70% of FFO. Distributions are paid for the six months to December and June each year. Security holders can receive their distributions by direct credit into a nominated bank account or by cheque.

Can I reinvest my distribution?

DXS does not have a DRP facility in operation at this time. If and when DXS reinstates a DRP, we will notify all security holders.

How do I get non-resident distribution information?

The notice required by non-resident security holders and custodians of non-resident investors for the purposes of section 12-400 of Schedule 1 to the *Tax Administration Act 1953* is published on our website at www.dexus.com/dxs/tax prior to the payment of each distribution.

How do I claim my un-presented distributions?

If you believe you have un-presented cheques or unclaimed distributions, please contact the DXS Infoline on 1800 819 675. For monies that have been outstanding for more than seven years, you should contact the NSW Office of State Revenue on 1300 366 016 or go to their website at osr.nsw.gov.au and use their search facility for unclaimed monies.

2012 distribution calendar

Period end	ASX announcement	Ex-distribution date	Record date	Payment date
31 Dec 2011	19 Dec 2011	22 Dec 2011	30 Dec 2011	29 Feb 2012
30 Jun 2012	20 Jun 2012	25 Jun 2012	29 Jun 2012	31 Aug 2012

2012 reporting calendar

Event	Anticipated date
2011 Annual General Meeting	31 October 2011
2012 Half year results	mid February 2012
2012 Annual results	mid August 2012
2012 Annual General Meeting	31 October 2012

Please note that these dates are indicative and are subject to change without prior notice.

Do I need to supply my tax file number?

You are not required by law to supply your Tax File Number (TFN), Australian Business Number (ABN) or Exemption. However, if you do not provide these details, withholding tax may be deducted at the highest marginal rate from your distributions. If you wish to provide your TFN, ABN or exemption, please contact the DXS Infoline on 1800 819 675 or your sponsoring broker.

How do I complete my annual tax return for the distributions I receive from DEXUS?

At the end of each financial year we issue security holders with an Annual Taxation Statement. This statement includes information required to complete your tax return. The distributions paid in February and August are required to be included in your tax return for the financial year the income was earned i.e. the distribution income paid in August 2011 should be included in your 2010/11 tax return.

How do I make a complaint?

Security holders wishing to lodge a complaint should do so in writing and forward it to DEXUS Funds Management Limited at the address shown in the Directory. DEXUS Funds Management Limited is a member of Financial Ombudsman Service (FOS), an independent dispute resolution scheme who may be contacted at:

Financial Ombudsman Service	Phone: 1300 780 808
GPO Box 3	Fax: +61 3 9613 6399
Melbourne VIC 3001	Email: info@fos.org.au
	Website: fos.org.au

Annual General Meeting

Our Annual General Meeting (AGM) will be held at The Westin in Sydney, New South Wales on Monday, 31 October 2011 commencing at 2.00pm. We encourage security holders to attend the AGM in person to meet our Board of Directors and Executive team. The AGM will be webcast via our website www.dexus.com for those security holders who are unable to attend in person. The Chairman's address and the meeting results will be announced to the ASX and available for download from our website.

Security holders are also encouraged to use our "subscribe to alert" system via our website www.dexus.com/media to receive notification as and when ASX announcements are made.

DEXUS Diversified Trust
ARSN 089 324 541

DEXUS Industrial Trust
ARSN 090 879 137

DEXUS Office Trust
ARSN 090 768 531

DEXUS Operations Trust
ARSN 110 521 223

Responsible Entity

DEXUS Funds Management Limited
ABN 24 060 920 783

Registered office of Responsible Entity

Level 9, 343 George Street
Sydney NSW 2000

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Elizabeth A Alexander AM
Barry R Brownjohn
John C Conde AO
Tonianne Dwyer
Stewart F Ewen OAM
Victor P Hoog Antink, CEO
Brian E Scullin
Peter B St George

Secretaries of the Responsible Entity

Tanya L Cox
John C Easy

Auditors

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Chartered Accountants
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Monday to Friday between 8.30am and 5.30pm (Sydney time).

For enquiries regarding your holding please contact the Security Registry, or access your holding details via the Investor Centre on our website www.dexus.com and look for the Login box.

Australian Stock Exchange

ASX code: DXS



Consistent with DEXUS's commitment to sustainability, this report was printed on an FSC Mixed Sources Certified paper, which ensures that all virgin pulp is derived from well-managed forests and controlled sources. It contains elemental chlorine free (ECF) bleached pulp and is manufactured by an ISO 14001 certified mill. The paper is 55% recycled and is certified Carbon Neutral by the Carbon Reduction Institute (CRI) in accordance with the global Greenhouse Gas Protocol under the international standard ISO 14040. The printer of this report has Forest Stewardship Council® (FSC), Chain of Custody Certification.

2011 DEXUS Property Group
ANNUAL REPORT



2011

DEXUS Property Group

COMBINED FINANCIAL
STATEMENTS



DEXUS INDUSTRIAL TRUST

(ARSN 090 879 137)

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(ARSN 090 768 531)

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(ARSN 110 521 223)

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**2011 Annual Reporting suite**

DEXUS Property Group (DXS) reports financial and non-financial performance across three reports:

1. The 2011 Annual Review, an integrated report summarising our financial, operational and Corporate Responsibility and Sustainability (CR&S) performance for the year ending 30 June 2011. Further CR&S information can be found on our website at www.dexus.com/crs
2. This report, the 2011 Annual Report containing the DXS's consolidated Financial Statements, Corporate Governance Statement and information about our Board of Directors. This document should be read in conjunction with the 2011 Annual Review.
3. The 2011 Combined Financial Statements providing the Financial Statements of DEXUS Industrial Trust, DEXUS Office Trust and DEXUS Operations Trust on an individual basis. This document should be read in conjunction with the DEXUS Property Group 2011 Annual Report and Annual Review.

These reports are provided in print and online at www.dexus.com/dxs/reports along with our Annual General Meeting Notice of Meeting to security holders.

All amounts are A\$ unless otherwise specified.

DEXUS Property Group (DXS) (ASX Code: DXS) consists of DEXUS Diversified Trust (DDF), DEXUS Industrial Trust (DIT), DEXUS Office Trust (DOT) and DEXUS Operations Trust (DXO), collectively known as DXS or the Group.

Under Australian Accounting Standards, DDF has been deemed the parent entity for accounting purposes. Therefore the DDF consolidated Financial Statements include all entities forming part of DXS. The DDF consolidated Financial Statements are presented in separate Financial Statements.

All press releases, Financial Statements and other information are available on our website: www.dexus.com

Cover: 123 Albert Street, Brisbane, QLD

DEXUS INDUSTRIAL TRUST

DIRECTORS' REPORT

For the year ended 30 June 2011

The Directors of DEXUS Funds Management Limited (DXFM) as Responsible Entity of DEXUS Industrial Trust and its consolidated entities (DIT or the Trust) present their Directors' Report together with the consolidated Financial Statements for the year ended 30 June 2011.

The Trust together with DEXUS Diversified Trust (DDF), DEXUS Office Trust (DOT) and DEXUS Operations Trust (DXO) form the DEXUS Property Group (DXS or the Group) stapled security.

1. Directors and Secretaries

1.1 Directors

The following persons were Directors of DXFM at all times during the year and to the date of this Directors' Report:

Directors	Appointed
Christopher T Beare	4 August 2004
Elizabeth A Alexander, AM	1 January 2005
Barry R Brownjohn	1 January 2005
John C Conde, AO	29 April 2009
Stewart F Ewen, OAM	4 August 2004
Victor P Hoog Antink	1 October 2004
Brian E Scullin	1 January 2005
Peter B St George	29 April 2009

Particulars of the qualifications, experience and special responsibilities of current Directors at the date of this Directors' Report are set out in the Board of Directors section of the DEXUS Property Group Annual Report and form part of this Directors' Report.

1.2 Company Secretaries

The names and details of the Company Secretaries of DXFM as at 30 June 2011 are as follows:

Tanya L Cox MBA MAICD FCIS **Appointed: 1 October 2004**

Tanya Cox is the Chief Operating Officer and Company Secretary of DXFM and is responsible for the delivery of company secretarial, operational, information technology, communications and administration services, as well as operational risk management systems and practices across the Group. Prior to joining DXS in July 2003, Tanya held various general management positions over the past 16 years, including Director and Chief Operating Officer of NM Rothschild & Sons (Australia) Ltd and General Manager – Finance, Operations and IT for Bank of New Zealand (Australia).

Tanya is a non-executive director of a number of not-for-profit organisations, a member of the Australian Institute of Company Directors and a fellow of the Institute of Chartered Secretaries and Administrators (ICSA) and Chartered Secretaries Australia (CSA). Tanya has an MBA from the Australian Graduate School of Management and a Graduate Diploma in Applied Corporate Governance.

Tanya is Chief Operating Officer and Company Secretary of DXFM, DEXUS Holdings Pty Limited (DXH) and DEXUS Wholesale Property Limited (DWPL) and is a member of the Board Compliance Committee.

John C Easy B Comm LLB ACIS **Appointed: 1 July 2005**

John is the General Counsel and Company Secretary of DXFM. During his time with the Group he has been involved in the establishment and public listing of the Deutsche Office Trust, the acquisition of the Paladin and AXA property portfolios, and subsequent stapling and creation of DXS. Prior to joining DXS in November 1997, John was employed as a senior associate in the commercial property/funds management practices of law firms Allens Arthur Robinson and Gilbert & Tobin. John graduated from the University of New South Wales with Bachelor of Laws and Bachelor of Commerce (Major in Economics) degrees. He is a member of Chartered Secretaries Australia (CSA) and holds a Graduate Diploma in Applied Corporate Governance.

John is General Counsel and Company Secretary for DXFM, DXH and DWPL and is a member of the Board Compliance Committee.

Directors' Report

For the year ended 30 June 2011

CONTINUED

2. Attendance of Directors at Board meetings and Board Committee meetings

The number of Directors' meetings held during the year and each Director's attendance at those meetings is set out in the table below.

The Directors met 13 times during the year. Ten Board meetings were main meetings and three meetings were held to consider specific business. While the Board continuously considers strategy, in March 2011 it met with the executive and senior management team over three days to consider DXS's strategic plans.

	Main meetings held	Main meetings attended	Specific meetings held	Specific meetings attended
Christopher T Beare	10	10	3	3
Elizabeth A Alexander, AM	10	10	3	3
Barry R Brownjohn	10	10	3	3
John C Conde, AO	10	10	3	3
Stewart F Ewen, OAM	10	10	3	3
Victor P Hoog Antink	10	10	3	3
Brian E Scullin	10	9	3	3
Peter B St George	10	10	3	3

Special meetings are held at a time to enable the maximum number of Directors to attend and are generally held to consider specific items that cannot be held over to the next scheduled main meeting.

The table below sets out the number of Board Committee meetings held during the year for the Committees in place at the end of the year and each Director's attendance at those meetings.

	Board Audit Committee		Board Risk and Sustainability Committee		Board Compliance Committee		Board Nomination and Remuneration Committee		Board Finance Committee	
	Held	Attended	Held	Attended	Held	Attended	Held	Attended	Held	Attended
Christopher T Beare	–	–	–	–	–	–	7	7	4	4
Elizabeth A Alexander, AM	6	6	4	4	–	–	–	–	–	–
Barry R Brownjohn	6	6	4	4	–	–	–	–	4	4
John C Conde, AO	–	–	–	–	4	4	7	7	–	–
Stewart F Ewen, OAM	–	–	–	–	–	–	7	7	–	–
Victor P Hoog Antink	–	–	–	–	–	–	–	–	–	–
Brian E Scullin	–	–	–	–	4	4	–	–	–	–
Peter B St George	6	6	4	4	–	–	–	–	4	4

3. Directors' interests

The Board's policy on insider trading and trading in DXS securities, or securities in any of the funds managed by DXS, by any Director or employee is outlined in the Corporate Governance Statement in the DEXUS Property Group Annual Report.

While the trading policy described in the Corporate Governance Statement applies to Directors and Senior Executives, the Board has determined that Directors will not trade in any security managed by DXS.

Directors have made this decision because the Board of DXFM has responsibility for the Group itself as well as the third party business. Directors are obliged to act in the best interests of each group of investors independently of each other. Therefore, to minimise a conflict that may arise by being a Director of multiple funds, the Directors have determined that they will not invest in any fund managed by the Group including DXS. This position is periodically reviewed by the Board.

As a direct result of the Group's policy regarding Directors holding DXS securities, or securities in any of the funds managed by the Group, as at the date of this Directors' Report no Director directly or indirectly held:

- DXS securities; or
- options over, or any other contractual interest in, DXS securities; or
- an interest in any other fund managed by DXFM or any other entity that forms part of the Group.

4. Directors' directorships in other listed entities

The following table sets out directorships of other listed entities, not including DXFM, held by the Directors at any time in the three years immediately prior to the end of the year, and the period for which each directorship was held:

Director	Company	Date appointed	Date resigned or ceased being a Director of a listed security
Christopher T Beare	MNet Group Limited	6 November 2009	
Elizabeth A Alexander, AM	CSL Limited	12 July 1991	
	Boral Limited	15 December 1999	24 October 2008
John C Conde, AO	Whitehaven Coal Limited	3 May 2007	
Brian E Scullin	SPARK Infrastructure RE Limited ¹	31 May 2011	
	BT Investment Management Limited	17 September 2007	
Peter B St George	Boart Longyear Limited	21 February 2007	
	SPARK Infrastructure RE Limited ¹	8 November 2005	31 December 2008
	First Quantum Minerals Limited ²	20 October 2003	

1 SPARK Infrastructure RE Limited has issued ASX listed stapled securities trading as SPARK Infrastructure Group (ASX: SKI).

2 Listed for trading on the Toronto Stock Exchange in Canada and the London Stock Exchange in the United Kingdom.

5. Principal activities

During the year the principal activity of the Trust was investment in real estate assets. There were no significant changes in the nature of the Trust's activities during the year.

6. Review and results of operations

The results for the year ended 30 June 2011 were:

- profit attributable to unitholders was \$114.7 million (2010: \$96.7 million loss);
- total assets were \$1,881.9 million (2010: \$1,958.8 million); and
- net assets were \$576.6 million (2010: \$444.7 million).

A review of the results, financial position and operations of the Group, of which the Trust forms part thereof, is set out in the Operating and Financial Review of the DEXUS Property Group Annual Report and forms part of this Directors' Report. Refer to the Chief Executive Officer's report of the DEXUS Property Group 2011 Annual Review for further information.

7. Likely developments and expected results of operations

In the opinion of the Directors, disclosure of any further information regarding business strategies and the future developments or results of the Trust, other than the information already outlined in this Directors' Report or the Financial Statements accompanying this Directors' Report would be unreasonably prejudicial to the Trust.

8. Significant changes in the state of affairs

The Directors are not aware of any matter or circumstance, not otherwise dealt with in this Directors' Report or the Financial Statements that has significantly or may significantly affect the operations of the Trust, the results of those operations, or the state of the Trust's affairs in future financial years.

9. Matters subsequent to the end of the financial year

Since the end of the financial year the Directors are not aware of any matter or circumstance not otherwise dealt with in this Directors' Report or the Financial Statements that has significantly or may significantly affect the operations of the Trust, the results of those operations, or the state of the Trust's affairs in future financial years.

10. Distributions

Distributions paid or payable by the Trust for the year ended 30 June 2011 are outlined in note 25 of the Notes to the Financial Statements and form part of this Directors' Report.

11. DXFM's fees and associate interests

Details of fees paid or payable by the Trust to DXFM for the year ended 30 June 2011 are outlined in note 30 of the Notes to the Financial Statements and form part of this Directors' Report.

The number of interests in the Trust held by DXFM or its associates as at the end of the financial year were nil (2010: nil).

12. Units on issue

The movement in units on issue in the Trust during the year and the number of units on issue as at 30 June 2011 are detailed in note 23 of the Notes to the Financial Statements and form part of this Directors' Report.

The Trust did not have any options on issue as at 30 June 2011 (2010: nil).

13. Environmental regulation

DXS senior management, through its Board Risk and Sustainability Committee, oversee the policies, procedures and systems that have been implemented to ensure the adequacy of its environmental risk management practices. It is the opinion of this Committee that adequate systems are in place for the management of its environmental responsibilities and compliance with its various licence requirements and regulations. Further, the Committee is not aware of any material breaches of these requirements.

14. Indemnification and insurance

The insurance premium for a policy of insurance indemnifying Directors, officers and others (as defined in the relevant policy of insurance) is paid by DXH.

PricewaterhouseCoopers (PwC or the Auditor), is indemnified out of the assets of the Trust pursuant to the DEXUS Specific Terms of Business agreed for all engagements with PwC, to the extent that the Trust inappropriately uses or discloses a report prepared by PwC. The Auditor, PwC, is not indemnified for the provision of services where such an indemnification is prohibited by the *Corporations Act 2001*.

15. Audit

15.1 Auditor

PricewaterhouseCoopers continues in office in accordance with section 327 of the *Corporations Act 2001*.

15.2 Non-audit services

The Trust may decide to employ the Auditor on assignments, in addition to their statutory audit duties, where the Auditor's expertise and experience with the Trust and/or DXS are important.

Details of the amounts paid or payable to the Auditor, for audit and non-audit services provided during the year, are set out in note 7 of the Notes to the Financial Statements.

The Board Audit Committee is satisfied that the provision of non-audit services provided during the year by the Auditor (or by another person or firm on the Auditor's behalf) is compatible with the standard of independence for auditors imposed by the *Corporations Act 2001*.

The reasons for the Directors being satisfied are:

- a Charter of Audit Independence was adopted in 2010 that provides guidelines under which the Auditor may be engaged to provide non-audit services without impairing the Auditor's objectivity or independence.
- the Charter states that the Auditor will not provide services where the Auditor may be required to review or audit its own work, including:
 - the preparation of tax provisions, accounting records and financial statements;
 - the design, implementation and operation of information technology systems;
 - the design and implementation of internal accounting and risk management controls;
 - conducting valuation, actuarial or legal services;
 - consultancy services that include direct involvement in management decision making functions;
 - investment banking, borrowing, dealing or advisory services;
 - acting as trustee, executor or administrator of trust or estate;
 - prospectus independent expert reports and being a member of the Due Diligence Committee; and
 - providing internal audit services.

- the Board Audit Committee regularly reviews the performance and independence of the Auditor and whether the independence of this function has been maintained having regard to the provision of non-audit services. The Auditor has provided a written declaration to the Board regarding its independence at each reporting period and Board Audit Committee approval is required before the engagement of the Auditor to perform any non-audit service for a fee in excess of \$100,000.

The above Directors' statements are in accordance with the advice received from the Board Audit Committee.

15.3 Auditor's Independence Declaration

A copy of the Auditor's Independence Declaration as required under section 307C of the *Corporations Act 2001* is set out in the Financial Statements and forms part of this Directors' Report.

16. Corporate governance

DXFM's Corporate Governance Statement is set out in a separate section of the DEXUS Property Group Annual Report and forms part of this Directors' Report.

17. Rounding of amounts and currency

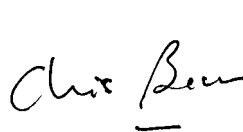
The Trust is a registered scheme of the kind referred to in Class Order 98/0100, issued by the Australian Securities & Investments Commission, relating to the rounding off of amounts in this Directors' Report and the Financial Statements. Amounts in this Directors' Report and the Financial Statements have been rounded off in accordance with that Class Order to the nearest thousand dollars, unless otherwise indicated. All figures in this Directors' Report and the Financial Statements, except where otherwise stated, are expressed in Australian dollars.

18. Management representation

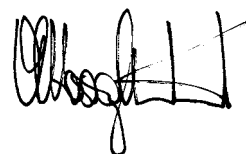
The Chief Executive Officer and Chief Financial Officer have reviewed the Trust's financial reporting processes, policies and procedures together with its risk management, internal control and compliance policies and procedures. Following that review, it is their opinion that the Trust's financial records for the financial year have been properly maintained in accordance with the *Corporations Act 2001* and the Financial Statements and their notes comply with the accounting standards and give a true and fair view.

19. Directors' authorisation

This Directors' Report is made in accordance with a resolution of the Directors. The Financial Statements were authorised for issue by the Directors on 16 August 2011. The Directors have the power to amend and reissue the Financial Statements.



Christopher T Beare
Chair
16 August 2011



Victor P Hoog Antink
Chief Executive Officer
16 August 2011



Auditor's Independence Declaration

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As lead auditor for the audit of DEXUS Industrial Trust for the year ended 30 June 2011, I declare that to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- b) no contraventions of any applicable code of professional conduct in relation to the audit.

This declaration is in respect of DEXUS Industrial Trust and the entities it controlled during the period.

A handwritten signature in black ink, appearing to read 'JA Dunning', is written over a horizontal line.

JA Dunning
Partner
PricewaterhouseCoopers

Sydney
16 August 2011

DEXUS INDUSTRIAL TRUST

Consolidated Statement of Comprehensive Income

For the year ended 30 June 2011

	Note	2011 \$'000	2010 \$'000
Revenue from ordinary activities			
Property revenue	2	143,816	154,107
Interest revenue	3	1,761	2,157
Total revenue from ordinary activities		145,577	156,264
Share of net profit of associates accounted for using the equity method	16	20,326	–
Net fair value gain of investment properties		39,696	–
Net fair value gain of derivatives		1,992	3,704
Net foreign exchange gain		1,546	1,390
Net gain on sale of investment properties		3,285	–
Other income		41	–
Total income		212,463	161,358
Expenses			
Property expenses		(28,333)	(32,674)
Responsible Entity fees	30	(4,103)	(4,439)
Finance costs	4	(60,326)	(129,914)
Share of net loss of associates accounted for using the equity method	16	–	(59,285)
Net loss on sale of investment properties		–	(1,535)
Net fair value loss of investment properties		–	(24,581)
Other expenses	6	(2,171)	(3,783)
Total expenses		(94,933)	(256,211)
Profit/(loss) before tax		117,530	(94,853)
Tax expense			
Income tax expense	5(a)	(1)	(41)
Withholding tax expense		(2,784)	(1,804)
Total tax expense		(2,785)	(1,845)
Profit/(loss) after tax		114,745	(96,698)
Other comprehensive income:			
Exchange differences on translating foreign operations		29,479	7,372
Total comprehensive income/(loss) for the year		144,224	(89,326)
Earnings per unit			
		Cents	Cents
Basic earnings per unit on profit/(loss) attributable to unitholders	34	2.37	(2.03)
Diluted earnings per unit on profit/(loss) attributable to unitholders	34	2.37	(2.03)

The above Consolidated Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

DEXUS INDUSTRIAL TRUST

Consolidated Statement of Financial Position

As at 30 June 2011

	Note	2011 \$'000	2010 \$'000
Current assets			
Cash and cash equivalents	8	39,837	16,537
Receivables	9	5,662	4,604
Non-current assets classified as held for sale	10	60,688	–
Loan with related parties	11	259,537	138,948
Derivative financial instruments	12	20,854	9,657
Current tax assets		233	73
Other	13	2,592	2,737
Total current assets		389,403	172,556
Non-current assets			
Investment properties	14	1,307,484	1,462,007
Investments accounted for using the equity method	16	162,513	122,627
Deferred tax assets	17	6,061	10,080
Loans with related parties	11	–	151,942
Derivative financial instruments	12	16,283	39,261
Other	18	197	305
Total non-current assets		1,492,538	1,786,222
Total assets		1,881,941	1,958,778
Current liabilities			
Payables	19	48,538	44,545
Current tax liabilities		5,956	973
Interest bearing liabilities	20	–	47,796
Provisions	21	12,360	–
Derivative financial instruments	12	2,039	7,139
Total current liabilities		68,893	100,453
Non-current liabilities			
Loans with related parties	11	1,111,503	1,257,916
Interest bearing liabilities	20	47,758	–
Derivative financial instruments	12	76,412	154,833
Other	22	810	875
Total non-current liabilities		1,236,483	1,413,624
Total liabilities		1,305,376	1,514,077
Net assets		576,565	444,701
Equity			
Contributed equity	23	925,116	925,116
Reserves	24	41,642	12,163
Accumulated losses	24	(390,193)	(492,578)
Total equity		576,565	444,701

The above Consolidated Statement of Financial Position should be read in conjunction with the accompanying notes.

Consolidated Statement of Changes in Equity

For the year ended 30 June 2011

	Note	Contributed equity \$'000	Accumulated losses \$'000	Foreign currency translation reserve \$'000	Total equity \$'000
Opening balance as at 1 July 2009		925,116	(395,880)	4,791	534,027
Comprehensive loss for the year		–	(96,698)	7,372	(89,326)
Transactions with owners in their capacity as owners					
Contributions of equity, net of transaction costs		–	–	–	–
Distributions paid or provided for	25	–	–	–	–
Closing balance as at 30 June 2010		925,116	(492,578)	12,163	444,701
Opening balance as at 1 July 2010		925,116	(492,578)	12,163	444,701
Comprehensive income for the year		–	114,745	29,479	144,224
Transactions with owners in their capacity as owners					
Contributions of equity, net of transaction costs		–	–	–	–
Distributions paid or provided for	25	–	(12,360)	–	(12,360)
Closing balance as at 30 June 2011		925,116	(390,193)	41,642	576,565

The above Consolidated Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Consolidated Statement of Cash Flows

For the year ended 30 June 2011

	Note	2011 \$'000	2010 \$'000
Cash flows from operating activities			
Receipts in the course of operations (inclusive of GST)		148,228	180,396
Payments in the course of operations (inclusive of GST)		(50,598)	(53,266)
Interest received		1,687	2,122
Finance costs paid		(41,595)	(52,382)
Dividends received		–	517
Income and withholding taxes paid		(575)	(619)
Net cash inflow from operating activities	33	57,147	76,768
Cash flows from investing activities			
Proceeds from sale of investment properties		106,031	100,685
Payments for capital expenditure on investment properties		(24,972)	(13,715)
Payments for investment properties		–	(28,191)
Payments for investments accounted for using the equity method		(50,322)	(52,584)
Net cash inflow from investing activities		30,737	6,195
Cash flows from financing activities			
Borrowings provided by entities within DXS		209,182	317,612
Borrowings provided to entities within DXS		(273,401)	(390,801)
Proceeds from borrowings		42,613	49,435
Repayment of borrowings		(40,601)	(54,637)
Net cash outflow from financing activities		(62,207)	(78,391)
Net increase in cash and cash equivalents		25,677	4,572
Cash and cash equivalents at the beginning of the year		16,537	13,043
Effects of exchange rate changes on cash and cash equivalents		(2,377)	(1,078)
Cash and cash equivalents at the end of the year	8	39,837	16,537

The above Consolidated Statement of Cash Flows should be read in conjunction with the accompanying notes.

Note 1. Summary of significant accounting policies**(a) Basis of preparation**

DEXUS Property Group stapled securities are quoted on the Australian Securities Exchange under the "DXS" code and comprise one unit in each of DDF, DIT, DOT and DXO. Each entity forming part of DXS continues as a separate legal entity in its own right under the *Corporations Act 2001* and is therefore required to comply with the reporting and disclosure requirements under the *Corporations Act 2001* and Australian Accounting Standards.

DEXUS Funds Management Limited (DXFM) as Responsible Entity for each entity within DXS may only unstack the Group if approval is obtained by a special resolution of the stapled security holders.

These general purpose Financial Statements for the year ended 30 June 2011 have been prepared in accordance with the requirements of the Trust's Constitution, the *Corporations Act 2001*, Australian Accounting Standards and other authoritative pronouncements of the Australia Accounting Standards Board and interpretations. Compliance with Australian Accounting Standards ensures that the Financial Statements and notes also comply with International Financial Reporting Standards (IFRS).

These Financial Statements are prepared on a going concern basis and in accordance with historical cost conventions and have not been adjusted to take account of either changes in the general purchasing power of the dollar or changes in the values of specific assets, except for the valuation of certain non-current assets and financial instruments (refer notes 1(e), 1(n), 1(o) and 1(u)).

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, unless otherwise stated.

Critical accounting estimates

The preparation of Financial Statements requires the use of certain critical accounting estimates and management to exercise its judgement in the process of applying the Trust's accounting policies. Other than the estimations described in notes 1(e), 1(n), 1(o) and 1(u), no key assumptions concerning the future or other estimation of uncertainty at the end of each reporting period have a significant risk of causing material adjustments to the Financial Statements in the next annual reporting period.

Uncertainty around international property valuations

The fair value of our investment properties in the United States and Europe has been adjusted to reflect market conditions at the end of the reporting period. While this represents the best estimates of fair value as at the end of the reporting period, the current uncertainty in these markets means that if investment property is sold in future, the price achieved may be higher or lower than the most recent valuation, or higher or lower than the fair value recorded in the Financial Statements.

(b) Principles of consolidation**(i) Controlled entities**

The Financial Statements have been prepared on a consolidated basis. The accounting policies of the subsidiaries are consistent with those of the parent.

Subsidiaries are all entities (including special purpose entities) over which the Trust has the power to govern the financial and operating policies, generally accompanying a shareholding of more than one-half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Trust controls another entity.

The Financial Statements incorporate an elimination of inter-entity transactions and balances to present the Financial Statements on a consolidated basis. Net profit and equity in controlled entities, which is attributable to the unitholdings of non-controlling interests, are shown separately in the Statement of Comprehensive Income and Statement of Financial Position respectively. Where control of an entity is obtained during a financial year, its results are included in the Statement of Comprehensive Income from the date on which control is gained. They are deconsolidated from the date that control ceases. The Financial Statements incorporate all the assets, liabilities and results of the parent and its controlled entities.

(ii) Partnerships and joint ventures

Where assets are held in a partnership or joint venture with another entity directly, the Trust's share of the results and assets of this partnership or joint venture are consolidated into the Statement of Comprehensive Income and Statement of Financial Position of the Trust. Where assets are jointly controlled via ownership of units in single purpose unlisted unit trusts or shares in companies, the Trust applies equity accounting to record the operations of these investments (refer note 1(r)).

(c) Revenue recognition**(i) Rent**

Rental revenue is brought to account on a straight-line basis over the lease term for leases with fixed rent review clauses. In all other circumstances rental revenue is brought to account on an accruals basis. If not received at the end of the reporting period, rental revenue is reflected in the Statement of Financial Position as a receivable. Recoverability of receivables is reviewed on an ongoing basis. Debts which are known to be not collectable are written off.

(ii) Interest revenue

Interest revenue is brought to account on an accruals basis using the effective interest rate method and, if not received at the end of the reporting period, is reflected in the Statement of Financial Position as a receivable.

(iii) Dividends and distribution revenue

Revenue from dividends and distributions are recognised when declared. Amounts not received at the end of the reporting period are included as a receivable in the Statement of Financial Position.

(d) Expenses

Expenses are brought to account on an accruals basis and, if not paid at the end of the reporting period, are reflected in the Statement of Financial Position as a payable.

(i) Property expenses

Property expenses include rates, taxes and other property outgoings incurred in relation to investment properties and property, plant and equipment where such expenses are the responsibility of the Trust.

(ii) Borrowing costs

Borrowing costs include interest, amortisation of discounts or premiums relating to borrowings, amortisation or ancillary costs incurred in connection with arrangement of borrowings and foreign exchange losses net of hedged amounts on borrowings, including trade creditors and lease finance charges. Borrowing costs are expensed as incurred unless they relate to qualifying assets.

Qualifying assets are assets which take more than 12 months to get ready for their intended use or sale. In these circumstances, borrowing costs are capitalised to the cost of the asset during the period of time

that is required to complete and prepare the asset for its intended use or sale. Where funds are borrowed generally, borrowing costs are capitalised using a weighted average capitalisation rate.

(e) Derivatives and other financial instruments

(i) Derivatives

The Trust's activities expose it to a variety of financial risks including foreign exchange risk and interest rate risk. Accordingly, the Trust enters into various derivative financial instruments such as interest rate swaps, cross currency swaps and foreign exchange contracts to manage its exposure to certain risks. Written policies and limits are approved by the Board of Directors of the Responsible Entity, in relation to the use of financial instruments to manage financial risks. The Responsible Entity continually reviews the Trust's exposures and updates its treasury policies and procedures. The Trust does not trade in derivative instruments for speculative purposes. Even though derivative financial instruments are entered into for the purpose of providing the Trust with an economic hedge, the Trust has elected not to apply hedge accounting under AASB 139 *Financial Instruments: Recognition and Measurement* for interest rate swaps and foreign exchange contracts. Accordingly, derivatives including interest rate swaps, interest rate component of cross currency swaps and foreign exchange contracts are measured at fair value with any changes in fair value recognised in the Statement of Comprehensive Income.

(ii) Debt and equity instruments issued by the Trust

Financial instruments issued by the Trust are classified as either liabilities or as equity in accordance with the substance of the contractual arrangements. Accordingly, ordinary units issued by the Trust are classified as equity.

Interest and distributions are classified as expenses or as distributions of profit consistent with the Statement of Financial Position classification of the related debt or equity instruments.

Transaction costs arising on the issue of equity instruments are recognised directly in equity (net of tax) as a reduction of the proceeds of the equity instruments to which the costs relate. Transaction costs are the costs that are incurred directly in connection with the issue of those equity instruments and which would not have been incurred had those instruments not been issued.

(iii) Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of the amount determined in accordance with AASB 137 *Provisions, Contingent Liabilities and Contingent Assets* and the amount initially recognised less cumulative amortisation, where appropriate.

The fair value of financial guarantees is determined as the present value of the difference in the net cash flows between the contractual payments under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

Where guarantees in relation to loans or other payables of subsidiaries or associates are provided for no compensation, the fair values are accounted for as contributions and recognised as part of the cost of the investment.

(iv) Other financial assets

Loans and other receivables are measured at amortised cost using the effective interest rate method less impairment.

(f) Goods and services tax/value added tax

Revenues, expenses and capital assets are recognised net of any amount of Australian/Canadian Goods and Services Tax (GST) or French and German Value Added Tax (VAT), except where the amount of GST/VAT incurred is not recoverable. In these circumstances the GST/VAT is recognised as part of the cost of acquisition of the asset or as part of the expense.

Cash flows are included in the Statement of Cash Flows on a gross basis. The GST component of cash flows arising from investing and financing activities which is recoverable from or payable to the Australian Taxation Office is classified as operating cash flows.

(g) Taxation

Under current Australian income tax legislation, the Trust is not liable for income tax provided it satisfies certain legislative requirements. The Trust may be liable for income tax in jurisdictions where foreign property is held (i.e. United States, France, Germany and Canada).

Withholding tax payable on distributions received by the Trust from DEXUS Industrial Properties Inc. (US REIT) and DEXUS US Properties Inc. (US W REIT) are recognised as an expense when tax is withheld.

In addition, a deferred tax liability or asset and related deferred tax expense/benefit is recognised on differences between the tax cost base of US assets and liabilities in the Trust (held by US REIT and US W REIT) and their accounting carrying values at the end of the reporting period. Any deferred tax liability or asset is calculated using a blend of the current withholding tax rate applicable to income distributions and the applicable US federal and state taxes.

Under current Australian income tax legislation, the unitholders will generally be entitled to receive a foreign tax credit for US withholding tax deducted from distributions paid by the US REIT and US W REIT.

DIT France Logistique SAS (DIT France), a wholly owned sub-trust of DIT, is liable for French corporation tax on its taxable income at the rate of 33.33%. In addition, a deferred tax liability or asset and its related deferred tax expense/benefit is recognised on differences between the tax cost base of the French real estate assets and their accounting carrying value at the end of the reporting period, where required.

DEXUS GLOG Trust, a wholly owned Australian sub-trust of DIT, is liable for German corporate income tax on its German taxable income at the rate of 15.82%. In addition, a deferred tax liability or asset and its related deferred tax expense/benefit is recognised on differences between the tax cost base of the German real estate assets and their accounting carrying value at the end of the reporting period.

DEXUS Canada Trust, a wholly owned Australian sub-trust of DIT, is liable for Canadian income tax on its Canadian taxable income at the rate of 42.92%.

(h) Distributions

In accordance with the Trust's Constitution, the Trust distributes its distributable income to unitholders by cash or reinvestment. Distributions are provided for when they are approved by the Board of Directors and declared.

(i) Repairs and maintenance

Plant is required to be overhauled on a regular basis and is managed as part of an ongoing major cyclical maintenance program. The costs of this maintenance are charged as expenses as incurred, except where they relate to the replacement of a component of an asset, in which case the replaced component will be derecognised and the replacement costs capitalised in accordance with note 1(n). Other routine operating maintenance, repair costs and minor renewals are also charged as expenses as incurred.

Note 1. Summary of significant accounting policies

(continued)

(j) Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with financial institutions and other short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

(k) Receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, which is based on the invoiced amount less provision for doubtful debts. Trade receivables are required to be settled within 30 days and are assessed on an ongoing basis for impairment. Receivables which are known to be uncollectable are written off by reducing the carrying amount directly. A provision for doubtful debts is established when there is objective evidence that the Trust will not be able to collect all amounts due according to the original terms of the receivables. The provision for doubtful debts is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. Cash flows relating to short term receivables are not discounted as the effect of discounting is immaterial.

(l) Non-current assets held for sale

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use, and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets, assets arising from employee benefits, financial assets and investment property that are carried at fair value and contractual rights under insurance contracts, which are specifically exempt from this requirement.

(m) Other financial assets at fair value through profit and loss

Interests held by the Trust in controlled entities and associates are measured at fair value through profit and loss to reduce a measurement or recognition inconsistency.

(n) Property, plant and equipment

Property, plant and equipment is stated at historical cost less depreciation and accumulated impairment. Historical cost includes expenditure that is directly attributable to its acquisition. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Trust and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Statement of Comprehensive Income during the reporting period in which they are incurred.

Property, plant and equipment is tested for impairment whenever events or changes in circumstances indicate that the carrying amounts exceed their recoverable amounts (refer note 1(t)).

(o) Investment properties

During the year ended 30 June 2010, the Trust adopted the amendments to AASB 140 *Investment Property* as set out in AASB 2008-5 *Amendments to Australian Accounting Standards arising from the Annual Improvements Project* effective for reporting periods beginning on or after 1 January 2009. Under this amendment, property that is under construction or development for future use as investment property falls within the scope of AASB 140. As such, development property of this nature is no longer recognised and measured as property, plant and equipment but is included as investment property measured at fair value. Where fair value of investment property under construction is not reliably measurable, the property is measured at cost until the earlier of the date construction is completed and the date at which fair value becomes reliably measurable. As required by the standard, the amendments to AASB 140 were applied prospectively from 1 July 2009.

The Trust's investment properties consist of properties held for long term rental yields and/or capital appreciation and property that is being constructed or developed for future use as investment property. Investment properties are initially recognised at cost including transaction costs. Investment properties are subsequently recognised at fair value in the Financial Statements. Each valuation firm and its signatory valuer are appointed on the basis that they are engaged for no more than three consecutive valuations.

The basis of valuations of investment properties is fair value being the amounts for which the assets could be exchanged between knowledgeable willing parties in an arm's length transaction, based on current prices in an active market for similar properties in the same location and condition and subject to similar leases. In addition, an appropriate valuation method is used, which may include the discounted cash flow and the capitalisation method. Discount rates and capitalisation rates are determined based on industry expertise and knowledge and, where possible, a direct comparison to third party rates for similar assets in a comparable location. Rental revenue from current leases and assumptions about future leases, as well as any expected operational cash outflows in relation to the property, are also reflected in fair value. In relation to development properties under construction for future use as investment property, where reliably measurable, fair value is determined based on the market value of the property on the assumption it had already been completed at the valuation date less costs still required to complete the project, including an appropriate adjustment for profit and risk.

External valuations of the individual investment properties are carried out in accordance with the Trust's Constitution or may be earlier where the Responsible Entity believes there is a potential for a material change in the fair value of the property.

Changes in fair values are recorded in the Statement of Comprehensive Income. The gain or loss on disposal of an investment property is calculated as the difference between the carrying amount of the asset at the date of disposal and the net proceeds from disposal and is included in the Statement of Comprehensive Income in the year of disposal.

Subsequent redevelopment and refurbishment costs (other than repairs and maintenance) are capitalised to the investment property where they result in an enhancement in the future economic benefits of the property.

(p) Leasing fees

Leasing fees incurred are capitalised and amortised over the lease periods to which they relate.

(q) Lease incentives

Prospective lessees may be offered incentives as an inducement to enter into operating leases. These incentives may take various forms including cash payments, rent free periods, or a contribution to certain lessee costs such as fit-out costs or relocation costs.

The costs of incentives are recognised as a reduction of rental revenue on a straight-line basis from the earlier of the date which the tenant has effective use of the premises or the lease commencement date to the end of the lease term. The carrying amount of the lease incentives is reflected in the fair value of investment properties.

(r) Investments accounted for using the equity method

Some property investments are held through the ownership of units in single purpose unlisted trusts or shares in unlisted companies where the Trust exerts significant influence but does not have a controlling interest. These investments are considered to be associates and the equity method of accounting is applied in the Financial Statements.

Under this method, the entity's share of the post-acquisition profits of associates is recognised in the Statement of Comprehensive Income. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividends or distributions receivable from associates are recognised as a reduction in the carrying amount of the investment.

When the Trust's share of losses in an associate equal or exceed its interest in the associate (including any unsecured receivables) the Trust does not recognise any further losses unless it has incurred obligations or made payments on behalf of the associate.

(s) Business combinations

The acquisition method of accounting is used to account for all business combinations. The consideration transferred for the acquisition of a subsidiary comprises the fair values of the assets transferred, the liabilities incurred and the equity interests issued by the Trust. The consideration transferred also includes the fair value of any contingent consideration arrangement and the fair value of any pre-existing equity interest in the subsidiary. Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date. The Trust recognises any non-controlling interest in the acquiree at its proportionate share of the acquiree's net identifiable assets.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the Trust's share of the net identifiable assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the subsidiary acquired and the measurement of all amounts has been reviewed, the difference is recognised directly in the Statement of Comprehensive Income as a bargain purchase.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

(t) Impairment of assets

Certain assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows, which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

(u) Financial assets and liabilities

(i) Classification

The Trust has classified its financial assets and liabilities as follows:

Financial asset/liability	Classification	Valuation basis	Reference
Cash and cash equivalents	Fair value through profit or loss	Fair value	Refer note 1(j)
Receivables	Loans and receivables	Amortised cost	Refer note 1(k)
Other financial assets	Loans and receivables	Amortised cost	Refer note 1(e)
Other financial assets	Fair value through profit or loss	Fair value	Refer note 1(m)
Payables	Financial liability at amortised cost	Amortised cost	Refer note 1(v)
Interest bearing liabilities	Financial liability at amortised cost	Amortised cost	Refer note 1(w)
Derivatives	Fair value through profit or loss	Fair value	Refer note 1(e)

Financial assets and liabilities are classified in accordance with the purpose for which they were acquired.

Note 1. Summary of significant accounting policies

(continued)

(u) Financial assets and liabilities (continued)**(ii) Fair value estimation of financial assets and liabilities**

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement and for disclosure purposes.

The fair value of financial instruments traded in active markets (such as publicly traded derivatives) is based on quoted market prices at the end of the reporting period. The quoted market price used for financial assets held by the Trust is the current bid price. The appropriate quoted market price for financial liabilities is the current ask price.

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques including dealer quotes for similar instruments and discounted cash flows. In particular, the fair value of interest rate swaps and cross currency swaps are calculated as the present value of the estimated future cash flows, the fair value of forward exchange rate contracts is determined using forward exchange market rates at the end of the reporting period, and the fair value of interest rate option contracts is calculated as the present value of the estimated future cash flows taking into account the time value and implied volatility of the underlying instrument.

(v) Payables

These amounts represent liabilities for amounts owing at the end of the reporting period. The amounts are unsecured and are usually paid within 30 days of recognition.

(w) Interest bearing liabilities

Subsequent to initial recognition at fair value, net of transaction costs incurred, interest bearing liabilities are measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Statement of Comprehensive Income over the period of the borrowings using the effective interest method. Interest bearing liabilities are classified as current liabilities unless the Trust has an unconditional right to defer the liability for at least 12 months after the end of the reporting period.

(x) Earnings per unit

Basic earnings per unit are determined by dividing the net profit attributable to unitholders of the parent entity by the weighted average number of ordinary units outstanding during the year.

Diluted earnings per unit are adjusted from the basic earnings per unit by taking into account the impact of dilutive potential units. The Trust did not have such dilutive potential units during the year.

(y) Foreign currency

Items included in the Financial Statements of the Trust are measured using the currency of the primary economic environment in which the entity operates (the functional currency). The Financial Statements are presented in Australian dollars, which is the functional and presentation currency of the Trust.

(i) Foreign currency transactions

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at period end exchange rates of financial assets and liabilities denominated in foreign currencies are recognised in the Statement of Comprehensive Income.

(ii) Foreign operations

Foreign operations are located in the United States, France, Germany and Canada. These operations have a functional currency of US dollars, Euros and Canadian dollars respectively, which are translated into the presentation currency.

The assets and liabilities of the foreign operations are translated at exchange rates prevailing at the end of the reporting period. Income and expense items are translated at the average exchange rates for the period. Exchange differences arising are recognised in the foreign currency translation reserve and recognised in profit or loss on disposal of the foreign operation.

Goodwill and fair value adjustments arising on the acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and translated at exchange rates prevailing at the end of the reporting period.

(z) Operating segments

The Chief Operating Decision Maker (CODM) has been identified as the Board of Directors as they are responsible for the strategic decision making within DXS, which consists of DIT, DOT, DDF and DXO. Consistent with how the CODM manages the business, the operating segments within DXS are reviewed on a consolidated basis rather than at an individual trust level. Disclosures concerning DXS's operating segments as well as the operating segments' key financial information provided to the CODM are presented in DXS's Financial Statements.

(aa) Rounding of amounts

The Trust is the kind referred to in Class Order 98/0100, issued by the Australian Securities & Investments Commission, relating to the rounding off of amounts in the Financial Statements. Amounts in the Financial Statements have been rounded off in accordance with that Class Order to the nearest thousand dollars, or in certain cases, the nearest dollar.

(ab) Parent entity financial information

On 28 June 2010 the *Corporations Amendment (Corporate Reporting Reform) Act 2010* received Royal Assent. As a result of the amendments, Financial Statements for financial years ending on or after 30 June 2010 no longer need to include separate columns and associated note disclosures for the parent entity. Instead, the Corporations Regulations now prescribe limited disclosures that will need to be made in the Notes to the Financial Statements which include disclosure of key financial information for the parent entity and details of any guarantees, contingent liabilities and commitments.

The financial information for the parent entity of the Trust is disclosed in note 26 and has been prepared on the same basis as the consolidated Financial Statements except as set out below:

Investment in subsidiaries, associates and joint venture entities

Distributions received from associates are recognised in the parent entity's Statement of Comprehensive Income, rather than being deducted from the carrying amount of these investments.

(ac) New accounting standards and interpretations

Certain new accounting standards and interpretations have been published that are not mandatory for the 30 June 2011 reporting period. Our assessment of the impact of these new standards and interpretations is set out below:

- (i) AASB 2010-4 *Further Amendments to Australian Accounting Standards arising from the Annual Improvements Project* (effective 1 January 2011). In June 2010, the AASB made a number of amendments to Australian Accounting Standards as a result of the IASB's annual improvements project. The Trust intends to apply the standard from 1 July 2011 and does not expect any significant impacts.
- (ii) AASB 2010-6 *Amendments to Australian Accounting Standards – Disclosures on Transfers of Financial Assets* (effective 1 July 2011). Amendments made to AASB 7 *Financial Instruments: Disclosures* in November 2010 introduce additional disclosures in respect of risk exposures arising from transferred financial assets. The amendments will particularly affect entities that sell, factor, securitise, lend or otherwise transfer financial assets to other parties. The Trust intends to apply the standard from 1 July 2011 and does not expect any significant impacts.
- (iii) AASB 9 *Financial Instruments* and AASB 2009-11 *Amendments to Australian Accounting Standards arising from AASB 9* and AASB 2010-7 *Amendments to Australian Accounting Standards arising from AASB 9 (December 2010)* (effective 1 January 2013). AASB 9 *Financial Instruments* addresses the classification, measurement and derecognition of financial assets and financial liabilities. The standard simplifies the classifications of financial assets into those to be carried at amortised cost and those to be carried at fair value. The Trust intends to apply the standards from 1 July 2013 and does not expect any significant impacts.
- (iv) AASB 2010-8 *Amendments to Australian Accounting Standards – Deferred Tax: Recovery of Underlying Assets* (effective 1 January 2012). In December 2010, the AASB amended AASB 112 *Income Taxes* to provide an amended approach for measuring deferred tax liabilities and deferred tax assets when investment property is measured using the fair value model. AASB 112 requires the measurement of deferred tax assets or liabilities to reflect the tax consequences that would follow from the way management expects to recover or settle the carrying amount of the relevant assets or liabilities, that is through use or through sale. The Trust intends to apply the standard from 1 July 2012 and does not expect any significant impacts.
- (v) AASB 1054 *Australian Additional Disclosures*, AASB 2011-1 *Amendments to Australian Accounting Standards arising from the Trans-Tasman Convergence Project* and AASB 2011-2 *Amendments to Australian Accounting Standards arising from the Trans-Tasman Convergence Project – Reduced Disclosure Requirements* (effective 1 July 2011). The AASB and NZ FRSB have issued accounting standards that eliminate most of the existing differences between their local standards and IFRS. Where additional disclosures were considered necessary, they were moved to new standard AASB 1054. Adoption of the new rules will not affect any of the amounts recognised in the Financial Statements, but may simplify some of the Trust's current disclosures. The Trust intends to apply the standards from 1 July 2011.

- (vi) AASB 2011-4 *Amendments to Australian Accounting Standards to Remove Individual Key Management Personnel Disclosure Requirements* (effective 1 July 2013). In July 2011, the AASB decided to remove the individual key management personnel disclosure requirements from AASB 124 *Related Party Disclosures*, to achieve consistency with the international equivalent standard and remove a duplication of the requirements with the *Corporations Act 2001*. While this will reduce the disclosures that are currently required in the Notes to the Financial Statements, it will not affect any of the amounts recognised in the Financial Statements. The amendments apply from 1 July 2013 and cannot be adopted early. The *Corporations Act* requirements in relation to remuneration reports will remain unchanged for now, but these requirements are currently subject to review and may also be revised in the near future.

The IASB has issued new and amended standards as discussed below. The AASB is expected to issue equivalent Australian standards shortly.

- (vii) IFRS 10 *Consolidated financial statements* (effective 1 January 2013). IFRS 10 replaces all of the guidance on control and consolidation in IAS 27 *Consolidated and separate financial statements*, and SIC-12 *Consolidation – special purpose entities*. The standard introduces a single definition of control that applies to all entities. It focuses on the need to have both power and rights or exposure to variable returns before control is present. The Trust intends to apply the standard from 1 July 2013 and does not expect any significant impacts.
- (viii) IFRS 12 *Disclosure of interests in other entities* (effective 1 January 2013). IFRS 12 sets out the required disclosures for entities reporting under the two new standards, IFRS 10 and IFRS 11, and replaces the disclosure requirements currently found in IAS 28. Application of this standard will not affect any of the amounts recognised in the Financial Statements, but may impact some of the Trust's current disclosures. The Trust intends to apply the standard from 1 July 2013.
- (ix) IAS 28 *Investments in associates* (effective 1 January 2013). Amendments to IAS 28 provide clarification that an entity continues to apply the equity method and does not remeasure its retained interest as part of ownership changes where a joint venture becomes an associate, and vice versa. The Trust intends to apply the standard from 1 July 2013 and does not expect any significant impacts.
- (x) IFRS 13 *Fair value measurement* (effective 1 January 2013). IFRS 13 explains how to measure fair value and aims to enhance fair value disclosures. Application of this standard will not affect any of the amounts recognised in the Financial Statements, but may impact some of the Trust's current disclosures. The Trust intends to apply the standard from 1 July 2013.
- (xi) Revised IAS 1 *Presentation of Financial Statements* (effective 1 July 2012). In June 2011, the IASB made an amendment to IAS 1 *Presentation of Financial Statements*. The AASB is expected to make equivalent changes to AASB 101 shortly. The amendment requires entities to separate items presented in other comprehensive income into two groups, based on whether they may be recycled to profit or loss in the future. It will not affect the measurement of any of the items recognised in the balance sheet or the profit or loss in the current period. The Trust intends to adopt the new standard from 1 July 2012.

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 2. Property revenue

	2011 \$'000	2010 \$'000
Rent and recoverable outgoings	139,618	153,831
Incentive amortisation	(7,395)	(4,999)
Other revenue	11,593	5,275
Total property revenue	143,816	154,107

Note 3. Interest revenue

	2011 \$'000	2010 \$'000
Interest revenue from financial institutions	132	331
Interest revenue from related parties	1,629	1,826
Total interest revenue	1,761	2,157

Note 4. Finance costs

	2011 \$'000	2010 \$'000
Interest paid/payable	1,094	1,905
Interest paid to related parties	74,366	77,865
Amount capitalised	(1,005)	(6,073)
Other finance costs	124	365
Net fair value (gain)/loss of interest rate swaps	(14,253)	55,852
Total finance costs	60,326	129,914

The average capitalisation rate used to determine the amount of borrowing costs eligible for capitalisation is 7.77% (2010: 7.15%).

Note 5. Income tax

(a) Income tax expense

	2011 \$'000	2010 \$'000
Current tax expense	1	37
Deferred tax expense	–	4
Income tax expense	1	41
Deferred income tax expense included in income tax expense comprises:		
Increase in deferred tax assets	–	4
	–	4

(b) Reconciliation of income tax expense to net profit

	2011 \$'000	2010 \$'000
Profit/(loss) before tax	117,530	(94,853)
Less amounts not subject to income tax (note 1(g))	(120,320)	96,326
	(2,790)	1,473
Prima facie tax expense at the Australian tax rate of 30% (2010: 30%)	(837)	442
Tax effect of amounts which are not (deductible)/taxable in calculating taxable income:		
Depreciation and amortisation	(1,400)	(1,443)
Revaluation of investment properties	2,199	948
Net loss on sale of investment properties	39	94
	838	(401)
Income tax expense	1	41

Note 6. Other expenses

	Note	2011 \$'000	2010 \$'000
Audit and taxation fees	7	417	497
Custodian fees		86	77
Legal and other professional fees		275	865
Registry costs and listing fees		129	232
External management fees		825	1,083
Other expenses		439	1,029
Total other expenses		2,171	3,783

Note 7. Audit and taxation fees

During the year, the Auditor and its related practices, and non-related audit firms earned the following remuneration:

	2011 \$	2010 \$
Audit fees		
PwC Australia – audit and review of Financial Statements	212,709	283,020
PwC US – audit and review of Financial Statements	28,595	15,425
PwC fees paid in relation to outgoings audit ¹	24,562	5,483
PwC Australia – regulatory audit and compliance services	7,520	7,520
Audit fees paid to PwC	273,386	311,448
Fees paid to non-PwC audit firms	57,874	92,786
Total audit fees	331,260	404,234
Taxation fees		
Fees paid to PwC Australia	8,377	51,900
Fees paid to PwC US	–	45,961
Taxation fees paid to PwC	8,377	97,861
Fees paid to non-PwC audit firms	101,442	–
Total taxation fees²	109,819	97,861
Total audit and taxation fees¹	441,079	502,095

¹ Fees paid in relation to outgoing audits are included in property expenses. Therefore total audit and taxation fees included in other expenses are \$416,517 (2010: \$496,612).

² These services include general compliance work, one off project work and advice with respect to the management of day-to-day tax affairs of the Trust.

Notes to the Financial Statements

For the year ended 30 June 2011

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Note 8. Current assets – cash and cash equivalents

	2011 \$'000	2010 \$'000
Cash at bank	6,436	16,537
Short term deposits ¹	33,401	–
Total current assets – cash and cash equivalents	39,837	16,537

1 As at 30 June 2011, the Trust held cash of C\$34.7 million (A\$33.4 million) in escrow in relation to the sale of its Toronto warehouse facility in June 2011. The funds in escrow relate to an amount withheld by the purchaser under the Canadian tax law as part of the finalisation of the capital gains tax on disposal. The majority of the remaining funds will be used to repay debt once released by the Canadian tax authority.

Note 9. Current assets – receivables

	2011 \$'000	2010 \$'000
Rent receivable	3,903	4,049
Less: provision for doubtful debts	(1,595)	(2,452)
Total rental receivables	2,308	1,597
GST receivable	279	–
Interest receivable from related parties	4	128
Other receivables	3,071	2,879
Total other receivables	3,354	3,007
Total current assets – receivables	5,662	4,604

Note 10. Non-current assets classified as held for sale

(a) Non-current assets held for sale

	2011 \$'000	2010 \$'000
Investment properties held for sale	60,688	–
Total non-current assets classified as held for sale	60,688	–

(b) Reconciliation

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	–	22,254
Disposals	–	(22,202)
Transfer from investment properties	60,688	–
Additions, amortisation and other	–	(52)
Closing balance at the end of the year	60,688	–

Note 11. Loans with related parties

	2011 \$'000	2010 \$'000
Current assets – loans with related parties		
Non-interest bearing loans with entities within DXS ¹	138,948	138,948
Interest bearing loans with entities within DXS	120,589	–
Total current assets – loans with related parties	259,537	138,948
Non-current assets – loans with related parties		
Interest bearing loans with entities within DXS	–	151,942
Total non-current assets – loans with related parties	–	151,942
Non-current liabilities – loans with related parties		
Interest bearing loans with related parties ²	1,059,393	1,152,388
Interest bearing loans with entities within DXS	52,110	105,528
Total non-current liabilities – loans with related parties	1,111,503	1,257,916

1 Non-interest bearing loans with entities within DXS were created to effect the stapling of the Trust, DDF, DOT and DXO. These loan balances eliminate on consolidation within DXS.

2 Interest bearing loans with DEXUS Finance Pty Limited (DXF). These loan balances eliminate on consolidation within DXS.

Note 12. Derivative financial instruments

	2011 \$'000	2010 \$'000
Current assets		
Interest rate swap contracts	1,662	1,186
Cross currency swap contracts	17,583	7,812
Forward foreign exchange contracts	1,609	659
Total current assets – derivative financial instruments	20,854	9,657
Non-current assets		
Interest rate swap contracts	11,856	24,804
Cross currency swap contracts	3,198	13,440
Forward foreign exchange contracts	1,229	1,017
Total non-current assets – derivative financial instruments	16,283	39,261
Current liabilities		
Interest rate swap contracts	1,714	798
Cross currency swap contracts	–	6,248
Forward foreign exchange contracts	325	93
Total current liabilities – derivative financial instruments	2,039	7,139
Non-current liabilities		
Interest rate swap contracts	76,004	153,117
Cross currency swap contracts	408	1,585
Forward foreign exchange contracts	–	131
Total non-current liabilities – derivative financial instruments	76,412	154,833
Net derivative financial instruments	(41,314)	(113,054)

Refer note 27 for further discussion regarding derivative financial instruments.

Notes to the Financial Statements

For the year ended 30 June 2011

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Note 13. Current assets – other

	2011 \$'000	2010 \$'000
Prepayments	2,592	2,737
Total current assets – other	2,592	2,737

Note 14. Non-current assets – investment properties

	Note	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year		1,462,007	1,425,178
Additions		16,500	17,169
Acquisitions		–	80,262
Transfer from property, plant and equipment	15	–	94,007
Lease incentives		18,398	4,254
Amortisation of lease incentives		(7,395)	(4,793)
Net fair value gain/(loss) of investment properties		39,696	(24,581)
Rent straightlining		805	1,072
Disposals		(97,563)	(80,019)
Transfer to non-current assets classified as held for sale	10	(60,688)	–
Foreign exchange differences on foreign currency translation		(64,276)	(50,542)
Closing balance at the end of the year		1,307,484	1,462,007

Key valuation assumptions

Details of key valuation assumptions in relation to investment properties are outlined in note 12 of the DXS Financial Statements.

Disposals

- On 21 December 2010, 21 rue du Chemin Blanc, Champlan was disposed of for €5.7 million (A\$7.6 million).
- On 4 May 2011, 19 Chifley Street, Smithfield, was sold for \$15.4 million.
- On 24 June 2011, 8574 Boston Church Road, Milton, Ontario, Canada was disposed of for C\$78.7 million (A\$76.3 million).
- On 28 June 2011, 5A 64 Pound Road West, Dandenong South, VIC, was sold for \$7.8 million.

Note 15. Non-current assets – property, plant and equipment

	Construction in progress \$'000	Land and freehold buildings \$'000	Total \$'000
Opening balance as at 1 July 2010	–	–	–
Transfer to investment properties	–	–	–
Closing balance as at 30 June 2011	–	–	–

	Construction in progress \$'000	Land and freehold buildings \$'000	Total \$'000
Opening balance as at 1 July 2009	44,282	49,725	94,007
Transfer to investment properties	(44,282)	(49,725)	(94,007)
Closing balance as at 30 June 2010	–	–	–

Note 16. Non-current assets – investments accounted for using the equity method

Investments are accounted for in the Financial Statements using the equity method of accounting (refer note 1).

Information relating to these entities is set out below.

Name of entity	Principal activity	Ownership Interest			
		2011 %	2010 %	2011 \$'000	2010 \$'000
DEXUS Industrial Properties, Inc. ¹	Asset, property and funds management	50.0	50.0	162,513	122,627
Total				162,513	122,627

1 The remaining 50% of this entity is owned by DDF. As a result, this entity is classed as controlled on a DDF consolidated basis.

DEXUS Industrial Properties, Inc. was formed in the United States.

Movements in carrying amounts of investments accounted for using the equity method

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	122,627	138,276
Interest acquired during the year	50,322	54,937
Share of net profit/(loss) after tax	20,326	(59,285)
Dividends received	–	(517)
Foreign exchange difference on foreign currency translation	(30,762)	(10,784)
Closing balance at the end of the year	162,513	122,627
Results attributable to investments accounted for using the equity method		
Operating profit/(loss) before income tax	20,326	(58,447)
Withholding tax expense	–	(838)
Operating profit/(loss) after income tax	20,326	(59,285)
Less: Dividends received	–	(517)
	20,326	(59,802)
Accumulated losses at the beginning of the year	(247,252)	(187,450)
Accumulated losses at the end of the year	(226,926)	(247,252)

Summary of the performance and financial position of investments accounted for using the equity method

The Trust's share of aggregate profits, assets and liabilities of investments accounted for using the equity method are:

	2011 \$'000	2010 \$'000
Profit/(loss) from ordinary activities after income tax expense	20,326	(59,285)
Assets	534,040	696,814
Liabilities	371,527	574,187
Share of expenditure commitments		
Capital commitments	1,607	5,168

Notes to the Financial Statements

For the year ended 30 June 2011

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Note 17. Non-current assets – deferred tax assets

	2011 \$'000	2010 \$'000
The balance comprises temporary differences attributable to:		
Investment properties	6,061	10,080
Total non-current assets – deferred tax assets	6,061	10,080
Movements		
Opening balance at the beginning of the year	10,080	11,177
Charged to the Statement of Comprehensive Income	(4,019)	(1,097)
Closing balance at the end of the year	6,061	10,080

Note 18. Non-current assets – other

	2011 \$'000	2010 \$'000
Tenant and other bonds	197	305
Total non-current assets – other	197	305

Note 19. Current liabilities – payables

	2011 \$'000	2010 \$'000
Trade creditors	9,877	9,393
Accruals	1,485	2,049
Accrued capital expenditure	1,496	1,622
Prepaid income	2,465	2,053
Responsible Entity fee payable	337	724
GST payable	–	7,575
Accrued interest	6,151	2,193
Other payable to related party	26,727	18,936
Total current liabilities – payables	48,538	44,545

Note 20. Interest bearing liabilities

	Note	2011 \$'000	2010 \$'000
Current			
Secured			
Bank loans	(a)	–	48,046
Total secured		–	48,046
Deferred borrowing costs		–	(250)
Total current liabilities – interest bearing liabilities		–	47,796
Non-current			
Bank loans	(a)	48,329	–
Total unsecured		48,329	–
Deferred borrowing costs		(571)	–
Total non-current liabilities – interest bearing liabilities		47,758	–
Total interest bearing liabilities		47,758	47,796

The Trust's unsecured borrowing facilities are supported by the Trust's guarantee arrangements, and have negative pledge provisions which limit the amount and type of encumbrances that the Trust can have over its assets and ensures that all senior unsecured debt ranks pari passu.

The current debt facilities will be refinanced as at/or prior to their maturity.

(a) Bank loans – secured

This includes a new US\$51.9 million (A\$48.3 million) secured bank facility maturing in December 2017. The facility is secured by a mortgage over one investment property with a value of US\$113.3 million (A\$121.7 million) as at 30 June 2011. During the period, a total of US\$41.0 million (A\$38.1 million) was repaid.

Note 21. Current liabilities – provisions

	2011 \$'000	2010 \$'000
Provision for distribution	12,360	–
Total current liabilities – provisions	12,360	–

Movements in provision for distribution is set out below:

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	–	–
Additional provisions	12,360	–
Closing balance at the end of the year	12,360	–

A provision for distribution has been raised for the period ended 30 June 2011. This distribution is to be paid on 31 August 2011.

Note 22. Non-current liabilities – other

	2011 \$'000	2010 \$'000
Tenant bonds	810	875
Total non-current liabilities – other	810	875

Note 23. Contributed equity

(a) Contributed equity

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	925,116	925,116
Closing balance at the end of the year	925,116	925,116

(b) Number of units on issue

	2011 No. of units	2010 No. of units
Opening balance at the beginning of the year	4,820,821,799	4,700,841,666
Distributions reinvested	18,202,377	119,980,133
Closing balance at the end of the year	4,839,024,176	4,820,821,799

Terms and conditions

Each stapled security ranks equally with all other stapled securities for the purposes of distributions and on termination of the Trust.

Each stapled security entitles the holder to vote in accordance with the provisions of the Constitution and the *Corporations Act 2001*.

Notes to the Financial Statements

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Note 23. Contributed equity (continued)**(c) Distribution reinvestment plan**

Under the distribution reinvestment plan (DRP), stapled security holders may elect to have all or part of their distribution entitlements satisfied by the issue of new stapled securities, rather than being paid in cash.

On 27 August 2010, 18,202,377 units were issued at a unit price of nil in relation to the June 2010 distribution period.

On 13 December 2010, DXS announced the suspension of the DRP until further notice.

Approval of issues of Stapled Securities to an underwriter in connection with issues under a distribution reinvestment plan

At the Extraordinary General Meeting held on 6 February 2009 by DXFM, as Responsible Entity for DDF, DIT, DOT and DXO, stapled security holders resolved to authorise DXFM, as Responsible Entity, to issue stapled securities, each comprising a unit in each of the above mentioned trusts (Stapled Securities), to an underwriter or persons procured by an underwriter within a period of 24 months from the date of the meeting in connection with any issue of Stapled Securities under the DXS distribution reinvestment plan.

Such an issue will not be counted for the purposes of the calculation of the 15% limit under ASX Listing Rule 7.1.

Note 24. Reserves and accumulated losses**(a) Reserves**

	2011 \$'000	2010 \$'000
Foreign currency translation reserve	41,642	12,163
Total reserves	41,642	12,163
Movements:		
Foreign currency translation reserve		
Opening balance at the beginning of the year	12,163	4,791
Exchange difference arising from the translation of the financial statements of foreign operations	29,479	7,372
Total movement in foreign currency translation reserve	29,479	7,372
Closing balance at the end of the year	41,642	12,163

(b) Nature and purpose of reserves**Foreign currency translation reserve**

The foreign currency translation reserve is used to record exchange differences arising from the translation of the financial statements of foreign operations.

(c) Accumulated losses

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	(492,578)	(395,880)
Net profit/(loss) attributable to unitholders	114,745	(96,698)
Distributions provided for or paid	(12,360)	–
Closing balance at the end of the year	(390,193)	(492,578)

Note 25. Distributions paid and payable**(a) Distribution to unitholders**

	2011 \$'000	2010 \$'000
30 June (payable 31 August 2011)	12,360	–
Total distributions	12,360	–

(b) Distribution rate

	2011 Cents per unit	2010 Cents per unit
30 June (payable 31 August 2011)	0.26	–
Total distributions	0.26	–

Note 26. Parent entity financial information

(a) Summary financial information

The individual Financial Statements for the parent entity show the following aggregate amounts:

	2011 \$'000	2010 \$'000
Total current assets	322,088	152,881
Total assets	1,794,510	1,818,624
Total current liabilities	55,060	57,349
Total liabilities	1,152,063	1,311,665
Equity		
Contributed equity	925,116	925,116
Accumulated losses	(282,669)	(418,157)
Total equity	642,447	506,959
Net profit/(loss) for the year	147,848	(103,988)
Total comprehensive income/(loss) for the year	147,848	(103,988)

(b) Investments in controlled entities

The parent entity has the following investments:

		Ownership Interest			
Name of entity	Principal activity	2011 %	2010 %	2011 \$'000	2010 \$'000
Foundation Macquarie Park Trust	Industrial property investment	100.0	100.0	96,159	96,631
DEXUS PID Trust	Industrial property investment	100.0	100.0	167,184	169,325
DIT Luxemburg 1 SARL	Investment trust	100.0	100.0	–	–
DEXUS GLOG Trust	Industrial property investment	100.0	100.0	–	–
DEXUS US Whirlpool Trust	Industrial property investment	100.0	100.0	104,491	63,693
DEXUS Canada Trust	Industrial property investment	100.0	100.0	19,481	3,596
Total investments in controlled entities				387,315	333,245

(c) Guarantees entered into by the parent entity

Refer to note 29 for details of guarantees entered into by the parent entity.

(d) Contingent liabilities

The parent entity had no contingent liabilities as at 30 June 2011 (2010: nil).

(e) Contractual capital commitments

The following amounts represent capital commitments of the parent entity for investment properties contracted at the end of the reporting period but not recognised as liabilities payable.

	2011 \$'000	2010 \$'000
Not longer than one year	4,745	265
	4,745	265

Note 27. Financial risk management

To ensure the effective and prudent management of the Trust's capital and financial risks, the Trust (as part of DXS) has a well established framework consisting of a Board Finance Committee and a Capital Markets Committee. The Board Finance Committee is accountable to and primarily acts as an advisory body to the DXFM Board and includes three Directors of the DXFM Board. Its responsibilities include reviewing and recommending financial risk management policies and funding strategies for approval.

The Capital Markets Committee is a management committee that is accountable to both the Board Finance Committee and the Group Management Committee. It convenes at least quarterly and conducts a review of financial risk management exposures including liquidity, funding strategies and hedging. It is also responsible for the development of financial risk management policies and funding strategies for recommendation to the Board Finance Committee, and the approval of treasury transactions within delegated limits and powers.

Further information on the DXS governance structure, including terms of reference, is available at www.dexus.com

(1) Capital risk management

The Trust manages its capital to ensure that entities within the Trust will be able to continue as a going concern while maximising the return to owners through the optimisation of the debt and equity balance.

The capital structure of the Trust consists of debt (see note 20), cash and cash equivalents, and equity attributable to unitholders. The capital structure is monitored and managed in consideration of a range of factors including:

- the cost of capital and the financial risks associated with each class of capital;
- gearing levels and other covenants;
- potential impacts on net tangible assets and unitholders' equity;
- potential impacts on DXS's credit rating; and
- other market factors and circumstances.

To minimise the potential impacts of foreign exchange risk on the Trust's capital structure, the Trust's policy is to hedge the majority of its foreign asset and liability exposures. Consequently the size of the assets and liabilities on the Statement of Financial Position (translated into Australian dollars) and gearing ratios will rise and fall as exchange rates fluctuate. This policy ensures that net tangible assets are not materially affected by currency movements (refer foreign exchange risk below).

The gearing ratio at 30 June 2011 was 62.0% (as detailed below).

Gearing ratio	2011 \$'000	2010 \$'000
Total interest bearing liabilities ¹	1,139,460	1,292,543
Total tangible assets ²	1,838,743	1,899,781
Gearing ratio³	62.0%	68.0%

1 Total interest bearing liabilities excludes deferred borrowing costs and includes the fair value of cross currency swaps as reported internally to management. The interest bearing liabilities disclosed in the Financial Statements for the reporting period ended 30 June 2010 did not include the fair value of cross currency swaps and the resultant gearing ratio was 68.7%.

2 Total tangible assets comprise total assets less derivatives and deferred tax balances as reported internally to management.

3 Gearing is managed centrally for DXS. The gearing ratio as disclosed in the DEXUS Property Group Financial Statements 2011 is 29.1% (refer note 30 of the DXS Financial Statements).

The Trust is not rated by ratings agencies, however, DXS is rated BBB+ by Standard and Poor's and Baa1 by Moody's. The Trust considers potential impacts upon the rating when assessing the strategy and activities of the Trust and regards those impacts as an important consideration in its management of the Trust's capital structure.

The Responsible Entity for the Trust (DXFM) has been issued with an Australian Financial Services Licence (AFSL). The licence is subject to certain capital requirements including the requirement to hold minimum net tangible assets (of \$5 million), and to maintain a minimum level of surplus liquid funds. Furthermore, the Responsible Entity maintains trigger points in accordance with the requirements of the licence. These trigger points maintain a headroom value above the AFSL requirements and the entity has in place a number of processes and procedures should a trigger point be reached.

(2) Financial risk management

The Trust's activities expose it to a variety of financial risks: credit risk, market risk (including currency risk, interest rate risk and price risk), and liquidity risk. Financial risk management is not managed at the individual trust level, but holistically as part of DXS. DXS's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Trust.

Accordingly, the Trust enters into various derivative financial instruments such as interest rate swaps, cross currency interest rate swaps, and foreign exchange contracts to manage its exposure to certain risks. The Trust does not trade in derivative instruments for speculative purposes. The Trust uses different methods to measure the different types of risks to which it is exposed, including monitoring the current and forecast levels of exposure, and conducting sensitivity analysis.

Risk management is implemented by a centralised treasury department (Group Treasury) whose members act under written policies that are endorsed by the Board Finance Committee and approved by the Board of Directors of the Responsible Entity. Group Treasury identifies, evaluates and hedges financial risks in close cooperation with the Trust's business units. The treasury policies approved by the Board of Directors cover overall treasury risk management, as well as policies and limits covering specific areas such as liquidity risk, interest rate risk, foreign exchange risk, credit risk and the use of derivatives and other financial instruments. In conjunction with its advisers, the Responsible Entity continually reviews the Trust's exposures and (at least annually) updates its treasury policies and procedures.

(a) Liquidity risk

Liquidity risk is the risk that the Trust will not have sufficient available funds to meet financial obligations in an orderly manner when they fall due or at an acceptable cost.

The Trust identifies and manages liquidity risk across short term, medium term and long term categories:

- short term liquidity management includes continuously monitoring forecast and actual cash flows;
- medium term liquidity management includes maintaining a level of committed borrowing facilities above the forecast committed debt requirements (liquidity headroom buffer). Committed debt includes future expenditure that has been approved by the Board or Investment Committee (as required within delegated limits), and may also include projects that have a very high probability of proceeding, taking into consideration risk factors such as the level of regulatory approval, tenant pre-commitments and portfolio considerations; and
- long term liquidity risk is managed through ensuring an adequate spread of maturities of borrowing facilities so that refinancing risk is not concentrated, and ensuring an adequate diversification of funding sources where possible, subject to market conditions.

Refinancing risk

A key liquidity risk is the Trust's ability to refinance its current debt facilities. As the Trust's debt facilities mature, they are usually required to be refinanced by extending the facility or replacing the facility with an alternative form of capital.

The refinancing of existing facilities may also result in margin price risk, whereby market conditions may result in an unfavourable change in credit margins on the refinanced facilities. The Trust's key risk management strategy for margin price risk on refinancing is to spread the maturities of debt facilities over different time periods to reduce the volume of facilities to be refinanced and the exposure to market conditions in any one period.

An analysis of the contractual maturities of the Trust's interest bearing liabilities and derivative financial instruments is shown in the table below. The amounts in the table represent undiscounted cash flows.

	2011				2010			
	Expiring within one year \$'000	Expiring between one and two years \$'000	Expiring between two and five years \$'000	Expiring after five years \$'000	Expiring within one year \$'000	Expiring between one and two years \$'000	Expiring between two and five years \$'000	Expiring after five years \$'000
Receivables	5,662	–	–	–	4,604	–	–	–
Payables	48,538	–	–	–	44,545	–	–	–
	(42,876)	–	–	–	(39,941)	–	–	–
Loans with related parties and interest¹	68,502	68,502	205,506	1,271,799	77,757	77,757	233,270	1,488,981
Interest bearing liabilities and interest								
Floating interest bearing liabilities and interest	902	904	2,713	49,672	49,096	–	–	–
Total interest bearing liabilities and interest²	902	904	2,713	49,672	49,096	–	–	–
Derivative financial instruments								
Derivative assets	36,885	13,317	17,766	5,793	31,958	25,848	1,794	195
Derivative liabilities	26,235	20,446	51,353	41,624	49,841	33,483	34,806	12,053
Total net derivative financial instruments³	10,650	(7,129)	(33,587)	(35,831)	(17,883)	(7,635)	(33,012)	(11,858)

1 Includes estimated interest.

2 Refer to note 20 (interest bearing liabilities). Excludes deferred borrowing costs, but includes estimated fees and interest.

3 The notional maturities on derivatives is only shown for cross currency interest rate swaps (refer foreign exchange rate risk) and forward foreign exchange contracts as they are the only instruments where a principal amount is exchanged. For interest rate swaps, only the net interest cash flows (not the notional principal) are included. For derivative assets and liabilities that have floating rate interest cash flow, future cash flows have been calculated using static interest rates prevailing at the end of each reporting period. Refer to note 12 (derivative financial instruments) for fair value of derivatives. Refer note 28 (contingent liabilities) for financial guarantees.

Note 27. Financial risk management (continued)**(2) Financial risk management** (continued)**(b) Market risk**

Market risk is the risk that the fair value or future cash flows of the Trust's financial instruments will fluctuate because of changes in market prices. The market risks that the Trust is exposed to are detailed further below.

(i) Interest rate risk

Interest rate risk is the risk that fluctuating interest rates will cause an adverse impact on interest payable (or receivable), or an adverse change on the capital value (present market value) of long term fixed rate instruments.

Interest rate risk for the Trust arises from interest bearing financial assets and liabilities that the Trust holds. Borrowings issued at variable rates expose the Trust to cash flow interest rate risk. Borrowings issued at fixed rates expose the Trust to fair value interest rate risk.

The primary objective of the Trust's risk management policy for interest rate risk is to minimise the effects of interest rate movements on the Trust's portfolio of financial assets and liabilities and financial performance. The policy sets out the minimum and maximum hedging amounts for the Trust, which is managed on a portfolio basis.

Cash flow interest rate risk on borrowings is managed through the use of interest rate swaps, whereby a floating interest rate exposure is converted to a fixed interest rate exposure. Fair value interest rate risk on borrowings is also managed through the use of interest rate swaps, whereby a fixed interest exposure is converted to a floating interest rate exposure. The mix of fixed and floating rate exposures is monitored regularly to ensure that the interest rate exposure on the Trust's cash flows is managed within the parameters defined by the Group Treasury Policy.

The Trust holds borrowings in multiple currencies with both fixed and floating rate exposures and is exposed to interest rate risk related to each particular currency.

The net notional amount of fixed rate debt and interest rate swaps in place in each year and the weighted average effective hedge rate per currency is set out in the next table.

	June 2012 \$'000	June 2013 \$'000	June 2014 \$'000	June 2015 \$'000	June 2016 \$'000	> June 2017 \$'000
Interest rate swaps						
A\$ hedged ¹	332,000	271,667	75,000	75,000	91,667	74,667
A\$ hedge rate (%) ²	5.92%	6.30%	6.87%	6.87%	6.42%	6.09%
US\$ hedged ¹	255,000	195,000	230,750	227,250	190,833	118,433
US\$ hedge rate (%) ²	3.88%	3.83%	3.92%	3.87%	3.81%	4.88%
€ hedged ¹	127,500	105,000	70,000	68,333	50,000	4,000
€ hedge rate (%) ²	4.43%	4.55%	4.86%	4.21%	4.06%	4.10%
Total interest rate swaps (A\$ equivalent)	753,146	617,842	419,496	416,147	367,208	205,628
Hedge rate (%)	4.91%	5.08%	4.68%	4.49%	4.49%	5.30%

¹ Average amounts for the period. Hedged amounts above do not include potential hedges that are cancellable at the counterparty's option.

² The above hedge rates do not include margins payable on borrowings.

Sensitivity on interest expense

The table below shows the impact on unhedged net interest expense (excluding non-cash items) of a 50 basis points increase or decrease in short term and long term market interest rates. The sensitivity on cash flow arises due to the impact that a change in interest rates will have on the Trust's floating rate debt and derivative cash flows. Net interest expense is only sensitive to movements in market rates to the extent that floating rate debt is not hedged.

		2011 (+/-) \$'000	2010 (+/-) \$'000
+/- 0.50% (50 basis points)	A\$	916	515
+/- 0.50% (50 basis points)	US\$	891	(58)
+/- 0.50% (50 basis points)	€	(25)	13
+/- 0.50% (50 basis points)	C\$	150	–
Total A\$ equivalent		1,856	466

The increase or decrease in interest expense is proportional to the increase or decrease in interest rates.

Sensitivity on fair value of interest rate swaps

The table below shows the impact on the Statement of Comprehensive Income for changes in the fair value of interest rate swaps for a 50 basis points increase and decrease in short term and long term market interest rates. The sensitivity on the fair value arises from the impact that changes in market rates will have on the mark-to-market valuation of the interest rate swaps. The fair value of interest rate swaps is calculated as the present value of estimated future cash flows on the instruments. Cash flows are discounted using the forward price curve of interest rates at the end of the reporting period. Although interest rate swaps are transacted for the purpose of providing the Trust with an economic hedge, the Trust has elected not to apply hedge accounting to its interest rate derivatives. Accordingly, gains or losses arising from changes in the fair value are reflected in the Statement of Comprehensive Income.

		2011 (+/-) \$'000	2010 (+/-) \$'000
+/- 0.50% (50 basis points)	A\$	6,306	6,753
+/- 0.50% (50 basis points)	US\$	1,941	11,579
+/- 0.50% (50 basis points)	€	2,714	2,777
+/- 0.50% (50 basis points)	C\$	–	1,784
Total A\$ equivalent		11,778	26,305

(ii) Foreign exchange risk

Foreign exchange risk is the risk that movements in exchange rates used to convert foreign currency revenues, expenses, assets, or liabilities to the Trust's functional currency will have an adverse effect on the Trust.

The Trust operates internationally with investments in North America, France and Germany. As a result of these activities, the Trust has foreign exchange risk, arising primarily from:

- translation of investments in foreign operations;
- borrowings and cross currency swaps denominated in foreign currencies; and
- earnings distributions and other transactions denominated in foreign currencies.

The objective of the Trust's foreign exchange risk management policy is to ensure that movements in exchange rates have minimal adverse impact on the Trust's foreign currency assets and liabilities, and net foreign currency cash flows as outlined below.

Note 27. Financial risk management (continued)

(2) Financial risk management (continued)

(b) Market risk (continued)

(ii) Foreign exchange risk (continued)

Foreign currency assets and liabilities

Exposure to foreign exchange risk is minimised by predominantly matching the currency of the Trust's debt with the currency of its investment to form a natural hedge against movements in exchange rates. This policy reduces the risk that movements in foreign exchange rates will have an adverse impact on equity and net tangible assets.

Where Australian dollar borrowings are used to fund the foreign currency investment, the Trust may transact cross currency swaps for the purpose of providing an alternate source of foreign currency funding while maintaining the natural hedge. In these instances the Trust has committed foreign currency borrowing capacity in place that can replace the foreign currency amounts that are due under the cross currency swaps.

The Trust's net foreign currency exposures for net investments in foreign operations and hedging instruments are as follows:

	2011 \$'000	2010 \$'000
US\$ assets ¹	386,982	334,893
US\$ net borrowings ²	(484,733)	(405,487)
US\$ cross currency swaps ³	—	—
US\$ denominated net investment	(97,751)	(70,594)
% hedged	125%	121%
€ assets ¹	129,846	137,350
€ net borrowings ²	(49,803)	(54,942)
€ cross currency swaps ³	(80,000)	(80,000)
€ denominated net investment	43	2,408
% hedged	100%	98%
C\$ assets ⁴	35,573	55,650
C\$ cross currency swaps ³	(30,000)	(50,000)
C\$ denominated net investment	5,573	5,650
% hedged	84%	90%
Total net foreign investment (A\$ equivalent)	(85,602)	(73,082)
Total % hedged⁵	115%	111%

1 Assets exclude working capital and cash as reported internally to management.

2 Net borrowings equals interest bearing liabilities less cash.

3 Cross currency swap amounts comprise the foreign currency denominated leg of the cross currency interest swaps.

4 C\$ assets include cash of C\$34.7 million (A\$33.4 million) held in escrow in relation to the sale of its Toronto warehouse facility in June 2011.

5 Hedging for investments in foreign operations is managed centrally for DXS. The total % hedge as disclosed in the DXS Financial Statements 2011 is 92% (refer note 30 of the DXS Financial Statements).

Sensitivity on equity (foreign currency translation reserve)

The table below shows the impact on the foreign currency translation reserve for changes in the translated value of foreign currency assets and liabilities for an increase and decrease in foreign exchange rates per currency. The increase and decrease in cents per currency has been based on the historical movements of the Australian dollar relative to each currency¹. The cents per currency has been applied to the spot rates prevailing at the end of each period². The impact on the foreign currency translation reserve arises as the translation of the Trust's foreign currency assets and liabilities are recorded (in Australian dollars) directly in the foreign currency translation reserve.

		2011 \$'000	2010 \$'000
+ 14.2 cents (13.2%)	US\$ (A\$ Equivalent)	(18,629)	(9,706)
– 14.2 cents (13.2%)	US\$ (A\$ Equivalent)	24,308	12,678
+ 9.6 cents (13.0%)	€ (A\$ Equivalent)	(158)	388
– 9.6 cents (13.0%)	€ (A\$ Equivalent)	205	(500)
+ 8.7 cents (8.3%)	C\$ (A\$ Equivalent)	413	486
– 8.7 cents (8.3%)	C\$ (A\$ Equivalent)	(488)	(575)

1 The sensitivity on market rates has been based on the standard deviation of the annual change in the Australian dollar exchange rate per currency since 1984 or commencement.

2 Exchange rates at 30 June 2011: A\$/US\$ 1.0739 (2010: 0.8523), A\$/€ 0.7405 (2010: 0.6979), A\$/C\$ 1.0389 (2010: 0.8976).

Sensitivity on fair value of cross currency swaps

The table below shows the impact on the Statement of Comprehensive Income for changes in the fair value of cross currency swaps for a 50 basis point increase and decrease in market rates. The sensitivity on the fair value arises from the impact that changes in short term and long-term market rates will have on the interest rate mark-to-market valuation of the cross currency swaps¹. The Trust has elected not to apply hedge accounting to its cross currency swaps. Accordingly, gains or losses arising from changes in the fair value are reflected in the Statement of Comprehensive Income.

		2011 (+/-) \$'000	2010 (+/-) \$'000
+ 0.50% (50 basis point)	US\$ (A\$ Equivalent)	2	4
+ 0.50% (50 basis point)	€ (A\$ Equivalent)	10	16
+ 0.50% (50 basis point)	C\$ (A\$ Equivalent)	3	3
Total A\$ equivalent		15	23

1 Note the above sensitivity is reflective of how changes in interest rates will affect the valuation of the cross currency swaps. The effect of movements in foreign exchange rates on the valuation of cross currency swaps is reflected in the foreign currency translation reserve sensitivity.

Net foreign currency denominated cash flows

Foreign exchange risk exists in relation to net cash flows and transactions with foreign operations that are denominated in foreign currencies. This risk is managed through the use of forward foreign exchange contracts (after taking into account the natural hedging through foreign denominated interest expense).

Forward foreign exchange contracts outstanding at 30 June 2011 are as follows:

	2011			2010		
	To pay US\$'000	To receive A\$'000	Weighted average exchange rate	To pay US\$'000	To receive A\$'000	Weighted average exchange rate
1 year or less	2,900	4,125	0.7031	–	587	–
Over 1 and less than 2 years	1,900	2,856	0.6653	2,900	4,125	0.7031
More than 2 years	1,000	1,468	0.6813	2,900	4,324	0.6707

Note 27. Financial risk management (continued)

(2) Financial risk management (continued)

(b) Market risk (continued)

(ii) Foreign exchange risk (continued)

Sensitivity on fair value of foreign exchange contracts

The table below shows the impact on the Statement of Comprehensive Income for changes in the fair value of forward foreign exchange contracts for an increase and decrease in market rates. The increase and decrease in cents per currency has been based on the historical movements of the Australian dollar relative to each currency¹. The cents per currency has been applied to the spot rates prevailing at the end of each reporting period². The sensitivity on the fair value arises from the impact that changes in market rates will have on the mark-to-market valuation of the forward foreign exchange contracts.

Although forward foreign exchange contracts are transacted for the purpose of providing the Trust with an economic hedge, the Trust has elected not to apply hedge accounting to its forward foreign exchange contracts. Accordingly, gains or losses arising from changes in the fair value are reflected in the Statement of Comprehensive Income.

		2011 \$'000	2010 \$'000
+ 14.2 cents (13.2%)	US\$ (A\$ Equivalent)	815	1,011
– 14.2 cents (13.2%)	US\$ (A\$ Equivalent)	(624)	(774)
Total A\$ equivalent		191	237

1 The sensitivity on market rates has been based on the standard deviation of the annual change in the Australian dollar exchange rate per currency since 1984 or commencement.

2 Exchange rates at 30 June 2011: A\$/US\$ 1.0739 (2010: 0.8523), A\$/€ 0.7405 (2010: 0.6979), A\$/C\$ 1.0389 (2010: 0.8976).

(c) Credit risk

Credit risk is the risk of loss to the Trust in the event of non-performance by the Trust's financial instrument counterparties. Credit risk arises from cash and cash equivalents, loans and receivables, and derivative financial instruments. The Trust has exposure to credit risk on all financial assets.

The Trust manages this risk by:

- adopting a process for determining an approved counterparty, with consideration of qualitative factors as well as the counterparty's rating;
- regularly monitoring counterparty exposure within approved credit limits that are based on the lower of a S&P, Moody's and Fitch credit rating. The exposure includes the current market value of in-the-money contracts as well as potential exposure, which is measured with reference to credit conversion factors as per APRA guidelines;
- entering into ISDA Master Agreements once a financial institution counterparty is approved;
- ensuring tenants, together with approved credit limits, are approved and ensuring that leases are undertaken with a large number of tenants;
- for some trade receivables, obtaining collateral where necessary in the form of bank guarantees and tenant bonds; and
- regularly monitoring loans and receivables on an ongoing basis.

A minimum S&P rating of A– (or Moody's or Fitch equivalent) is required to become or remain an approved counterparty. As at 30 June 2011, the lowest rating of counterparties the Trust is exposed to was A+ (S&P) (2010: A (S&P)).

Financial instrument transactions are spread among a number of approved financial institutions within specified credit limits to minimise the Trust's exposure to any one counterparty. As a result, there is no significant concentration of credit risk for financial instruments.

The maximum exposure to credit risk at 30 June 2011 and 30 June 2010 is the carrying amount of financial assets recognised on the Statement of Financial Position.

As at 30 June 2011 and 30 June 2010, there were no significant concentrations of credit risk for trade receivables. Trade receivable balances and the credit quality of trade debtors are consistently monitored on an ongoing basis.

The ageing analysis of loans and receivables net of provisions at 30 June 2011 is (\$'000): 4,883 (0-30 days), 168 (31-60 days), 56 (61-90 days), 555 (91+ days). The ageing analysis of loans and receivables net of provisions at 30 June 2010 is (\$'000): 3,834 (0-30 days), 165 (31-60 days), 266 (61-90 days), 339 (91+ days). Amounts over 31 days are past due, however, no receivables are impaired.

The credit quality of financial assets that are neither past due nor impaired is consistently monitored to ensure that there are no adverse changes in credit quality.

(d) Fair value of financial instruments

Fair value interest rate risk is the risk of an adverse change in the net fair (or market) value of an asset or liability due to movements in interest rates.

As at 30 June 2011 and 30 June 2010, the carrying amounts and fair value of financial assets and liabilities are shown as follows:

	2011		2010	
	Carrying amount ¹ \$'000	Fair value ² \$'000	Carrying amount ¹ \$'000	Fair value ² \$'000
Financial assets				
Cash and cash equivalents	39,837	39,837	16,537	16,537
Loans and receivables (current)	5,662	5,662	4,604	4,604
Derivative assets	37,137	37,137	48,918	48,918
Loans with related parties	259,537	259,537	290,890	290,890
Total financial assets	342,173	342,173	360,949	360,949
Financial liabilities				
Trade payables	48,538	48,538	44,545	44,545
Derivative liabilities	78,451	78,451	161,972	161,972
Interest bearing liabilities	48,329	48,329	47,796	47,796
Loans with related parties	1,111,503	1,111,503	1,257,916	1,257,916
Total financial liabilities	1,286,821	1,286,821	1,512,229	1,512,229

1 Carrying value is equal to the value of the financial instruments on the Statement of Financial Position.

2 Fair value is the amount for which the financial instrument could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction, however, not recognised in the Statement of Financial Position.

The fair value of interest bearing liabilities and derivative financial instruments has been determined by discounting the expected future cash flows by the relevant market interest rates. The discount rates applied range from 0.25% to 5.02% for US\$ and 4.81% to 6.42% for A\$. Refer note 1(u) for fair value methodology for financial assets and liabilities.

Determination of fair value

The Trust uses methods in the determination and disclosure of the fair value of financial instruments. These methods comprise:

Level 1: the fair value is calculated using quoted prices in active markets.

Level 2: the fair value is determined using inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: the fair value is estimated using inputs for the asset or liability that are not based on observable data.

Notes to the Financial Statements

For the year ended 30 June 2011

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Note 27. Financial risk management (continued)

(2) Financial risk management (continued)

(d) Fair value of financial instruments (continued)

The following table presents the assets and liabilities measured and recognised as at fair value at 30 June 2011 and 30 June 2010.

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	2011 \$'000
Financial assets				
Derivative assets				
Interest rate derivatives	–	13,518	–	13,518
Cross currency swaps	–	20,781	–	20,781
Forward exchange contracts	–	2,838	–	2,838
	–	37,137	–	37,137
Financial liabilities				
Interest bearing liabilities				
Floating interest bearing liabilities	–	48,329	–	48,329
	–	48,329	–	48,329
Derivative liabilities				
Interest rate derivatives	–	77,718	–	77,718
Cross currency swaps	–	408	–	408
Forward exchange contracts	–	325	–	325
	–	78,451	–	78,451
	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	2010 \$'000
Financial assets				
Derivative assets				
Interest rate derivatives	–	25,990	–	25,990
Cross currency swaps	–	21,252	–	21,252
Forward exchange contracts	–	1,676	–	1,676
	–	48,918	–	48,918
Financial liabilities				
Interest bearing liabilities				
Floating interest bearing liabilities	–	48,046	–	48,046
	–	48,046	–	48,046
Derivative liabilities				
Interest rate derivatives	–	153,915	–	153,915
Cross currency swaps	–	7,833	–	7,833
Forward exchange contracts	–	224	–	224
	–	161,972	–	161,972

During the year, there were no transfers between Level 1, Level 2 and Level 3 fair value measurements.

Note 28. Contingent liabilities

The Trust together with DDF, DXO and DOT is also a guarantor of a total of A\$1,147.5 million and US\$120.0 million (A\$111.7 million) of bank bilateral facilities, a total of A\$340.0 million of medium term notes, a total of US\$296.0 million (A\$275.6 million) of privately placed notes, and a total of US\$550.0 million (A\$512.2 million) public 144a senior notes, which have all been negotiated to finance the Trust and other entities within DXS. The guarantees have been given in support of debt outstanding and drawn against these facilities, and may be called upon in the event that a borrower under the above facilities does not comply with certain loan conditions, such as, failure to meet interest payments or failure to repay a borrowing, whichever is earlier. During the period none of the guarantees were called.

The Trust together with DDF, DOT and DXO is also a guarantor, on a subordinated basis, of RENTS (Real-estate perpetual ExchaNgeable sTep-up Securities). The guarantee has been given in support of payments that become due and payable to the RENTS holders and ranks ahead of the Trust's distribution payments, but subordinated to the claims of the senior creditors.

The guarantees are issued in respect of the Trust and do not constitute an additional liability to those already existing in interest bearing liabilities on the Statement of Financial Position.

The Directors of the Responsible Entity are not aware of any other contingent liabilities in relation to the Trust, other than those disclosed in the Financial Statements, which should be brought to the attention of unitholders as at the date of completion of this report.

Note 29. Commitments

(a) Capital commitments

The following amounts represent capital expenditure on investment properties contracted at the end of each reporting period but not recognised as liabilities payable:

	2011 \$'000	2010 \$'000
Not longer than one year		
3 Brookhollow Avenue, Baulkham Hills, NSW	461	93
5-15 Rosebery Avenue, Rosebery, NSW	–	172
79-99 St Hilliers Road, Auburn, NSW	68	–
DEXUS Industrial Estate, Egerton Street, Silverwater, NSW	1,344	–
114-120 Old Pittwater Road, Brookvale, NSW	2,872	–
RN 19 ZAC de L'Orme Rond, Servon	–	1,614
Total capital commitments	4,745	1,879

(b) Lease receivable commitments

The future minimum lease payments receivable by the Trust are:

	2011 \$'000	2010 \$'000
Within one year	109,219	119,966
Later than one year but not later than five years	303,607	337,344
Later than five years	163,786	230,644
Total lease receivable commitments	576,612	687,954

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 30. Related parties

Responsible Entity

DXFM is the Responsible Entity of the Trust.

Responsible Entity fees

Under the terms of the Trust's Constitution, the Responsible Entity is entitled to receive fees in relation to the management of the Trust. DXFM's parent entity, DXH, is entitled to be reimbursed for administration expenses incurred on behalf of the Trust. DEXUS Property Services Pty Limited (DXPS), a wholly owned subsidiary of DXH, is entitled to property management fees from the Trust.

Related party transactions

Responsible Entity fees in relation to the Trust assets are on a cost recovery basis.

DEXUS Funds Management Limited and its related entities

There were a number of transactions and balances between the Trust and the Responsible Entity and its related entities, as detailed below:

	2011 \$	2010 \$
Responsible Entity fees paid and payable	4,103,138	4,438,726
Property management fees paid and payable to DXPS	2,467,122	3,888,555
Administration expenses paid and payable to DXH	3,000,491	3,640,256
Responsible Entity fees payable at the end of each reporting period (included above)	336,702	769,515
Property management fees payable at the end of each reporting period (included above)	414,292	828,564
Administration expenses payable at the end of each reporting period (included above)	274,038	97,845

Entities within DXS

Aggregate amounts included in the determination of profit that resulted from transactions with each class of other related parties:

	2011 \$	2010 \$
Interest revenue	1,629,129	1,825,950
Interest expense	74,365,816	77,865,385
Interest bearing loans advanced to entities within DXS	273,400,627	390,800,617
Interest bearing loans advanced from entities within DXS	209,181,814	317,612,417
Sale of land to DEXUS Projects Pty Limited	–	64,800,000

Directors

The following persons were Directors of DXFM at all times during the year and to the date of this report:

C T Beare, BSc, BE (Hons), MBA, PhD, FAICD^{1,4,5}

E A Alexander, AM, BComm, FCA, FAICD, FCPA^{1,2,6}

B R Brownjohn, BComm^{1,2,5,6}

J C Conde, AO, BSc, BE(Hons), MBA^{1,3,4}

S F Ewen, OAM^{1,4}

V P Hoog Antink, BComm, MBA, FAICD, FCA, FAPI, FRICS

B E Scullin, BEC^{1,3}

P B St George, CA(SA), MBA^{1,2,5,6}

1 Independent Director

2 Board Audit Committee Member

3 Board Compliance Committee Member

4 Board Nomination and Remuneration Committee Member

5 Board Finance Committee Member

6 Board Risk and Sustainability Committee Member

No Directors held an interest in the Trust for the years ended 30 June 2011 and 30 June 2010.

Other key management personnel

In addition to the Directors listed above, the following persons were deemed by the Board Nomination and Remuneration Committee to be key management personnel during all or part of the financial year:

Name	Title
Victor P Hoog Antink	Chief Executive Officer
Tanya L Cox	Chief Operating Officer
John C Easy	General Counsel
Craig D Mitchell	Chief Financial Officer
Paul G Say	Chief Investment Officer

No key management personnel or their related parties held an interest in DXO for the years ended 30 June 2011 and 30 June 2010.

There were no loans or other transactions with key management personnel or their related parties during the years ended 30 June 2011 and 30 June 2010.

	2011 \$	2010 \$
Compensation		
Short term employee benefits	8,266,683	9,174,298
Post-employment benefits	912,706	328,058
Other long term benefits	4,794,526	3,797,553
	13,973,915	13,299,909

Remuneration Report

1. Introduction

This Remuneration Report has been prepared in accordance with *AASB 124 Related Party Disclosures* and section 300A of the *Corporations Act 2001* for the year ended 30 June 2011. The information provided in this Report has been audited in accordance with the provisions of section 308 (3C) of the *Corporations Act 2001*.

Key Management Personnel

In this report, Key Management Personnel (KMP) are those people having the authority and responsibility for planning, directing and controlling the activities of the Group, either directly or indirectly. They comprise:

- Non-Executive Directors;
- the Chief Executive Officer; and
- Executives who are members of the Group Management Committee (GMC).

Below are the individuals determined to be KMP of the Group, classified between Non-Executive Director and Executive personnel.

Non-Executive Directors

There were no changes to the composition of Non-Executive Directors from the previous year.

Name	Title	KMP 2011	KMP 2010
Christopher T Beare	Non-Executive Chair	✓	✓
Elizabeth A Alexander, AM	Non-Executive Director	✓	✓
Barry R Brownjohn	Non-Executive Director	✓	✓
John C Conde, AO	Non-Executive Director	✓	✓
Stewart F Ewen, OAM	Non-Executive Director	✓	✓
Brian E Scullin	Non-Executive Director	✓	✓
Peter B St George	Non-Executive Director	✓	✓

Note 30. Related parties (continued)

Remuneration Report (continued)

1. Introduction (continued)

Executives

The following changes occurred within the Executive group during the year ended 30 June 2011:

- the GMC was formed on 1 July 2010, replacing the former Executive Committee;
- all property sector Executives now report through to the Chief Investment Officer;
- Mr Turner, former Head of Funds Management and a KMP, ceased employment on 31 December 2010; and
- Ms Martin, former Head of Office and a KMP, ceased employment on 31 December 2010.

Name	Title	Status	KMP 2011	KMP 2010
Victor P Hoog Antink	Chief Executive Officer	GMC Member	✓	✓
Tanya L Cox	Chief Operating Officer	GMC Member	✓	✓
John C Easy	General Counsel	GMC Member	✓	✓
Craig D Mitchell	Chief Financial Officer	GMC Member	✓	✓
Paul G Say	Chief Investments Officer	GMC Member	✓	✓
Andrew P Whiteside ¹	Head of Industrial	Executive	–	✓
R Jane Lloyd ¹	Head of US Investments	Executive	–	✓
Patricia A Daniels ¹	Head of Human Resources	Executive	–	✓
Mark F Turner ²	Head of Funds Management	Executive/Left Employment	–	✓
Louise J Martin ²	Head of Office and Retail	Executive/Left Employment	–	✓

- 1 Following the establishment of the GMC on 1 July 2010, Mr Whiteside, Ms Lloyd and Ms Daniels were no longer considered to be KMP for the purpose of this report. However, the total of their remuneration received in 2010 has been disclosed in sections 5 and 8 of this report to provide consistency with figures reported in the prior year.
- 2 Ms Martin is included in the remuneration disclosure in sections 5 and 8 of this report due to her termination payments placing her within the five most highly paid Directors or Executives as defined under the *Corporations Act 2001*. Mr Turner's remuneration is disclosed for 2010 within the former KMP group in sections 5 and 8.

2. Board oversight of remuneration

The objectives of the Board Nomination and Remuneration Committee (Committee) are to assist the Board in fulfilling its responsibilities by overseeing all aspects of Director and Executive remuneration, as well as Board nomination and performance evaluation. Specifically, the Committee carries out the following activities:

Nomination

To review and recommend to the Board:

- the nomination, appointment, re-election and removal of Directors;
- performance evaluation procedures for the Board, its committees and individual Directors;
- Board and CEO succession plans;
- identification of those employees who fall within the definition of Key Management Personnel as defined in *AASB124 Related Party Disclosures*;
- the DEXUS Diversity Policy;
- measurable objectives for the achievement of gender diversity and monitoring of those objectives;
- ongoing training and development requirements for Directors;
- the effectiveness of the induction process for Directors; and
- determination of the time required by independent Directors to discharge their responsibilities effectively, and whether Directors are meeting this commitment.

Remuneration

To review and recommend to the Board:

- remuneration approach, including design and operation of the performance payment employee incentive schemes;
- CEO and Executive performance and remuneration;
- aggregate annual performance payment pool; and
- Directors' fees.

To review and approve:

- aggregate base salary increases and annual performance payment pool, for all employees other than the CEO and Key Management Personnel; and
- recruitment, retention and termination policies and procedures.

Regarding remuneration, the Committee assesses the appropriateness of the structure and the quantum of both Director and Executive remuneration on an annual basis, with reference to relevant regulatory and market conditions, and individual and company performance. At its discretion, the Committee engages external consultants to provide independent advice when required (see section 4 for a description of the remuneration review process).

Further information about the role and responsibilities of the Committee is set out in the Board Nomination and Remuneration Committee Terms of Reference, which may be found online at www.dexus.com in the Corporate Governance section.

The composition of the Committee remained unchanged throughout the year ended 30 June 2011. Mr Conde continued in his role as Committee Chair, drawing upon his extensive experience from a diverse range of appointments, including his role as President of the Commonwealth Remuneration Tribunal. The Committee's experience is further enhanced through the membership of Messrs Beare and Ewen, each of whom has significant management experience in the property and financial services sectors.

During the year ended 30 June 2011, Committee members were:

Name	Title	KMP 2011	KMP 2010
John C Conde, AO ¹	Committee Chair	✓	✓
Christopher T Beare ²	Committee Member	✓	✓
Stewart F Ewen, OAM	Committee Member	✓	✓
Brian E Scullin ³	Committee Member	–	✓

1 Mr Conde was formerly a member of the Committee and became Chair effective 1 September 2009.

2 Mr Beare was formerly Chair of the Committee and became a Member effective 1 September 2009.

3 Mr Scullin ceased being a Member of the Committee on 31 August 2009 (there were no FY10 meetings of the Committee prior to this).

3. Non-Executive Directors' remuneration framework

The objectives of the Non-Executive Directors' remuneration framework are to ensure Non-Executive Directors' fees reflect the responsibilities of Non-Executive Directors and are market competitive. Non-Executive Directors' fees are reviewed annually with reference to:

- comparably sized companies in the S&P/ASX 100 index;
- publicly available remuneration reports from competitors; and
- information supplied by independent external advisors, such as the Australian Institute of Company Directors, Ernst & Young and the Godfrey Remuneration Group.

Non-Executive Directors, other than the Chair, receive a base fee plus additional fees for membership of Board Committees. The table below outlines the fee structure for the year ended 30 June 2011.

Committee	Chair \$	Member \$
Director's Base Fee	350,000	150,000
Board Audit and Risk	30,000	15,000
DWPL Board	30,000	15,000
Board Finance	15,000	7,500
Board Compliance	15,000	7,500
Board Nomination and Remuneration	15,000	7,500

In addition to the Directors' fee structure outlined above, Mr Ewen's company is paid a fixed fee of \$30,000 per annum for his attendance at property inspections, for reviewing property investment proposals and participating in informal management meetings.

Recognising the greater responsibility and time commitment required, the Board Chair receives a higher fee than other Non-Executive Directors, which is benchmarked to the market median of comparably sized ASX listed entities. The Chair does not receive Board Committee fees, nor is the Chair present during any discussion relating to the determination of the Chair's fees.

Non-Executive Directors are not eligible to receive performance based remuneration or accrue separate retirement benefits beyond statutory superannuation entitlements.

Base fees for both the Chair and Non-Executive Directors were increased effective 1 July 2010. This increase was reported in the remuneration report for the year ended 30 June 2010. Total fees paid to Directors remain within the aggregate fee pool of \$1,750,000 per annum approved by DXS security holders at its Annual General Meeting in October 2008.

Note 30. Related parties (continued)

Remuneration Report (continued)

4. Approach to Executive remuneration**4.1 Executive remuneration principles**

DXS Executives are charged with providing a full range of integrated property services, focused on office and industrial property management, delivering consistent total returns to investors, while assuming relatively moderate risk. Earnings growth is also driven by increasing activity in each of our operating business and growing new revenue streams. The Directors consider that an appropriately skilled and qualified Executive team is essential to achieve this objective. The Group's approach to the principles, structure and quantum of Executive remuneration is therefore designed to attract, motivate and retain such an Executive team.

In establishing the Group's remuneration principles, the Directors are cognisant that DXS's business is based on long term property investments and similarly long term tenant relationships. Furthermore, property market investment returns tend to be cyclical. Taking these factors into account, the Executive remuneration structure is based on the following criteria:

1. market competitiveness and reasonableness;
2. alignment of Executive performance payments with achievement of the Group's financial and operational objectives, within its risk framework and cognisant of its values-based culture; and
3. an appropriate mix of remuneration components, including performance payments linked to security holder returns over the longer term.

(a) Market competitiveness and reasonableness

For the purposes of determining market competitive remuneration, the Group takes a research based approach, obtaining external executive remuneration benchmarks from a range of sources, including:

- publicly available data from the annual reports of constituents of the S&P/ASX 100 index;
- independent remuneration consultants, including Hart Consulting Group, Financial Institutions Remuneration Group, Aon Hewitt and the Avdiev Group, regarding property organisations of a similar market capitalisation; and
- various recruitment and consulting agencies who are informed sources of market remuneration trends.

(b) Alignment of Executive performance payments with achievement of the Group's objectives

The Group assesses individual Executive performance within a Balanced Scorecard framework. The Balanced Scorecard prescribes the financial and non-financial performance indicators that will be used to measure an Executive's performance for the year. Financial performance indicators include objectives that promote the achievement of superior security holder returns over time, whilst non-financial indicators are designed to encourage operational effectiveness and sustainable business and people practices. By setting objectives which promote a balanced performance outcome, the Group is able to monitor the execution of its strategy in a holistic manner. The Balanced Scorecard focuses on performance in four areas, which reflect each Executive's role, responsibility, accountability and strategy delivery.

DEXUS Balanced Scorecard – typical objectives

Financial performance	Business development and business management
■ Earnings per security ■ Distributions per security ■ Third party funds performance ■ Total security holder return, relative to peers	■ Execution of strategy on time and within budget ■ Corporate responsibility and sustainability initiatives ■ Achievement of international operations strategies
Stakeholder satisfaction	Leadership
■ Investor relations ■ Tenant satisfaction ■ Employee engagement	■ Executive succession ■ Talent management ■ Role modelling DEXUS cultural values ■ Executive development

Individual objectives are selected based on the key strategic drivers for each area of responsibility and as a result are tailored and weighted differently for each Executive. The typical objectives listed above are therefore not common to all Executive roles.

The Committee reviews and approves Balanced Scorecard objectives at the commencement of each financial year and reviews achievement against these KPIs at the end of each financial year. The Committee's review of Executive performance, in conjunction with data provided from external benchmarks and the target remuneration mix, guide the Committee in its determination of the appropriate quantum of Performance Payments to be awarded to Executives.

(c) Executive remuneration structure

i. Executive remuneration components

The DXS Executive remuneration structure comprises the following remuneration components:

TOTAL REMUNERATION			
■ delivered through fixed and variable components ■ variable remuneration is delivered as immediate and deferred performance payments and is determined on a range of factors including achievement of KPIs and relative market remuneration mix		■ fixed remuneration is targeted at the market median awarded on a variable scale, which may result in a total remuneration range from lower quartile to upper quartile, reflecting differing levels of experience, role structure and contribution	
FIXED REMUNERATION	Salary	■ Consists of cash salary and salary sacrificed fringe benefits, such as motor vehicles	■ Targeted at Australian market median using external benchmark data and varies according to Executives' skills and depth of experience
	Superannuation	■ Prescribed and salary sacrifice superannuation contributions, including insurance premiums (if applicable)	■ Reviewed annually by the Board, effective 1 July, including internal and external relativities
VARIABLE REMUNERATION	Performance Payments	■ The aim of Performance Payments is to attract, motivate and retain appropriately skilled and qualified executives to achieve the strategic objectives of the business, measured through the achievement of KPIs ■ Strategic objectives incorporate financial and non-financial measures of performance at Group, business unit and individual level and represent key drivers for the success of the business and for delivering long term value to security holders ■ The achievement of KPIs is assessed through a Balanced Scorecard approach ■ Individual awards are determined on a range of factors, including achievement of KPIs and relative market remuneration mix	■ Performance Payments are delivered as immediate and deferred elements in accordance with the targeted remuneration mix set out in the table below ■ The annual award of any Performance Payment to an Executive is dependent upon the Board being satisfied that minimum threshold performance targets have been achieved ■ Only in exceptional circumstances would the Board consider awarding a performance payment which exceeds the target remuneration mix
	DEXUS Performance Payments (DPP)	■ Delivery of DPP is immediate	■ Awarded annually as a cash payment in September
	DEXUS Deferred Performance Payments (DDPP)	■ Delivery of DDPP is deferred for three years, as described below	■ Granted annually ■ Grants vest after three years (i.e. no accelerated vesting) ■ Delivered as a cash payment in accordance with the plan design described below ■ Unvested grants are forfeited upon Executive initiated termination (i.e. resignation) ■ The Nomination and Remuneration Committee may use its discretion in operating the Plan

Performance payment pool

A single pool of funds is accrued to meet all Performance Payments. The pool of funds accrued is sufficient to ensure that the Group is able to meet its objectives under its remuneration framework. The Board may exercise its discretion to vary the size of the pool by reference to such factors as:

- three year absolute total security holder return;
- management costs, risk factors and revenue of DEXUS Holdings Pty Limited; and
- performance against budgeted earnings and distributions per security.

Note 30. Related parties (continued)

Remuneration Report (continued)

4. Approach to Executive remuneration (continued)

4.1 Executive remuneration principles (continued)

*(c) Executive remuneration structure (continued)**ii. Target mix of remuneration components*

The target remuneration mix for KMP, expressed as a percentage of total remuneration, is outlined in the table below.

Remuneration component	2011			2010		
	CEO	CFO & CIO	Other Executives	CEO	CFO & CIO	Other Executives
Total fixed	35%	40%	50%	35%	40%	50%
DEXUS Performance Payment (DPP)	30%	30%	25%	30%	30%	25%
DEXUS Deferred Performance Payment (DDPP)	35%	30%	25%	35%	30%	25%

The Directors consider that the target mix of remuneration is appropriate and reflects alignment with long term returns to security holders.

The Group's performance payment philosophy is based on appropriate reward for performance. In the event of exceptional performance the Nomination and Remuneration Committee may choose to award a performance payment in excess of the target remuneration mix. Although the Committee has chosen to not adopt a maximum performance payment cap, historically it has not exercised its right to award performance payments in excess of the target remuneration mix.

iii. DEXUS Deferred Performance Payment (DDPP) plan

The DDPP plan operates as follows:

- following allocation, Deferred Performance Payments are subject to a three year vesting period from allocation date;
- the DDPP allocation value is notionally invested during the vesting period in DXS securities (50% of DDPP value) and its unlisted funds and mandates (50% of DDPP value);
- during the vesting period, DDPP allocation values fluctuate in line with changes in the "Composite Total Return" (simulating notional investment exposure), comprising 50% of the total return of DXS securities and 50% of the combined asset weighted total return of its unlisted funds and mandates; and
- at the conclusion of the three year vesting period, if the Composite Total Return meets or exceeds the Composite Performance Benchmark, the Board may approve the application of a performance factor to the final DDPP allocation value:
 1. The "Composite Performance Benchmark" is 50% of the S&P/ASX200 Property Accumulation Index and 50% of the Mercer Unlisted Property Fund Index over the three year vesting period;
 2. For performance up to 100% of the Composite Performance Benchmark, executives receive a DDPP allocation reflecting the Composite Total Return of the preceding three year vesting period; and
 3. For performance between 100% and 130% of the Composite Performance Benchmark a performance factor may be applied, ranging from 1.1 to a maximum of 1.5 times.

Provisions regarding the vesting of DDPP in the event of termination of service are outlined in section 7.

Equity options scheme

The Group does not operate an equity option scheme as part of its Executive remuneration structure. The Committee has considered the introduction of such a scheme, but has determined that it would not be an appropriate component of the Group's remuneration structure.

Equity and loan schemes

The Group does not operate a security participation plan or a loan plan for Executives or Directors.

The deferred element of DXS's Performance Payment is designed to simulate, or at least replicate, some of the features of an equity plan, but it does not provide Executives with direct equity exposure.

Hedging policy

The Group does not permit Executives to hedge their DDPP allocation.

5. Remuneration arrangements for the year ended 30 June 2011

This section outlines how the approach to remuneration described above has been implemented in the year ended 30 June 2011.

Non-Executive Director's remuneration for the year ended 30 June 2011

- At its meeting of 20 May 2010, the Nomination and Remuneration Committee endorsed an increase to the base fee payable to both the Chair and Non-Executive Directors to bring DXS fees into line with the fee structure of comparably sized ASX listed entities.
- This increase in base fees came into effect on 1 July 2010 (as set out in section 8 of this report).
- There were no changes to committee fees.

Executive remuneration for the year ended 30 June 2011

- At its meeting of 21 July 2010, the Nomination and Remuneration Committee determined that the fixed remuneration of a number of Executives had fallen below the market median of comparably sized ASX listed entities.
- Two substantial increases to KMP remuneration were required to correct this position and to reflect increased responsibilities as a result of the Executive restructure on 1 July 2010 (as set out in section 8 of this report).
- These increases in fixed remuneration came into effect 1 July 2010.
- DPP and DDPP awarded to Executives reflected a combination of individual and group performance, external market comparisons and benchmarking, and reference to the remuneration mix guidelines established for each category of Executive (as set out in section 4 of this report).
- DPP is payable in September 2011, with DDPP following the vesting schedule applicable under the DDPP Plan.

Actual remuneration earned/granted

The following table provides details of actual remuneration earned/granted by Executives in the years ended 30 June 2010 and 30 June 2011. This table includes details of the five highest paid Directors or Executives. The amounts detailed in the remuneration earned/granted table vary from the amounts detailed in the statutory accounting table in section 8, because performance payments (in the remuneration earned/granted table) are attributed to Executives in the year performance payments are earned.

Name		Cash salary including superannuation \$	DEXUS performance payments \$	DEXUS deferred performance payments \$	Other short term benefits \$	Termination benefits \$	Total \$
Victor P Hoog Antink	2011	1,550,000	1,100,000	1,300,000	–	–	3,950,000
	2010	1,300,000	1,100,000	1,200,000	–	–	3,600,000
Craig D Mitchell	2011	700,000	450,000	450,000	–	–	1,600,000
	2010	550,000	400,000	400,000	–	–	1,350,000
Paul G Say	2011	700,000	400,000	400,000	–	–	1,500,000
	2010	500,000	250,000	250,000	–	–	1,000,000
John C Easy	2011	425,000	190,000	185,000	–	–	800,000
	2010	375,000	187,000	188,000	–	–	750,000
Tanya L Cox	2011	425,000	195,000	190,000	–	–	810,000
	2010	400,000	180,000	180,000	–	–	760,000
Andrew P Whiteside¹	2011	525,000	235,000	240,000	–	–	1,000,000
	2010	475,000	225,000	225,000	–	–	925,000
Louise J Martin^{1,2}	2011	262,500	–	–	74,389	525,000	861,889
	2010	500,000	200,000	200,000	–	–	900,000
Total	2011	4,587,500	2,570,000	2,765,000	74,389	525,000	10,521,889
	2010	4,100,000	2,542,000	2,643,000	–	–	9,285,000

1 Mr Whiteside and Ms Martin are former KMP. Mr Whiteside's remuneration is disclosed due to being counted among the five highest paid Directors or Executives. Ms Martin ceased employment on 31 December 2010 and due to termination benefits received, also forms part of the five highest paid Directors or Executives. Ms Martin will not form part of subsequent remuneration disclosures.

2 Ms Martin received payment for statutory leave entitlements upon termination.

For the purpose of consistency, the following table includes the total remuneration of former KMP as disclosed for the year ended 30 June 2010. As referred to in Section 1 of this report, the former KMP group comprises Mr Turner (ceased employment on 31 December 2010), Ms Lloyd and Ms Daniels. This group will not form part of subsequent remuneration disclosures.

Former KMP Total	2010	1,081,249	383,391	383,391	123,107	–	1,971,138
Combined Totals	2010	5,181,249	2,925,391	3,026,391	123,107	–	11,256,138

Note 30. Related parties (continued)

Remuneration Report (continued)

5. Remuneration arrangements for the year ended 30 June 2011 (continued)

Actual remuneration earned/granted (continued)

Other employee remuneration for the year ended 30 June 2011

- A moderate increase in base salaries was applied to the wider employee group to ensure market competitive remuneration was maintained.
- A limited number of adjustments was made as a result of promotion, key talent retention and market comparison.
- DPP was awarded based on individual and company performance, with reference to the remuneration mix guidelines in place for each category of employee.
- DDPP continues to be limited to a small number of key employees outside the Executive group.
- DPP is payable in August 2011, with DDPP (if applicable) following the vesting schedule applicable under the DDPP Plan.

Decisions taken relating to remuneration arrangements for the year ending 30 June 2012

- No change to Non-Executive Directors' base or committee fees;
- No increase to the CEO's base salary;
- Conservative increases to Executive base salaries in line with market comparisons and cognisant of prior year adjustments;
- Industry standard increases to base salaries for the wider employee group, with a small number of adjustments made to ensure retention of key talent and to recognise increased contribution to the group in some roles; and
- No change to the target remuneration mix guidelines which are used to determine the split between fixed remuneration, DPP and DDPP.

6. Group performance and the link to remuneration

Total return analysis

The table below sets out DXS's total security holder return since inception, relative to the S&P/ASX200 Property Accumulation Index. It also sets out DXS's Composite Total Return since inception, relative to the Composite Performance Benchmark. The DEXUS Composite Total Return is 50% of the total return of DXS securities, plus 50% of the combined asset weighted total return of its unlisted funds and mandates and the Composite Performance Benchmark is 50% of the S&P/ASX200 Property Accumulation Index and 50% of Mercers' Unlisted Property Fund Index.

Year ended 30 June 2011	1 year	2 years	3 years	Since 1 October 2004
	% per annum	% per annum	% per annum	% per annum
DEXUS Property Group ¹	21.6	15.4	(5.8)	2.5
S&P/ASX200 Property Accumulation Index	5.8	12.9	(9.7)	(4.0)
DEXUS Composite Total Return	16.4	12.2	(1.9)	6.1
Composite Performance Benchmark	8.3	9.9	(4.6)	3.5

Note: DEXUS inception date was 1 October 2004.

¹ Compound annual return, source DEXUS/IRESS.

In determining the construction of the Composite Total Return and in particular the relative weighting between the returns of the DEXUS Property Group and its unlisted funds and mandates, the Board considered the following factors:

- the desire of DEXUS Property Group to attract and retain third party funds and mandates based on the assurance that incentives are in place to ensure their equitable treatment;
- the economic contribution to DEXUS Property Group of management fees arising from third party funds under management;
- the increased investment in its management team and infrastructure, enabled by third party funds management fees, including in-house research, valuations and sustainability teams, the cost of which is defrayed by those fees; and
- the greater market presence and relevance the third party business brings to the DEXUS Property Group.

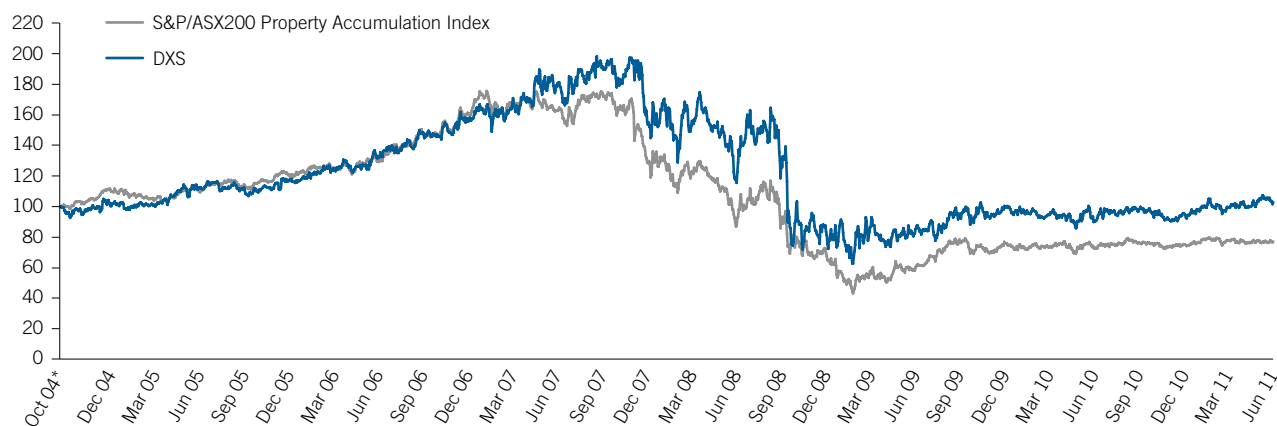
The Board also considered whether the construction of the Composite Total Return should reflect the actual value of the unlisted funds and mandates (\$6.1 billion as at 30 June 2011), and DEXUS Property Group's own funds under management (\$7.6 billion as at 30 June 2011).

Cognisant of all the above factors, the Board determined that a 50/50 allocation, rather than an allocation varying according to asset weighting, most fairly reflects the value contribution of third party funds to the DEXUS Property Group and provides the greatest assurance that all investors are treated equitably.

During the year the Group did not buy-back or cancel any of its securities.

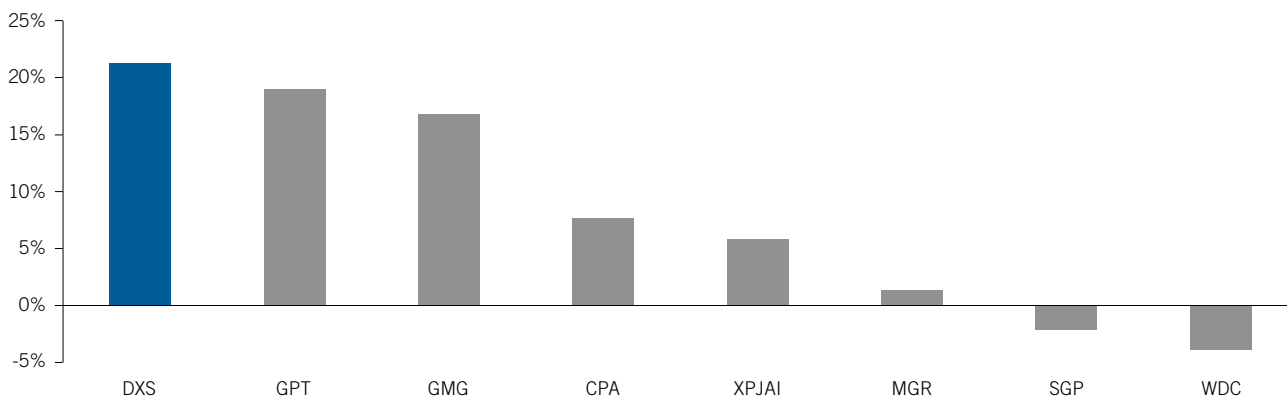
Total return of DXS securities

The graph below illustrates DXS's total security holder return relative to the S&P/ASX200 Property Accumulation Index.



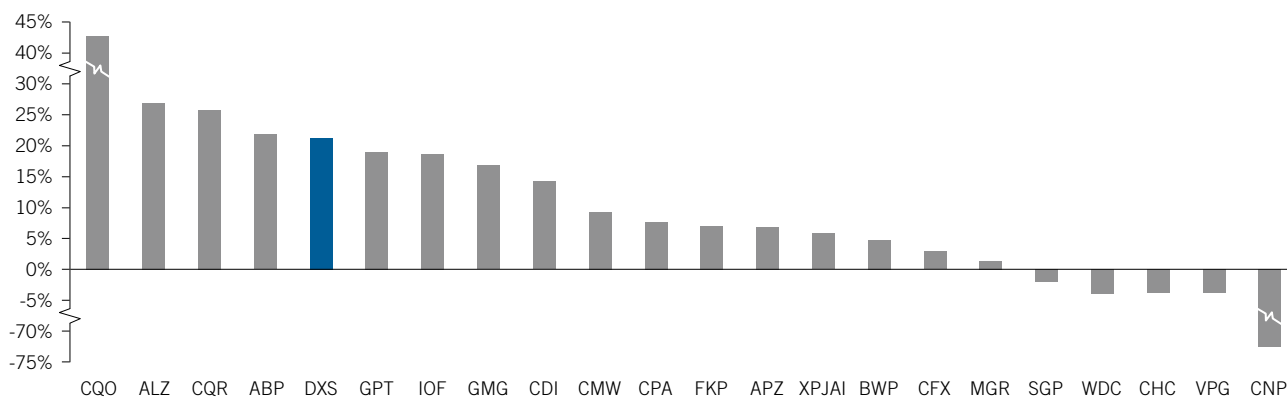
* 6 October 2004 to 30 June 2011. Source: IRESS/DEXUS.

The chart below illustrates DXS's performance relative to A-REITs above \$2 billion market capitalisation.



Source: UBS Securities Australia Ltd.

The chart below illustrates DXS's performance against the broader property sector.



Source: UBS Securities Australia Ltd.

Note 30. Related parties (continued)**Remuneration Report** (continued)**6. Group performance and the link to remuneration** (continued)

Total return of DXS securities (continued)

DXS continues to outperform the S&P/ASX200 Property Accumulation Index and has exceeded this benchmark on a rolling three year basis each period since inception in October 2004. In addition, the DXS Composite Total Return has also outperformed the Composite Performance Benchmark on a rolling three year basis since inception.

Whilst the Directors recognise that improvement is always possible, they consider that DXS's business model, which aims to deliver consistent returns with relatively moderate risk, has been central to DXS's relative outperformance, and that its approach to Executive remuneration, with a focus on consistent outperformance of objectives, is aligned with and supports the superior execution of DXS's strategic plans.

7. Service agreements

The employment arrangements for Executives are set out below.

CEO – Victor P Hoog Antink

The current employment contract commenced on 1 October 2004. The principal terms of the employment arrangement are as follows:

- the CEO is employed under a rolling contract;
- the CEO may resign from his position and thus terminate this contract by giving six months written notice. On resignation any unvested DDPP will be forfeited subject to the discretion of the Board;
- the Group may terminate the CEO's employment agreement by providing six months written notice or payment in lieu of the notice period (based on the fixed component of CEO's remuneration). Additionally, the Group may provide a performance payment for the period of the last review date (being 1 July) until the last day of the notice period;
- in the event that the Group initiates termination for reasons outside the control of the CEO, a severance payment equal to 100% of fixed remuneration is payable;
- on termination by the Group, any DDPP awards will vest in accordance with the vesting schedule of the DDPP Plan, subject to the discretion of the Board; and
- the Group may terminate the contract of the CEO at any time without notice if serious misconduct has occurred. In the event of termination for cause, the CEO is only entitled to that portion of remuneration that is fixed, and only up to the date of termination. On termination for cause any unvested DDPP awards will immediately be forfeited.

KMP Executives (other than the CEO)

The principal terms of Executive employment arrangements are as follows:

- all Executives have rolling contracts;
- an Executive may resign from their position and thus terminate their contract by giving three months written notice. On resignation any unvested DDPP will be forfeited subject to the discretion of the Board;
- the Group may terminate an Executive's employment agreement by providing three months written notice or providing payment in lieu of the notice period (based on the fixed component of the Executive's remuneration). In the event that the Group initiates the termination for reasons outside the control of the Executive, a severance payment equal to a maximum of 75% of fixed remuneration will be made;
- on termination by the Group, any DDPP awards will vest in accordance with the vesting schedule of the DDPP Plan, subject to the discretion of the Board; and
- the Group may terminate the contract at any time without notice if serious misconduct has occurred. Where termination for cause occurs the Executive is only entitled to that portion of remuneration that is fixed, and only up to the date of termination. On termination for cause any unvested DDPP awards will immediately be forfeited.

8. Statutory accounting method

In accordance with Australian Accounting Standard AASB 124, details of the structure and quantum of each component of remuneration for Executives for the years ended 30 June 2010 and 30 June 2011 are set out in the following table.

Name	Short term benefits			Post-employment benefits		Long term benefits			Total
	Cash salary	DEXUS performance payments	Other short term benefits	Pension and super benefits	Termination benefits	DEXUS deferred performance payment allocations	Movement in prior year deferred performance payment allocation values	Other long term benefits	Total
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Victor P Hoog Antink									
2011	1,502,801	1,100,000	–	47,199	–	1,300,000	900,583	–	4,850,583
2010	1,252,539	1,100,000	–	47,461	–	1,200,000	363,957	–	3,963,957
Craig D Mitchell									
2011	684,801	450,000	–	15,199	–	450,000	273,781	–	1,873,781
2010	535,539	400,000	–	14,461	–	400,000	40,528	–	1,390,528
Paul G Say									
2011	649,801	400,000	–	50,199	–	400,000	226,785	–	1,726,785
2010	485,539	250,000	–	14,461	–	250,000	30,565	–	1,030,565
John C Easy									
2011	401,801	190,000	–	23,199	–	185,000	131,830	–	931,830
2010	360,539	187,000	–	14,461	–	188,000	47,437	–	797,437
Tanya L Cox									
2011	375,001	195,000	–	49,999	–	190,000	161,359	–	971,359
2010	385,539	180,000	–	14,461	–	180,000	62,533	–	822,533
Andrew P Whiteside¹									
2011	509,801	235,000	–	15,199	–	240,000	121,087	–	1,121,087
2010	460,539	225,000	–	14,461	–	225,000	16,610	–	941,610
Louise J Martin^{1,2}									
2011	213,800	–	74,389	48,700	525,000	–	214,101	–	1,075,990
2010	485,539	200,000	–	14,461	–	200,000	74,415	–	974,415
Total									
2011	4,337,806	2,570,000	74,389	249,694	525,000	2,765,000	2,029,526	–	12,551,415
2010	3,965,773	2,542,000	–	134,227	–	2,643,000	636,045	–	9,921,045
Former KMP total									
2010	1,003,666	406,000	123,107	77,583	–	407,000	111,508	–	2,128,864
Combined totals									
2010	4,969,439	2,948,000	123,107	211,810	–	3,050,000	747,553	–	12,049,909

1 Mr Whiteside and Ms Martin are former KMP. Mr Whiteside's remuneration is disclosed due to being counted among the five highest paid Directors or Executives. Ms Martin ceased employment on 31 December 2010 and due to termination benefits received, also forms part of the five highest paid Directors or Executives. Ms Martin will not form part of subsequent remuneration disclosures.

2 Ms Martin received payment for statutory leave entitlements upon termination.

For the purpose of consistency, the following table includes the total remuneration of former KMP as disclosed for the year ended 30 June 2010. As referred to in Section 1 of this report, the former KMP group comprises Mr Turner (ceased employment on 31 December 2010), Ms Lloyd and Ms Daniels. This group will not form part of subsequent remuneration disclosures.

Former KMP total									
2010	1,003,666	406,000	123,107	77,583	–	407,000	111,508	–	2,128,864
Combined totals									
2010	4,969,439	2,948,000	123,107	211,810	–	3,050,000	747,553	–	12,049,909

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 30. Related parties (continued)

Remuneration Report (continued)

8. Statutory accounting method (continued)

Deferred Performance Payments

The table below sets out details of DDPP allocations made to KMP and their current valuations.

Name	Grant year	DDPP allocation value	Movement in DDPP allocation value (since grant date)	Closing DDPP allocation value as at vesting date (30 June 2011)	Movement in DDPP allocation value at vesting date (30 June 2011) due to performance multiplier	Vested DDPP value as at 30 June 2011	Vest year
		\$	\$	\$	\$	\$	
Victor P Hoog Antink	2011	1,300,000	–	1,300,000	–	–	2014
	2010	1,200,000	197,160	1,397,160	–	–	2013
	2009	915,000	236,528	1,151,528	–	–	2012
	2008	900,000	(50,580)	849,420	424,800	1,274,220	2011
Craig D Mitchell	2011	450,000	–	450,000	–	–	2014
	2010	400,000	65,720	465,720	–	–	2013
	2009	325,000	84,013	409,013	–	–	2012
	2008	250,000	(14,050)	235,950	118,000	353,950	2011
Paul G Say	2011	400,000	–	400,000	–	–	2014
	2010	250,000	41,075	291,075	–	–	2013
	2009	200,000	51,700	251,700	–	–	2012
	2008	250,000	(14,050)	235,950	118,000	353,950	2011
John C Easy	2011	185,000	–	185,000	–	–	2014
	2010	188,000	30,888	218,888	–	–	2013
	2009	162,000	41,877	203,877	–	–	2012
	2008	120,000	(6,744)	113,256	56,640	169,896	2011
Tanya L Cox	2011	190,000	–	190,000	–	–	2014
	2010	180,000	29,574	209,574	–	–	2013
	2009	150,000	38,775	188,775	–	–	2012
	2008	175,000	(9,835)	165,165	82,600	247,765	2011
Andrew P Whiteside¹	2011	240,000	–	240,000	–	–	2014
	2010	225,000	36,968	261,968	–	–	2013
	2009	135,000	34,898	169,898	–	–	2012
	2008	100,000	(5,620)	94,380	47,200	141,580	2011
Louise J Martin¹	2011	–	–	–	–	–	2014
	2010	200,000	32,860	232,860	–	–	2013
	2009	175,000	45,238	220,238	–	–	2012
	2008	250,000	(14,050)	235,950	118,000	353,950	2011

¹ Mr Whiteside and Ms Martin are former KMP. Mr Whiteside's remuneration is disclosed due to being counted among the five highest paid Directors or Executives.

Ms Martin ceased employment on 31 December 2010 and due to termination benefits received, also forms part of the five highest paid Directors or Executives.

Ms Martin will not form part of subsequent remuneration disclosures, however, her prior grants will continue vest in accordance with the plan's rules.

Figures are subject to rounding.

Non-Executive Director Board and Committee fees

Board and Committee fees paid to Non-Executive Directors for the years ended 30 June 2010 and 30 June 2011 are set out in the table below.

There were no changes to the Committee appointments of Non-Executive Directors during the year ended 30 June 2011.

Name		Directors fees			Committee fees			Total
		Board	DWPL	Board Audit & Risk	Board Compliance	Board Nom & Rem	Board Finance	Total
		\$	\$	\$	\$	\$	\$	\$
Christopher T Beare	2011	350,000	–	–	–	–	–	350,000
	2010	300,000	–	–	–	–	–	300,000
Elizabeth A Alexander, AM	2011	150,000	30,000	15,000	–	–	–	195,000
	2010	130,000	17,500	17,500	–	–	–	165,000
Barry R Brownjohn	2011	150,000	–	30,000	–	–	7,500	187,500
	2010	130,000	–	27,500	–	–	8,750	166,250
John C Conde, AO	2011	150,000	–	–	7,500	15,000	–	172,500
	2010	130,000	–	–	7,500	13,750	–	151,250
Stewart F Ewen, OAM	2011	150,000	–	–	–	7,500	–	157,500
	2010	130,000	–	–	–	7,500	–	137,500
Brian E Scullin	2011	150,000	15,000	–	15,000	–	–	180,000
	2010	130,000	25,000	–	15,000	1,250	–	171,250
Peter B St George	2011	150,000	–	15,000	–	–	15,000	180,000
	2010	130,000	–	15,000	–	–	13,750	158,750
Total	2011	1,250,000	45,000	60,000	22,500	22,500	22,500	1,422,500
	2010	1,080,000	42,500	60,000	22,500	22,500	22,500	1,250,000

The comparatively higher total for the year ended 30 June 2011 is reflective of the increase in base fees for both the Chair and Non-Executive Directors endorsed by the Nomination and Remuneration Committee on 20 May 2010. This increase was reported in the year ended 30 June 2010 remuneration report and remains within the aggregate pool of \$1,750,000 per annum approved by DXS security holders at its Annual General Meeting in October 2008.

Non-Executive Directors also receive reimbursement for reasonable travel, accommodation and other expenses incurred whilst undertaking DEXUS business.

The Chief Executive Officer, Victor P Hoog Antink, does not receive fees in respect of his role as a Director, but does receive remuneration as a Senior Executive of the DEXUS Property Group.

In addition to his Director's fee, Mr Ewen's company is paid \$30,000 for the added responsibilities he assumes in attending property inspections, reviewing property investment proposals and participating in informal management meetings.

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 30. Related parties (continued)

Remuneration Report (continued)

8. Statutory accounting method (continued)

Non-Executive Director Remuneration

Details of the structure and quantum of each component of remuneration for each Non-Executive Director for the years ended 30 June 2010 and 30 June 2011 are set out in the following table.

Name		Short term employment benefits \$	Post- employment benefits ¹ \$	Other long term benefits \$	Total \$
Christopher T Beare	2011	334,801	15,199	–	350,000
	2010	285,539	14,461	–	300,000
Elizabeth A Alexander, AM	2011	179,801	15,199	–	195,000
	2010	151,376	13,624	–	165,000
Barry R Brownjohn	2011	172,301	15,199	–	187,500
	2010	152,523	13,727	–	166,250
John C Conde, AO	2011	158,257	14,243	–	172,500
	2010	138,761	12,489	–	151,250
Stewart F Ewen, OAM	2011	109,052	48,448	–	157,500
	2010	102,700	34,800	–	137,500
Brian E Scullin	2011	165,138	14,862	–	180,000
	2010	157,211	14,039	–	171,250
Peter B St George	2011	165,138	14,862	–	180,000
	2010	145,642	13,108	–	158,750
Total	2011	1,284,488	138,012	–	1,422,500
	2010	1,133,752	116,248	–	1,250,000

1 Post-employment benefits represent compulsory and salary sacrificed superannuation benefits.

Note 31. Events occurring after reporting date

Since the end of the year, the Directors are not aware of any matter or circumstance not otherwise dealt with in their Directors' Report or the Financial Statements that has significantly or may significantly affect the operations of the Trust, the results of those operations, or state of the Trust's affairs in future financial periods.

Note 32. Operating segments

The Chief Operating Decision Maker (CODM) has been identified as the Board of Directors as they are responsible for the strategic decision making within the Group. DXS management has identified DXS's operating segments based on the sectors analysed within the management reports reviewed by the CODM in order to monitor performance across DXS and to appropriately allocate resources. Refer to the table below for a brief description of DXS's operating segments.

Office – Australia and New Zealand	This comprises office space with any associated retail space; as well as car-parks and office developments in Australia and New Zealand.
Industrial – Australia	This comprises domestic industrial properties, industrial estates and industrial developments.
Industrial – North America	This comprises industrial properties, industrial estates and industrial developments in the United States as well as one industrial asset in Canada ¹ .
Management Business	The domestic and US based management businesses are responsible for asset, property and development management of Office, Industrial and Retail properties for DXS and the third party funds management business.
Financial Services	The treasury function of DXS is managed through a centralised treasury department. As a result, all treasury related financial information relating to borrowings, finance costs as well as fair value movements in derivatives, are prepared and monitored separately.
All other segments	This comprises the European industrial and retail ² portfolios. These operating segments do not meet the quantitative thresholds set out in AASB 8 <i>Operating Segments</i> due to their relatively small scale. As a result these non-core operating segments have been included in "all other segments" in the operating segment information shown below.

1 The Canadian asset was sold on 24 June 2011 (refer note 14).

2 The retail asset was sold on 31 March 2010. The Group does not own any other retail assets.

Consistent with how the CODM manages the business, the operating segments within DXS are reviewed on a consolidated basis and are not monitored at an individual trust level. The results of the individual trusts are not limited to any one of the segments described above.

Disclosures concerning DXS's operating segments, as well as the operating segments' key financial information provided to the CODM, are presented in the DEXUS Property Group Annual Report (refer note 36 in the DEXUS Property Group Financial Statements).

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 33. Reconciliation of net profit/(loss) to net cash inflow from operating activities

	2011 \$'000	2010 \$'000
Net profit/(loss)	114,745	(96,698)
Capitalised interest	(1,005)	(6,073)
Net fair value (gain)/loss of investment properties	(39,696)	24,581
Share of net (profit)/loss of associates accounted for using the equity method	(20,326)	59,285
Net fair value gain of derivatives	(1,992)	(3,704)
Net (gain)/loss on sale of investment properties	(3,285)	1,535
Net foreign exchange gain	(1,546)	(1,390)
Change in operating assets and liabilities		
(Increase)/decrease in receivables	(1,058)	9,431
Decrease in prepaid expenses	144	398
Decrease in deferred withholding tax assets	4,019	641
(Increase)/decrease in other non-current assets	(2,684)	1,674
(Decrease)/increase in payables	(7,758)	26,129
Increase in other non-current liabilities	17,589	60,959
Net cash inflow from operating activities	57,147	76,768

Note 34. Earnings per unit

Earnings per unit are determined by dividing the net profit attributable to unitholders by the weighted average number of ordinary units outstanding during the year. The weighted average number of units has been adjusted for the bonus elements in units issued during the year and comparatives have been appropriately restated.

	2011 cents	2010 cents
Basic earnings per unit on profit/(loss) attributable to unitholders	2.37	(2.03)
Diluted earnings per unit on profit/(loss) attributable to unitholders	2.37	(2.03)

(a) Reconciliation of earnings used in calculating earnings per unit

	2011 \$'000	2010 \$'000
Net profit/(loss) for the year	114,745	(96,698)
Net profit/(loss) attributable to the unitholders of the Trust used in calculating basic and diluted earnings per unit	114,745	(96,698)

(b) Weighted average number of units used as a denominator

	2011 units	2010 units
Weighted average number of units outstanding used in calculation of basic and diluted earnings per unit	4,836,131,743	4,774,467,174

The Directors of DEXUS Funds Management Limited as Responsible Entity for DEXUS Industrial Trust declare that the Financial Statements and notes set out on pages 6 to 52:

- (i) comply with Australian Accounting Standards, the *Corporations Act 2001* and other mandatory professional reporting requirements; and
- (ii) give a true and fair view of the consolidated entity's financial position as at 30 June 2011 and of their performance, as represented by the results of their operations and their cash flows, for the year ended on that date.

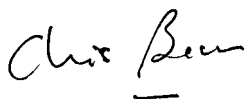
In the Directors' opinion:

- (a) the Financial Statements and notes are in accordance with the *Corporations Act 2001*;
- (b) there are reasonable grounds to believe that the Trust and its consolidated entities will be able to pay their debts as and when they become due and payable; and
- (c) the Trust has operated in accordance with the provisions of the Constitution dated 1 August 1997 (as amended) during the year ended 30 June 2011.

Note 1(a) confirms that the Financial Statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

The Directors have been given the declarations by the Chief Executive Officer and Chief Financial Officer required by section 295A of the *Corporations Act 2001*.

This declaration is made in accordance with a resolution of the Directors.



Christopher T Beare
Chair
16 August 2011



Independent auditor's report to the unitholders of DEXUS Industrial Trust

Report on the financial report

We have audited the accompanying financial report of DEXUS Industrial Trust (the Trust), which comprises the statement of financial position as at 30 June 2011, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year ended on that date, a summary of significant accounting policies, other explanatory notes and the directors' declaration for DEXUS Industrial Trust (the consolidated entity). The consolidated entity comprises the Trust and the entities it controlled at the year's end or from time to time during the financial year.

Directors' responsibility for the financial report

The directors of DEXUS Funds Management Limited (the Responsible Entity) are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error. In Note 1, the directors also state, in accordance with Accounting Standard AASB 101 *Presentation of Financial Statements*, that the financial statements comply with International Financial Reporting Standards.

Auditor's responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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Independence

In conducting our audit, we have complied with the independence requirements of the *Corporations Act 2001*.

Auditor's opinion

In our opinion:

- (a) the financial report of DEXUS Industrial Trust is in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the consolidated entity's financial position as at 30 June 2011 and of its performance for the year ended on that date; and
 - (ii) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Regulations 2001*; and
- (b) the financial report and notes also comply with International Financial Reporting Standards as disclosed in Note 1.

Matters relating to the electronic presentation of the audited financial report

This auditor's report relates to the financial report of DEXUS Industrial Trust for the year ended 30 June 2011 included on DEXUS Industrial Trust web site. The Responsible Entity's directors are responsible for the integrity of this web site. We have not been engaged to report on the integrity of this web site. The auditor's report refers only to the financial report named above. It does not provide an opinion on any other information which may have been hyperlinked to/from the financial report. If users of this report are concerned with the inherent risks arising from electronic data communications they are advised to refer to the hard copy of the audited financial report to confirm the information included in the audited financial report presented on this web site.

PricewaterhouseCoopers

PricewaterhouseCoopers

JA Dunning

JA Dunning
Partner

Sydney
16 August 2011

DEXUS OFFICE TRUST

DIRECTORS' REPORT

For the year ended 30 June 2011

The Directors of DEXUS Funds Management Limited (DXFM) as Responsible Entity of DEXUS Office Trust and its consolidated entities (DOT or the Trust) present their Directors' Report together with the consolidated Financial Statements for the year ended 30 June 2011.

The Trust together with DEXUS Diversified Trust (DDF), DEXUS Industrial Trust (DIT) and DEXUS Operations Trust (DXO) form the DEXUS Property Group (DXS or the Group) stapled security.

1. Directors and Secretaries

1.1 Directors

The following persons were Directors of DXFM at all times during the year and to the date of this Directors' Report:

Directors	Appointed
Christopher T Beare	4 August 2004
Elizabeth A Alexander, AM	1 January 2005
Barry R Brownjohn	1 January 2005
John C Conde, AO	29 April 2009
Stewart F Ewen, OAM	4 August 2004
Victor P Hoog Antink	1 October 2004
Brian E Scullin	1 January 2005
Peter B St George	29 April 2009

Particulars of the qualifications, experience and special responsibilities of current Directors at the date of this Directors' Report are set out in the Board of Directors section of the DEXUS Property Group Annual Report and form part of this Directors' Report.

1.2 Company Secretaries

The names and details of the Company Secretaries of DXFM as at 30 June 2011 are as follows:

Tanya L Cox MBA MAICD FCIS **Appointed: 1 October 2004**

Tanya is the Chief Operating Officer and Company Secretary of DXFM and is responsible for the delivery of company secretarial, operational, information technology, communications and administration services, as well as operational risk management systems and practices across the Group. Prior to joining DXS in July 2003, Tanya held various general management positions over the past 16 years, including Director and Chief Operating Officer of NM Rothschild & Sons (Australia) Ltd and General Manager – Finance, Operations and IT for Bank of New Zealand (Australia).

Tanya is a non-executive director of a number of not-for-profit organisations, a member of the Australian Institute of Company Directors and a fellow of the Institute of Chartered Secretaries and Administrators (ICSA) and Chartered Secretaries Australia (CSA). Tanya has an MBA from the Australian Graduate School of Management and a Graduate Diploma in Applied Corporate Governance.

Tanya is Chief Operating Officer and Company Secretary of DXFM, DEXUS Holdings Pty Limited (DXH) and DEXUS Wholesale Property Limited (DWPL) and is a member of the Board Compliance Committee.

John C Easy B Comm LLB ACIS **Appointed: 1 July 2005**

John is the General Counsel and Company Secretary of DXFM. During his time with the Group he has been involved in the establishment and public listing of the Deutsche Office Trust, the acquisition of the Paladin and AXA property portfolios, and subsequent stapling and creation of DXS. Prior to joining DXS in November 1997, John was employed as a senior associate in the commercial property/funds management practices of law firms Allens Arthur Robinson and Gilbert & Tobin. John graduated from the University of New South Wales with Bachelor of Laws and Bachelor of Commerce (Major in Economics) degrees. He is a member of Chartered Secretaries Australia (CSA) and holds a Graduate Diploma in Applied Corporate Governance.

John is General Counsel and Company Secretary for DXFM, DXH and DWPL and is a member of the Board Compliance Committee.

2. Attendance of Directors at Board meetings and Board Committee meetings

The number of Directors' meetings held during the year and each Director's attendance at those meetings is set out in the table below.

The Directors met 13 times during the year. Ten Board meetings were main meetings and three meetings were held to consider specific business. While the Board continuously considers strategy, in March 2011 it met with the executive and senior management team over three days to consider DXS's strategic plans.

	Main meetings held	Main meetings attended	Specific meetings held	Specific meetings attended
Christopher T Beare	10	10	3	3
Elizabeth A Alexander, AM	10	10	3	3
Barry R Brownjohn	10	10	3	3
John C Conde, AO	10	10	3	3
Stewart F Ewen, OAM	10	10	3	3
Victor P Hoog Antink	10	10	3	3
Brian E Scullin	10	9	3	3
Peter B St George	10	10	3	3

Special meetings are held at a time to enable the maximum number of Directors to attend and are generally held to consider specific items that cannot be held over to the next scheduled main meeting.

The table below sets out the number of Board Committee meetings held during the year for the Committees in place at the end of the year and each Directors' attendance at those meetings.

	Board Audit Committee		Board Risk and Sustainability Committee		Board Compliance Committee		Board Nomination and Remuneration Committee		Board Finance Committee	
	Held	Attended	Held	Attended	Held	Attended	Held	Attended	Held	Attended
Christopher T Beare	–	–	–	–	–	–	7	7	4	4
Elizabeth A Alexander, AM	6	6	–	–	–	–	–	–	–	–
Barry R Brownjohn	6	6	4	4	–	–	–	–	4	4
John C Conde, AO	–	–	–	–	4	4	7	7	–	–
Stewart F Ewen, OAM	–	–	–	–	–	–	7	7	–	–
Victor P Hoog Antink	–	–	–	–	–	–	–	–	–	–
Brian E Scullin	–	–	–	–	4	4	–	–	–	–
Peter B St George	6	6	4	4	–	–	–	–	4	4

3. Directors' interests

The Board's policy on insider trading and trading in DXS securities, or securities in any of the funds managed by DXS, by any Director or employee is outlined in the Corporate Governance Statement in the DEXUS Property Group Annual Report.

While the trading policy described in the Corporate Governance Statement applies to Directors and Senior Executives, the Board has determined that Directors will not trade in any security managed by DXS.

Directors have made this decision because the Board of DXFM has responsibility for the Group itself as well as the third party business. Directors are obliged to act in the best interests of each group of investors independently of each other. Therefore, to minimise a conflict that may arise by being a Director of multiple funds, the Directors have determined that they will not invest in any fund managed by the Group including DXS. This position is periodically reviewed by the Board.

As a direct result of the Group's policy regarding Directors holding DXS securities, or securities in any of the funds managed by the Group, as at the date of this Directors' Report no Director directly or indirectly held:

- DXS securities; or
- options over, or any other contractual interest in, DXS securities; or
- an interest in any other fund managed by DXFM or any other entity that forms part of the Group.

4. Directors' directorships in other listed entities

The following table sets out directorships of other listed entities, not including DXFM, held by the Directors at any time in the three years immediately prior to the end of the year, and the period for which each directorship was held:

Directors	Company	Date appointed	Date resigned or ceased being a Director of a listed entity
Christopher T Beare	MNet Group Limited	6 November 2009	
Elizabeth A Alexander, AM	CSL Limited	12 July 1991	
	Boral Limited	15 December 1999	24 October 2008
John C Conde, AO	Whitehaven Coal Limited	3 May 2007	
Brian E Scullin	SPARK Infrastructure RE Limited ¹	31 May 2011	
	BT Investment Management Limited	17 September 2007	
Peter B St George	Boart Longyear Limited	21 February 2007	
	SPARK Infrastructure RE Limited ¹	8 November 2005	31 December 2008
	First Quantum Minerals Limited ²	20 October 2003	

1 SPARK Infrastructure RE Limited has issued ASX listed stapled securities trading as SPARK Infrastructure Group (ASX: SKI).

2 Listed for trading on the Toronto Stock Exchange in Canada and the London Stock Exchange in the United Kingdom.

5. Principal activities

During the year the principal activity of the Trust was investment in real estate assets. There were no significant changes in the nature of the Trust's activities during the year.

6. Review and results of operations

The results for the year ended 30 June 2011 were:

- profit attributable to unitholders was \$263.6 million (2010: \$124.7 million);
- total assets were \$3,248.5 million (2010: \$3,105.6 million); and
- net assets were \$2,808.2 million (2010: \$2,684.4 million).

A review of the results, financial position and operations of the Group, of which the Trust forms part thereof, is set out in the Operating and Financial Review in the DEXUS Property Group Annual Report and forms part of this Directors' Report. Refer to the Chief Executive Officer's Report of the DEXUS Property Group 2011 Annual Review for further information.

7. Likely developments and expected results of operations

In the opinion of the Directors, disclosure of any further information regarding business strategies and the future developments or results of the Trust, other than the information already outlined in this Directors' Report or the Financial Statements accompanying this Directors' Report would be unreasonably prejudicial to the Trust.

8. Significant changes in the state of affairs

The Directors are not aware of any matter or circumstance, not otherwise dealt with in this Directors' Report or the Financial Statements that has significantly or may significantly affect the operations of the Trust, the results of those operations, or the state of the Trust's affairs in future financial years.

9. Matters subsequent to the end of the financial year

Since the end of the financial year the Directors are not aware of any matter or circumstance not otherwise dealt with in this Directors' Report or the Financial Statements that has significantly or may significantly affect the operations of the Trust, the results of those operations, or the state of the Trust's affairs in future financial years.

10. Distributions

Distributions paid or payable by the Trust for the year ended 30 June 2011 are outlined in note 23 of the Notes to the Financial Statements and form part of this Directors' Report.

11. DXFM's fees and associate interests

Details of fees paid or payable by the Trust to DXFM for the year ended 30 June 2011 are outlined in note 28 of the Notes to the Financial Statements and form part of this Directors' Report.

The number of interests in the Trust held by DXFM or its associates as at the end of the financial year were nil (2010: nil).

12. Units on issue

The movement in units on issue in the Trust during the year and the number of units on issue as at 30 June 2011 are detailed in note 20 of the Notes to the Financial Statements and form part of this Directors' Report.

The Trust did not have any options on issue as at 30 June 2011 (2010: nil).

13. Environmental regulation

DXS senior management, through its Board Risk and Sustainability Committee, oversee the policies, procedures and systems that have been implemented to ensure the adequacy of its environmental risk management practices. It is the opinion of this Committee that adequate systems are in place for the management of its environmental responsibilities and compliance with its various licence requirements and regulations. Further, the Committee is not aware of any material breaches of these requirements.

14. Indemnification and insurance

The insurance premium for a policy of insurance indemnifying Directors, officers and others (as defined in the relevant policy of insurance) is paid by DXH.

PricewaterhouseCoopers (PwC or the Auditor), is indemnified out of the assets of the Trust pursuant to the DEXUS Specific Terms of Business agreed for all engagements with PwC, to the extent that the Trust inappropriately uses or discloses a report prepared by PwC. The Auditor, PwC, is not indemnified for the provision of services where such an indemnification is prohibited by the *Corporations Act 2001*.

15. Audit

15.1 Auditor

PricewaterhouseCoopers continues in office in accordance with section 327 of the *Corporations Act 2001*.

15.2 Non-audit services

The Trust may decide to employ the Auditor on assignments, in addition to their statutory audit duties, where the Auditor's expertise and experience with the Trust and/or DXS are important.

Details of the amounts paid or payable to the Auditor, for audit and non-audit services provided during the year are set out in note 6 of the Notes to the Financial Statements.

The Board Audit Committee is satisfied that the provision of non-audit services provided during the year by the Auditor (or by another person or firm on the Auditor's behalf) is compatible with the standard of independence for auditors imposed by the *Corporations Act 2001*.

The reasons for the Directors being satisfied are:

- a Charter of Audit Independence was adopted in 2010 that provides guidelines under which the Auditor may be engaged to provide non-audit services without impairing the Auditor's objectivity or independence.
- the Charter states that the Auditor will not provide services where the Auditor may be required to review or audit its own work, including:
 - the preparation of tax provisions, accounting records and financial statements;
 - the design, implementation and operation of information technology systems;
 - the design and implementation of internal accounting and risk management controls;
 - conducting valuation, actuarial or legal services;
 - consultancy services that include direct involvement in management decision making functions;
 - investment banking, borrowing, dealing or advisory services;
 - acting as trustee, executor or administrator of trust or estate;
 - prospectus independent expert reports and being a member of the Due Diligence Committee; and
 - providing internal audit services.
- the Board Audit Committee regularly reviews the performance and independence of the Auditor and whether the independence of this function has been maintained having regard to the provision of non-audit services. The Auditor has provided a written declaration to the Board regarding its independence at each reporting period and Board Audit Committee approval is required before the engagement of the Auditor to perform any non-audit service for a fee in excess of \$100,000.

The above Directors' statements are in accordance with the advice received from the Board Audit Committee.

15.3 Auditor's Independence Declaration

A copy of the Auditor's Independence Declaration as required under section 307C of the *Corporations Act 2001* is set out in the Financial Statements and forms part of this Directors' Report.

16. Corporate governance

DXFM's Corporate Governance Statement is set out in a separate section of the DEXUS Property Group Annual Report and forms part of this Directors' Report.

17. Rounding of amounts and currency

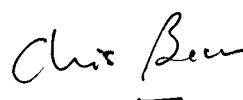
The Trust is a registered scheme of the kind referred to in Class Order 98/0100, issued by the Australian Securities & Investments Commission, relating to the rounding off of amounts in this Directors' Report and the Financial Statements. Amounts in this Directors' Report and the Financial Statements have been rounded off in accordance with that Class Order to the nearest thousand dollars, unless otherwise indicated. All figures in this Directors' Report and the Financial Statements, except where otherwise stated, are expressed in Australian dollars.

18. Management representation

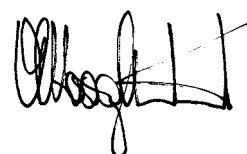
The Chief Executive Officer and Chief Financial Officer have reviewed the Trust's financial reporting processes, policies and procedures together with its risk management and internal control and compliance policies and procedures. Following that review, it is their opinion that the Trust's financial records for the financial year have been properly maintained in accordance with the *Corporations Act 2001* and the Financial Statements and their notes comply with the accounting standards and give a true and fair view.

19. Directors' authorisation

The Directors' Report is made in accordance with a resolution of the Directors. The Financial Statements were authorised for issue by the Directors on 16 August 2011. The Directors have the power to amend and reissue the Financial Statements.



Christopher T Beare
Chair
16 August 2011



Victor P Hoog Antink
Chief Executive Officer
16 August 2011



Auditor's Independence Declaration

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As lead auditor for the audit of DEXUS Office Trust for the year ended 30 June 2011, I declare that to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- b) no contraventions of any applicable code of professional conduct in relation to the audit.

This declaration is in respect of DEXUS Office Trust and the entities it controlled during the period.

A handwritten signature in black ink, appearing to read 'JA Dunning', is written over a horizontal line.

JA Dunning
Partner
PricewaterhouseCoopers

Sydney
16 August 2011

DEXUS OFFICE TRUST
Consolidated Statement of Comprehensive Income

For the year ended 30 June 2011

	Note	2011 \$'000	2010 \$'000
Revenue from ordinary activities			
Property revenue	2	260,213	247,993
Interest revenue	3	395	301
Total revenue from ordinary activities		260,608	248,294
Net fair value gain of investment properties		56,970	7,297
Share of net profit of associates accounted for using the equity method	14	34,053	–
Net foreign exchange gain		88	120
Other income		145	3
Total income		351,864	255,714
Expenses			
Property expenses		(68,928)	(66,692)
Responsible Entity fees	28	(9,361)	(8,998)
Finance costs	4	(6,439)	(25,234)
Share of net loss of associates accounted for using the equity method	14	–	(26,243)
Net loss on sale of investment		–	(15)
Net fair value loss of derivatives		(46)	(77)
Other expenses	5	(1,420)	(2,095)
Total expenses		(86,194)	(129,354)
Profit before tax		265,670	126,360
Other comprehensive income:			
Exchange differences on translating foreign operations		(5,260)	1,163
Total comprehensive income for the year		260,410	127,523
Net profit for the year attributable to:			
Unitholders of DEXUS Office Trust		263,576	124,728
Non-controlling interests		2,094	1,632
Net profit for the year		265,670	126,360
Total comprehensive income for the year attributable to:			
Unitholders of DEXUS Office Trust		258,316	125,891
Non-controlling interests		2,094	1,632
Total comprehensive income for the year		260,410	127,523
Earnings per unit			
		Cents	Cents
Basic earnings per unit on profit attributable to unitholders	32	0.55	0.26
Diluted earnings per unit on profit attributable to unitholders	32	0.55	0.26

The above Consolidated Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

DEXUS OFFICE TRUST

Consolidated Statement of Financial Position

As at 30 June 2011

	Note	2011 \$'000	2010 \$'000
Current assets			
Cash and cash equivalents	7	7,671	8,766
Receivables	8	6,005	3,737
Derivative financial instruments	10	266	46
Other	11	2,797	3,462
Total current assets		16,739	16,011
Non-current assets			
Investment properties	12	3,026,959	2,939,511
Derivative financial instruments	10	3,544	6,064
Investments accounted for using the equity method	14	200,356	93,344
Loans with related parties	9	–	49,637
Other	15	860	997
Total non-current assets		3,231,719	3,089,553
Total assets		3,248,458	3,105,564
Current liabilities			
Payables	16	38,452	41,782
Interest bearing liabilities	17	249,700	–
Loans with related parties	9	55,684	55,684
Provisions	18	64,739	52,225
Derivative financial instruments	10	1,207	1,083
Total current liabilities		409,782	150,774
Non-current liabilities			
Interest bearing liabilities	17	–	248,618
Loans with related parties	9	14,423	–
Derivative financial instruments	10	15,552	21,083
Other	19	551	708
Total non-current liabilities		30,526	270,409
Total liabilities		440,308	421,183
Net assets		2,808,150	2,684,381
Equity			
Contributed equity	20	2,063,214	2,056,790
Reserves	21	(15,815)	(10,555)
Retained profits	21	556,723	433,945
		2,604,122	2,480,180
Non-controlling interests	22	204,028	204,201
Total equity		2,808,150	2,684,381

The above Consolidated Statement of Financial Position should be read in conjunction with the accompanying notes.

Consolidated Statement of Changes in Equity

For the year ended 30 June 2011

	Note	Contributed equity \$'000	Retained profits \$'000	Foreign currency translation reserve \$'000	Unitholder equity \$'000	Non-controlling interests \$'000	Total equity \$'000
Opening balance as at 1 July 2009		2,015,192	429,669	(11,718)	2,433,143	204,025	2,637,168
Comprehensive income for the year		–	124,728	1,163	125,891	1,632	127,523
Transactions with owners in their capacity as owners							
Contributions of equity, net of transaction costs		41,598	–	–	41,598	–	41,598
Distributions paid or provided for	23	–	(111,606)	–	(111,606)	(10,302)	(121,908)
Transfer to retained profits		–	(8,846)	–	(8,846)	8,846	–
Closing balance as at 30 June 2010		2,056,790	433,945	(10,555)	2,480,180	204,201	2,684,381
Opening balance as at 1 July 2010		2,056,790	433,945	(10,555)	2,480,180	204,201	2,684,381
Comprehensive income for the year		–	263,576	(5,260)	258,316	2,094	260,410
Transactions with owners in their capacity as owners							
Contributions of equity, net of transaction costs		6,424	–	–	6,424	–	6,424
Distributions paid or provided for	23	–	(130,437)	–	(130,437)	(12,628)	(143,065)
Transfer to retained profits		–	(10,361)	–	(10,361)	10,361	–
Closing balance as at 30 June 2011		2,063,214	556,723	(15,815)	2,604,122	204,028	2,808,150

The above Consolidated Statement of Changes in Equity should be read in conjunction with the accompanying notes.

DEXUS OFFICE TRUST

Consolidated Statement of Cash Flows

For the year ended 30 June 2011

	Note	2011 \$'000	2010 \$'000
Cash flows from operating activities			
Receipts in the course of operations (inclusive of GST)		305,663	299,916
Payments in the course of operations (inclusive of GST)		(107,572)	(103,048)
Interest received		395	301
Finance costs paid to financial institutions		(17,340)	(19,146)
Distributions received		–	16
Net cash inflow from operating activities	31	181,146	178,039
Cash flows from investing activities			
Payments for capital expenditure on investment properties		(58,168)	(31,343)
Proceeds from the sale of investments		–	3,288
Payments for investments accounted for using the equity method		(61,726)	(31,995)
Net cash outflow from investing activities		(119,894)	(60,050)
Cash flows from financing activities			
Borrowings provided to entities within DXS		(158,415)	(147,525)
Borrowings provided by entities within DXS		220,014	131,557
Distributions paid to unitholders		(111,499)	(91,923)
Distributions paid to non-controlling interests		(12,403)	(9,629)
Net cash outflow from financing activities		(62,303)	(117,520)
Net (decrease)/increase in cash and cash equivalents		(1,051)	469
Cash and cash equivalents at the beginning of the year		8,766	8,289
Effects of exchange rate changes on cash and cash equivalents		(44)	8
Cash and cash equivalents at the end of the year	7	7,671	8,766

The above Consolidated Statement of Cash Flows should be read in conjunction with the accompanying notes.

Note 1. Summary of significant accounting policies**(a) Basis of preparation**

DEXUS Property Group stapled securities are quoted on the Australian Securities Exchange under the "DXS" code and comprise one unit in each of DDF, DIT, DOT and DXO. Each entity forming part of DXS continues as a separate legal entity in its own right under the *Corporations Act 2001* and is therefore required to comply with reporting and disclosure requirements under the *Corporations Act 2001* and the Australian Accounting Standards.

DEXUS Funds Management Limited (DXFM) as Responsible Entity for each entity within DXS may only unstack the Group if approval is obtained by a special resolution of the stapled security holders.

These general purpose Financial Statements for the year ended 30 June 2011 have been prepared in accordance with the requirements of the Trust's Constitutions, the *Corporations Act 2001*, Australian Accounting Standards and other authoritative pronouncements of the Australia Accounting Standards Board and interpretations. Compliance with Australian Accounting Standards ensures that the Financial Statements and notes also comply with International Financial Reporting Standards (IFRS).

These Financial Statements are prepared on a going concern basis and in accordance with historical cost conventions and have not been adjusted to take account of either changes in the general purchasing power of the dollar or changes in the values of specific assets, except for the valuation of certain non-current assets and financial instruments (refer notes 1(e), 1(m), 1(n) and 1(t)).

As at 30 June 2011, the Trust had a net current asset deficiency of \$393.0 million (2010: \$134.8 million). The DXS group has in place both external and internal funding arrangements to support the cash flow requirements of the Trust. The Trust is a going concern and the Financial Statements have been prepared on that basis. Gearing is managed centrally for DXS. The gearing ratio as disclosed in the DXS Financial Statements for the year ended 30 June 2011 is 29.1% (refer note 30 of the DXS Financial Statements).

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, unless otherwise stated.

Critical accounting estimates

The preparation of Financial Statements requires the use of certain critical accounting estimates and management to exercise its judgement in the process of applying the Trust's accounting policies. Other than the estimation described in notes 1(e), 1(m), 1(n) and 1(t), no key assumptions concerning the future or other estimation of uncertainty at the end of each reporting date have a significant risk of causing material adjustments to the Financial Statements in the next annual reporting period.

(b) Principles of consolidation**(i) Controlled entities**

The Financial Statements have been prepared on a consolidated basis. The accounting policies of the subsidiaries are consistent with those of the parent.

Subsidiaries are all entities (including special purpose entities) over which the Trust has the power to govern the financial and operating policies, generally accompanying a shareholding of more than one-half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Trust controls another entity.

The Financial Statements incorporate an elimination of inter-entity transactions and balances to present the Financial Statements on a consolidated basis. Net profit and equity in controlled entities, which is attributable to the unitholdings of non-controlling interests, are shown separately in the Statement of Comprehensive Income and Statement of Financial Position respectively. Where control of an entity is obtained during a financial year, its results are included in the Statement of Comprehensive Income from the date on which control is gained. They are deconsolidated from the date that control ceases. The Financial Statements incorporate all the assets, liabilities and results of the parent and its controlled entities.

(ii) Partnerships and joint ventures

Where assets are held in a partnership or joint venture with another entity directly, the Trust's share of the results and assets of this partnership or joint venture are consolidated into the Statement of Comprehensive Income and Statement of Financial Position of the Trust. Where assets are jointly controlled via ownership of units in single purpose unlisted unit trusts or shares in companies, the Trust applies equity accounting to record the operations of these investments (refer note 1(q)).

(c) Revenue recognition**(i) Rent**

Rental revenue is brought to account on a straight-line basis over the lease term for leases with fixed rent review clauses. In all other circumstances rental revenue is brought to account on an accruals basis. If not received at the end of the reporting period, rental revenue is reflected in the Statement of Financial Position as a receivable. Recoverability of receivables is reviewed on an ongoing basis. Debts which are known to be not collectable are written off.

(ii) Interest revenue

Interest revenue is brought to account on an accruals basis using the effective interest rate method and, if not received at the end of the reporting period, is reflected in the Statement of Financial Position as a receivable.

(iii) Dividends and distribution revenue

Revenue from dividends and distributions are recognised when declared. Amounts not received at the end of the reporting period are included as a receivable in the Statement of Financial Position.

Note 1. Summary of significant accounting policies

(continued)

(d) Expenses

Expenses are brought to account on an accruals basis and, if not paid at the end of the reporting period, are reflected in the Statement of Financial Position as a payable.

(i) Property expenses

Property expenses include rates, taxes and other property outgoings incurred in relation to investment properties and property, plant and equipment where such expenses are the responsibility of the Trust.

(ii) Borrowing costs

Borrowing costs include interest, amortisation of discounts or premiums relating to borrowings, amortisation or ancillary costs incurred in connection with arrangement of borrowings and foreign exchange losses net of hedged amounts on borrowings, including trade creditors and lease finance charges. Borrowing costs are expensed as incurred unless they relate to qualifying assets.

Qualifying assets are assets which take more than 12 months to get ready for their intended use or sale. In these circumstances, borrowing costs are capitalised to the cost of the asset during the period of time that is required to complete and prepare the asset for its intended use or sale. Where funds are borrowed generally, borrowing costs are capitalised using a weighted average capitalisation rate.

(e) Derivatives and other financial instruments**(i) Derivatives**

The Trust's activities expose it to a variety of financial risks including foreign exchange risk and interest rate risk. Accordingly, the Trust enters into various derivative financial instruments such as interest rate swaps and foreign exchange contracts to manage its exposure to certain risks. Written policies and limits are approved by the Board of Directors of the Responsible Entity, in relation to the use of financial instruments to manage financial risks. The Responsible Entity continually reviews the Trust's exposures and updates its treasury policies and procedures. The Trust does not trade in derivative instruments for speculative purposes. Even though derivative financial instruments are entered into for the purpose of providing the Trust with an economic hedge, the Trust has elected not to apply hedge accounting under AASB 139 *Financial Instruments: Recognition and Measurement*. Accordingly, derivatives including interest rate swaps, interest rate component of cross currency swaps and foreign exchange contracts are measured at fair value with any changes in fair value recognised in the Statement of Comprehensive Income.

(ii) Debt and equity instruments issued by the Trust

Financial instruments issued by the Trust are classified as either liabilities or as equity in accordance with the substance of the contractual arrangements. Accordingly, ordinary units issued by the Trust are classified as equity.

Interest and distributions are classified as expenses or as distributions of profit consistent with the Statement of Financial Position classification of the related debt or equity instruments.

Transaction costs arising on the issue of equity instruments are recognised directly in equity (net of tax) as a reduction of the proceeds of the equity instruments to which the costs relate. Transaction costs are the costs that are incurred directly in connection with the issue of those equity instruments and which would not have been incurred had those instruments not been issued.

(iii) Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of the amount determined in accordance with AASB 137 *Provisions, Contingent Liabilities and Contingent Assets* and the amount initially recognised less cumulative amortisation, where appropriate.

The fair value of financial guarantees is determined as the present value of the difference in the net cash flows between the contractual payments under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations. Where guarantees in relation to loans or other payables of subsidiaries or associates are provided for no compensation, the fair values are accounted for as contributions and recognised as part of the cost of the investment.

(iv) Other financial assets

Loans and other receivables are measured at amortised cost using the effective interest rate method less impairment.

(f) Goods and services tax

Revenues, expenses and capital assets are recognised net of the amount of Goods and Services Tax (GST), except where the amount of GST incurred is not recoverable. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of the expense.

Cash flows are included in the Statement of Cash Flows on a gross basis. The GST component of cash flows arising from investing and financing activities which is recoverable from or payable to the Australian Taxation Office is classified as cash flows from operating activities.

(g) Taxation

Under current Australian income tax legislation, the Trust is not liable for income tax provided it satisfies certain legislative requirements. The Trust may be liable for income tax in jurisdictions where foreign property is held (i.e. New Zealand).

DOT NZ Sub-Trust No. 1, a wholly owned Australian sub-trust of the Trust, is liable for New Zealand corporate tax on its New Zealand taxable income at the rate of 30%. In addition, a deferred tax liability or asset and its related deferred tax expense/benefit is recognised on differences between the tax cost base of the New Zealand real estate asset and the accounting carrying value at the end of the reporting period.

(h) Distributions

In accordance with the Trust's Constitution, the Trust distributes its distributable income to unitholders by cash or reinvestment. Distributions are provided for when they are approved by the Board of Directors and declared.

(i) Repairs and maintenance

Plant is required to be overhauled on a regular basis and is managed as part of an ongoing major cyclical maintenance program. The costs of this maintenance are charged as expenses as incurred, except where they relate to the replacement of a component of an asset, in which case the replaced component will be derecognised and the replacement costs capitalised in accordance with note 1(m). Other routine operating maintenance, repair costs and minor renewals are also charged as expenses as incurred.

(j) Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with financial institutions and other short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

(k) Receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, which is based on the invoiced amount less provision for doubtful debts. Trade receivables are required to be settled within 30 days and are assessed on an ongoing basis for impairment. Receivables which are known to be uncollectable are written off by reducing the carrying amount directly. A provision for doubtful debts is established when there is objective evidence that the Trust will not be able to collect all amounts due according to the original terms of the receivables. The provision for doubtful debts is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. Cash flows relating to short term receivables are not discounted as the effect of discounting is immaterial.

(l) Other financial assets at fair value through profit and loss

Interests held by the Trust in controlled entities and associates are measured at fair value through profit and loss to reduce a measurement or recognition inconsistency.

(m) Property, plant and equipment

Property, plant and equipment is stated at historical cost less depreciation and accumulated impairment. Historical cost includes expenditure that is directly attributable to its acquisition. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Trust and the cost of the item can be measured reliably. All other repairs and maintenance are charged to Statement of Comprehensive Income during the reporting period in which they are incurred.

Property, plant and equipment is tested for impairment whenever events or changes in circumstances indicate that the carrying amounts exceed their recoverable amounts (refer note 1(s)).

(n) Investment properties

During the year ended 30 June 2010, the Trust adopted the amendments to AASB 140 *Investment Property* as set out in AASB 2008-5 *Amendments to Australian Accounting Standards arising from the Annual Improvements Project* effective for reporting periods beginning on or after 1 January 2009. Under this amendment, property that is under construction or development for future use as investment property falls within the scope of AASB 140. As such, development property of this nature is no longer recognised and measured as property, plant and equipment but is included as investment property measured at fair value. Where fair value of investment property under construction is not reliably measurable, the property is measured at cost until the earlier of the date construction is completed and the date at which fair value becomes reliably measurable. As required by the standard, the amendments to AASB 140 were applied prospectively from 1 July 2009.

The Trust's investment properties consist of properties held for long-term rental yields and/or capital appreciation and property that is being constructed or developed for future use as investment property. Investment properties are initially recognised at cost including transaction costs. Investment properties are subsequently recognised at fair value in the Financial Statements. Each valuation firm and its signatory valuer are appointed on the basis that they are engaged for no more than three consecutive valuations.

The basis of valuations of investment properties is fair value being the amounts for which the assets could be exchanged between knowledgeable willing parties in an arm's length transaction, based on current prices in an active market for similar properties in the same location and condition and subject to similar leases. In addition, an appropriate valuation method is used, which may include the discounted cash flow and the capitalisation method. Discount rates and capitalisation rates are determined based on industry expertise and knowledge and, where possible, a direct comparison to third party rates for similar assets in a comparable location. Rental revenue from current leases and assumptions about future leases, as well as any expected operational cash outflows in relation to the property, are also reflected in fair value. In relation to development properties under construction for future use as investment property, where reliably measurable, fair value is determined based on the market value of the property on the assumption it had already been completed at the valuation date less costs still required to complete the project, including an appropriate adjustment for profit and risk.

External valuations of the individual investment properties are carried out in accordance with the Trust's Constitution, or may be earlier where the Responsible Entity believes there is a potential for a material change in the fair value of the property.

Changes in fair values are recorded in the Statement of Comprehensive Income. The gain or loss on disposal of an investment property is calculated as the difference between the carrying amount of the asset at the date of disposal and the net proceeds from disposal and is included in the Statement of Comprehensive Income in the year of disposal.

Subsequent redevelopment and refurbishment costs (other than repairs and maintenance) are capitalised to the investment property where they result in an enhancement in the future economic benefits of the property.

(o) Leasing fees

Leasing fees incurred are capitalised and amortised over the lease periods to which they relate.

(p) Lease incentives

Prospective lessees may be offered incentives as an inducement to enter into operating leases. These incentives may take various forms including cash payments, rent free periods, or a contribution to certain lessee costs such as fit-out costs or relocation costs.

The costs of incentives are recognised as a reduction of rental revenue on a straight-line basis from the earlier of the date which the tenant has effective use of the premises or the lease commencement date to the end of the lease term. The carrying amount of the lease incentives is reflected in the fair value of investment properties.

Note 1. Summary of significant accounting policies (continued)**(q) Investments accounted for using the equity method**

Some property investments are held through the ownership of units in single purpose unlisted trusts or shares in unlisted companies where the Trust exerts significant influence but does not have a controlling interest. These investments are considered to be associates and the equity method of accounting is applied in the Financial Statements.

Under this method, the entity's share of the post-acquisition profits of associates is recognised in the Statement of Comprehensive Income. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividends or distributions receivable from associates are recognised as a reduction in the carrying amount of the investment.

When the Trust's share of losses in an associate equal or exceed its interest in the associate (including any unsecured receivables) the Trust does not recognise any further losses unless it has incurred obligations or made payments on behalf of the associate.

(r) Business combinations

The acquisition method of accounting is used to account for all business combinations. The consideration transferred for the acquisition of a subsidiary comprises the fair values of the assets transferred, the liabilities incurred and the equity interests issued by the Trust. The consideration transferred also includes the fair value of any contingent consideration arrangement and the fair value of any pre-existing equity interest in the subsidiary. Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date. The Trust recognises any non-controlling interest in the acquiree at its proportionate share of the acquiree's net identifiable assets.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the Trust's share of the net identifiable assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the subsidiary acquired and the measurement of all amounts has been reviewed, the difference is recognised directly in the Statement of Comprehensive Income as a bargain purchase.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

(s) Impairment of assets

Certain assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows, which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

(t) Financial assets and liabilities**(i) Classification**

The Trust has classified its financial assets and liabilities as follows:

Financial asset/liability	Classification	Valuation basis	Reference
Cash and cash equivalents	Fair value through profit or loss	Fair value	Refer note 1(j)
Receivables	Loans and receivables	Amortised cost	Refer note 1(k)
Other financial assets	Loans and receivables	Amortised cost	Refer note 1(e)
Other financial assets	Fair value through profit or loss	Fair value	Refer note 1(n)
Payables	Financial liability at amortised cost	Amortised cost	Refer note 1(u)
Interest bearing liabilities	Financial liability at amortised cost	Amortised cost	Refer note 1(v)
Derivatives	Fair value through profit or loss	Fair value	Refer note 1(e)

Financial assets and liabilities are classified in accordance with the purpose for which they were acquired.

(ii) Fair value estimation of financial assets and liabilities

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement and for disclosure purposes.

The fair value of financial instruments traded in active markets (such as publicly traded derivatives) is based on quoted market prices at the end of the reporting period. The quoted market price used for financial assets held by the Trust is the current bid price. The appropriate quoted market price for financial liabilities is the current ask price.

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques including dealer quotes for similar instruments and discounted cash flows. In particular, the fair value of interest rate swaps

is calculated as the present value of the estimated future cash flows, the fair value of forward exchange rate contracts is determined using forward exchange market rates at the end of the reporting period, and the fair value of interest rate option contracts is calculated as the present value of the estimated future cash flows taking into account the time value and implied volatility of the underlying instrument.

(u) Payables

These amounts represent liabilities for amounts owing at the end of the reporting period. The amounts are unsecured and are usually paid within 30 days of recognition.

(v) Interest bearing liabilities

Subsequent to initial recognition at fair value, net of transaction costs incurred, interest bearing liabilities are measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Statement of Comprehensive Income over the period of the borrowings using the effective interest method. Interest bearing liabilities are classified as current liabilities unless the Trust has an unconditional right to defer the liability for at least 12 months after the end of each reporting period.

(w) Earnings per unit

Basic earnings per unit are determined by dividing the net profit attributable to unitholders of the parent entity by the weighted average number of ordinary units outstanding during the year.

Diluted earnings per unit are adjusted from the basic earnings per unit by taking into account the impact of dilutive potential units. The Trust did not have such dilutive potential units during the year.

(x) Foreign currency

Items included in the Financial Statement of the Trust are measured using the currency of the primary economic environment in which the entity operates (the functional currency). The Financial Statements are presented in Australian dollars, which is the functional and presentation currency of the Trust.

(i) Foreign currency transactions

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at period end exchange rates of financial assets and liabilities denominated in foreign currencies are recognised in the Statement of Comprehensive Income.

(ii) Foreign operations

Foreign operations are located in New Zealand. These operations have a functional currency of NZ dollars, which is translated into the presentation currency.

The assets and liabilities of the foreign operations are translated at exchange rates prevailing at the end of each reporting period. Income and expense items are translated at the average exchange rates for the period. Exchange differences arising are recognised in the foreign currency translation reserve and recognised in profit or loss on disposal of the foreign operation.

Goodwill and fair value adjustments arising on the acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and translated at exchange rates prevailing at the end of each reporting period.

(y) Operating segments

The Chief Operating Decision Maker (CODM) has been identified as the Board of Directors as they are responsible for the strategic decision making within DXS, which consists of DOT, DDF, DIT and DXO. Consistent with how the CODM manages the business, the operating segments within DXS are reviewed on a consolidated basis rather than at an individual trust level. Disclosures concerning DXS's operating segments as well as the operating segments' key financial information provided to the CODM are presented in DXS's Financial Statements.

(z) Rounding of amounts

The Trust is the kind referred to in Class Order 98/0100, issued by the Australian Securities & Investments Commission, relating to the rounding off of amounts in the Financial Statements. Amounts in the Financial Statements have been rounded off in accordance with that Class Order to the nearest thousand dollars, or in certain cases, the nearest dollar.

(aa) Parent entity financial information

On 28 June 2010 the *Corporations Amendment (Corporate Reporting Reform) Act 2010* received Royal Assent. As a result of the amendments, Financial Statements for financial years ending on or after 30 June 2010 no longer need to include separate columns and associated note disclosures for the parent entity. Instead, the Corporations Regulations now prescribe limited disclosures that will need to be made in the Notes to the Financial Statements which include disclosure of key financial information for the parent entity and details of any guarantees, contingent liabilities and commitments.

The financial information for the parent entity of the Trust is disclosed in note 24 and has been prepared on the same basis as the consolidated Financial Statements except as set out below:

Investment in subsidiaries, associates and joint venture entities

Distributions received from associates are recognised in the parent entity's Statement of Comprehensive Income, rather than being deducted from the carrying amount of these investments.

(ab) New accounting standards and interpretations

Certain new accounting standards and interpretations have been published that are not mandatory for the 30 June 2011 reporting period. Our assessment of the impact of these new standards and interpretations is set out below:

- (i) AASB 2010-4 *Further Amendments to Australian Accounting Standards arising from the Annual Improvements Project* (effective 1 January 2011). In June 2010, the AASB made a number of amendments to Australian Accounting Standards as a result of the IASB's annual improvements project. The Trust intends to apply the standard from 1 July 2011 and does not expect any significant impacts.
- (ii) AASB 2010-6 *Amendments to Australian Accounting Standards – Disclosures on Transfers of Financial Assets* (effective 1 July 2011). Amendments made to AASB 7 *Financial Instruments: Disclosures* in November 2010 introduce additional disclosures in respect of risk exposures arising from transferred financial assets. The amendments will particularly affect entities that sell, factor, securitise, lend or otherwise transfer financial assets to other parties. The Trust intends to apply the standard from 1 July 2011 and does not expect any significant impacts.

Note 1. Summary of significant accounting policies

(continued)

(ab) New accounting standards and interpretations

(continued)

- (iii) AASB 9 *Financial Instruments* and AASB 2009-11 *Amendments to Australian Accounting Standards arising from AASB 9* and AASB 2010-7 *Amendments to Australian Accounting Standards arising from AASB 9 (December 2010)* (effective 1 January 2013). AASB 9 *Financial Instruments* addresses the classification, measurement and derecognition of financial assets and financial liabilities. The standard simplifies the classifications of financial assets into those to be carried at amortised cost and those to be carried at fair value. The Trust intends to apply the standards from 1 July 2013 and does not expect any significant impacts.
- (iv) AASB 2010-8 *Amendments to Australian Accounting Standards – Deferred Tax: Recovery of Underlying Assets* (effective 1 January 2012). In December 2010, the AASB amended AASB 112 *Income Taxes* to provide an amended approach for measuring deferred tax liabilities and deferred tax assets when investment property is measured using the fair value model. AASB 112 requires the measurement of deferred tax assets or liabilities to reflect the tax consequences that would follow from the way management expects to recover or settle the carrying amount of the relevant assets or liabilities, that is through use or through sale. The Trust intends to apply the standard from 1 July 2012 and does not expect any significant impacts.
- (v) AASB 1054 *Australian Additional Disclosures*, AASB 2011-1 *Amendments to Australian Accounting Standards arising from the Trans-Tasman Convergence Project* and AASB 2011-2 *Amendments to Australian Accounting Standards arising from the Trans-Tasman Convergence Project – Reduced Disclosure Requirements* (effective 1 July 2011). The AASB and NZ FRSB have issued accounting standards that eliminate most of the existing differences between their local standards and IFRS. Where additional disclosures were considered necessary, they were moved to new standard AASB 1054. Adoption of the new rules will not affect any of the amounts recognised in the Financial Statements, but may simplify some of the Trust's current disclosures. The Trust intends to apply the standards from 1 July 2011.
- (vi) AASB 2011-4 *Amendments to Australian Accounting Standards to Remove Individual Key Management Personnel Disclosure Requirements* (effective 1 July 2013). In July 2011 the AASB decided to remove the individual key management personnel disclosure requirements from AASB 124 *Related Party Disclosures*, to achieve consistency with the international equivalent standard and remove a duplication of the requirements with the *Corporations Act 2001*. While this will reduce the disclosures that are currently required in the Notes to the Financial Statements, it will not affect any of the amounts recognised in the Financial Statements. The amendments apply from 1 July 2013 and cannot be adopted early. The Corporations Act requirements in relation to remuneration reports will remain unchanged for now, but these requirements are currently subject to review and may also be revised in the near future.

The IASB has issued new and amended standards as discussed below. The AASB is expected to issue equivalent Australian standards shortly.

- (vii) IFRS 10 *Consolidated Financial Statements* (effective 1 January 2013). IFRS 10 replaces all of the guidance on control and consolidation in IAS 27 *Consolidated and separate financial statements*, and SIC-12 *Consolidation – special purpose entities*. The standard introduces a single definition of control that applies to all entities. It focuses on the need to have both power and rights or exposure to variable returns before control is present. The Trust intends to apply the standard from 1 July 2013 and does not expect any significant impacts.
- (viii) IFRS 12 *Disclosure of interests in other entities* (effective 1 January 2013). IFRS 12 sets out the required disclosures for entities reporting under the two new standards, IFRS 10 and IFRS 11, and replaces the disclosure requirements currently found in IAS 28. Application of this standard will not affect any of the amounts recognised in the Financial Statements, but may impact some of the Trust's current disclosures. The Trust intends to apply the standard from 1 July 2013.
- (ix) IAS 28 *Investments in associates* (effective 1 January 2013). Amendments to IAS 28 provide clarification that an entity continues to apply the equity method and does not remeasure its retained interest as part of ownership changes where a joint venture becomes an associate, and vice versa. The Trust intends to apply the standard from 1 July 2013 and does not expect any significant impacts.
- (x) IFRS 13 *Fair value measurement* (effective 1 January 2013). IFRS 13 explains how to measure fair value and aims to enhance fair value disclosures. Application of this standard will not affect any of the amounts recognised in the Financial Statements, but may impact some of the Trust's current disclosures. The Trust intends to apply the standard from 1 July 2013.
- (xi) Revised IAS 1 *Presentation of Financial Statements* (effective 1 July 2012). In June 2011, the IASB made an amendment to IAS 1 *Presentation of Financial Statements*. The AASB is expected to make equivalent changes to AASB 101 shortly. The amendment requires entities to separate items presented in other comprehensive income into two groups, based on whether they may be recycled to profit or loss in the future. It will not affect the measurement of any of the items recognised in the balance sheet or the profit or loss in the current period. The Trust intends to adopt the new standard from 1 July 2012.

Note 2. Property revenue

	2011 \$'000	2010 \$'000
Rent and recoverable outgoings	275,911	265,201
Incentive amortisation	(26,843)	(25,266)
Other revenue	11,145	8,058
Total property revenue	260,213	247,993

Note 3. Interest revenue

	2011 \$'000	2010 \$'000
Interest revenue from financial institutions	395	301
Total interest revenue	395	301

Note 4. Finance costs

	2011 \$'000	2010 \$'000
Interest paid/payable	16,459	14,316
Interest paid to related parties	2,345	6,157
Amount capitalised	(11,832)	(7,212)
Other finance costs	1,106	1,079
Net fair value (gain)/loss of interest rate swaps	(1,639)	10,894
Total finance costs	6,439	25,234

The average capitalisation rate used to determine the amount of borrowing costs eligible for capitalisation is 7.77% (2010: 7.15%).

Note 5. Other expenses

	Note	2011 \$'000	2010 \$'000
Audit and taxation fees	6	317	302
Custodian fees		216	206
Legal and other professional fees		387	232
Registry costs and listing fees		275	360
Other expenses		225	995
Total other expenses		1,420	2,095

Note 6. Audit and taxation fees

During the year, the Auditor and its related practices, and non-related audit firms earned the following remuneration:

	2011 \$	2010 \$
Audit fees		
PwC Australia – audit and review of Financial Statements	280,018	278,248
PwC fees paid in relation to outgoings audit ¹	40,203	45,000
PwC Australia – regulatory audit and compliance services	10,750	6,457
Audit fees paid to PwC	330,971	329,705
Total audit fees	330,971	329,705
Taxation fees		
Fees paid to PwC Australia	13,377	11,009
Fees paid to PwC NZ	12,670	6,639
Taxation fees paid to PwC	26,047	17,648
Total taxation fees²	26,047	17,648
Total audit and taxation fees¹	357,018	347,353

1 Fees paid in relation to outgoing audits are included in property expenses. Therefore total audit and taxation fees included in other expenses are \$316,815 (2010: \$302,353).

2 These services include general compliance work, one off project work and advice with respect to the management of day-to-day tax affairs of the Trust.

Note 7. Current assets – cash and cash equivalents

	2011 \$'000	2010 \$'000
Cash at bank	7,671	8,766
Total current assets – cash and cash equivalents	7,671	8,766

Note 8. Current assets – receivables

	2011 \$'000	2010 \$'000
Rent receivable	1,112	903
Less: provision for doubtful debts	(88)	(75)
Total rental receivables	1,024	828
Receivables from related parties	614	15
Other receivables	4,367	2,894
Total other receivables	4,981	2,909
Total current assets – receivables	6,005	3,737

Note 9. Loans with related parties

	2011 \$'000	2010 \$'000
Non-current assets – loans with related parties		
Interest bearing loans with related parties ¹	–	49,637
Total non-current assets – loans with related parties	–	49,637
Current liabilities – loans with related parties		
Non-interest bearing loans with entities within DXS ²	55,684	55,684
Total current liabilities – loans with related parties	55,684	55,684
Non-current liabilities – loans with related parties		
Interest bearing loans with related parties ¹	14,423	–
Total non-current liabilities – loans with related parties	14,423	–

1 Interest bearing loans with DEXUS Finance Pty Limited (DXF). These loan balances eliminate on consolidation within DXS.

2 Non-interest bearing loans with entities within DXS were created to effect the stapling of the Trust, DIT, DDF and DXO. These loan balances eliminate on consolidation within DXS.

Note 10. Derivative financial instruments

	2011 \$'000	2010 \$'000
Current assets		
Interest rate swap contracts	266	–
Forward foreign exchange contracts	–	46
Total current assets – derivative financial instruments	266	46
Non-current assets		
Interest rate swap contracts	3,544	6,064
Total non-current assets – derivative financial instruments	3,544	6,064
Current liabilities		
Interest rate swap contracts	1,207	1,083
Total current liabilities – derivative financial instruments	1,207	1,083
Non-current liabilities		
Interest rate swap contracts	15,552	21,083
Total non-current liabilities – derivative financial instruments	15,552	21,083
Net derivative financial instruments	(12,949)	(16,056)

Refer note 25 for further discussion regarding derivative financial instruments.

Note 11. Current assets – other

	2011 \$'000	2010 \$'000
Prepayments	2,797	3,462
Total current assets – other	2,797	3,462

Note 12. Non-current assets – investment properties

	Note	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year		2,939,511	2,891,603
Additions		39,736	17,845
Transfer from property, plant and equipment	13	–	18,150
Lease incentives		22,178	27,736
Amortisation of lease incentives		(26,843)	(25,267)
Net fair value gain of investment properties		56,970	7,297
Rent straightlining		683	1,131
Foreign exchange differences on foreign currency translation		(5,276)	1,016
Closing balance at the end of the year		3,026,959	2,939,511

Key valuation assumptions

Details of key valuation assumptions in relation to investment properties are outlined in note 12 of the DXS Financial Statements.

Note 13. Non-current assets – property, plant and equipment

	Construction in progress \$'000	Land and freehold buildings \$'000	Total \$'000
Opening balance as at 1 July 2010	–	–	–
Transfer to investment properties	–	–	–
Closing balance as at 30 June 2011	–	–	–

	Construction in progress \$'000	Land and freehold buildings \$'000	Total \$'000
Opening balance as at 1 July 2009	2,033	16,117	18,150
Transfer to investment properties	(2,033)	(16,117)	(18,150)
Closing balance as at 30 June 2010	–	–	–

Note 14. Non-current assets – investments accounted for using the equity method

Investments are accounted for in the Financial Statements using the equity method of accounting (refer note 1).

Information relating to this entity is set out below.

Name of entity	Principal activity	Ownership Interest			
		2011 %	2010 %	2011 \$'000	2010 \$'000
Bent Street Trust	Office property investment	33.3	33.3	200,356	93,344
Total				200,356	93,344

Bent Street Trust was formed in Australia.

Movements in carrying amounts of investments accounted for using the equity method

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	93,344	84,165
Units issued during the year	73,558	38,739
Interest sold during the year	–	(3,302)
Share of net profit/(loss) after tax ¹	34,053	(26,243)
Distributions receivable	(599)	(15)
Closing balance at the end of the year	200,356	93,344
Results attributable to investments accounted for using the equity method		
Operating profit/(loss) before income tax	34,053	(26,243)
Operating profit/(loss) after income tax	34,053	(26,243)
Less: Distributions receivable	(599)	(15)
	33,454	(26,258)
Accumulated losses at the beginning of the year	(32,610)	(6,352)
Retained profits/(accumulated losses) at the end of the year	844	(32,610)

¹ Share of net profit/(loss) after tax includes a fair value gain of \$33.6 million (2010: loss of \$26.2 million) in relation to the Trust's share of the Bligh Street development.

Summary of the performance and financial position of investments accounted for using the equity method

The Trust's share of aggregate profit/(loss), assets and liabilities of investments accounted for using the equity method are:

	2011 \$'000	2010 \$'000
Profit/(loss) from ordinary activities after income tax expense	34,053	(26,243)
Assets	212,252	97,670
Liabilities	11,896	4,326
Share of expenditure commitments		
Capital commitments	646	67,308

Note 15. Non-current assets – other

	2011 \$'000	2010 \$'000
Tenant and other bonds	571	708
Other	289	289
Total non-current assets – other	860	997

Note 16. Current liabilities – payables

	2011 \$'000	2010 \$'000
Trade creditors	11,981	11,760
Accruals	3,339	3,652
Amount payable to non-controlling interests	3,142	2,917
Accrued capital expenditure	6,921	10,850
Prepaid income	8,207	8,008
Responsible Entity fee payable	796	756
GST payable	1,007	1,058
Accrued interest	3,059	2,781
Total current liabilities – payables	38,452	41,782

Note 17. Interest bearing liabilities

	Note	2011 \$'000	2010 \$'000
Current			
Secured			
Bank loans	(a)	250,000	–
Total secured		250,000	–
Deferred borrowing costs		(300)	–
Total current liabilities – interest bearing liabilities		249,700	–
Non-current			
Secured			
Bank loans		–	250,000
Total secured		–	250,000
Deferred borrowing costs		–	(1,382)
Total non-current liabilities – interest bearing liabilities		–	248,618

(a) Bank loans – secured

Comprises a \$250.0 million secured bank loan maturing in October 2011. The loan is secured by mortgages over one DDF investment property and two DOT investment properties totalling \$792.6 million as at 30 June 2011.

Note 18. Current liabilities – provisions

	2011 \$'000	2010 \$'000
Provision for distribution	64,739	52,225
Total current liabilities – provisions	64,739	52,225

Movements in provision for distribution is set out below:

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	52,225	74,141
Additional provisions	130,437	111,606
Payments and reinvestment of distributions	(117,923)	(133,522)
Closing balance at the end of the year	64,739	52,225

A provision for distribution has been raised for the period ended 30 June 2011. This distribution is to be paid on 31 August 2011.

Note 19. Non-current liabilities – other

	2011 \$'000	2010 \$'000
Tenant bonds	551	708
Total non-current liabilities – other	551	708

Note 20. Contributed equity

(a) Contributed equity

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	2,056,790	2,015,192
Distributions reinvested	6,424	41,598
Closing balance at the end of the year	2,063,214	2,056,790

(b) Number of units on issue

	2011 No. of units	2010 No. of units
Opening balance at the beginning of the year	4,820,821,799	4,700,841,666
Distributions reinvested	18,202,377	119,980,133
Closing balance at the end of the year	4,839,024,176	4,820,821,799

Terms and conditions

Each stapled security ranks equally with all other stapled securities for the purposes of distributions and on termination of the Trust.

Each stapled security entitles the holder to vote in accordance with the provisions of the Constitution and the *Corporations Act 2001*.

(c) Distribution reinvestment plan

Under the distribution reinvestment plan (DRP), stapled security holders may elect to have all or part of their distribution entitlements satisfied by the issue of new stapled securities, rather than being paid in cash.

On 27 August 2010, 18,202,377 units were issued at a unit price of 35.3 cents in relation to the June 2010 distribution period.

On 13 December 2010, DXS announced the suspension of the DRP until further notice.

Approval of issues of Stapled Securities to an underwriter in connection with issues under a distribution reinvestment plan

At the Extraordinary General Meeting held on 6 February 2009 by DXFM, as Responsible Entity for DDF, DIT, DOT and DXO, stapled security holders resolved to authorise DXFM, as Responsible Entity, to issue stapled securities, each comprising a unit in each of the above mentioned trusts (Stapled Securities), to an underwriter or persons procured by an underwriter within a period of 24 months from the date of the meeting in connection with any issue of Stapled Securities under the DXS distribution reinvestment plan.

Such an issue will not be counted for the purposes of the calculation of the 15% limit under the ASX Listing Rule 7.1.

Note 21. Reserves and retained profits

(a) Reserves

	2011 \$'000	2010 \$'000
Foreign currency translation reserve	(15,815)	(10,555)
Total reserves	(15,815)	(10,555)
Movements:		
Foreign currency translation reserve		
Opening balance at the beginning of the year	(10,555)	(11,718)
Exchange difference arising from the translation of the financial statements of foreign operations	(5,260)	1,163
Total movement in foreign currency translation reserve	(5,260)	1,163
Closing balance at the end of the year	(15,815)	(10,555)

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 21. Reserves and retained profits (continued)

(b) Nature and purpose of reserves

Foreign currency translation reserve

The foreign currency translation reserve is used to record exchange differences arising from the translation of the financial statements of foreign operations.

(c) Retained profits

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	433,945	429,669
Net profit attributable to unitholders	263,576	124,728
Transfer of capital reserve of non-controlling interests	(10,361)	(8,846)
Distributions provided for or paid	(130,437)	(111,606)
Closing balance at the end of the year	556,723	433,945

Note 22. Non-controlling interests

Interest in	2011 \$'000	2010 \$'000
Contributed equity	197,705	197,705
Reserves	70,928	60,566
Accumulated losses	(64,605)	(54,070)
Total non-controlling interests	204,028	204,201

Note 23. Distributions paid and payable

(a) Distribution to unitholders

	2011 \$'000	2010 \$'000
31 December (paid 25 February 2011)	65,698	59,381
30 June (payable 31 August 2011)	64,739	52,225
	130,437	111,606

(b) Distribution to non-controlling interests

	2011 \$'000	2010 \$'000
DEXUS RENTS Trust (paid 18 October 2010)	3,162	2,285
DEXUS RENTS Trust (paid 18 January 2011)	3,182	2,387
DEXUS RENTS Trust (paid 15 April 2011)	3,142	2,713
DEXUS RENTS Trust (payable 15 July 2011)	3,142	2,917
	12,628	10,302
Total distributions	143,065	121,908

(c) Distribution rate

	2011 Cents per unit	2010 Cents per unit
31 December (paid 25 February 2011)	1.36	1.25
30 June (payable 31 August 2011)	1.34	1.08
Total distributions	2.70	2.33

Note 24. Parent entity financial information

(a) Summary financial information

The individual Financial Statements for the parent entity show the following aggregate amounts:

	2011 \$'000	2010 \$'000
Total current assets	429,265	319,634
Total assets	3,009,152	2,862,290
Total current liabilities	146,751	133,919
Total liabilities	426,972	404,305
Equity		
Contributed equity	2,063,214	2,056,790
Retained profits	518,966	401,196
Total equity	2,582,180	2,457,986
Net profit for the year	248,207	117,568
Total comprehensive income for the year	248,207	117,568

The parent entity has sufficient facilities to draw upon as required.

(b) Investments in controlled entities

The parent entity has the following investments:

Name of entity	Principal activity	Ownership Interest		2011 \$'000	2010 \$'000
		2011 %	2010 %		
DOT Commercial Trust	Office property investment	100.0	100.0	476,250	429,301
DOT NZ Sub-Trust No 1	Office property investment	100.0	100.0	16,950	24,592
DOT NZ Sub-Trust No 2	Office property investment	100.0	100.0	55	55
Total investments in controlled entities				493,255	453,948

(c) Guarantees entered into by the parent entity

Refer to note 26 for details of guarantees entered into by the parent entity.

(d) Contingent liabilities

The parent entity had no contingent liabilities as at 30 June 2011 (2010: nil).

(e) Contractual capital commitments

The following amounts represent capital expenditure of the parent entity for investment properties contracted at the end of the reporting period but not recognised as liabilities payable.

	2011 \$'000	2010 \$'000
Not longer than one year	3,456	7,252
Later than one year but no later than five years	378	–
Total capital commitments	3,834	7,252

Note 25. Financial risk management

To ensure the effective and prudent management of the Trust's capital and financial risks, the Trust (as part of DXS) has a well established framework consisting of a Board Finance Committee and a Capital Markets Committee. The Board Finance Committee is accountable to and primarily acts as an advisory body to the DXFM Board and includes three Directors of the DXFM Board. Its responsibilities include reviewing and recommending financial risk management policies and funding strategies for approval.

The Capital Markets Committee is a management committee that is accountable to both the Board Finance Committee and the Group Management Committee. It convenes at least quarterly and conducts a review of financial risk management exposures including liquidity, funding strategies and hedging. It is also responsible for the development of financial risk management policies and funding strategies for recommendation to the Board Finance Committee, and the approval of treasury transactions within delegated limits and powers.

Further information on the DXS governance structure, including terms of reference, is available at www.dexus.com

(1) Capital risk management

The Trust manages its capital to ensure that entities within the Trust will be able to continue as a going concern while maximising the return to owners through the optimisation of the debt and equity balance.

The capital structure of the Trust consists of debt (see note 17), cash and cash equivalents, and equity attributable to unitholders (including hybrid securities). The capital structure is monitored and managed in consideration of a range of factors including:

- the cost of capital and the financial risks associated with each class of capital;
- gearing levels and other covenants;
- potential impacts on net tangible assets and unitholders equity;
- potential impacts on DXS's credit rating; and
- other market factors and circumstances.

To minimise the potential impacts of foreign exchange risk on the Trust's capital structure, the Trust's policy is to hedge the majority of its foreign asset and liability exposures. Consequently the size of the assets and liabilities on the Statement of Financial Position (translated into Australian dollars) and gearing ratios will rise and fall as exchange rates fluctuate. This policy ensures that net tangible assets are not materially affected by currency movements (refer foreign exchange risk below).

The gearing ratio at 30 June 2011 was 8.1% (as detailed below).

Gearing ratio	2011 \$'000	2010 \$'000
Total interest bearing liabilities ¹	264,423	250,000
Total tangible assets ²	3,244,648	3,099,454
Gearing ratio³	8.1%	8.1%

1 Total interest bearing liabilities excludes deferred borrowing costs and includes the fair value of cross currency swaps as reported internally to management.

2 Total tangible assets comprise total tangible assets less derivatives and deferred tax balances as reported internally to management.

3 Gearing is managed centrally for DXS. The gearing ratio as disclosed in the DEXUS Property Group Financial Statements 2011 is 29.1% (refer note 30 of the DXS Financial Statements).

The Trust is not rated by ratings agencies, however, DXS has been rated BBB+ by Standard and Poor's (S&P) and Baa1 by Moody's. The Trust considers potential impacts upon the rating when assessing the strategy and activities of the Trust and regards those impacts as an important consideration in its management of the Trust's capital structure.

The Responsible Entity for the Trust (DXFM) has been issued with an Australian Financial Services Licence (AFSL). The licence is subject to certain capital requirements including the requirement to hold minimum net tangible assets (of \$5 million), and to maintain a minimum level of surplus liquid funds. Furthermore, the Responsible Entity maintains trigger points in accordance with the requirements of the licence. These trigger points maintain a headroom value above the AFSL requirements and the entity has in place a number of processes and procedures should a trigger point be reached.

(2) Financial risk management

The Trust's activities expose it to a variety of financial risks: credit risk, market risk (including currency risk, interest rate risk and price risk), and liquidity risk. Financial risk management is not managed at the individual trust level, but holistically as part of DXS. DXS's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Trust.

Accordingly, the Trust enters into various derivative financial instruments such as interest rate swaps and foreign exchange contracts to manage its exposure to certain risks. The Trust does not trade in derivative instruments for speculative purposes. The Trust uses different methods to measure the different types of risks to which it is exposed, including monitoring the current and forecast levels of exposure, and conducting sensitivity analysis.

Risk management is implemented by a centralised treasury department (Group Treasury) whose members act under written policies that are endorsed by the Board Finance Committee and approved by the Board of Directors of the Responsible Entity. Group Treasury identifies, evaluates and hedges financial risks in close cooperation with the Trust's business units. The treasury policies approved by the Board of Directors cover overall treasury risk management, as well as policies and limits covering specific areas such as liquidity risk, interest rate risk, foreign exchange risk, credit risk and the use of derivatives and other financial instruments. In conjunction with its advisers, the Responsible Entity continually reviews the Trust's exposures and (at least annually) updates its treasury policies and procedures.

(a) Liquidity risk

Liquidity risk is the risk that the Trust will not have sufficient available funds to meet financial obligations in an orderly manner when they fall due or at an acceptable cost.

The Trust identifies and manages liquidity risk across short term, medium term and long term categories:

- short term liquidity management includes continuously monitoring forecast and actual cash flows;
- medium term liquidity management includes maintaining a level of committed borrowing facilities above the forecast committed debt requirements (liquidity headroom buffer). Committed debt includes future expenditure that has been approved by the Board or Investment Committee (as required within delegated limits), and may also include projects that have a very high probability of proceeding, taking into consideration risk factors such as the level of regulatory approval, tenant pre-commitments and portfolio considerations; and
- long term liquidity risk is managed through ensuring an adequate spread of maturities of borrowing facilities so that refinancing risk is not concentrated, and ensuring an adequate diversification of funding sources where possible, subject to market conditions.

Refinancing risk

A key liquidity risk is the Trust's ability to refinance its current debt facilities. As the Trust's debt facilities mature, they are usually required to be refinanced by extending the facility or replacing the facility with an alternative form of capital.

The refinancing of existing facilities may also result in margin price risk, whereby market conditions may result in an unfavourable change in credit margins on the refinanced facilities. The Trust's key risk management strategy for margin price risk on refinancing is to spread the maturities of debt facilities over different time periods to reduce the volume of facilities to be refinanced and the exposure to market conditions in any one period.

An analysis of the contractual maturities of the Trust's interest bearing liabilities and derivative financial instruments is shown in the table below. The amounts in the table represent undiscounted cash flows.

	2011				2010			
	Expiring within one year \$'000	Expiring between one and two years \$'000	Expiring between two and five years \$'000	Expiring after five years \$'000	Expiring within one year \$'000	Expiring between one and two years \$'000	Expiring between two and five years \$'000	Expiring after five years \$'000
Receivables	6,005	–	–	–	3,737	–	–	–
Payables	38,452	–	–	–	41,782	–	–	–
	(32,447)	–	–	–	(38,045)	–	–	–
Total interest bearing liabilities and interest¹	254,264	–	–	–	16,300	254,274	–	–
Total net loans with related parties and interest²	1,164	1,164	3,492	16,751	–	–	–	–
Derivative financial instruments								
Derivative assets	1,871	1,468	136	–	2,264	1,971	2,392	569
Derivative liabilities	4,593	5,892	13,998	1,943	6,278	5,082	9,817	1,754
Total net derivative financial instruments³	(2,722)	(4,424)	(13,862)	(1,943)	(4,014)	(3,111)	(7,425)	(1,185)

1 Refer to note 17 (interest bearing liabilities). Excludes deferred borrowing costs and preference shares but includes estimated fees and interest. Refer to note 26 (contingent liabilities) for financial guarantees.

2 Includes estimated interest.

3 The notional maturities on derivatives are only shown for forward foreign exchange contracts as they are the only instruments where a principal amount is exchanged. For interest rate swaps, only the net interest cash flows (not the notional principal) are included. For derivative assets and liabilities that have floating rate interest cash flows, future cash flows have been calculated using static interest rates prevailing at the end of each reporting period. Refer to note 10 (derivative financial instruments) for fair value of derivatives. Refer note 26 (contingent liabilities) for financial guarantees.

Note 25. Financial risk management (continued)**(2) Financial risk management** (continued)**(b) Market risk**

Market risk is the risk that the fair value or future cash flows of the Trust's financial instruments will fluctuate because of changes in market prices. The market risks that the Trust is exposed to are detailed further below.

(i) Interest rate risk

Interest rate risk is the risk that fluctuating interest rates will cause an adverse impact on interest payable (or receivable), or an adverse change on the capital value (present market value) of long term fixed rate instruments.

Interest rate risk for the Trust arises from interest bearing financial assets and liabilities that the Trust holds. Borrowings issued at variable rates expose the Trust to cash flow interest rate risk. Borrowings issued at fixed rates expose the Trust to fair value interest rate risk.

The primary objective of the Trust's risk management policy for interest rate risk is to minimise the effects of interest rate movements on the Trust's portfolio of financial assets and liabilities and financial performance. The policy sets out the minimum and maximum hedging amounts for the Trust, which is managed on a portfolio basis.

Cash flow interest rate risk on borrowings is managed through the use of interest rate swaps, whereby a floating interest rate exposure is converted to a fixed interest rate exposure. Fair value interest rate risk on borrowings is also managed through the use of interest rate swaps, whereby a fixed interest exposure is converted to a floating interest rate exposure. The mix of fixed and floating rate exposures is monitored regularly to ensure that the interest rate exposure on the Trust's cash flows is managed within the parameters defined by the Group Treasury Policy.

The net notional amount of fixed rate debt and interest rate swaps in place in each year and the weighted average effective hedge rate is set out in the next table.

	June 2012 \$'000	June 2013 \$'000	June 2014 \$'000	June 2015 \$'000	June 2016 \$'000	> June 2017 \$'000
Interest rate swaps						
A\$ hedged ¹	683,333	645,000	640,000	480,000	338,333	45,333
A\$ hedge rate (%) ²	5.50%	5.80%	5.93%	6.05%	6.34%	5.87%

1 Average amounts for the period. Hedged amounts above do not include potential hedges that are cancellable at the counterparty's option.

2 The above hedge rates do not include margins payable on borrowings.

Sensitivity on interest expense

The table below shows the impact on unhedged net interest expense (excluding non-cash items) of a 50 basis points increase or decrease in short term and long term market interest rates. The sensitivity on cash flow arises due to the impact that a change in interest rates will have on the Trust's floating rate debt and derivative cash flows. Net interest expense is only sensitive to movements in market rates to the extent that floating rate debt is not hedged.

		2011 (+/-) \$'000	2010 (+/-) \$'000
+/- 0.50% (50 basis points)	A\$	(2,658)	(3,279)

The increase or decrease in interest expense is proportional to the increase or decrease in interest rates.

Sensitivity on fair value of interest rate swaps

The table below shows the impact on the Statement of Comprehensive Income for changes in the fair value of interest rate swaps for a 50 basis points increase and decrease in short term and long term market interest rates. The sensitivity on the fair value arises from the impact that changes in market rates will have on the mark-to-market valuation of the interest rate swaps. The fair value of interest rate swaps is calculated as the present value of estimated future cash flows on the instruments. Cash flows are discounted using the forward price curve of interest rates at the end of the reporting period. Although interest rate swaps are transacted for the purpose of providing the Trust with an economic hedge, the Trust has elected not to apply hedge accounting to its interest rate derivatives. Accordingly, gains or losses arising from changes in the fair value are reflected in the Statement of Comprehensive Income.

		2011 (+/-) \$'000	2010 (+/-) \$'000
+/- 0.50% (50 basis points)	A\$	12,049	13,755

(ii) Foreign exchange risk

Foreign exchange risk is the risk that movements in exchange rates used to convert foreign currency revenues, expenses, assets, or liabilities to the Trust's functional currency will have an adverse effect on the Trust.

The Trust operates internationally with investments in New Zealand. As a result of these activities, the Trust has foreign exchange risk, arising primarily from:

- translation of investments in foreign operations; and
- earnings distributions and other transactions denominated in foreign currencies.

The objective of the Trust's foreign exchange risk management policy is to ensure that movements in exchange rates have minimal adverse impact on the Trust's foreign currency assets and liabilities, and net foreign currency cash flows as outlined below.

Foreign currency assets and liabilities

Exposure to foreign exchange risk is minimised by predominantly matching the currency of the Trust's debt with the currency of its investment to form a natural hedge against movements in exchange rates. This policy reduces the risk that movements in foreign exchange rates will have an adverse impact on unitholder's equity and net tangible assets.

Where Australian dollar borrowings are used to fund the foreign currency investment, the Trust may transact cross currency swaps for the purpose of providing an alternate source of foreign currency funding while maintaining the natural hedge. In these instances the Trust has committed foreign currency borrowing capacity in place that can replace the foreign currency amounts that are due under the cross currency swaps.

The Trust's net foreign currency exposures for net investments in foreign operations and hedging instruments are as follows:

	2011 \$'000	2010 \$'000
NZ\$ net assets ¹	123,001	128,500
NZ\$ net borrowings ²	–	–
NZ\$ cross currency swaps ³	–	–
NZ\$ denominated net investment	123,001	128,500
% hedged	0%	0%
Total foreign investment (A\$)	94,959	104,404
Total % hedged	0%	0%

1 Assets exclude working capital and cash as reported internally to management.

2 Net borrowings equals interest bearing liabilities less cash.

3 Cross currency swap amounts comprise the foreign currency denominated leg of the cross currency swaps.

Note 25. Financial risk management (continued)

(2) Financial risk management (continued)

(b) Market risk (continued)

(ii) Foreign exchange risk (continued)

Sensitivity on equity (foreign currency translation reserve)

The table below shows the impact on the foreign currency translation reserve for changes in the translated value of foreign currency assets and liabilities for an increase and decrease in foreign exchange rates. The increase and decrease in cents has been based on the historical movements of the Australian dollar relative to the New Zealand dollar¹. The increase and decrease has been applied to the spot rate prevailing at the end of each reporting period². The impact on the foreign currency translation reserve arises as the translation of the Trust's foreign currency assets and liabilities are recorded (in Australian Dollars) directly in the foreign currency translation reserve.

		2011 (+/-) \$'000	2010 (+/-) \$'000
+ 10.9 cents (8%) (2010: 10.4 cents)	NZ\$ (A\$ Equivalent)	7,375	8,156
- 10.9 cents (8%) (2010: 10.4 cents)	NZ\$ (A\$ Equivalent)	(8,731)	(9,666)

1 The sensitivity on market rates has been based on the standard deviation of the annual change in the Australian dollar exchange rate per currency since 1984 or commencement.

2 Exchange rates at 30 June 2011: A\$/NZ\$ 1.2953 (2010: 1.2308).

Net foreign currency denominated cash flows

Foreign exchange risk exists in relation to net cash flows and transactions with foreign operations that are denominated in foreign currencies. This risk is managed through the use of forward foreign exchange contracts (after taking into account the natural hedging through foreign denominated interest expense).

Forward foreign exchange contracts outstanding at 30 June 2011 and 30 June 2010 are as follows:

	2011			2010		
	To pay NZ\$'000	To receive A\$'000	Weighted average exchange rate	To pay NZ\$'000	To receive A\$'000	Weighted average exchange rate
1 year or less	-	-	-	2,000	1,688	1.1847
Over 1 and less than 2 years	-	-	-	-	-	-
More than 2 years	-	-	-	-	-	-

Sensitivity on fair value of foreign exchange contracts

The table below shows the impact on the Statement of Comprehensive Income for changes in the fair value of forward foreign exchange contracts for an increase and decrease in market rates. The increase and decrease in cents has been based on the historical movements of the Australian dollar relative to the New Zealand dollar¹. The increase and decrease in cents has been applied to the spot rate prevailing the end of each reporting period². The sensitivity on the fair value arises from the impact that changes in market rates will have on the mark-to-market valuation of the forward foreign exchange contracts.

Although forward foreign exchange contracts are transacted for the purpose of providing the Trust with an economic hedge, the Trust has elected not to apply hedge accounting to its forward foreign exchange contracts. Accordingly, gains or losses arising from changes in the fair value are reflected in the Statement of Comprehensive Income.

		2011 (+/-) \$'000	2010 (+/-) \$'000
+ 10.9 cents (8%) (2010: 10.4 cents)	NZ\$ (A\$ Equivalent)	-	124
- 10.9 cents (8%) (2010: 10.4 cents)	NZ\$ (A\$ Equivalent)	-	(146)

1 The sensitivity on market rates has been based on the standard deviation of the annual change in the Australian dollar exchange rate per currency since 1984 or commencement.

2 Exchange rates at 30 June 2011: A\$/NZ\$ 1.2953 (2010: 1.2308).

(c) Credit risk

Credit risk is the risk of loss to the Trust in the event of non-performance by the Trust's financial instrument counterparties. Credit risk arises from cash and cash equivalents, loans and receivables, and derivative financial instruments. The Trust has exposure to credit risk on all financial assets.

The Trust manages this risk by:

- adopting a process for determining an approved counterparty, with consideration of qualitative factors as well as the counterparty's rating;
- regularly monitoring counterparty exposure within approved credit limits that are based on the lower of a S&P, Moody's and Fitch credit rating. The exposure includes the current market value of in-the-money contracts as well as potential exposure, which is measured with reference to credit conversion factors as per APRA guidelines;
- entering into ISDA Master Agreements once a financial institution counterparty is approved;
- ensuring tenants, together with approved credit limits, are approved and ensuring that leases are undertaken with a large number of tenants;
- for some trade receivables, obtaining collateral where necessary in the form of bank guarantees and tenant bonds; and
- regularly monitoring loans and receivables on an ongoing basis.

A minimum S&P rating of A- (or Moody's or Fitch equivalent) is required to become or remain an approved counterparty. As at 30 June 2011, the lowest rating of counterparties the Trust is exposed to was A+ (S&P) (2010: A (S&P)).

Financial instrument transactions are spread among a number of approved financial institutions within specified credit limits to minimise the Trust's exposure to any one counterparty. As a result, there is no significant concentration of credit risk for financial instruments.

The maximum exposure to credit risk at 30 June 2011 and 30 June 2010 is the carrying amount of financial assets recognised on the Statement of Financial Position.

As at 30 June 2011 and 30 June 2010, there were no significant concentrations of credit risk for trade receivables. Trade receivable balances and the credit quality of trade debtors are consistently monitored on an ongoing basis.

The ageing analysis of loans and receivables net of provisions at 30 June 2011 is (\$'000): 5,773 (0-30 days), 156 (31-60 days), 76 (61-90 days), nil (91+ days). The ageing analysis of loans and receivables net of provisions at 30 June 2010 is (\$'000): 3,610 (0-30 days), 61 (31-60 days), 37 (61-90 days), 29 (91+ days). Amounts over 31 days are past due, however, no receivables are impaired.

The credit quality of financial assets that are neither past due nor impaired is consistently monitored to ensure that there are no adverse changes in credit quality.

Note 25. Financial risk management (continued)**(2) Financial risk management** (continued)**(d) Fair value of financial instruments**

Fair value interest rate risk is the risk of an adverse change in the net fair (or market) value of an asset or liability due to movements in interest rates.

At 30 June 2011 and 30 June 2010, the carrying amounts and fair value of financial assets and liabilities are shown as follows:

	2011		2010	
	Carrying amount ¹ \$'000	Fair value ² \$'000	Carrying amount ¹ \$'000	Fair value ² \$'000
Financial assets				
Cash and cash equivalents	7,671	7,671	8,766	8,766
Loans and receivables (current)	6,005	6,005	3,737	3,737
Derivative assets	3,810	3,810	6,110	6,110
Interest bearing assets				
Interest bearing loans with related parties	–	–	49,637	49,637
Total financial assets	17,486	17,486	68,250	68,250
Financial liabilities				
Trade payables	38,452	38,452	41,782	41,782
Derivative liabilities	16,759	16,759	22,166	22,166
Non-interest bearing loans with the entities within DXS	55,684	55,684	55,684	55,684
Interest bearing liabilities				
Interest bearing loans with related parties	14,423	14,423	–	–
Bank loans	250,000	250,000	250,000	250,000
Total financial liabilities	375,318	375,318	369,632	369,632

1 Carrying value is equal to the value of the financial instruments in the Statement of Financial Position.

2 Fair value is the amount for which the financial instrument could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction, however, not recognised in the Statement of Financial Position.

The fair value of fixed rate interest bearing liabilities has been determined by discounting the expected future cash flows by the relevant market rates. The discount rates applied range from 4.81% to 6.42% for A\$. Refer note 1(t) for fair value methodology for financial assets and liabilities.

Determination of fair value

The Trust uses methods in the determination and disclosure of the fair value of financial instruments. These methods comprise:

Level 1: the fair value is calculated using quoted prices in active markets.

Level 2: the fair value is determined using inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: the fair value is estimated using inputs for the asset or liability that are not based on observable data.

The following table presents the assets and liabilities measured and recognised as at fair value at 30 June 2011 and 30 June 2010.

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	2011 \$'000
Financial assets				
Derivative assets				
Interest rate derivatives	–	3,810	–	3,810
Financial liabilities				
Derivative liabilities				
Interest rate derivatives	–	16,759	–	16,759
	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	2010 \$'000
Financial assets				
Derivative assets				
Interest rate derivatives	–	13,557	–	13,557
Forward exchange contracts	–	227	–	227
	–	13,784	–	13,784
Financial liabilities				
Derivative liabilities				
Interest rate derivatives	–	24,025	–	24,025

During the year, there were no transfers between Level 1, Level 2 and Level 3 fair value measurements.

Note 26. Contingent liabilities

Details and estimates of maximum amounts of contingent liabilities are as follows:

	2011 \$'000	2010 \$'000
Bank guarantees by the Trust in respect of variations and other financial risks associated with the development of:		
Bligh Street, Sydney, NSW ¹	5,650	3,820
Total contingent liabilities	5,650	3,820

¹ Bank guarantee held in relation to an equity accounted investment (refer note 14).

The Trust together with DDF, DIT and DXO is also a guarantor of a total of A\$1,147.5 million and US\$120.0 million (A\$111.7 million) of bank bilateral facilities, a total of A\$340.0 million of medium term notes, a total of US\$296.0 million (A\$275.6 million) of privately placed notes, and a total of US\$550.0 million (A\$512.2 million) public 144a senior notes, which have all been negotiated to finance the Trust and other entities within DXS. The guarantees have been given in support of debt outstanding and drawn against these facilities, and may be called upon in the event that a borrowing entity has not complied with certain requirements such as failure to pay interest or repay a borrowing, whichever is earlier. During the period no guarantees were called.

The Trust together with DDF, DIT and DXO is also a guarantor, on a subordinated basis, of RENTS (Real-estate perpetual ExchaNgeable sTep-up Securities). The guarantee has been given in support of payments that become due and payable to the RENTS holders and ranks ahead of DXS's distribution payments, but subordinated to the claims of senior creditors.

The guarantees are issued in respect of the Trust and do not constitute an additional liability to those already existing in interest bearing liabilities on the Statement of Financial Position.

The Directors of the Responsible Entity are not aware of any other contingent liabilities in relation to the Trust, other than those disclosed in the Financial Statements, which should be brought to the attention of unitholders as at the date of completion of this report.

Note 27. Commitments

(a) Capital commitments

The following amounts represent capital expenditure on investment properties contracted at the end of each reporting period but not recognised as liabilities payable:

	2011 \$'000	2010 \$'000
Not longer than one year		
Governor Phillip & Macquarie Tower Complex 1, Farrer Place, Sydney, NSW	982	1,986
The Zenith, 821-843 Pacific Highway, Chatswood, NSW	660	1,811
60 Miller Street, North Sydney, NSW	–	765
One Margaret Street, Sydney, NSW	–	369
45 Clarence Street, Sydney, NSW	578	1,200
309-321 Kent Street, Sydney, NSW	1,236	1,121
Southgate Complex, 3 Southgate Avenue, Southbank, VIC	7,505	756
Garema Court, 140-180 City Walk, Canberra, ACT	777	–
201-217 Elizabeth Street, Sydney, NSW	2,411	–
Australia Square Complex, 264-278 George Street, Sydney, NSW	98	–
	14,247	8,008
Later than one year but no later than five years		
309-321 Kent Street, Sydney, NSW	378	–
	378	–
Total capital commitments	14,625	8,008

(b) Lease receivable commitments

The future minimum lease payments receivable by the Trust are:

	2011 \$'000	2010 \$'000
Within one year	214,885	191,581
Later than one year but not later than five years	630,509	645,175
Later than five years	235,601	241,914
Total lease receivable commitments	1,080,995	1,078,670

Note 28. Related parties**Responsible Entity**

DXFM is the Responsible Entity of the Trust.

Responsible Entity fees

Under the terms of the Trust's Constitution, the Responsible Entity is entitled to receive fees in relation to the management of the Trust. DXFM's parent entity, DXH, is entitled to be reimbursed for administration expenses incurred on behalf of the Trust. DEXUS Property Services Pty Limited (DXPS), a wholly owned subsidiary of DXH, is entitled to property management fees from the Trust.

Related party transactions

Responsible Entity fees in relation to the Trust assets are on a cost recovery basis. The Trust is entitled to receive rent from DXPS on one component of an investment property owned by the Trust. The agreement is conducted on normal commercial terms and conditions.

DEXUS Funds Management Limited and its related entities

There were a number of transactions and balances between the Trust and the Responsible Entity and its related entities, as detailed below:

	2011 \$	2010 \$
Responsible Entity fees paid and payable	9,361,017	8,998,138
Property management fees paid and payable to DXPS	6,331,551	5,279,268
Administration expenses paid and payable to DXH	4,497,928	5,272,669
Responsible Entity fees payable at the end of each reporting period (included above)	796,119	758,567
Property management fees payable at the end of each reporting period (included above)	1,168,601	983,764
Administration expenses payable at the end of each reporting period (included above)	483,657	626,545
Net rental expense payable to DXPS	–	382,593
Rent received from DXPS	3,106,752	–

Entities within DXS

Aggregate amounts included in the determination of profit that resulted from transactions with each class of other related parties:

	2011 \$	2010 \$
Interest revenue	1,134,643	2,202,233
Interest expense	3,479,460	8,359,663
Interest bearing loans advanced to entities within DXS	220,015,472	147,525,419
Interest bearing loans advanced from entities within DXS	158,415,139	131,557,258

Directors

The following persons were Directors of DXFM at all times during the year and to the date of this report:

C T Beare, BSc, BE (Hons), MBA, PhD, FAICD^{1,4,5}

E A Alexander, AM, BComm, FCA, FAICD, FCPA^{1,2,6}

B R Brownjohn, BComm^{1,2,5,6}

J C Conde, AO, BSc, BE(Hons), MBA^{1,3,4}

S F Ewen, OAM^{1,4}

V P Hoog Antink, BComm, MBA, FAICD, FCA, FAPI, FRICS

B E Scullin, BEc^{1,3}

P B St George, CA(SA), MBA^{1,2,5,6}

1 Independent Director

2 Board Audit Committee Member

3 Board Compliance Committee Member

4 Board Nomination and Remuneration Committee Member

5 Board Finance Committee Member

6 Board Risk and Sustainability Committee Member

No Directors held an interest in the Trust for the years ended 30 June 2011 and 30 June 2010.

Other key management personnel

In addition to the Directors listed above the following persons were deemed by the Board Nomination and Remuneration Committee to be key management personnel during all or part of the financial year:

Name	Title
Victor P Hoog Antink	Chief Executive Officer
Tanya L Cox	Chief Operating Officer
John C Easy	General Counsel
Craig D Mitchell	Chief Financial Officer
Paul G Say	Chief Investment Officer

No key management personnel or their related parties held an interest in the Trust for the years ended 30 June 2011 and 30 June 2010.

There were no loans or other transactions with key management personnel or their related parties for the years ended 30 June 2011 and 30 June 2010.

	2011 \$	2010 \$
Compensation		
Short term employee benefits	8,266,683	9,174,298
Post-employment benefits	912,706	328,058
Other long term benefits	4,794,526	3,797,553
	13,973,915	13,299,909

Remuneration Report

1. Introduction

This Remuneration Report has been prepared in accordance with AASB 124 *Related Party Disclosures* and section 300A of the *Corporations Act 2001* for the year ended 30 June 2011. The information provided in this Report has been audited in accordance with the provisions of section 308 (3C) of the *Corporations Act 2001*.

Key Management Personnel

In this report, Key Management Personnel (KMP) are those people having the authority and responsibility for planning, directing and controlling the activities of the Group, either directly or indirectly. They comprise:

- Non-Executive Directors;
- the Chief Executive Officer; and
- Executives who are members of the Group Management Committee (GMC)

Below are the individuals determined to be KMP of the Group, classified between Non-Executive Director and Executive personnel.

Non-Executive Directors

There were no changes to the composition of Non-Executive Directors from the previous year.

Name	Title	KMP 2011	KMP 2010
Christopher T Beare	Non-Executive Chair	✓	✓
Elizabeth A Alexander, AM	Non-Executive Director	✓	✓
Barry R Brownjohn	Non-Executive Director	✓	✓
John C Conde, AO	Non-Executive Director	✓	✓
Stewart F Ewen, OAM	Non-Executive Director	✓	✓
Brian E Scullin	Non-Executive Director	✓	✓
Peter B St George	Non-Executive Director	✓	✓

Note 28. Related parties (continued)

Remuneration Report (continued)

1. Introduction (continued)

Executives

The following changes occurred within the Executive group during the year ended 30 June 2011:

- the GMC was formed on 1 July 2010, replacing the former Executive Committee;
- all property sector Executives now report through to the Chief Investment Officer;
- Mr Turner, former Head of Funds Management and a KMP, ceased employment on 31 December 2010; and
- Ms Martin, former Head of Office and a KMP, ceased employment on 31 December 2010.

Name	Title	Status	KMP 2011	KMP 2010
Victor P Hoog Antink	Chief Executive Officer	GMC Member	✓	✓
Tanya L Cox	Chief Operating Officer	GMC Member	✓	✓
John C Easy	General Counsel	GMC Member	✓	✓
Craig D Mitchell	Chief Financial Officer	GMC Member	✓	✓
Paul G Say	Chief Investments Officer	GMC Member	✓	✓
Andrew P Whiteside ¹	Head of Industrial	Executive	–	✓
R Jane Lloyd ¹	Head of US Investments	Executive	–	✓
Patricia A Daniels ¹	Head of Human Resources	Executive	–	✓
Mark F Turner ²	Head of Funds Management	Executive/Left Employment	–	✓
Louise J Martin ²	Head of Office and Retail	Executive/Left Employment	–	✓

1 Following the establishment of the GMC on 1 July 2010, Mr Whiteside, Ms Lloyd and Ms Daniels were no longer considered to be KMP for the purpose of this report.

However, the total of their remuneration received in 2010 has been disclosed in sections 5 and 8 of this report to provide consistency with figures reported in the prior year.

2 Ms Martin is included in the remuneration disclosure in sections 5 and 8 of this report due to her termination payments placing her within the five most highly paid Directors or Executives as defined under the *Corporations Act 2001*. Mr Turner's remuneration is disclosed for 2010 within the former KMP group in sections 5 and 8.

2. Board oversight of remuneration

The objectives of the Board Nomination and Remuneration Committee (Committee) are to assist the Board in fulfilling its responsibilities by overseeing all aspects of Director and Executive remuneration, as well as Board nomination and performance evaluation. Specifically, the Committee carries out the following activities:

Nomination

To review and recommend to the Board:

- the nomination, appointment, re-election and removal of Directors;
- performance evaluation procedures for the Board, its committees and individual Directors;
- Board and CEO succession plans;
- identification of those employees who fall within the definition of Key Management Personnel as defined in AASB124 *Related Party Disclosures*;
- the DEXUS Diversity Policy;
- measurable objectives for the achievement of gender diversity and monitoring of those objectives;
- ongoing training and development requirements for Directors;
- the effectiveness of the induction process for Directors; and
- determination of the time required by independent Directors to discharge their responsibilities effectively, and whether Directors are meeting this commitment.

Remuneration

To review and recommend to the Board:

- remuneration approach, including design and operation of the performance payment employee incentive schemes;
- CEO and Executive performance and remuneration;
- aggregate annual performance payment pool; and
- Directors' fees.

To review and approve:

- aggregate base salary increases and annual performance payment pool, for all employees other than the CEO and Key Management Personnel; and
- recruitment, retention and termination policies and procedures.

Regarding remuneration, the Committee assesses the appropriateness of the structure and the quantum of both Director and Executive remuneration on an annual basis, with reference to relevant regulatory and market conditions, and individual and company performance. At its discretion, the Committee engages external consultants to provide independent advice when required (see section 4 for a description of the remuneration review process).

Further information about the role and responsibilities of the Committee is set out in the Board Nomination and Remuneration Committee Terms of Reference, which may be found online at www.dexus.com in the Corporate Governance section.

The composition of the Committee remained unchanged throughout the year ended 30 June 2011. Mr Conde continued in his role as Committee Chair, drawing upon his extensive experience from a diverse range of appointments, including his role as President of the Commonwealth Remuneration Tribunal. The Committee's experience is further enhanced through the membership of Messrs Beare and Ewen, each of whom has significant management experience in the property and financial services sectors.

During the year ended 30 June 2011, Committee members were:

Name	Title	KMP 2011	KMP 2010
John C Conde, AO ¹	Committee Chair	✓	✓
Christopher T Beare ²	Committee Member	✓	✓
Stewart F Ewen, OAM	Committee Member	✓	✓
Brian E Scullin ³	Committee Member	–	–

¹ Mr Conde was formerly a member of the Committee and became Chair effective 1 September 2009.

² Mr Beare was formerly Chair of the Committee and became a Member effective 1 September 2009.

³ Mr Scullin ceased being a Member of the Committee on 31 August 2009 (there were no FY10 meetings of the Committee prior to this).

3. Non-Executive Directors' remuneration framework

The objectives of the Non-Executive Directors' remuneration framework are to ensure Non-Executive Directors' fees reflect the responsibilities of Non-Executive Directors and are market competitive. Non-Executive Directors' fees are reviewed annually with reference to:

- comparably sized companies in the S&P/ASX 100 index;
- publicly available remuneration reports from competitors; and
- information supplied by independent external advisors, such as the Australian Institute of Company Directors, Ernst & Young and the Godfrey Remuneration Group.

Non-Executive Directors, other than the Chair, receive a base fee plus additional fees for membership of Board Committees.

The table below outlines the fee structure for the year ended 30 June 2011.

Committee	Chair \$	Member \$
Director's Base Fee	350,000	150,000
Board Audit and Risk	30,000	15,000
DWPL Board	30,000	15,000
Board Finance	15,000	7,500
Board Compliance	15,000	7,500
Board Nomination and Remuneration	15,000	7,500

In addition to the Directors' fee structure outlined above, Mr Ewen's company is paid a fixed fee of \$30,000 per annum for his attendance at property inspections, for reviewing property investment proposals and participating in informal management meetings.

Recognising the greater responsibility and time commitment required, the Board Chair receives a higher fee than other Non-Executive Directors, which is benchmarked to the market median of comparably sized ASX listed entities. The Chair does not receive Board Committee fees, nor is the Chair present during any discussion relating to the determination of the Chair's fees.

Non-Executive Directors are not eligible to receive performance based remuneration or accrue separate retirement benefits beyond statutory superannuation entitlements.

Base fees for both the Chair and Non-Executive Directors were increased effective 1 July 2010. This increase was reported in the remuneration report for the year ended 30 June 2010. Total fees paid to Directors remain within the aggregate fee pool of \$1,750,000 per annum approved by DXS security holders at its Annual General Meeting in October 2008.

Note 28. Related parties (continued)

Remuneration Report (continued)

4. Approach to Executive remuneration**4.1 Executive remuneration principles**

DXS Executives are charged with providing a full range of integrated property services, focused on office and industrial property management, delivering consistent total returns to investors, while assuming relatively moderate risk. Earnings growth is also driven by increasing activity in each of our operating business and growing new revenue streams. The Directors consider that an appropriately skilled and qualified Executive team is essential to achieve this objective. The Group's approach to the principles, structure and quantum of Executive remuneration is therefore designed to attract, motivate and retain such an Executive team.

In establishing the Group's remuneration principles, the Directors are cognisant that DXS's business is based on long term property investments and similarly long term tenant relationships. Furthermore, property market investment returns tend to be cyclical. Taking these factors into account, the Executive remuneration structure is based on the following criteria:

1. market competitiveness and reasonableness;
2. alignment of Executive performance payments with achievement of the Group's financial and operational objectives, within its risk framework and cognisant of its values-based culture; and
3. an appropriate mix of remuneration components, including performance payments linked to security holder returns over the longer term.

(a) Market competitiveness and reasonableness

For the purposes of determining market competitive remuneration, the Group takes a research based approach, obtaining external executive remuneration benchmarks from a range of sources, including:

- publicly available data from the annual reports of constituents of the S&P/ASX 100 index;
- independent remuneration consultants, including Hart Consulting Group, Financial Institutions Remuneration Group, Aon Hewitt and the Avdiev Group, regarding property organisations of a similar market capitalisation; and
- various recruitment and consulting agencies who are informed sources of market remuneration trends.

(b) Alignment of Executive performance payments with achievement of the Group's objectives

The Group assesses individual Executive performance within a Balanced Scorecard framework. The Balanced Scorecard prescribes the financial and non-financial performance indicators that will be used to measure an Executive's performance for the year. Financial performance indicators include objectives that promote the achievement of superior security holder returns over time, whilst non-financial indicators are designed to encourage operational effectiveness and sustainable business and people practices. By setting objectives which promote a balanced performance outcome, the Group is able to monitor the execution of its strategy in a holistic manner. The Balanced Scorecard focuses on performance in four areas, which reflect each Executive's role, responsibility, accountability and strategy delivery.

DEXUS Balanced Scorecard – typical objectives

Financial performance	Business development and business management
■ Earnings per security ■ Distributions per security ■ Third party funds' performance ■ Total security holder return, relative to peers	■ Execution of strategy on time and within budget ■ Corporate responsibility and sustainability initiatives ■ Achievement of international operations strategies
Stakeholder satisfaction	Leadership
■ Investor relations ■ Tenant satisfaction ■ Employee engagement	■ Executive succession ■ Talent management ■ Role modelling DEXUS cultural values ■ Executive development

Individual objectives are selected based on the key strategic drivers for each area of responsibility and as a result are tailored and weighted differently for each Executive. The typical objectives listed above are therefore not common to all Executive roles.

The Committee reviews and approves Balanced Scorecard objectives at the commencement of each financial year and reviews achievement against these KPIs at the end of each financial year. The Committee's review of Executive performance, in conjunction with data provided from external benchmarks and the target remuneration mix, guide the Committee in its determination of the appropriate quantum of Performance Payments to be awarded to Executives.

(c) Executive remuneration structure

i. Executive remuneration components

The DXS Executive remuneration structure comprises the following remuneration components:

TOTAL REMUNERATION			
		■ delivered through fixed and variable components ■ fixed remuneration is targeted at the market median awarded on a variable scale, which may result in a total remuneration range from lower quartile to upper quartile, reflecting differing levels of experience, role structure and contribution	■ variable remuneration is delivered as immediate and deferred performance payments and is determined on a range of factors including achievement of KPIs and relative market remuneration mix
FIXED REMUNERATION	Salary	■ Consists of cash salary and salary sacrificed fringe benefits, such as motor vehicles	■ Targeted at Australian market median using external benchmark data and varies according to Executives' skills and depth of experience
	Superannuation	■ Prescribed and salary sacrifice superannuation contributions, including insurance premiums (if applicable)	■ Reviewed annually by the Board, effective 1 July, including internal and external relativities
VARIABLE REMUNERATION	Performance Payments	■ The aim of Performance Payments is to attract, motivate and retain appropriately skilled and qualified executives to achieve the strategic objectives of the business, measured through the achievement of KPIs ■ Strategic objectives incorporate financial and non-financial measures of performance at Group, business unit and individual level and represent key drivers for the success of the business and for delivering long term value to security holders ■ The achievement of KPIs is assessed through a Balanced Scorecard approach ■ Individual awards are determined on a range of factors, including achievement of KPIs and relative market remuneration mix	■ Performance payments are delivered as immediate and deferred elements in accordance with the targeted remuneration mix set out in the table below ■ The annual award of any Performance Payment to an Executive is dependent upon the Board being satisfied that minimum threshold performance targets have been achieved ■ Only in exceptional circumstances would the Board consider awarding a Performance Payment which exceeds the target remuneration mix
	DEXUS Performance Payments (DPP)	■ Delivery of DPP is immediate	■ Awarded annually as a cash payment in September
	DEXUS Deferred Performance Payments (DDPP)	■ Delivery of DDPP is deferred for three years, as described below	■ Granted annually ■ Grants vest after three years (i.e. no accelerated vesting) ■ Delivered as a cash payment in accordance with the plan design described below ■ Unvested grants are forfeited upon Executive initiated termination (i.e. resignation) ■ The Nomination and Remuneration Committee may use its discretion in operating the Plan

Performance payment pool

A single pool of funds is accrued to meet all Performance Payments. The pool of funds accrued is sufficient to ensure that the Group is able to meet its objectives under its remuneration framework. The Board may exercise its discretion to vary the size of the pool by reference to such factors as:

- three year absolute total security holder return;
- management costs, risk factors and revenue of DEXUS Holdings Pty Limited; and
- performance against budgeted earnings and distributions per security.

Note 28. Related parties (continued)

Remuneration Report (continued)

4. Approach to Executive remuneration (continued)

4.1 Executive remuneration principles (continued)

*(c) Executive remuneration structure (continued)**ii. Target mix of remuneration components*

The target remuneration mix for KMP, expressed as a percentage of total remuneration, is outlined in the table below.

Remuneration component	2011			2010		
	CEO	CFO & CIO	Other Executives	CEO	CFO & CIO	Other Executives
Total fixed	35%	40%	50%	35%	40%	50%
DEXUS Performance Payment (DPP)	30%	30%	25%	30%	30%	25%
DEXUS Deferred Performance Payment (DDPP)	35%	30%	25%	35%	30%	25%

The Directors consider that the target mix of remuneration is appropriate and reflects alignment with long term returns to security holders.

The Group's performance payment philosophy is based on appropriate reward for performance. In the event of exceptional performance the Nomination and Remuneration Committee may choose to award a performance payment in excess of the target remuneration mix. Although the Committee has chosen to not adopt a maximum performance payment cap, historically it has not exercised its right to award performance payments in excess of the target remuneration mix.

iii. DEXUS Deferred Performance Payment (DDPP) plan

The DDPP plan operates as follows:

- Following allocation, Deferred Performance Payments are subject to a three year vesting period from allocation date;
- The DDPP allocation value is notionally invested during the vesting period in DXS securities (50% of DDPP value) and its unlisted funds and mandates (50% of DDPP value);
- During the vesting period, DDPP allocation values fluctuate in line with changes in the "Composite Total Return" (simulating notional investment exposure), comprising 50% of the total return of DXS securities and 50% of the combined asset weighted total return of its unlisted funds and mandates; and
- At the conclusion of the three year vesting period, if the Composite Total Return meets or exceeds the Composite Performance Benchmark, the Board may approve the application of a performance factor to the final DDPP allocation value:
 1. The "Composite Performance Benchmark" is 50% of the S&P/ASX200 Property Accumulation Index and 50% of the Mercer Unlisted Property Fund Index over the three year vesting period;
 2. For performance up to 100% of the Composite Performance Benchmark, executives receive a DDPP allocation reflecting the Composite Total Return of the preceding three year vesting period; and
 3. For performance between 100% and 130% of the Composite Performance Benchmark a performance factor may be applied, ranging from 1.1 to a maximum of 1.5 times.

Provisions regarding the vesting of DDPP in the event of termination of service are outlined in section 7.

Equity options scheme

The Group does not operate an equity option scheme as part of its Executive remuneration structure. The Committee has considered the introduction of such a scheme, but has determined that it would not be an appropriate component of the Group's remuneration structure.

Equity and loan schemes

The Group does not operate a security participation plan or a loan plan for Executives or Directors.

The deferred element of DXS's Performance Payment is designed to simulate, or at least replicate, some of the features of an equity plan, but it does not provide Executives with direct equity exposure.

Hedging policy

The Group does not permit Executives to hedge their DDPP allocation.

5. Remuneration arrangements for the year ended 30 June 2011

This section outlines how the approach to remuneration described above has been implemented in the year ended 30 June 2011.

Non-Executive Director's remuneration for the year ended 30 June 2011

- At its meeting of 20 May 2010, the Nomination and Remuneration Committee endorsed an increase to the base fee payable to both the Chair and Non-Executive Directors to bring DXS fees into line with the fee structure of comparably sized ASX listed entities.
- This increase in base fees came into effect on 1 July 2010 (as set out in section 8 of this report).
- There were no changes to committee fees.

Executive remuneration for the year ended 30 June 2011

- At its meeting of 21 July 2010, the Nomination and Remuneration Committee determined that the fixed remuneration of a number of Executives had fallen below the market median of comparably sized ASX listed entities.
- Two substantial increases to KMP remuneration were required to correct this position and to reflect increased responsibilities as a result of the Executive restructure on 1 July 2010 (as set out in section 8 of this report).
- These increases in fixed remuneration came into effect 1 July 2010.
- DPP and DDPP awarded to Executives reflected a combination of individual and group performance, external market comparisons and benchmarking, and reference to the remuneration mix guidelines established for each category of Executive (as set out in section 4 of this report).
- DPP is payable in September 2011, with DDPP following the vesting schedule applicable under the DDPP Plan.

Actual remuneration earned/granted

The following table provides details of actual remuneration earned/granted by Executives in the years ended 30 June 2010 and 30 June 2011. This table includes details of the five highest paid Directors or Executives. The amounts detailed in the remuneration earned/granted table vary from the amounts detailed in the statutory accounting table in section 8, because performance payments (in the remuneration earned/granted table) are attributed to Executives in the year performance payments are earned.

		Cash salary including superannuation	DEXUS performance payments	DEXUS deferred performance payments	Other short term benefits	Termination benefits	Total
		\$	\$	\$	\$	\$	\$
Name							
Victor P Hoog Antink	2011	1,550,000	1,100,000	1,300,000	–	–	3,950,000
	2010	1,300,000	1,100,000	1,200,000	–	–	3,600,000
Craig D Mitchell	2011	700,000	450,000	450,000	–	–	1,600,000
	2010	550,000	400,000	400,000	–	–	1,350,000
Paul G Say	2011	700,000	400,000	400,000	–	–	1,500,000
	2010	500,000	250,000	250,000	–	–	1,000,000
John C Easy	2011	425,000	190,000	185,000	–	–	800,000
	2010	375,000	187,000	188,000	–	–	750,000
Tanya L Cox	2011	425,000	195,000	190,000	–	–	810,000
	2010	400,000	180,000	180,000	–	–	760,000
Andrew P Whiteside¹	2011	525,000	235,000	240,000	–	–	1,000,000
	2010	475,000	225,000	225,000	–	–	925,000
Louise J Martin^{1,2}	2011	262,500	–	–	74,389	525,000	861,889
	2010	500,000	200,000	200,000	–	–	900,000
Total	2011	4,587,500	2,570,000	2,765,000	74,389	525,000	10,521,889
	2010	4,100,000	2,542,000	2,643,000	–	–	9,285,000

1 Mr Whiteside and Ms Martin are former KMP. Mr Whiteside's remuneration is disclosed due to being counted among the five highest paid Directors or Executives.

Ms Martin ceased employment on 31 December 2010 and due to termination benefits received, also forms part of the five highest paid Directors or Executives.

Ms Martin will not form part of subsequent remuneration disclosures.

2 Ms Martin received payment for statutory leave entitlements upon termination.

For the purpose of consistency, the following table includes the total remuneration of former KMP as disclosed for the year ended 30 June 2010. As referred to in section 1 of this report, the former KMP group comprises Mr Turner (ceased employment on 31 December 2010), Ms Lloyd and Ms Daniels. This group will not form part of subsequent remuneration disclosures.

Former KMP Total	2010	1,081,249	383,391	383,391	123,107	–	1,971,138
Combined Totals	2010	5,181,249	2,925,391	3,026,391	123,107	–	11,256,138

Note 28. Related parties (continued)

Remuneration Report (continued)

5. Remuneration arrangements for the year ended 30 June 2011 (continued)

Actual remuneration earned/granted (continued)

Other employee remuneration for the year ended 30 June 2011

- A moderate increase in base salaries was applied to the wider employee group to ensure market competitive remuneration was maintained.
- A limited number of adjustments was made as a result of promotion, key talent retention and market comparison.
- DPP was awarded based on individual and company performance, with reference to the remuneration mix guidelines in place for each category of employee.
- DDPP continues to be limited to a small number of key employees outside the Executive group.
- DPP is payable in August 2011, with DDPP (if applicable) following the vesting schedule applicable under the DDPP Plan.

Decisions taken relating to remuneration arrangements for the year ending 30 June 2012

- No change to Non-Executive Directors' base or committee fees;
- No increase to the CEO's base salary;
- Conservative increases to Executive base salaries in line with market comparisons and cognisant of prior year adjustments;
- Industry standard increases to base salaries for the wider employee group, with a small number of adjustments made to ensure retention of key talent and to recognise increased contribution to the group in some roles; and
- No change to the target remuneration mix guidelines which are used to determine the split between fixed remuneration, DPP and DDPP.

6. Group performance and the link to remuneration

Total return analysis

The table below sets out DXS's total security holder return since inception, relative to the S&P/ASX200 Property Accumulation Index. It also sets out DXS's Composite Total Return since inception, relative to the Composite Performance Benchmark. The DEXUS Composite Total Return is 50% of the total return of DXS securities, plus 50% of the combined asset weighted total return of its unlisted funds and mandates and the Composite Performance Benchmark is 50% of the S&P/ASX200 Property Accumulation Index and 50% of Mercers' Unlisted Property Fund Index.

Year ended 30 June 2011	1 year	2 years	3 years	Since 1 October 2004
	% per annum	% per annum	% per annum	% per annum
DEXUS Property Group ¹	21.6	15.4	(5.8)	2.5
S&P/ASX200 Property Accumulation Index	5.8	12.9	(9.7)	(4.0)
DEXUS Composite Total Return	16.4	12.2	(1.9)	6.1
Composite Performance Benchmark	8.3	9.9	(4.6)	3.5

Note: DEXUS inception date was 1 October 2004.

¹ Compound annual return, source DEXUS/IRESS.

In determining the construction of the Composite Total Return and in particular the relative weighting between the returns of the DEXUS Property Group and its unlisted funds and mandates, the Board considered the following factors:

- the desire of DEXUS Property Group to attract and retain third party funds and mandates based on the assurance that incentives are in place to ensure their equitable treatment;
- the economic contribution to DEXUS Property Group of management fees arising from third party funds under management;
- the increased investment in its management team and infrastructure, enabled by third party funds management fees, including in-house research, valuations and sustainability teams, the cost of which is defrayed by those fees; and
- the greater market presence and relevance the third party business brings to the DEXUS Property Group.

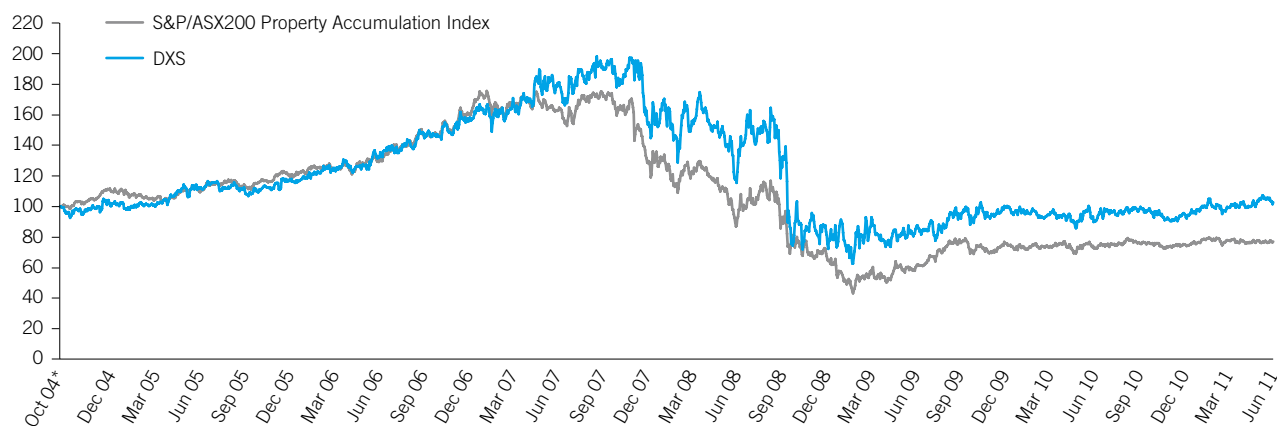
The Board also considered whether the construction of the Composite Total Return should reflect the actual value of the unlisted funds and mandates (\$6.1 billion as at 30 June 2011), and DEXUS Property Group's own funds under management (\$7.6 billion as at 30 June 2011).

Cognisant of all the above factors, the Board determined that a 50/50 allocation, rather than an allocation varying according to asset weighting, most fairly reflects the value contribution of third party funds to the DEXUS Property Group and provides the greatest assurance that all investors are treated equitably.

During the year the Group did not buy-back or cancel any of its securities.

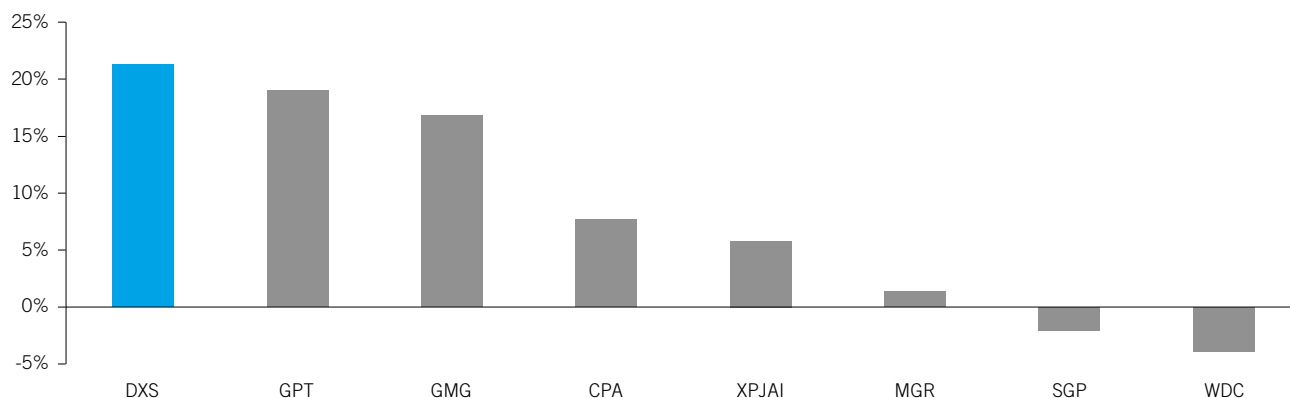
Total return of DXS securities

The graph below illustrates DXS's total security holder return relative to the S&P/ASX200 Property Accumulation Index.



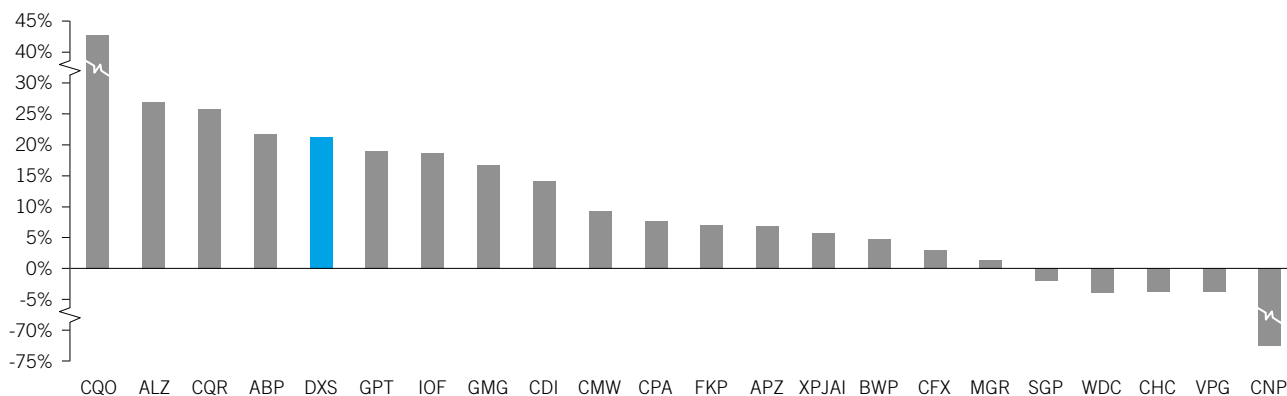
* 6 October 2004 to 30 June 2011. Source: IRESS/DEXUS.

The chart below illustrates DXS's performance relative to A-REITs above \$2 billion market capitalisation.



Source: UBS Securities Australia Ltd.

The chart below illustrates DXS's performance against the broader property sector.



Source: UBS Securities Australia Ltd.

Note 28. Related parties (continued)**Remuneration Report** (continued)**6. Group performance and the link to remuneration** (continued)

Total return of DXS securities (continued)

DXS continues to outperform the S&P/ASX200 Property Accumulation Index and has exceeded this benchmark on a rolling three year basis each period since inception in October 2004. In addition, the DXS Composite Total Return has also outperformed the Composite Performance Benchmark on a rolling three year basis since inception.

Whilst the Directors recognise that improvement is always possible, they consider that DXS's business model, which aims to deliver consistent returns with relatively moderate risk, has been central to DXS's relative outperformance, and that its approach to Executive remuneration, with a focus on consistent outperformance of objectives, is aligned with and supports the superior execution of DXS's strategic plans.

7. Service agreements

The employment arrangements for Executives are set out below.

CEO – Victor P Hoog Antink

The current employment contract commenced on 1 October 2004. The principal terms of the employment arrangement are as follows:

- the CEO is employed under a rolling contract;
- the CEO may resign from his position and thus terminate this contract by giving six months written notice. On resignation any unvested DDPP will be forfeited subject to the discretion of the Board;
- the Group may terminate the CEO's employment agreement by providing six months written notice or payment in lieu of the notice period (based on the fixed component of CEO's remuneration). Additionally, the Group may provide a performance payment for the period of the last review date (being 1 July) until the last day of the notice period;
- in the event that the Group initiates termination for reasons outside the control of the CEO, a severance payment equal to 100% of fixed remuneration is payable;
- on termination by the Group, any DDPP awards will vest in accordance with the vesting schedule of the DDPP Plan, subject to the discretion of the Board; and
- the Group may terminate the contract of the CEO at any time without notice if serious misconduct has occurred. In the event of termination for cause, the CEO is only entitled to that portion of remuneration that is fixed, and only up to the date of termination. On termination for cause any unvested DDPP awards will immediately be forfeited.

KMP Executives (other than the CEO)

The principal terms of Executive employment arrangements are as follows:

- all Executives have rolling contracts;
- an Executive may resign from their position and thus terminate their contract by giving three months written notice. On resignation any unvested DDPP will be forfeited subject to the discretion of the Board;
- the Group may terminate an Executive's employment agreement by providing three months written notice or providing payment in lieu of the notice period (based on the fixed component of the Executive's remuneration). In the event that the Group initiates the termination for reasons outside the control of the Executive, a severance payment equal to a maximum of 75% of fixed remuneration will be made;
- on termination by the Group, any DDPP awards will vest in accordance with the vesting schedule of the DDPP Plan, subject to the discretion of the Board; and
- the Group may terminate the contract at any time without notice if serious misconduct has occurred. Where termination for cause occurs the Executive is only entitled to that portion of remuneration that is fixed, and only up to the date of termination. On termination for cause any unvested DDPP awards will immediately be forfeited.

8. Statutory accounting method

In accordance with Australian Accounting Standard AASB 124, details of the structure and quantum of each component of remuneration for Executives for the years ended 30 June 2010 and 30 June 2011 are set out in the following table.

Name	Short term benefits			Post-employment benefits		Long term benefits			Total
	Cash salary	DEXUS performance payments	Other short term benefits	Pension and super benefits	Termination benefits	DEXUS deferred performance payment allocations	Movement in prior year deferred performance payment allocation values	Other long term benefits	Total
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Victor P Hoog Antink									
2011	1,502,801	1,100,000	–	47,199	–	1,300,000	900,583	–	4,850,583
2010	1,252,539	1,100,000	–	47,461	–	1,200,000	363,957	–	3,963,957
Craig D Mitchell									
2011	684,801	450,000	–	15,199	–	450,000	273,781	–	1,873,781
2010	535,539	400,000	–	14,461	–	400,000	40,528	–	1,390,528
Paul G Say									
2011	649,801	400,000	–	50,199	–	400,000	226,785	–	1,726,785
2010	485,539	250,000	–	14,461	–	250,000	30,565	–	1,030,565
John C Easy									
2011	401,801	190,000	–	23,199	–	185,000	131,830	–	931,830
2010	360,539	187,000	–	14,461	–	188,000	47,437	–	797,437
Tanya L Cox									
2011	375,001	195,000	–	49,999	–	190,000	161,359	–	971,359
2010	385,539	180,000	–	14,461	–	180,000	62,533	–	822,533
Andrew P Whiteside¹									
2011	509,801	235,000	–	15,199	–	240,000	121,087	–	1,121,087
2010	460,539	225,000	–	14,461	–	225,000	16,610	–	941,610
Louise J Martin^{1,2}									
2011	213,800	–	74,389	48,700	525,000	–	214,101	–	1,075,990
2010	485,539	200,000	–	14,461	–	200,000	74,415	–	974,415
Total									
2011	4,337,806	2,570,000	74,389	249,694	525,000	2,765,000	2,029,526	–	12,551,415
2010	3,965,773	2,542,000	–	134,227	–	2,643,000	636,045	–	9,921,045
Former KMP total									
2010	1,003,666	406,000	123,107	77,583	–	407,000	111,508	–	2,128,864
Combined totals									
2010	4,969,439	2,948,000	123,107	211,810	–	3,050,000	747,553	–	12,049,909

1 Mr Whiteside and Ms Martin are former KMP. Mr Whiteside's remuneration is disclosed due to being counted among the five highest paid Directors or Executives.

Ms Martin ceased employment on 31 December 2010 and due to termination benefits received, also forms part of the five highest paid Directors or Executives.

Ms Martin will not form part of subsequent remuneration disclosures.

2 Ms Martin received payment for statutory leave entitlements upon termination.

For the purpose of consistency, the following table includes the total remuneration of former KMP as disclosed for the year ended 30 June 2010. As referred to in section 1 of this report, the former KMP group comprises Mr Turner (ceased employment on 31 December 2010), Ms Lloyd and Ms Daniels. This group will not form part of subsequent remuneration disclosures.

Former KMP total									
2010	1,003,666	406,000	123,107	77,583	–	407,000	111,508	–	2,128,864
Combined totals									
2010	4,969,439	2,948,000	123,107	211,810	–	3,050,000	747,553	–	12,049,909

Note 28. Related parties (continued)

Remuneration Report (continued)

8. Statutory accounting method (continued)

Deferred Performance Payments

The table below sets out details of DDPP allocations made to KMP and their current valuations.

Name	Grant year	DDPP allocation value	Movement in DDPP allocation value since grant date	Closing DDPP allocation value as at vesting date (30 June 2011)	Movement in DDPP allocation value at vesting date (30 June 2011) due to performance multiplier	Vested DDPP value as at 30 June 2011	Vest year
		\$	\$	\$	\$	\$	
Victor P Hoog Antink	2011	1,300,000	–	1,300,000	–	–	2014
	2010	1,200,000	197,160	1,397,160	–	–	2013
	2009	915,000	236,528	1,151,528	–	–	2012
	2008	900,000	(50,580)	849,420	424,800	1,274,220	2011
Craig D Mitchell	2011	450,000	–	450,000	–	–	2014
	2010	400,000	65,720	465,720	–	–	2013
	2009	325,000	84,013	409,013	–	–	2012
	2008	250,000	(14,050)	235,950	118,000	353,950	2011
Paul G Say	2011	400,000	–	400,000	–	–	2014
	2010	250,000	41,075	291,075	–	–	2013
	2009	200,000	51,700	251,700	–	–	2012
	2008	250,000	(14,050)	235,950	118,000	353,950	2011
John C Easy	2011	185,000	–	185,000	–	–	2014
	2010	188,000	30,888	218,888	–	–	2013
	2009	162,000	41,877	203,877	–	–	2012
	2008	120,000	(6,744)	113,256	56,640	169,896	2011
Tanya L Cox	2011	190,000	–	190,000	–	–	2014
	2010	180,000	29,574	209,574	–	–	2013
	2009	150,000	38,775	188,775	–	–	2012
	2008	175,000	(9,835)	165,165	82,600	247,765	2011
Andrew P Whiteside¹	2011	240,000	–	240,000	–	–	2014
	2010	225,000	36,968	261,968	–	–	2013
	2009	135,000	34,898	169,898	–	–	2012
	2008	100,000	(5,620)	94,380	47,200	141,580	2011
Louise J Martin¹	2011	–	–	–	–	–	2014
	2010	200,000	32,860	232,860	–	–	2013
	2009	175,000	45,238	220,238	–	–	2012
	2008	250,000	(14,050)	235,950	118,000	353,950	2011

¹ Mr Whiteside and Ms Martin are former KMP. Mr Whiteside's remuneration is disclosed due to being counted among the five highest paid Directors or Executives.

Ms Martin ceased employment on 31 December 2010 and due to termination benefits received, also forms part of the five highest paid Directors or Executives.

Ms Martin will not form part of subsequent remuneration disclosures, however, her prior grants will continue vest in accordance with the plan's rules.

Figures are subject to rounding.

Non-Executive Director Board and Committee fees

Board and Committee fees paid to Non-Executive Directors for the years ended 30 June 2010 and 30 June 2011 are set out in the table below.

There were no changes to the Committee appointments of Non-Executive Directors during the year ended 30 June 2011.

Name		Directors fees			Committee fees			Total
		Board	DWPL	Board Audit & Risk	Board Compliance	Board Nom & Rem	Board Finance	Total
		\$	\$	\$	\$	\$	\$	\$
Christopher T Beare	2011	350,000	–	–	–	–	–	350,000
	2010	300,000	–	–	–	–	–	300,000
Elizabeth A Alexander, AM	2011	150,000	30,000	15,000	–	–	–	195,000
	2010	130,000	17,500	17,500	–	–	–	165,000
Barry R Brownjohn	2011	150,000	–	30,000	–	–	7,500	187,500
	2010	130,000	–	27,500	–	–	8,750	166,250
John C Conde, AO	2011	150,000	–	–	7,500	15,000	–	172,500
	2010	130,000	–	–	7,500	13,750	–	151,250
Stewart F Ewen, OAM	2011	150,000	–	–	–	7,500	–	157,500
	2010	130,000	–	–	–	7,500	–	137,500
Brian E Scullin	2011	150,000	15,000	–	15,000	–	–	180,000
	2010	130,000	25,000	–	15,000	1,250	–	171,250
Peter B St George	2011	150,000	–	15,000	–	–	15,000	180,000
	2010	130,000	–	15,000	–	–	13,750	158,750
Total	2011	1,250,000	45,000	60,000	22,500	22,500	22,500	1,422,500
	2010	1,080,000	42,500	60,000	22,500	22,500	22,500	1,250,000

The comparatively higher total for the year ended 30 June 2011 is reflective of the increase in base fees for both the Chair and Non-Executive Directors endorsed by the Nomination and Remuneration Committee on 20 May 2010. This increase was reported in the year ended 30 June 2010 remuneration report and remains within the aggregate pool of \$1,750,000 per annum approved by DXS security holders at its Annual General Meeting in October 2008.

Non-Executive Directors also receive reimbursement for reasonable travel, accommodation and other expenses incurred whilst undertaking DEXUS business.

The Chief Executive Officer, Victor P Hoog Antink, does not receive fees in respect of his role as a Director, but does receive remuneration as a Senior Executive of the DEXUS Property Group.

In addition to his Director's fee, Mr Ewen's company is paid \$30,000 for the added responsibilities he assumes in attending property inspections, reviewing property investment proposals and participating in informal management meetings.

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 28. Related parties (continued)

Remuneration Report (continued)

8. Statutory accounting method (continued)

Non-Executive Director Remuneration

Details of the structure and quantum of each component of remuneration for each Non-Executive Director for the years ended 30 June 2010 and 30 June 2011 are set out in the following table.

Name		Short term employment benefits \$	Post- employment benefits ¹ \$	Other long term benefits \$	Total \$
Christopher T Beare	2011	334,801	15,199	–	350,000
	2010	285,539	14,461	–	300,000
Elizabeth A Alexander, AM	2011	179,801	15,199	–	195,000
	2010	151,376	13,624	–	165,000
Barry R Brownjohn	2011	172,301	15,199	–	187,500
	2010	152,523	13,727	–	166,250
John C Conde, AO	2011	158,257	14,243	–	172,500
	2010	138,761	12,489	–	151,250
Stewart F Ewen, OAM	2011	109,052	48,448	–	157,500
	2010	102,700	34,800	–	137,500
Brian E Scullin	2011	165,138	14,862	–	180,000
	2010	157,211	14,039	–	171,250
Peter B St George	2011	165,138	14,862	–	180,000
	2010	145,642	13,108	–	158,750
Total	2011	1,284,488	138,012	–	1,422,500
	2010	1,133,752	116,248	–	1,250,000

1 Post-employment benefits represent compulsory and salary sacrificed superannuation benefits.

Note 29. Operating segments

The Chief Operating Decision Maker (CODM) has been identified as the Board of Directors as they are responsible for the strategic decision making within the Group. DXS management has identified DXS's operating segments based on the sectors analysed within the management reports reviewed by the CODM in order to monitor performance across DXS and to appropriately allocate resources. Refer to the table below for a brief description of DXS's operating segments.

Office – Australia and New Zealand	This comprises office space with any associated retail space; as well as car-parks and office developments in Australia and New Zealand.
Industrial – Australia	This comprises domestic industrial properties, industrial estates and industrial developments.
Industrial – North America	This comprises industrial properties, industrial estates and industrial developments in the United States as well as one industrial asset in Canada ¹ .
Management Business	The domestic and US based management businesses are responsible for asset, property and development management of Office, Industrial and Retail properties for DXS and the third party funds management business.
Financial Services	The treasury function of DXS is managed through a centralised treasury department. As a result, all treasury related financial information relating to borrowings, finance costs as well as fair value movements in derivatives, are prepared and monitored separately.
All other segments	This comprises the European industrial and retail ² portfolios. These operating segments do not meet the quantitative thresholds set out in AASB 8 <i>Operating Segments</i> due to their relatively small scale. As a result these non-core operating segments have been included in “all other segments” in the operating segment information shown below.

1 The Canadian asset was sold on 24 June 2011.

2 The retail asset was sold on 31 March 2010. The Group does not own any other retail assets.

Consistent with how the CODM manages the business, the operating segments within DXS are reviewed on a consolidated basis and are not monitored at an individual trust level. The results of the individual trusts are not limited to any one of the segments described above.

Disclosures concerning DXS's operating segments, as well as the operating segments key financial information provided to the CODM, are presented in the DEXUS Property Group Annual Report (refer note 36 in the DEXUS Property Group Financial Statements).

Note 30. Events occurring after reporting date

Since the end of the year, the Directors are not aware of any matter or circumstance not otherwise dealt with in their Directors' Report or the Financial Statements that has significantly or may significantly affect the operations of the Trust, the results of those operations, or state of the Trust's affairs in future financial periods.

Note 31. Reconciliation of net profit to net cash outflow from operating activities

	2011 \$'000	2010 \$'000
Net profit	265,670	126,360
Capitalised interest	(11,832)	(7,212)
Net fair value gain of investment properties	(56,970)	(7,297)
Share of net (profit)/loss of associates accounted for using the equity method	(34,053)	26,259
Net fair value (gain)/loss of derivatives	(2,577)	7,368
Net foreign exchange (gain)/loss	(8)	134
Change in operating assets and liabilities		
(Increase)/decrease in receivables	(1,670)	2,977
Decrease/(increase) in other current assets	666	(760)
Decrease in other non-current assets – investments	18,485	18,961
Decrease in other non-current assets	139	5,546
Increase in payables	332	4,840
Increase in other non-current liabilities	2,964	863
Net cash inflow from operating activities	181,146	178,039

Note 32. Earnings per unit

Earnings per unit are determined by dividing the net profit attributable to unitholders by the weighted average number of ordinary units outstanding during the year. The weighted average number of units has been adjusted for the bonus elements in units issued during the year and comparatives have been appropriately restated.

	2011 cents	2010 cents
Basic earnings per unit on profit attributable to unitholders	0.55	0.26
Diluted earnings per unit on profit attributable to unitholders	0.55	0.26

(a) Reconciliation of earnings used in calculating earnings per unit

	2011 \$'000	2010 \$'000
Net profit for the year	265,670	126,360
Net profit attributable to non-controlling interests	(2,094)	(1,632)
Net profit attributable to the unitholders of the Trust used in calculating basic and diluted earnings per unit	263,576	124,728

(b) Weighted average number of units used as a denominator

	2011 units	2010 units
Weighted average number of units outstanding used in calculation of basic and diluted earnings per unit	4,836,131,743	4,774,467,167

The Directors of DEXUS Funds Management Limited as Responsible Entity for DEXUS Office Trust (the Trust) declare that the Financial Statements and notes set out on pages 61 to 106:

- (i) comply with Australian Accounting Standards, the *Corporations Act 2001* and other mandatory professional reporting requirements; and
- (ii) give a true and fair view of the consolidated entity's financial position as at 30 June 2011 and of their performance, as represented by the results of their operations and their cash flows, for the year ended on that date.

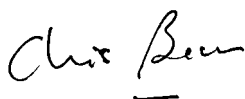
In the Directors' opinion:

- (a) the Financial Statements and notes are in accordance with the *Corporations Act 2001*;
- (b) there are reasonable grounds to believe that the Trust and its consolidated entities will be able to pay their debts as and when they become due and payable; and
- (c) the Trust has operated in accordance with the provisions of the Constitution dated 17 June 1998 (as amended) during the year ended 30 June 2011.

Note 1(a) confirms that the Financial Statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

The Directors have been given the declarations by the Chief Executive Officer and Chief Financial Officer required by section 295A of the *Corporations Act 2001*.

This declaration is made in accordance with a resolution of the Directors.



Christopher T Beare
Chair

16 August 2011



Independent auditor's report to the unitholders of DEXUS Office Trust

Report on the financial report

We have audited the accompanying financial report of DEXUS Office Trust (the Trust), which comprises the statement of financial position as at 30 June 2011, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year ended on that date, a summary of significant accounting policies, other explanatory notes and the directors' declaration for DEXUS Office Trust (the consolidated entity). The consolidated entity comprises the Trust and the entities it controlled at the year's end or from time to time during the financial year.

Directors' responsibility for the financial report

The directors of DEXUS Funds Management Limited (the Responsible Entity) are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error. In Note 1, the directors also state, in accordance with Accounting Standard AASB 101 *Presentation of Financial Statements*, that the financial statements comply with International Financial Reporting Standards.

Auditor's responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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Liability limited by a scheme approved under Professional Standards Legislation



Independence

In conducting our audit, we have complied with the independence requirements of the *Corporations Act 2001*.

Auditor's opinion

In our opinion:

- (a) the financial report of DEXUS Office Trust is in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the consolidated entity's financial position as at 30 June 2011 and of its performance for the year ended on that date; and
 - (ii) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Regulations 2001*; and
- (b) the financial report and notes also comply with International Financial Reporting Standards as disclosed in Note 1.

Matters relating to the electronic presentation of the audited financial report

This auditor's report relates to the financial report of DEXUS Office Trust for the year ended 30 June 2011 included on DEXUS Office Trust web site. The Responsible Entity's directors are responsible for the integrity of this web site. We have not been engaged to report on the integrity of this web site. The auditor's report refers only to the financial report named above. It does not provide an opinion on any other information which may have been hyperlinked to/from the financial report. If users of this report are concerned with the inherent risks arising from electronic data communications they are advised to refer to the hard copy of the audited financial report to confirm the information included in the audited financial report presented on this web site.

PricewaterhouseCoopers

JA Dunning
Partner

Sydney
16 August 2011

DEXUS OPERATIONS TRUST

DIRECTORS' REPORT

For the year ended 30 June 2011

The Directors of DEXUS Funds Management Limited (DXFM) as Responsible Entity of DEXUS Operations Trust and its consolidated entities (DXO or the Trust) present their Directors' Report together with the consolidated Financial Statements for the year ended 30 June 2011.

The Trust together with DEXUS Diversified Trust (DDF), DEXUS Industrial Trust (DIT) and DEXUS Office Trust (DOT) form the DEXUS Property Group (DXS or the Group) stapled security.

1. Directors and Secretaries

1.1 Directors

The following persons were Directors of DXFM at all times during the year and to the date of this Directors' Report:

Directors	Appointed
Christopher T Beare	4 August 2004
Elizabeth A Alexander, AM	1 January 2005
Barry R Brownjohn	1 January 2005
John C Conde, AO	29 April 2009
Stewart F Ewen, OAM	4 August 2004
Victor P Hoog Antink	1 October 2004
Brian E Scullin	1 January 2005
Peter B St George	29 April 2009

Particulars of the qualifications, experience and special responsibilities of the Directors at the date of this Directors' Report are set out in the Board of Directors section of the DEXUS Property Group Annual Report and form part of this Directors' Report.

1.2 Company Secretaries

The names and details of the Company Secretaries of DXFM as at 30 June 2011 are as follows:

Tanya L Cox MBA MAICD FCIS **Appointed: 1 October 2004**

Tanya is the Chief Operating Officer and Company Secretary of DXFM and is responsible for the delivery of company secretarial, operational, information technology, communications and administration services, as well as operational risk management systems and practices across the Group. Prior to joining DXS in July 2003, Tanya held various general management positions over the past 16 years, including Director and Chief Operating Officer of NM Rothschild & Sons (Australia) Ltd and General Manager – Finance, Operations and IT for Bank of New Zealand (Australia).

Tanya is a non-executive director of a number of not-for-profit organisations, a member of the Australian Institute of Company Directors and a fellow of the Institute of Chartered Secretaries and Administrators (ICSA) and Chartered Secretaries Australia (CSA). Tanya has an MBA from the Australian Graduate School of Management and a Graduate Diploma in Applied Corporate Governance.

Tanya is Chief Operating Officer and Company Secretary of DXFM, DEXUS Holdings Pty Limited (DXH) and DEXUS Wholesale Property Limited (DWPL) and is a member of the Board Compliance Committee.

John C Easy B Comm LLB ACIS **Appointed: 1 July 2005**

John is the General Counsel and Company Secretary of DXFM. During his time with the Group he has been involved in the establishment and public listing of the Deutsche Office Trust, the acquisition of the Paladin and AXA property portfolios, and subsequent stapling and creation of DXS. Prior to joining DXS in November 1997, John was employed as a senior associate in the commercial property/funds management practices of law firms Allens Arthur Robinson and Gilbert & Tobin. John graduated from the University of New South Wales with Bachelor of Laws and Bachelor of Commerce (Major in Economics) degrees. He is a member of Chartered Secretaries Australia (CSA) and holds a Graduate Diploma in Applied Corporate Governance.

John is General Counsel and Company Secretary for DXFM, DXH and DWPL and is a member of the Board Compliance Committee.

2. Attendance of Directors at Board meetings and Board Committee meetings

The number of Directors' meetings held during the year and each Director's attendance at those meetings is set out in the table below.

The Directors met 13 times during the year. Ten Board meetings were main meetings and three meetings were held to consider specific business. While the Board continually considers strategy, in March 2011 it met with the executive and senior management team over three days to consider DXS's strategic plans.

	Main meetings held	Main meetings attended	Specific meetings held	Specific meetings attended
Christopher T Beare	10	10	3	3
Elizabeth A Alexander, AM	10	10	3	3
Barry R Brownjohn	10	10	3	3
John C Conde, AO	10	10	3	3
Stewart F Ewen, OAM	10	10	3	3
Victor P Hoog Antink	10	10	3	3
Brian E Scullin	10	9	3	3
Peter B St George	10	10	3	3

Special meetings are held at a time to enable the maximum number of Directors to attend and are generally held to consider specific items that cannot be held over to the next scheduled main meeting.

The table below sets out the number of Board Committee meetings held during the year for the Committees in place at the end of the year and each Director's attendance at those meetings.

	Board Audit Committee		Board Risk and Sustainability Committee		Board Compliance Committee		Board Nomination and Remuneration Committee		Board Finance Committee	
	Held	Attended	Held	Attended	Held	Attended	Held	Attended	Held	Attended
Christopher T Beare	–	–	–	–	–	–	7	7	4	4
Elizabeth A Alexander, AM	6	6	4	4	–	–	–	–	–	–
Barry R Brownjohn	6	6	4	4	–	–	–	–	4	4
John C Conde, AO	–	–	–	–	4	4	7	7	–	–
Stewart F Ewen, OAM	–	–	–	–	–	–	7	7	–	–
Victor P Hoog Antink	–	–	–	–	–	–	–	–	–	–
Brian E Scullin	–	–	–	–	4	4	–	–	–	–
Peter B St George	6	6	4	4	–	–	–	–	4	4

3. Directors' interests

The Board's policy on insider trading and trading in DXS securities, or securities in any of the funds managed by DXS, by any Director or employee is outlined in the Corporate Governance Statement in the DEXUS Property Group Annual Report.

While the trading policy described in the Corporate Governance Statement applies to Directors and Senior Executives, the Board has determined that Directors will not trade in any security managed by DXS.

Directors have made this decision because the Board of DXFM has responsibility for the Group itself as well as the third party business. Directors are obliged to act in the best interests of each group of investors independently of each other. Therefore, to minimise a conflict that may arise by being a Director of multiple funds, the Directors have determined that they will not invest in any fund managed by the Group, including DXS. This position is periodically reviewed by the Board.

As a direct result of the Group's policy regarding Directors holding DXS securities, or securities in any of the funds managed by the Group, as at the date of this Directors' Report no Director directly or indirectly held:

- DXS securities; or
- options over, or any other contractual interest in, DXS securities; or
- an interest in any other fund managed by DXFM or any other entity that forms part of the Group.

Directors' Report

For the year ended 30 June 2011

CONTINUED

4. Directors' directorships in other listed entities

The following table sets out directorships of other listed entities, not including DXFM, held by the Directors at any time in the three years immediately prior to the end of the year, and the period for which each directorship was held:

Directors	Company	Date appointed	Date resigned or ceased being a Director of a listed security
Christopher T Beare	MNet Group Limited	6 November 2009	
Elizabeth A Alexander, AM	CSL Limited	12 July 1991	
	Boral Limited	15 December 1999	24 October 2008
John C Conde, AO	Whitehaven Coal Limited	3 May 2007	
Brian E Scullin	SPARK Infrastructure RE Limited ¹	1 November 2005	24 August 2007
	BT Investment Management Limited	17 September 2007	
Peter B St George	Boart Longyear Limited	21 February 2007	
	SPARK Infrastructure RE Limited ¹	8 November 2005	31 December 2008
	First Quantum Minerals Limited ²	20 October 2003	

¹ SPARK Infrastructure RE Limited has issued ASX listed stapled securities trading as SPARK Infrastructure Group (ASX: SKI).

² Listed for trading on the Toronto Stock Exchange in Canada and the London Stock Exchange in the United Kingdom.

5. Principal activities

During the year the principal activity of DXO was to be a trading trust. There were no significant changes in the nature of the Trust's activities during the year.

6. Review of results and operations

The results for the year ended 30 June 2011 were:

- loss attributable to unitholders was \$29.3 million (2010: \$8.3 million); and
- total assets were \$602.1 million (2010: \$500.4 million); and
- net asset deficiency was \$21.5 million (2010: \$7.7 million net assets).

A review of the results, financial position and operations of the Group, of which the Trust forms part thereof, is set out in the Operating and Financial Review of the DEXUS Property Group Annual Report and forms part of this Directors' Report. Refer to the Chief Executive Officer's report of the DEXUS Property Group 2011 Annual Review for further information.

7. Likely developments and expected results of operations

In the opinion of the Directors, disclosure of any further information regarding business strategies and the future developments or results of the Trust, other than the information already outlined in this Directors' Report or the Financial Statements accompanying this Directors' Report would be unreasonably prejudicial to the Trust.

8. Significant changes in the state of affairs

The Directors are not aware of any matter or circumstance not otherwise dealt with in this Directors' Report or the Financial Statements that has significantly or may significantly affect the operations of the Trust, the results of those operations, or the state of the Trust's affairs in future financial years.

9. Matters subsequent to the end of the financial year

Since the end of the financial year the Directors are not aware of any matter or circumstance not otherwise dealt with in this Directors' Report or the Financial Statements that has significantly or may significantly affect the operations of the Trust, the results of those operations, or the state of the Trust's affairs in future financial years.

10. Dividends

Dividends paid or payable by the Trust for the year ended 30 June 2011 were nil (2010: nil).

11. DXFM's fees and associate interests

Details of fees paid or payable by the Trust to DXFM for the year ended 30 June 2011 are outlined in note 29 of the Notes to the Financial Statements and form part of this Directors' Report.

The number of interests in the Trust held by DXFM or its associates as at the end of the financial year were nil (2010: nil).

12. Units on issue

The movement in units on issue in the Trust during the year and the number of units on issue as at 30 June 2011 are detailed in note 22 of the Notes to the Financial Statements and form part of this Directors' Report.

The Trust did not have any options on issue as at 30 June 2011 (2010: nil).

13. Environmental regulation

DXS senior management, through its Board Risk and Sustainability Committee, oversee the policies, procedures and systems that have been implemented to ensure the adequacy of its environmental risk management practices. It is the opinion of this Committee that adequate systems are in place for the management of its environmental responsibilities and compliance with its various licence requirements and regulations. Further, the Committee is not aware of any material breaches of these requirements.

14. Indemnification and insurance

The insurance premium for a policy of insurance indemnifying Directors, officers and others (as defined in the relevant policy of insurance) is paid by DXH.

PricewaterhouseCoopers (PwC or the Auditor), is indemnified out of the assets of the Trust pursuant to the DEXUS Specific Terms of Business agreed for all engagements with PwC, to the extent that the Trust inappropriately uses or discloses a report prepared by PwC. The Auditor, PwC, is not indemnified for the provision of services where such an indemnification is prohibited by the *Corporations Act 2001*.

15. Audit

15.1 Auditor

PricewaterhouseCoopers continues in office in accordance with section 327 of the *Corporations Act 2001*.

15.2 Non-audit services

The Trust may decide to employ the Auditor on assignments, in addition to their statutory audit duties, where the Auditor's expertise and experience with the Trust and/or DXS are important.

Details of the amounts paid or payable to the Auditor, for audit and non-audit services provided during the year, are set out in note 7 of the Notes to the Financial Statements.

The Board Audit Committee is satisfied that the provision of non-audit services provided during the year by the Auditor (or by another person or firm on the Auditor's behalf) is compatible with the standard of independence for auditors imposed by the *Corporations Act 2001*.

The reasons for the Directors being satisfied are:

- a Charter of Audit Independence was adopted in 2010 that provides guidelines under which the Auditor may be engaged to provide non-audit services without impairing the Auditor's objectivity or independence.
- the Charter states that the Auditor will not provide services where the Auditor may be required to review or audit its own work, including:
 - the preparation of tax provisions, accounting records and financial statements;
 - the design, implementation and operation of information technology systems;
 - the design and implementation of internal accounting and risk management controls;
 - conducting valuation, actuarial or legal services;
 - consultancy services that include direct involvement in management decision making functions;
 - investment banking, borrowing, dealing or advisory services;
 - acting as trustee, executor or administrator of trust or estate;
 - prospectus independent expert reports and being a member of the Due Diligence Committee; and
 - providing internal audit services.

- the Board Audit Committee regularly reviews the performance and independence of the Auditor and whether the independence of this function has been maintained having regard to the provision of non-audit services. The Auditor has provided a written declaration to the Board regarding its independence at each reporting period and Board Audit Committee approval is required before the engagement of the Auditor to perform any non-audit service for a fee in excess of \$100,000.

The above Directors' statements are in accordance with the advice received from the Board Audit Committee.

15.3 Auditor's Independence Declaration

A copy of the Auditor's Independence Declaration as required under section 307C of the *Corporations Act 2001* is set out in the Financial Statements and forms part of this Directors' Report.

16. Corporate governance

DXFM's Corporate Governance Statement is set out in a separate section of the DEXUS Property Group Annual Report and forms part of this Directors' Report.

17. Rounding of amounts and currency

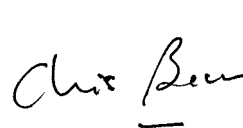
The Trust is a registered scheme of the kind referred to in Class Order 98/0100, issued by the Australian Securities & Investments Commission, relating to the rounding off of amounts in this Directors' Report and the Financial Statements. Amounts in this Directors' Report and the Financial Statements have been rounded off in accordance with that Class Order to the nearest thousand dollars, unless otherwise indicated. All figures in this Directors' Report and the Financial Statements, except where otherwise stated, are expressed in Australian dollars.

18. Management representation

The Chief Executive Officer and Chief Financial Officer have reviewed the Trust's financial reporting processes, policies and procedures together with its risk management and internal control and compliance policies and procedures. Following that review, it is their opinion that the Trust's financial records for the financial year have been properly maintained in accordance with the *Corporations Act 2001* and the Financial Statements and their notes comply with the accounting standards and give a true and fair view.

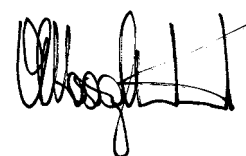
19. Directors' authorisation

The Directors' Report is made in accordance with a resolution of the Directors. The Financial Statements were authorised for issue by the Directors on 16 August 2011. The Directors have the power to amend and reissue the Financial Statements.



Christopher T Beare
Chair

16 August 2011



Victor P Hoog Antink
Chief Executive Officer

16 August 2011



Auditor's Independence Declaration

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As lead auditor for the audit of DEXUS Operations Trust for the year ended 30 June 2011, I declare that to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- b) no contraventions of any applicable code of professional conduct in relation to the audit.

This declaration is in respect of DEXUS Operations Trust and the entities it controlled during the period.

A handwritten signature in black ink, appearing to read 'JA Dunning'.

JA Dunning
Partner
PricewaterhouseCoopers

Sydney
16 August 2011

DEXUS OPERATIONS TRUST

Consolidated Statement of Comprehensive Income

For the year ended 30 June 2011

	Note	2011 \$'000	2010 \$'000
Revenue from ordinary activities			
Management fee revenue	2	80,180	80,105
Property revenue	3	8,338	725
Proceeds from sale of inventory		3,359	–
Interest revenue		848	626
Total revenue from ordinary activities		92,725	81,456
Net gain on sale of investment properties		218	–
Other income		101	522
Reversal of previous impairment		–	13,307
Total income		93,044	95,285
Expenses			
Property expenses	3	(4,224)	(467)
Cost of sale of inventory		(3,353)	–
Finance costs	4	(19,182)	(9,940)
Net fair value loss of investment properties		(19,079)	(20,132)
Net loss on sale of investment properties		–	(493)
Depreciation and amortisation		(2,417)	(3,492)
Impairment		(194)	(242)
Employee benefits expense		(63,957)	(58,580)
Other expenses	6	(14,347)	(11,804)
Total expenses		(126,753)	(105,150)
Loss before tax		(33,709)	(9,865)
Tax benefit			
Income tax benefit	5(a)	4,418	1,604
Total tax benefit		4,418	1,604
Loss after tax		(29,291)	(8,261)
Total comprehensive loss for the year		(29,291)	(8,261)

The above Consolidated Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

DEXUS OPERATIONS TRUST

Consolidated Statement of Financial Position

As at 30 June 2011

	Note	2011 \$'000	2010 \$'000
Current assets			
Cash and cash equivalents	8	13,229	12,897
Receivables	9	26,084	21,364
Current tax assets		1,015	3,547
Inventories	13	7,991	–
Other	10	461	357
Total current assets		48,780	38,165
Non-current assets			
Investment properties	11	192,306	170,011
Property, plant and equipment	12	3,922	4,898
Inventories	13	104,247	45,470
Deferred tax assets	14	28,052	16,248
Intangible assets	15	224,684	225,525
Other	16	67	66
Total non-current assets		553,278	462,218
Total assets		602,058	500,383
Current liabilities			
Payables	17	9,415	4,930
Loans with related parties	18	48,932	48,932
Provisions	19	21,105	16,389
Derivative financial instruments	20	773	–
Total current liabilities		80,225	70,251
Non-current liabilities			
Loans with related parties	18	506,133	389,675
Deferred tax liabilities	21	17,013	9,627
Provisions	19	17,624	16,524
Derivative financial instruments	20	2,587	6,558
Other		19	–
Total non-current liabilities		543,376	422,384
Total liabilities		623,601	492,635
Net assets		(21,543)	7,748
Equity			
Contributed equity	22	26,335	26,335
Reserves	23	42,738	42,738
Accumulated losses	23	(90,616)	(61,325)
Total equity		(21,543)	7,748

The above Consolidated Statement of Financial Position should be read in conjunction with the accompanying notes.

DEXUS OPERATIONS TRUST

Consolidated Statement of Changes in Equity

For the year ended 30 June 2011

	Note	Contributed equity \$'000	Asset revaluation reserve \$'000	Accumulated losses \$'000	Total equity \$'000
Opening balance as at 1 July 2009		26,335	42,738	(53,064)	16,009
Comprehensive loss for the year		–	–	(8,261)	(8,261)
Transactions with owners in their capacity as owners					
Contributions of equity, net of transaction costs	22	–	–	–	–
Closing balance as at 30 June 2010		26,335	42,738	(61,325)	7,748
Opening balance as at 1 July 2010		26,335	42,738	(61,325)	7,748
Comprehensive loss for the year		–	–	(29,291)	(29,291)
Transactions with owners in their capacity as owners					
Contributions of equity, net of transaction costs	22	–	–	–	–
Closing balance as at 30 June 2011		26,335	42,738	(90,616)	(21,543)

The above Consolidated Statement of Changes in Equity should be read in conjunction with the accompanying notes.

DEXUS OPERATIONS TRUST

Consolidated Statement of Cash Flows

For the year ended 30 June 2011

	Note	2011 \$'000	2010 \$'000
Cash flows from operating activities			
Receipts in the course of operations (inclusive of GST)		97,281	85,396
Payments in the course of operations (inclusive of GST)		(88,144)	(72,915)
Payments for acquisitions of development property classified as inventory		(37,614)	–
Payments for development property classified as inventory		(19,832)	(45,470)
Interest received		822	612
Finance costs paid		(3,471)	(4,015)
Income tax received		2,533	1,650
Net cash outflow from operating activities	32	(48,425)	(34,742)
Cash flows from investing activities			
Payments for property, plant and equipment		(956)	(1,030)
Payments for capital expenditure on investment properties		(32,897)	(22,349)
Payments for investment properties		–	(40,040)
Proceeds from sale of investment properties		380	54,011
Net cash outflow from investing activities		(33,473)	(9,408)
Cash flows from financing activities			
Borrowings provided to entities within DXS		(104,734)	(121,790)
Borrowings provided by entities within DXS		186,964	165,072
Net cash inflow from financing activities		82,230	43,282
Net increase/(decrease) in cash and cash equivalents		332	(868)
Cash and cash equivalents at the beginning of the year		12,897	13,765
Cash and cash equivalents at the end of the year	8	13,229	12,897

The above Consolidated Statement of Cash Flows should be read in conjunction with the accompanying notes.

Note 1. Summary of significant accounting policies**(a) Basis of preparation**

DEXUS Property Group stapled securities are quoted on the Australian Securities Exchange under the “DXS” code and comprise one unit in each of DDF, DIT, DOT and DXO. Each entity forming part of DXS continues as a separate legal entity in its own right under the *Corporations Act 2001* and is therefore required to comply with reporting and disclosure requirements under the *Corporations Act 2001* and Australian Accounting Standards.

DEXUS Funds Management Limited (DXFM) as Responsible Entity for each entity within DXS may only unstack the Group if approval is obtained by a special resolution of the stapled security holders.

These general purpose Financial Statements for the year ended 30 June 2011 have been prepared in accordance with the requirements of the Trust's Constitution, the *Corporations Act 2001*, Australian Accounting Standards and other authoritative pronouncements of the Australia Accounting Standards Board and interpretations. Compliance with Australian Accounting Standards ensures that the Financial Statements and notes also comply with International Financial Reporting Standards (IFRS).

These Financial Statements are prepared on a going concern basis and in accordance with historical cost conventions and have not been adjusted to take account of either changes in the general purchasing power of the dollar or changes in the values of specific assets, except for the valuation of certain non-current assets and financial instruments (refer notes 1(e), 1(n), 1(p), 1(v) and 1(w)).

As at 30 June 2011, the Trust had a net current asset deficiency of \$31.4 million (2010: \$32.1 million) and a net asset deficiency of \$21.5 million (2010: \$7.7 million net asset surplus). The DXS group has in place both external and internal funding arrangements to support the cash flow requirements of the Trust. The Trust is a going concern and the Financial Statements have been prepared on that basis. Gearing is managed centrally for DXS. The gearing ratio as disclosed in the DEXUS Property Group Financial Statements for the year ended 30 June 2011 is 29.1% (refer note 30 of the DXS Financial Statements).

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, unless otherwise stated.

Critical accounting estimates

The preparation of Financial Statements requires the use of certain critical accounting estimates and management to exercise its judgement in the process of applying the Trust's accounting policies. Other than the estimation described in notes 1(e), 1(n), 1(p), 1(v) and 1(w), no key assumptions concerning the future or other estimation of uncertainty at the end of each reporting period have a significant risk of causing material adjustments to the Financial Statements in the next annual reporting period.

(b) Principles of consolidation**(i) Controlled entities**

The Financial Statements have been prepared on a consolidated basis. The accounting policies of the subsidiaries are consistent with those of the parent.

Subsidiaries are all entities (including special purpose entities) over which the Trust has power to govern the financial and operating policies, generally accompanying a shareholding of more than one-half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Trust controls another entity.

The Financial Statements incorporate an elimination of inter-entity transactions and balances to present the Financial Statements on a consolidated basis. Where control of an entity is obtained during a financial year, its results are included in the Statement of Comprehensive Income from the date on which control is gained. They are deconsolidated from the date that control ceases. The Financial Statements incorporate all the assets, liabilities and results of the parent and its controlled entities.

(ii) Partnerships and joint ventures

Where assets are held in a partnership or joint venture with another entity directly, the Trust's share of the results and assets of this partnership or joint venture are consolidated into the Statement of Comprehensive Income and Statement of Financial Position of the Trust. Where assets are jointly controlled via ownership of units in single purpose unlisted unit trusts or shares in companies, the Trust applies equity accounting to record the operations of these investments (refer note 1(t)).

(c) Revenue recognition**(i) Rent**

Rental revenue is brought to account on a straight-line basis over the lease term for leases with fixed rent review clauses. In all other circumstances rental revenue is brought to account on an accruals basis. Where rental revenue is recovered net of associated property expenses, the net amount is brought to account. If not received at the end of the reporting period, rental revenue is reflected in the Statement of Financial Position as a receivable. Recoverability of receivables is reviewed on an ongoing basis. Debts which are known to be not collectable are written off.

(ii) Management fee revenue

Management fees are brought to account on an accruals basis, and if not received at the end of the reporting period, are reflected in the Statement of Financial Position as a receivable.

(iii) Interest revenue

Interest revenue is brought to account on an accruals basis using the effective interest rate method and, if not received at the end of the reporting period, is reflected in the Statement of Financial Position as a receivable.

(iv) Dividends and distribution revenue

Revenue from dividends and distributions are recognised when declared. Amounts not received at the end of the reporting period are included as a receivable in the Statement of Financial Position.

Note 1. Summary of significant accounting policies

(continued)

(d) Expenses

Expenses are brought to account on an accruals basis and, if not paid at the end of the reporting period, are reflected in the Statement of Financial Position as a payable.

(i) Property expenses

Property expenses include rates, taxes and other property outgoings incurred in relation to investment properties and property, plant and equipment where such expenses are the responsibility of the Trust.

(ii) Borrowing costs

Borrowing costs include interest, amortisation of discounts or premiums relating to borrowings, amortisation or ancillary costs incurred in connection with arrangement of borrowings and foreign exchange losses net of hedged amounts on borrowings, including trade creditors and lease finance charges. Borrowing costs are expensed as incurred unless they relate to qualifying assets.

Qualifying assets are assets which take more than 12 months to get ready for their intended use or sale. In these circumstances, borrowing costs are capitalised to the cost of the asset during the period of time that is required to complete and prepare the asset for its intended use or sale. Where funds are borrowed generally, borrowing costs are capitalised using a weighted average capitalisation rate.

(e) Derivatives and other financial instruments**(i) Derivatives**

The Trust's activities expose it to a variety of financial risks including interest rate risk. Accordingly, the Trust enters into various derivative financial instruments such as interest rate swaps to manage its exposure to certain risks. Written policies and limits are approved by the Board of Directors of the Responsible Entity, in relation to the use of financial instruments to manage financial risks. The Responsible Entity continually reviews the Trust's exposures and updates its treasury policies and procedures. The Trust does not trade in derivative instruments for speculative purposes. Even though derivative financial instruments are entered into for the purpose of providing the Trust with an economic hedge, the Trust has elected not to apply hedge accounting under AASB 139 *Financial Instruments: Recognition and Measurement*. Accordingly, derivatives including interest rate swaps are measured at fair value with any changes in fair value recognised in the Statement of Comprehensive Income.

(ii) Debt and equity instruments issued by the Trust

Financial instruments issued by the Trust are classified as either liabilities or as equity in accordance with the substance of the contractual arrangements. Accordingly, ordinary units issued by the Trust are classified as equity.

Interest and distributions are classified as expenses or as distributions of profit consistent with the Statement of Financial Position classification of the related debt or equity instruments.

Transaction costs arising on the issue of equity instruments are recognised directly in equity (net of tax) as a reduction of the proceeds of the equity instruments to which the costs relate. Transaction costs are the costs that are incurred directly in connection with the issue of those equity instruments and which would not have been incurred had those instruments not been issued.

(iii) Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of the amount determined in accordance with AASB 137 *Provisions, Contingent Liabilities and Contingent Assets* and the amount initially recognised less cumulative amortisation, where appropriate.

The fair value of financial guarantees is determined as the present value of the difference in the net cash flows between the contractual payments under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations. Where guarantees in relation to loans or other payables of subsidiaries or associates are provided for no compensation, the fair values are accounted for as contributions and recognised as part of the cost of the investment.

(iv) Other financial assets

Loans and other receivables are measured at amortised cost using the effective interest rate method less impairment.

(f) Goods and services tax

Revenues, expenses and capital assets are recognised net of any amount of Goods and Services Tax (GST), except where the amount of GST incurred is not recoverable. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of the expense.

Cash flows are included in the Statement of Cash Flows on a gross basis. The GST component of cash flows arising from investing and financing activities that is recoverable from or payable to the Australian Taxation Office is classified as cash flows from operating activities.

(g) Taxation

The Trust is liable for income tax and applies the following policy in determining the tax expense, assets and liabilities:

- the income tax expense for the year is the tax payable on the current year's taxable income based on a tax rate of 30% adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses;
- deferred tax assets and liabilities are recognised for temporary differences arising from differences between the carrying amount of assets and liabilities and the corresponding tax base of those items. The relevant tax rates are applied to the cumulative amounts of deductible and taxable temporary differences to measure the deferred tax assets or liabilities. An exception is made for certain temporary differences arising from the initial recognition of an asset or a liability (where they do not arise as a result of a business combination and did not affect either accounting profit/loss or taxable profit/loss);
- deferred tax assets are recognised for deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses;
- deferred tax assets and liabilities are not recognised for temporary differences between the carrying amount and tax bases of investments in controlled entities where the parent entity is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future; and

- current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Tax consolidation

In December 2009 DXO became the head entity of a tax consolidated group. This group currently comprises 20 Barrack Street Trust, DEXUS Holdings Pty Limited, DEXUS Funds Management Limited, DEXUS Property Services Pty Limited, DEXUS Financial Services Pty Limited, DEXUS Projects Pty Limited, DEXUS Wholesale Property Limited, DEXUS CMBS Issuer Pty Limited, Otho Pty Limited and DWPL Nominees Pty Limited. The implementation date for the DXO tax consolidation group was 1 July 2008.

The entities in the DXO tax consolidated group have entered into a Tax Sharing Deed. In the opinion of the Directors, this limits the joint and several liability of the wholly owned entities in the case of a default by the head entity, DXO.

(h) Distributions

In accordance with the Trust's Constitution, the Trust distributes its distributable income to unitholders by cash or reinvestment. Distributions are provided for when they are approved by the Board of Directors and declared.

(i) Repairs and maintenance

Plant is required to be overhauled on a regular basis and is managed as part of an ongoing major cyclical maintenance program. The costs of this maintenance are charged as expenses as incurred, except where they relate to the replacement of a component of an asset, in which case the replaced component will be derecognised and the replacement costs capitalised in accordance with note 1(n). Other routine operating maintenance, repair costs and minor renewals are also charged as expenses as incurred.

(j) Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with financial institutions and other short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

(k) Receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, which is based on the invoiced amount less provision for doubtful debts. Trade receivables are required to be settled within 30 days and are assessed on an ongoing basis for impairment. Receivables which are known to be uncollectable are written off by reducing the carrying amount directly. A provision for doubtful debts is established when there is objective evidence that the Trust will not be able to collect all amounts due according to the original terms of the receivables. The provision for doubtful debts is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. Cash flows relating to short term receivables are not discounted as the effect of discounting is immaterial.

(l) Inventories

Land and properties held for resale

Land and properties held for resale is stated at the lower of cost and net realisable value. Cost is assigned by specific identification and includes the cost of acquisition, and development and holding costs such as borrowing costs, rates and taxes. Holding costs incurred after completion of the development are expensed.

Net realisable value

Net realisable value is the estimated selling price in the ordinary course of business. Marketing and selling expenses are estimated and deducted to establish net realisable value.

(m) Non-current assets held for sale

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use, and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets, assets arising from employee benefits, financial assets and investment property that are carried at fair value and contractual rights under insurance contracts, which are specifically exempt from this requirement.

(n) Property, plant and equipment

Property, plant and equipment is stated at historical cost less depreciation and accumulated impairment. Historical cost includes expenditure that is directly attributable to its acquisition. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Trust and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Statement of Comprehensive Income during the reporting period in which they are incurred.

Property, plant and equipment is tested for impairment whenever events or changes in circumstances indicate that the carrying amounts exceed their recoverable amounts (refer note 1 (u)).

(o) Depreciation of property, plant and equipment

Land is not depreciated. Depreciation on buildings (including fit-out) is calculated on a straight-line basis so as to write off the net cost of each non-current asset over its expected useful life. Estimates for remaining useful lives are reviewed on a regular basis for all assets and are as follows:

Buildings (including fit-out)	5–50 years
IT equipment	3–5 years

Note 1. Summary of significant accounting policies

(continued)

(p) Investment properties

During the year ended 30 June 2010, DXO adopted the amendments to AASB 140 *Investment Property* as set out in AASB 2008-5 *Amendments to Australian Accounting Standards arising from the Annual Improvements Project* effective for reporting periods beginning on or after 1 January 2009. Under this amendment, property that is under construction or development for future use as investment property falls within the scope of AASB 140. As such, development property of this nature is no longer recognised and measured as property, plant and equipment but is included as investment property measured at fair value. Where fair value of investment property under construction is not reliably measurable, the property is measured at cost until the earlier of the date construction is completed and the date at which fair value becomes reliably measurable. As required by the standard, the amendments to AASB 140 were applied prospectively from 1 July 2009.

The Trust's investment properties consist of properties held for long-term rental yields and/or capital appreciation and property that is being constructed or developed for future use as investment property. Investment properties are initially recognised at cost including transaction costs. Investment properties are subsequently recognised at fair value in the Financial Statements. Each valuation firm and its signatory valuer are appointed on the basis that they are engaged for no more than three consecutive valuations.

The basis of valuations of investment properties is fair value being the amounts for which the assets could be exchanged between knowledgeable willing parties in an arm's length transaction, based on current prices in an active market for similar properties in the same location and condition and subject to similar leases. In addition, an appropriate valuation method is used, which may include the discounted cash flow and the capitalisation method. Discount rates and capitalisation rates are determined based on industry expertise and knowledge and, where possible, a direct comparison to third party rates for similar assets in a comparable location. Rental revenue from current leases and assumptions about future leases, as well as any expected operational cash outflows in relation to the property, are also reflected in fair value. In relation to development properties under construction for future use as investment property, where reliably measurable, fair value is determined based on the market value of the property on the assumption it had already been completed at the valuation date less costs still required to complete the project, including an appropriate adjustment for profit and risk.

External valuations of the individual investment properties are carried out in accordance with the Trust's Constitution or may be earlier where the Responsible Entity believes there is a potential for a material change in the fair value of the property.

Changes in fair values are recorded in the Statement of Comprehensive Income. The gain or loss on disposal of an investment property is calculated as the difference between the carrying amount of the asset at the date of disposal and the net proceeds from disposal and is included in the Statement of Comprehensive Income in the year of disposal.

Subsequent redevelopment and refurbishment costs (other than repairs and maintenance) are capitalised to the investment property where they result in an enhancement in the future economic benefits of the property.

(q) Leasing fees

Leasing fees incurred are capitalised and amortised over the lease periods to which they relate.

(r) Lease incentives

Prospective lessees may be offered incentives as an inducement to enter into operating leases. These incentives may take various forms including cash payments, rent free periods, or a contribution to certain lessee costs such as fit-out costs or relocation costs.

The costs of incentives are recognised as a reduction of rental revenue on a straight-line basis from the earlier of the date which the tenant has effective use of the premises or the lease commencement date to the end of the lease term. The carrying amount of the lease incentives is reflected in the fair value of investment properties.

(s) Other financial assets at fair value through profit and loss

Interests held by the Trust in associates are measured at fair value through profit and loss to reduce a measurement or recognition inconsistency.

(t) Business combinations

The acquisition method of accounting is used to account for all business combinations. The consideration transferred for the acquisition of a subsidiary comprises the fair values of the assets transferred, the liabilities incurred and the equity interests issued by the Trust. The consideration transferred also includes the fair value of any contingent consideration arrangement and the fair value of any pre-existing equity interest in the subsidiary. Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date. The Trust recognises any non-controlling interest in the acquiree at its proportionate share of the acquiree's net identifiable assets.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the Trust's share of the net identifiable assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the subsidiary acquired and the measurement of all amounts has been reviewed, the difference is recognised directly in Statement of Comprehensive Income as a bargain purchase.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

(u) Impairment of assets

Goodwill and intangible assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing

impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows, which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

(v) Intangible assets

(i) Goodwill

Goodwill is recognised as at the acquisition date and is measured as the excess of the aggregate of the fair value of consideration transferred and the non-controlling interest's proportionate share of the acquiree's identifiable net assets over the fair value of the identifiable net assets acquired.

In a business combination achieved in stages, the acquirer shall remeasure its previously held equity interest in the acquiree at its acquisition-date fair value and recognise the resulting gain or loss, if any, in profit or loss.

The carrying value of the goodwill is tested for impairment at the end of each reporting period with any decrement in value taken to the Statement of Comprehensive Income as an expense.

(ii) Management rights

Management rights represent the asset management rights owned by the Trust, which entitle it to management fee revenue from both finite and indefinite life trusts. Those rights that are deemed to have a finite useful life, are measured at cost and amortised using the straight-line method over their estimated useful lives which vary from five to 21 years.

During the year, the Trust changed the accounting policy for the testing of impairment of management rights associated with indefinite life trusts. These management rights are tested for impairment annually in accordance with AASB 136 *Impairment of Assets*. Previously testing was performed every six months at the end of each reporting period. There is no adjustment required to current or prior periods as a result of the change in policy. As at the date of this report, there were no events or circumstances identified that would indicate an impairment during the year ended 30 June 2011.

(w) Financial assets and liabilities

(i) Classification

The Trust has classified its financial assets and liabilities as follows:

Financial asset/liability	Classification	Valuation basis	Reference
Cash and cash equivalents	Fair value through profit or loss	Fair value	Refer note 1(j)
Receivables	Loans and receivables	Amortised cost	Refer note 1(k)
Other financial assets	Loans and receivables	Amortised cost	Refer note 1(e)
Other financial assets	Fair value through profit or loss	Fair value	Refer note 1(s)
Payables	Financial liability at amortised cost	Amortised cost	Refer note 1(x)
Interest bearing liabilities	Financial liability at amortised cost	Amortised cost	Refer note 1(y)
Derivatives	Fair value through profit or loss	Fair value	Refer note 1(e)

Financial assets and liabilities are classified in accordance with the purpose for which they were acquired.

(ii) Fair value estimation of financial assets and liabilities

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement and for disclosure purposes.

The fair value of financial instruments traded in active markets (such as publicly traded derivatives) is based on quoted market prices at the end of the reporting period. The quoted market price used for financial assets held by the Trust is the current bid price. The appropriate quoted market price for financial liabilities is the current ask price.

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques including dealer quotes for similar instruments and discounted cash flows. In particular, the fair value of interest rate swaps and cross currency swaps are calculated as the present value of the estimated future cash flows, the fair value of forward exchange rate contracts is determined using forward exchange market rates at the end of the reporting period, and the fair value of interest rate option contracts is calculated as the present value of the estimated future cash flows taking into account the time value and implied volatility of the underlying instrument.

Note 1. Summary of significant accounting policies

(continued)

(x) Payables

These amounts represent liabilities for amounts owing at the end of the reporting period. The amounts are unsecured and are usually paid within 30 days of recognition.

(y) Interest bearing liabilities

Subsequent to initial recognition at fair value, net of transaction costs incurred, interest bearing liabilities are measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Statement of Comprehensive Income over the period of the borrowings using the effective interest method. Interest bearing liabilities are classified as current liabilities unless the Trust has an unconditional right to defer the liability for at least 12 months after the end of the reporting period.

(z) Employee benefits**(i) Wages, salaries and annual leave**

Liabilities for employee benefits for wages, salaries and annual leave represent present obligations resulting from employees' services provided to the end of the reporting period, calculated at undiscounted amounts based on remuneration wage and salary rates that the Trust expects to pay at the end of the reporting period including related on-costs, such as workers compensation, insurance and payroll tax.

(ii) Long service leave

The provision for employee benefits for long service leave represents the present value of the estimated future cash outflows, to be made resulting from employees' services provided to the end of the reporting period.

The provision is calculated using expected future increases in wage and salary rates, including related on-costs and expected settlement dates based on turnover history and is discounted using the rates attaching to national government bonds at the end of the reporting period that most closely matches the term of the maturity of the related liabilities. The unwinding of the discount is treated as long service leave expense.

(aa) Earnings per unit

Basic earnings per unit are determined by dividing the net profit attributable to unitholders of the parent entity by the weighted average number of ordinary units outstanding during the year.

Diluted earnings per unit are adjusted from the basic earnings per unit by taking into account the impact of dilutive potential units. The Trust did not have such dilutive potential units during the year.

(ab) Operating segments

The Chief Operating Decision Maker (CODM) has been identified as the Board of Directors as they are responsible for the strategic decision making within DXS, which consists of DXO, DDF, DIT and DOT. Consistent with how the CODM manages the business, the operating segments within DXS are reviewed on a consolidated basis rather than at an individual trust level. Disclosures concerning DXS's operating segments as well as the operating segments' key financial information provided to CODM are presented in DXS's Financial Statements.

(ac) Rounding of amounts

The Trust is the kind referred to in Class Order 98/0100, issued by the Australian Securities & Investments Commission, relating to the rounding off of amounts in the Financial Statements. Amounts in the Financial Statements have been rounded off in accordance with that Class Order to the nearest thousand dollars, or in certain cases, the nearest dollar.

(ad) Parent entity financial information

On 28 June 2010 the *Corporations Amendment (Corporate Reporting Reform) Act 2010* received Royal Assent. As a result of the amendments, Financial Statements for financial years ending on or after 30 June 2010 no longer need to include separate columns and associated note disclosures for the parent entity. Instead, the Corporations Regulations now prescribe limited disclosures that will need to be made in the Notes to the Financial Statements which include disclosure of key financial information for the parent entity and details of any guarantees, contingent liabilities and commitments.

The financial information for the parent entity of the Trust is disclosed in note 25 and has been prepared on the same basis as the consolidated Financial Statements except as set out below:

Investment in subsidiaries, associates and joint venture entities

Distributions received from associates are recognised in the parent entity's Statement of Comprehensive Income, rather than being deducted from the carrying amount of these investments.

(ae) New accounting standards and interpretations

Certain new accounting standards and interpretations have been published that are not mandatory for the 30 June 2011 reporting period. Our assessment of the impact of these new standards and interpretations is set out below:

- (i) AASB 2010-4 *Further Amendments to Australian Accounting Standards arising from the Annual Improvements Project* (effective 1 January 2011). In June 2010, the AASB made a number of amendments to Australian Accounting Standards as a result of the IASB's annual improvements project. The Trust intends to apply the standard from 1 July 2011 and does not expect any significant impacts.
- (ii) AASB 2010-6 *Amendments to Australian Accounting Standards – Disclosures on Transfers of Financial Assets* (effective 1 July 2011). Amendments made to AASB 7 *Financial Instruments: Disclosures* in November 2010 introduce additional disclosures in respect of risk exposures arising from transferred financial assets. The amendments will particularly affect entities that sell, factor, securitise, lend or otherwise transfer financial assets to other parties. The Trust intends to apply the standard from 1 July 2011 and does not expect any significant impacts.
- (iii) AASB 9 *Financial Instruments* and AASB 2009-11 *Amendments to Australian Accounting Standards arising from AASB 9 and AASB 2010-7 Amendments to Australian Accounting Standards arising from AASB 9 (December 2010)* (effective 1 January 2013). AASB 9 *Financial Instruments* addresses the classification, measurement and derecognition of financial assets and financial liabilities. The standard simplifies the classifications of financial assets into those to be carried at amortised cost and those to be carried at fair value. The Trust intends to apply the standards from 1 July 2013 and does not expect any significant impacts.

- (iv) AASB 2010-8 *Amendments to Australian Accounting Standards – Deferred Tax: Recovery of Underlying Assets* (effective 1 January 2012). In December 2010, the AASB amended AASB 112 *Income Taxes* to provide an amended approach for measuring deferred tax liabilities and deferred tax assets when investment property is measured using the fair value model. AASB 112 requires the measurement of deferred tax assets or liabilities to reflect the tax consequences that would follow from the way management expects to recover or settle the carrying amount of the relevant assets or liabilities that is through use or through sale. The Trust intends to apply the standard from 1 July 2012 and does not expect any significant impacts.
- (v) AASB 1054 *Australian Additional Disclosures*, AASB 2011-1 *Amendments to Australian Accounting Standards arising from the Trans-Tasman Convergence Project* and AASB 2011-2 *Amendments to Australian Accounting Standards arising from the Trans-Tasman Convergence Project – Reduced Disclosure Requirements* (effective 1 July 2011). The AASB and NZ FRSB have issued accounting standards that eliminate most of the existing differences between their local standards and IFRS. Where additional disclosures were considered necessary, they were moved to new standard AASB 1054. Adoption of the new rules will not affect any of the amounts recognised in the Financial Statements, but may simplify some of the Trust's current disclosures. The Trust intends to apply the standards from 1 July 2011.
- (vi) AASB 2011-4 *Amendments to Australian Accounting Standards to Remove Individual Key Management Personnel Disclosure Requirements* (effective 1 July 2013). In July 2011 the AASB decided to remove the individual key management personnel disclosure requirements from AASB 124 *Related Party Disclosures*, to achieve consistency with the international equivalent standard and remove a duplication of the requirements with the *Corporations Act 2001*. While this will reduce the disclosures that are currently required in the Notes to the Financial Statements, it will not affect any of the amounts recognised in the Financial Statements. The amendments apply from 1 July 2013 and cannot be adopted early. The Corporations Act requirements in relation to remuneration reports will remain unchanged for now, but these requirements are currently subject to review and may also be revised in the near future.
- The IASB has issued new and amended standards as discussed below. The AASB is expected to issue equivalent Australian standards shortly.
- (vii) IFRS 10 *Consolidated financial statements* (effective 1 January 2013). IFRS 10 replaces all of the guidance on control and consolidation in IAS 27 *Consolidated and separate financial statements*, and SIC-12 *Consolidation – special purpose entities*. The standard introduces a single definition of control that applies to all entities. It focuses on the need to have both power and rights or exposure to variable returns before control is present. The Trust intends to apply the standard from 1 July 2013 and does not expect any significant impacts.
- (viii) IFRS 12 *Disclosure of interests in other entities* (effective 1 January 2013). IFRS 12 sets out the required disclosures for entities reporting under the two new standards, IFRS 10 and IFRS 11, and replaces the disclosure requirements currently found in IAS 28. Application of this standard will not affect any of the amounts recognised in the Financial Statements, but may impact some of the Trust's current disclosures. The Trust intends to apply the standard from 1 July 2013.
- (ix) IFRS 13 *Fair value measurement* (effective 1 January 2013). IFRS 13 explains how to measure fair value and aims to enhance fair value disclosures. Application of this standard will not affect any of the amounts recognised in the Financial Statements, but may impact some of the Trust's current disclosures. The Trust intends to apply the standard from 1 July 2013.
- (x) Revised IAS 1 *Presentation of Financial Statements* (effective 1 July 2012). In June 2011, the IASB made an amendment to IAS 1 *Presentation of Financial Statements*. The AASB is expected to make equivalent changes to AASB 101 shortly. The amendment requires entities to separate items presented in other comprehensive income into two groups, based on whether they may be recycled to profit or loss in the future. It will not affect the measurement of any of the items recognised in the balance sheet or the profit or loss in the current period. The Trust intends to adopt the new standard from 1 July 2012.

DEXUS OPERATIONS TRUST

Notes to the Financial Statements

For the year ended 30 June 2011

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Note 2. Management fee revenue

	2011 \$'000	2010 \$'000
Responsible Entity fees	35,340	34,476
Asset management fees	9,973	10,077
Property management fees	22,392	20,478
Capital works and development fees	2,791	5,966
Wages recovery and other fees	9,684	9,108
Total management fee revenue	80,180	80,105

Note 3. Property revenue and property expenses

Property revenue includes \$4.5 million (2010: nil) and property expenses includes \$0.6 million (2010: nil) related to investment properties owned by the Trust. The balance of the property revenue and expenses relates to property held as inventory and one component of an investment property owned by DOT for which DEXUS Property Services Pty Limited (DXPS), a wholly owned subsidiary of the Trust, has a contractual agreement to earn income.

Note 4. Finance costs

	2011 \$'000	2010 \$'000
Interest paid to related parties	37,583	20,526
Amount capitalised	(18,676)	(11,639)
Other finance costs	20	19
Net fair value loss of interest rate swaps	255	1,034
Total finance costs	19,182	9,940

The average capitalisation rate used to determine the amount of borrowing costs eligible for capitalisation is 7.77% (2010: 7.15%).

Note 5. Income tax

(a) Income tax (benefit)/expense

	2011 \$'000	2010 \$'000
Current tax (benefit)/expense	–	(3,775)
Deferred tax (benefit)/expense	(4,418)	2,171
Total income tax (benefit)/expense	(4,418)	(1,604)
Deferred income tax expense/(benefit) included in income tax expense comprises:		
Increase in deferred tax assets	(11,804)	(1,096)
Increase in deferred tax liabilities	7,386	3,267
Total deferred tax (income)/expense	(4,418)	2,171

(b) Reconciliation of income tax expense to net profit

	2011 \$'000	2010 \$'000
Loss before tax	(33,709)	(9,865)
Prima facie tax benefit at the Australian tax rate of 30% (2010: 30%)	(10,113)	(2,960)
Tax effect of amounts which are not deductible/(taxable) in calculating taxable income:		
Depreciation and amortisation	58	73
Sundry items	15	5
Unused tax losses	–	(225)
Net fair value loss of investment properties	5,687	6,040
Reversal of previous impairment	–	(3,992)
Previous unrecognised tax losses utilised	–	(693)
Net (gain)/loss on sale of assets	(65)	148
	5,695	1,356
Income tax (benefit)/expense	(4,418)	(1,604)

Note 6. Other expenses

	Note	2011 \$'000	2010 \$'000
Audit and taxation fees	7	477	336
Custodian fees		25	13
Legal and other professional fees		2,587	1,569
Registry costs and listing fees		44	64
Occupancy expenses		2,821	2,279
Administration expenses		3,547	3,196
Other staff expenses		2,959	2,665
Other expenses		1,887	1,682
Total other expenses		14,347	11,804

Note 7. Audit and taxation fees

During the year, the Auditor and its related practices, and non-related audit firms earned the following remuneration:

	2011 \$'000	2010 \$'000
Audit fees		
PwC Australia – audit and review of Financial Statements	213,989	199,857
PwC Australia – regulatory audit and compliance services	218,486	28,110
Audit fees paid to PwC	432,475	227,967
Fees paid to non-PwC audit firms	–	75,075
Total audit fees	432,475	303,042
Taxation fees		
Fees paid to PwC Australia	44,638	63,114
Taxation fees paid to PwC	44,638	63,114
Fees paid to non-PwC audit firms	–	–
Total taxation fees¹	44,638	366,156
Total audit and taxation fees	477,113	366,156

1 These services include general compliance work, one-off project work and advice with respect to the management of day-to-day tax affairs of the Trust.

Notes to the Financial Statements

For the year ended 30 June 2011

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Note 8. Current assets – cash and cash equivalents

	2011 \$'000	2010 \$'000
Cash at bank	3,229	2,843
Short term deposits	10,000	10,054
Total current assets – cash and cash equivalents	13,229	12,897

Note 9. Current assets – receivables

	2011 \$'000	2010 \$'000
Fee receivable	13,467	10,919
GST receivable	1,130	6,582
Receivables from related entities	6,468	3,812
Receivable on sale of inventory	3,359	–
Interest receivable	71	45
Other receivables	1,589	6
Total current assets – receivables	26,084	21,364

Note 10. Current assets – other

	2011 \$'000	2010 \$'000
Prepayments	461	357
Total current assets – other	461	357

Note 11. Non current assets – investment properties

	Note	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year		170,011	–
Additions		45,463	33,745
Acquisitions		–	40,050
Transfers from property, plant and equipment	12	–	116,348
Lease incentives		2,236	–
Lease incentives amortisation		(159)	–
Rent straightlining		282	–
Transfers to inventories	13	(6,448)	–
Net fair value loss of investment properties		(19,079)	(20,132)
Closing balance at the end of the year		192,306	170,011

Key Valuation Assumptions

Details of key valuation assumptions in relation to investment properties are outlined in note 12 of the DXS Financial Statements.

Note 12. Non-current assets – property, plant and equipment

	Construction in progress \$'000	Land and freehold buildings \$'000	IT and office \$'000	Total \$'000
Opening balance as at 1 July 2010	–	–	4,898	4,898
Additions	–	–	956	956
Depreciation charge	–	–	(1,932)	(1,932)
Transfer to IT and office	–	–	–	–
Transfer to investment properties	–	–	–	–
Closing balance as at 30 June 2011	–	–	3,922	3,922
Cost	–	–	11,665	11,665
Accumulated depreciation	–	–	(7,743)	(7,743)
Transfer to IT and office	–	–	–	–
Transfer to investment properties	–	–	–	–
Net book value as at 30 June 2011	–	–	3,922	3,922

	Construction in progress \$'000	Land and freehold buildings \$'000	IT and office \$'000	Total \$'000
Opening balance as at 1 July 2009	47,624	69,695	5,759	123,078
Additions	–	–	769	769
Depreciation charge	–	(809)	(1,792)	(2,601)
Transfer to IT and office	–	(162)	162	–
Transfer to investment properties	(47,624)	(68,724)	–	(116,348)
Closing balance as at 30 June 2010	–	–	4,898	4,898
Cost	114,611	90,155	10,547	215,313
Accumulated depreciation	–	(809)	(5,811)	(6,620)
Transfer to IT and office	–	(162)	162	–
Transfer to investment properties	(114,611)	(89,184)	–	(203,795)
Net book value as at 30 June 2010	–	–	4,898	4,898

Notes to the Financial Statements

For the year ended 30 June 2011

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Note 13. Non-current assets – inventories

(a) Land and properties held for resale

	2011 \$'000	2010 \$'000
Current assets		
Land and properties held for resale	7,991	–
Total current assets – inventories	7,991	–
Non-current assets		
Land and properties held for resale	104,247	45,470
Total non-current assets – inventories	104,247	45,470
Total assets – inventories	112,238	45,470

(b) Reconciliation

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	45,470	–
Transfer from investment properties	6,448	–
Acquisitions	37,614	45,135
Disposals	(3,353)	–
Additions and other	26,059	335
Closing balance at the end of the year	112,238	45,470

Acquisitions

- On 16 August 2010, DEXUS Projects Pty Limited (DXP), a wholly owned subsidiary of the Trust, acquired undeveloped land at 94-106 Lenore Drive, Erskine Park NSW, for \$15.9 million.
- On 1 November 2010, DXP acquired, with an intention to develop and sell, land and property at 57-101 Balham Road, Archerfield QLD, for \$21.7 million.

Disposals

- On 30 June 2011, a parcel of DEXUS Industrial Estate, Laverton North, VIC was compulsorily acquired by Melbourne Water Corporation for \$3.4 million.

Note 14. Non-current assets – deferred tax assets

	2011 \$'000	2010 \$'000
The balance comprises temporary differences attributable to:		
Derivative financial instruments	947	1,967
Employee provisions	12,229	10,365
Impairment	288	231
Other	723	652
Deferred tax asset arising from temporary differences	14,187	13,215
Deferred tax arising on tax losses	13,865	3,033
Total non-current assets – deferred tax assets	28,052	16,248
Movements		
Opening balance at the beginning of the year	16,248	15,152
Reversal of previously recognised tax losses	(3,033)	(3,081)
Recognition of tax losses	13,865	3,033
Movement in deferred tax asset arising from temporary differences	972	1,144
Credited to the Statement of Comprehensive Income	11,804	1,096
Closing balance at the end of the year	28,052	16,248

Note 15. Non-current assets – intangible assets

	2011 \$'000	2010 \$'000
Management rights		
Opening balance at the beginning of the year	223,000	210,500
Amortisation charge	(647)	(807)
Reversal of previous impairment	–	13,307
Closing balance at the end of the year	222,353	223,000
Cost	252,382	252,382
Accumulated amortisation	(2,226)	(1,579)
Accumulated impairment	(27,803)	(27,803)
Total management rights	222,353	223,000

Management rights represent the asset management rights owned by DXH, which entitle it to management fee revenue from both finite life trusts (\$7,769,204) and indefinite life trusts (\$214,584,150). Those rights that are deemed to have a finite useful life are measured at cost and amortised using the straight-line method over their estimated useful lives, which vary from five to 21 years.

Impairment of management rights

During the current year, management carried out a review of the recoverable amount of its management rights. The review did not identify any events or circumstances that would indicate an impairment of management rights associated with indefinite life trusts.

During the year ended 30 June 2010, as part of the process to review the recoverable amount of management rights, the estimated fair value of assets under management, which are used to derive the future expected management fee income, were adjusted to better reflect market conditions. This resulted in the recognition of a reversal of a previous impairment of \$13.3 million in that year.

The value in use has been determined using Board approved long term forecasts in a five year discounted cash flow model. Forecasts were based on projected returns of the business in light of current market conditions. The performance in year five has been used as a terminal value.

Key assumptions:

- A terminal capitalisation rate of 12.5% was used incorporating an appropriate risk premium for a management business.
- The cash flows have been discounted at 9.3% based on externally published weighted average cost of capital for and appropriate peer group plus an appropriate premium for risk. A 0.25% decrease in the discount rate would increase the valuation by \$2.3 million.

	2011 \$'000	2010 \$'000
Goodwill		
Opening balance at the beginning of the year	2,525	2,767
Impairment	(194)	(242)
Closing balance at the end of the year	2,331	2,525
Cost	2,998	2,998
Accumulated impairment	(667)	(473)
Total goodwill	2,331	2,525
Total intangible assets	224,684	225,525

DEXUS OPERATIONS TRUST

Notes to the Financial Statements

For the year ended 30 June 2011

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Note 16. Non-current assets – other

	2011 \$'000	2010 \$'000
Tenant and other bonds	5	5
Other	62	61
Total non-current assets – other	67	66

Note 17. Current liabilities – payables

	2011 \$'000	2010 \$'000
Trade creditors	1,144	48
Accruals	2,541	2,726
Accrued capital expenditure	–	140
Employee related expenses	2,375	2,016
Interest payable to related parties	3,355	–
Total current liabilities – payables	9,415	4,930

Note 18. Loans with related parties

	2011 \$'000	2010 \$'000
Current liabilities – loans with related parties		
Non-interest bearing loans with entities within DXS ¹	48,932	48,932
Total current liabilities – loans with related parties	48,932	48,932
Non-current liabilities – loans with related parties		
Interest bearing loans with related parties ²	506,133	389,675
Total non-current liabilities – loans with related parties	506,133	389,675

1 Non-interest bearing loans with entities within DXS were created to effect the stapling of the Trust, DIT, DOT and DDF. These loan balances eliminate on consolidation within DXS.

2 Interest bearing loans with DEXUS Finance Pty Limited (DXF). These loan balances eliminate on consolidation within DXS.

Note 19. Provisions

	2011 \$'000	2010 \$'000
Current		
Provision for employee benefits	21,105	16,389
Total current liabilities – provisions	21,105	16,389
Non-current		
Provision for employee benefits	17,624	16,524
Total non-current liabilities – provisions	17,624	16,524

Note 20. Derivative financial instruments

	2011 \$'000	2010 \$'000
Current liabilities		
Interest rate swap contracts	773	–
Total current liabilities – derivative financial instruments	773	–
Non-current liabilities		
Interest rate swap contracts	2,587	6,558
Total non-current liabilities – derivative financial instruments	2,587	6,558
Total liabilities – derivative financial instruments	3,360	6,558

Refer note 26 for further discussion regarding derivative financial instruments.

Note 21. Non-current liabilities – deferred tax liabilities

	2011 \$'000	2010 \$'000
The balance comprises temporary differences attributable to:		
Goodwill	2,331	2,525
Investment properties	14,561	7,089
Other	121	13
Total non-current liabilities – deferred tax liabilities	17,013	9,627
Movements		
Opening balance at the beginning of the year	9,627	6,360
Charged to the Statement of Comprehensive Income	7,386	3,267
Closing balance at the end of the year	17,013	9,627

Note 22. Contributed equity

(a) Contributed equity

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	26,335	26,335
Distributions reinvested	–	–
Closing balance at the end of the year	26,335	26,335

(b) Number of units on issue

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	4,820,821,799	4,700,841,666
Distributions reinvested	18,202,377	119,980,133
Closing balance at the end of the year	4,839,024,176	4,820,821,799

Terms and conditions

Each stapled security ranks equally with all other stapled securities for the purposes of distributions and on termination of the Trust.

Each stapled security entitles the holder to vote in accordance with the provisions of the Constitution and the *Corporations Act 2001*.

Notes to the Financial Statements

For the year ended 30 June 2011

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Note 22. Contributed equity (continued)**(c) Distribution reinvestment plan**

Under the distribution reinvestment plan (DRP), stapled security holders may elect to have all or part of their distribution entitlements satisfied by the issue of new stapled securities, rather than being paid in cash.

On 27 August 2010, 18,202,377 units were issued at a unit price of nil in relation to the June 2010 distribution period.

On 13 December 2010, DXS announced the suspension of the DRP until further notice.

Approval of issues of Stapled Securities to an underwriter in connection with issues under a distribution reinvestment plan

At the Extraordinary General Meeting held on 6 February 2009 by DXFM, as Responsible Entity for DDF, DIT, DOT and DXO, stapled security holders resolved to authorise DXFM, as Responsible Entity, to issue stapled securities, each comprising a unit in each of the above mentioned trusts (Stapled Securities), to an underwriter or persons procured by an underwriter within a period of 24 months from the date of the meeting in connection with any issue of Stapled Securities under the DXS distribution reinvestment plan.

Such an issue will not be counted for the purposes of the calculation of the 15% limit under the ASX Listing Rule 7.1.

Note 23. Reserves and accumulated losses**(a) Reserves**

	2011 \$'000	2010 \$'000
Asset revaluation reserve	42,738	42,738
Total reserves	42,738	42,738

Nature and purpose of asset revaluation reserves

The asset revaluation reserve is used to record the fair value adjustments arising on a business combination.

(b) Accumulated losses

	2011 \$'000	2010 \$'000
Opening balance at the beginning of the year	(61,325)	(53,064)
Net loss attributable to unitholders	(29,291)	(8,261)
Closing balance at the end of the year	(90,616)	(61,325)

Note 24. Distributions paid and payable

Dividends paid or payable by the Trust for the year ended 30 June 2011 were nil (2010: nil).

Franking credits

The franked portions of the final dividends recommended after 30 June 2011 will be franked out of existing franking credits or out of franking credits arising from the payment of income tax in the year ended 30 June 2011.

	2011 \$'000	2010 \$'000
Franking credits		
Opening balance at the beginning of the year	19,730	21,380
Franking credits arising during the year on payment of tax at 30%	1,528	4,996
Franking debits arising during the year on receipt of tax refund at 30%	(4,062)	(6,646)
Closing balance at the end of the year	17,196	19,730

Note 25. Parent entity financial information

(a) Summary financial information

The individual Financial Statements for the parent entity show the following aggregate amounts:

	2011 \$'000	2010 \$'000
Total current assets	62,786	68,331
Total assets	369,019	339,902
Total current liabilities	55,803	49,228
Total liabilities	434,834	380,245
Equity		
Contributed equity	26,335	26,335
Accumulated losses	(92,150)	(66,678)
Total equity	(65,815)	(40,343)
Net loss for the year	(25,472)	(35,555)
Total comprehensive loss for the year	(25,472)	(35,555)

(b) Investments in controlled entities

The parent entity has the following investments:

Name of entity	Principal activity	Ownership interest			
		2011 %	2010 %	2011 \$'000	2010 \$'000
Barrack Street Trust	Office property investment	100.0	100.0	99	99
DEXUS Holdings Pty Limited	Management	100.0	100.0	98,652	98,652
DEXUS Projects Pty Limited	Office and industrial development	100.0	100.0	–	–
Total non-current assets – investments in controlled entities				98,751	98,751

(c) Guarantees

Refer to note 28 for details of guarantees entered into by the parent entity.

(d) Contingent liabilities

The parent entity had no contingent liabilities as at 30 June 2011 (2010: nil).

(e) Contractual capital commitments

The following amounts represent capital commitments of the parent entity for investment properties contracted at the end of the reporting period but are not recognised as liabilities payable.

	2011 \$'000	2010 \$'000
Not longer than one year	3,024	20,106
	3,024	20,106

Note 26. Financial risk management

To ensure the effective and prudent management of the Trust's capital and financial risks, the Trust (as part of DXS) has a well established framework consisting of a Board Finance Committee and a Capital Markets Committee. The Board Finance Committee is accountable to and primarily acts as an advisory body to the DXFM Board and includes three Directors of the DXFM Board. Its responsibilities include reviewing and recommending financial risk management policies and funding strategies for approval.

The Capital Markets Committee is a management committee that is accountable to both the Board Finance Committee and the Group Management Committee. It convenes at least quarterly and conducts a review of financial risk management exposures including liquidity, funding strategies and hedging. It is also responsible for the development of financial risk management policies and funding strategies for recommendation to the Board Finance Committee, and the approval of treasury transactions within delegated limits and powers.

Further information on the DXS governance structure, including terms of reference, is available at www.dexus.com

(1) Capital risk management

The Trust manages its capital to ensure that entities within the Trust will be able to continue as a going concern while maximising the return to owners through the optimisation of the debt and equity balance.

The capital structure of the Trust consists of debt (see note 18), cash and cash equivalents, and equity attributable to unitholders.

The capital structure is monitored and managed in consideration of a range of factors including:

- the cost of capital and the financial risks associated with each class of capital;
- gearing levels and other covenants;
- potential impacts on net tangible assets and unitholders' equity; and
- other market factors and circumstances.

The gearing ratio at 30 June 2011 was 144.9% (as detailed below).

	2011 \$'000	2010 \$'000
Gearing ratio		
Total interest bearing liabilities ¹	506,133	389,675
Total tangible assets ²	349,322	258,610
Gearing ratio³	144.9%	150.7%

1 Total interest bearing liabilities excludes deferred borrowing costs and includes the fair value of cross currency swaps as reported internally to management.

2 Total tangible assets comprise total assets less intangible assets, derivatives and deferred tax balances as reported internally to management.

3 Gearing is managed centrally for DXS. The gearing ratio as disclosed in the DEXUS Property Group Financial Statements 2011 is 29.1% (refer note 30 of the DXS Financial Statements).

The Trust is not rated by ratings agencies, however, DXS is rated BBB+ by Standard and Poor's and Baa1 by Moody's. The Trust considers potential impacts upon the rating when assessing the strategy and activities of the Trust and regards those impacts as an important consideration in its management of the Trust's capital structure.

The Responsible Entity for the Trust, DXFM (a wholly owned entity), has been issued with an Australian Financial Services License (AFSL). The license is subject to certain capital requirements including the requirement to hold minimum net tangible assets (of \$5 million), and to maintain a minimum level of surplus liquid funds. Furthermore, the Responsible Entity maintains trigger points in accordance with the requirements of the licence. These trigger points maintain a headroom value above the AFSL requirements and the entity has in place a number of processes and procedures should a trigger point be reached.

DEXUS Wholesale Property Limited (DWPL), a wholly owned entity, has also been issued with an AFSL as it is the Responsible Entity for DEXUS Wholesale Property Fund. It is subject to the same requirements.

(2) Financial risk management

The Trust's activities expose it to a variety of financial risks: credit risk, market risk (interest rate risk), and liquidity risk. Financial risk management is not managed at the individual trust level, but holistically as part of DXS. DXS's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Trust.

Accordingly, the Trust enters into various derivative financial instruments such as interest rate swaps, to manage its exposure to certain risks. The Trust does not trade in derivative instruments for speculative purposes. The Trust uses different methods to measure the different types of risks to which it is exposed, including monitoring the current and forecast levels of exposure, and conducting sensitivity analysis.

Risk management is implemented by a centralised treasury department (Group Treasury) whose members act under written policies that are endorsed by the Board Finance Committee and approved by the Board of Directors of the Responsible Entity. Group Treasury identifies, evaluates and hedges financial risks in close cooperation with the Trust's business units. The treasury policies approved by the Board of Directors cover overall treasury risk management, as well as policies and limits covering specific areas such as liquidity risk, interest rate risk, foreign exchange risk, credit risk and the use of derivatives and other financial instruments. In conjunction with its advisers, the Responsible Entity continually reviews the Trust's exposures and (at least annually) updates its treasury policies and procedures.

(a) Liquidity risk

Liquidity risk is the risk that the Trust will not have sufficient available funds to meet financial obligations in an orderly manner when they fall due or at an acceptable cost.

The Trust identifies and manages liquidity risk across short term, medium term and long term categories:

- short term liquidity management includes continuously monitoring forecast and actual cash flows;
- medium term liquidity management includes maintaining a level of committed borrowing facilities above the forecast committed debt requirements (liquidity headroom buffer). Committed debt includes future expenditure that has been approved by the Board or Investment Committee (as required within delegated limits), and may also include projects that have a very high probability of proceeding, taking into consideration risk factors such as the level of regulatory approval, tenant pre-commitments and portfolio considerations; and
- long term liquidity risk is managed through ensuring an adequate spread of maturities of borrowing facilities so that refinancing risk is not concentrated, and ensuring an adequate diversification of funding sources where possible, subject to market conditions.

Refinancing risk

A key liquidity risk is the Trust's ability to refinance its current debt facilities. As the Trust's debt facilities mature, they are usually required to be refinanced by extending the facility or replacing the facility with an alternative form of capital.

The refinancing of existing facilities may also result in margin price risk, whereby market conditions may result in an unfavourable change in credit margins on the refinanced facilities. The Trust's key risk management strategy for margin price risk on refinancing is to spread the maturities of debt facilities over different time periods to reduce the volume of facilities to be refinanced and the exposure to market conditions in any one period.

An analysis of the contractual maturities of the Trust's interest bearing liabilities and derivative financial instruments is shown in the table below. The amounts in the table represent undiscounted cash flows.

	2011				2010			
	Expiring within one year	Expiring between one and two years	Expiring between two and five years	Expiring after five years	Expiring within one year	Expiring between one and two years	Expiring between two and five years	Expiring after five years
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Receivables	26,084	–	–	–	21,364	–	–	–
Payables	9,415	–	–	–	4,930	–	–	–
	16,669	–	–	–	16,434	–	–	–
Interest bearing loans with related parties and interest¹	40,845	40,845	122,535	587,823	31,447	31,447	94,340	484,015
Derivative financial instruments								
Derivative assets	–	–	–	–	–	–	–	–
Derivative liabilities	1,178	846	867	–	3,661	1,239	1,331	–
Total net derivative financial instruments²	(1,178)	(846)	(867)	–	(3,661)	(1,239)	(1,331)	–

¹ Includes estimated interest.

² For interest rate swaps, only the net interest cash flows (not the notional principal) are included. For derivative assets and liabilities that have floating interest cash flows, future cash flows have been calculated using static interest rates prevailing as at the end of each reporting period. Refer to note 20 (derivative financial instruments) for fair value of derivatives. Refer to note 27 (contingent liabilities) for financial guarantees.

Notes to the Financial Statements

For the year ended 30 June 2011

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Note 26. Financial risk management (continued)**(2) Financial risk management** (continued)**(b) Market risk**

Market risk is the risk that the fair value or future cash flows of the Trust's financial instruments will fluctuate because of changes in market prices. The market risks that the Trust is exposed to are detailed further below.

(i) Interest rate risk

Interest rate risk is the risk that fluctuating interest rates will cause an adverse impact on interest payable (or receivable), or an adverse change on the capital value (present market value) of long term fixed rate instruments.

Interest rate risk for the Trust arises from interest bearing financial assets and liabilities that the Trust holds. Borrowings issued at variable rates expose the Trust to cash flow interest rate risk. Borrowings issued at fixed rates expose the Trust to fair value interest rate risk.

The primary objective of the Trust's risk management policy for interest rate risk is to minimise the effects of interest rate movements on the Trust's portfolio of financial assets and liabilities and financial performance. The policy sets out the minimum and maximum hedging amounts for the Trust, which is managed on a portfolio basis.

Cash flow interest rate risk on borrowings is managed through the use of interest rate swaps, whereby a floating interest rate exposure is converted to a fixed interest rate exposure. Fair value interest rate risk on borrowings is also managed through the use of interest rate swaps, whereby a fixed interest exposure is converted to a floating interest rate exposure. The mix of fixed and floating rate exposures is monitored regularly to ensure that the interest rate exposure on the Trust's cash flows is managed within the parameters defined by the Group Treasury Policy.

The net notional amount of fixed rate debt and interest rate swaps in place in each year and the weighted average effective hedge rate is set out in the next table.

	June 2012 \$'000	June 2013 \$'000	June 2014 \$'000	June 2015 \$'000	June 2016 \$'000	> June 2017 \$'000
Interest rate swaps						
A\$ hedged ¹	50,000	50,000	50,000	–	–	–
A\$ hedge rate (%) ²	6.77%	6.75%	6.75%	–	–	–

1 Average amounts for the period. Hedged amounts above do not include potential hedges that are cancellable at the counterparty's option.

2 The above hedge rates do not include margins payable on borrowings.

Sensitivity on interest expense

The table below shows the impact on unhedged net interest expense (excluding non-cash items) of a 50 basis point increase or decrease in short term and long term market interest rates. The sensitivity on cash flow arises due to the impact that a change in interest rates will have on the Trust's floating rate debt and derivative cash flows. Net interest expense is only sensitive to movements in markets rates to the extent that floating rate debt is not hedged.

		2011 (+/-) \$'000	2010 (+/-) \$'000
+/- 0.50% (50 basis points)	A\$	2,281	2,286

The increase or decrease in interest expense is proportional to the increase or decrease in interest rates.

Sensitivity on fair value of interest rate swaps

The table below shows the impact on the Statement of Comprehensive Income for changes in the fair value of interest rate swaps for a 50 basis point increase and decrease in short term and long term market interest rates. The sensitivity on the fair value arises from the impact that changes in market rates will have on the mark-to-market valuation of the interest rate swaps. The fair value of interest rate swaps is calculated as the present value of estimated future cash flows on the instruments. Cash flows are discounted using the forward price curve of interest rates at the end of the reporting period. Although interest rate swaps are transacted for the purpose of providing the Trust with an economic hedge, the Trust has elected not to apply hedge accounting to its interest rate derivatives. Accordingly, gains or losses arising from changes in the fair value are reflected in the Statement of Comprehensive Income.

		2011 (+/-) \$'000	2010 (+/-) \$'000
+/- 0.50% (50 basis points)	A\$	684	756

(c) Credit risk

Credit risk is the risk of loss to the Trust in the event of non-performance by the Trust's financial instrument counterparties. Credit risk arises from cash and cash equivalents, loans and receivables, and derivative financial instruments. The Trust has exposure to credit risk on all financial assets.

The Trust manages this risk by:

- adopting a process for determining an approved counterparty, with consideration of qualitative factors as well as the counterparty's rating;
- regularly monitoring counterparty exposure within approved credit limits that are based on the lower of a S&P, Moody's and Fitch credit rating. The exposure includes the current market value of in-the-money contracts as well as potential exposure, which is measured with reference to credit conversion factors as per APRA guidelines;
- entering into ISDA Master Agreements once a financial institution counterparty is approved;
- ensuring tenants, together with approved credit limits, are approved and ensuring that leases are undertaken with a large number of tenants;
- for some trade receivables, obtaining collateral where necessary in the form of bank guarantees and tenant bonds; and
- regularly monitoring loans and receivables on an ongoing basis.

A minimum S&P rating of A- (or Moody's or Fitch equivalent) is required to become or remain an approved counterparty. As at 30 June 2011, the lowest rating of counterparties that the Trust is exposed to was A+ (S&P)/2010: A (S&P).

Financial instrument transactions are spread among a number of approved financial institutions within specified credit limits to minimise the Trust's exposure to any one counterparty. As a result, there is no significant concentration of credit risk for financial instruments.

The maximum exposure to credit risk at 30 June 2011 and 30 June 2010 is the carrying amount of financial assets recognised on the Statement of Financial Position.

As at 30 June 2011 and 30 June 2010, there were no significant concentrations of credit risk for trade receivables. Trade receivable balances and the credit quality of trade debtors are consistently monitored on an ongoing basis.

The ageing analysis of loans and receivables net of provisions at 30 June 2011 is (\$'000): 23,212 (0-30 days), 1,809 (31-60 days), 533 (61-90 days), 530 (91+ days). The ageing analysis of loans and receivables net of provisions at 30 June 2010 is (\$'000): 21,364 (0-30 days), nil (31-60 days), nil (61-90 days), nil (91+ days). Amounts over 31 days are past due, however, no receivables are impaired.

The credit quality of financial assets that are neither past due nor impaired is consistently monitored to ensure that there are no adverse changes in credit quality.

(d) Fair value of financial instruments

Fair value interest rate risk is the risk of an adverse change in the net fair (or market) value of an asset or liability due to movements in interest rates.

As at 30 June 2011 and 30 June 2010, the carrying amounts and fair value of financial assets and liabilities are shown as follows:

	2011		2010	
	Carrying amount ¹ \$'000	Fair value ² \$'000	Carrying amount ¹ \$'000	Fair value ² \$'000
Financial assets				
Cash and cash equivalents	13,229	13,229	12,897	12,897
Loans and receivables (current)	26,084	26,084	21,364	21,364
Total financial assets	39,313	39,313	34,261	34,261
Financial liabilities				
Trade payables	9,415	9,415	4,930	4,930
Derivative liabilities	3,360	3,360	6,558	6,558
Loans with related parties	48,932	48,932	48,932	48,932
Interest bearing liabilities				
Interest bearing loans with related parties	506,133	506,133	389,675	389,675
Total financial liabilities	567,840	567,840	450,095	450,095

1 Carrying value is equal to the value of the financial instruments on the Statement of Financial Position.

2 Fair value is the amount for which the financial instrument could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction, however, not recognised on the Statement of Financial Position.

The fair value of fixed rate interest bearing liabilities have been determined by discounting the expected future cash flows by the relevant market rates. The discount rates applied range from 4.81% to 6.42% for A\$. Refer note 1(w) for fair value methodology for financial assets and liabilities.

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 26. Financial risk management (continued)

(2) Financial risk management (continued)

(d) Fair value of financial instruments (continued)

Determination of fair value

The Trust uses methods in the determination and disclosure of the fair value of financial instruments. These methods comprise:

Level 1: the fair value is calculated using quoted prices in active markets.

Level 2: the fair value is determined using inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: the fair value is estimated using inputs for the asset or liability that are not based on observable data.

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	2011 \$'000
Financial liabilities				
Derivative Liabilities				
Interest rate derivatives	–	3,360	–	3,360
	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	2010 \$'000
Financial liabilities				
Derivative Liabilities				
Interest rate derivatives	–	6,558	–	6,558

During the year, there were no transfers between Level 1, Level 2 and Level 3 fair value measurements.

Note 27. Contingent liabilities

The Trust together with DDF, DIT and DOT is also a guarantor of a total of A\$1,147.5 million and US\$120.0 million (A\$111.7 million) of bank bilateral facilities, a total of A\$340.0 million of medium term notes, a total of US\$296.0 million (A\$275.6 million) of privately placed notes, and a total of US\$550.0 million (A\$512.2 million) public 144a senior notes, which have all been negotiated to finance the Trust and other entities within DXS. The guarantees have been given in support of debt outstanding and drawn against these facilities, and may be called upon in the event that a borrowing entity has not complied with certain requirements such as failure to pay interest or repay a borrowing, whichever is earlier. During the period no guarantees were called.

The Trust together with DIT, DOT and DDF is also a guarantor, on a subordinated basis, of RENTS (Real-estate perpetual ExchaNgable sTep-up Securities). The guarantee has been given in support of payments that become due and payable to the RENTS holders and ranks ahead of DXS's distribution payments, but subordinated to the claims of senior creditors.

The guarantees are issued in respect of the Trust and do not constitute an additional liability to those already existing in interest bearing liabilities on the Statement of Financial Position.

The Directors of the Responsible Entity are not aware of any other contingent liabilities in relation to the Trust, other than those disclosed in the Financial Statements, which should be brought to the attention of unitholders as at the day of completion of this report.

Note 28. Commitments

(a) Capital commitments

The following amounts represent capital expenditure on investment properties and inventories contracted at the end of each reporting period but not recognised as liabilities payable.

	2011 \$'000	2010 \$'000
Not longer than one year		
Greystanes Estate, NSW	3,024	20,106
94-106 Lenore Drive, Erskine Park, NSW	8,133	–
DEXUS Industrial Estate, Laverton North, VIC	5,120	–
	16,277	20,106
Later than one year but not later than five years		
Greystanes Estate, NSW	–	2,000
	–	2,000
Total capital commitments	16,277	22,106

(b) Lease payable commitments

The future minimum lease payments payable are:

	2011 \$'000	2010 \$'000
Within one year	2,732	2,085
Later than one year but not later than five years	6,564	9,210
Total lease payable commitments	9,296	11,295

Payments made under operating leases are expensed on a straight line basis over the term of the lease, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased property.

The Trust has a commitment for ground rent payable in respect of a leasehold property included in investment properties and a commitment for its head office premise at 343 George Street Sydney.

No provisions have been recognised in respect of non-cancellable operating leases.

(c) Lease receivable commitments

The future minimum lease payments receivable are:

	2011 \$'000	2010 \$'000
Within one year	5,635	–
Later than one year but not later than five years	25,502	–
Later than five years	47,252	–
Total lease receivable commitments	78,389	–

Notes to the Financial Statements

For the year ended 30 June 2011

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Note 29. Related parties

Responsible Entity

DXFM is the Responsible Entity of the Trust.

DXFM was also the Responsible Entity of Gordon Property Trust, Gordon Property Investment Trust, Northgate Property Trust and Northgate Investment Trust (collectively known as “the Syndicates”). On 30 April 2011, Gordon Property Trust and Gordon Property Investment Trust were wound up. On 31 May 2010, Northgate Property Trust and Northgate Investment Trust were wound up.

DXH is the parent entity of DWPL, the Responsible Entity for DWPF.

Responsible Entity fees

Under the terms of the Trust's Constitutions, the Responsible Entities are entitled to receive fees in relation to the management of the Trust. DXFM's parent entity, DXH, is entitled to be reimbursed for administration expenses incurred on behalf of the Trust. DEXUS Property Services Pty Limited (DXPS), a wholly owned subsidiary of DXH, is entitled to property management fees from the Trust.

Related party transactions

Responsible Entity fees in relation to DXS assets are on a cost recovery basis. DXPS has a contractual agreement to pay rent on one component of an investment property owned by DEXUS Office Trust (DOT). The agreement is conducted on normal commercial terms and conditions. Agreements with third party funds are conducted under normal commercial terms and conditions.

DEXUS Funds Management Limited and its related entities

There were a number of transactions and balances between the Trust and the Responsible Entity and its related entities as detailed below:

	2011 \$'000	2010 \$'000
Transactions with DEXUS Diversified Trust		
Responsible Entity fee revenue	5,146,272	5,174,882
Property management fee revenue	3,953,458	3,422,924
Recovery of administration expenses	4,136,570	4,445,229
Aggregate amount receivable at the end of each reporting period (included above)	2,190,062	1,149,223
Transactions with DEXUS Industrial Trust		
Responsible Entity fee revenue	4,094,482	4,438,726
Property management fee revenue	2,467,122	3,888,555
Recovery of administration expenses	3,000,491	3,640,256
Aggregate amount receivable at the end of each reporting period (included above)	1,025,033	1,695,924
Purchase of land	–	64,800,000

	2011 \$	2010 \$
Transactions with DEXUS Office Trust		
Responsible Entity fee revenue	9,361,017	8,998,139
Property management fee revenue	6,331,551	5,279,268
Recovery of administration expenses	4,497,928	5,272,669
Aggregate amount receivable at the end of each reporting period (included above)	2,448,377	2,365,876
Net rental income receivable from Southgate Trust	–	382,593
Rent paid to Southgate Trust	3,106,752	–
Transactions with DEXUS Finance Pty Limited		
Management fee revenue	783,499	840,922
Recovery of administration expenses	640,983	180,043
Aggregate amount receivable at the end of each reporting period (included above)	213,690	211,376
Interest bearing loan payable at the end of each reporting period	506,133,889	389,674,914
Transactions with DEXUS Wholesale Property Fund		
Responsible Entity fee revenue	16,483,106	15,065,861
Property management fee revenue	6,185,789	5,878,083
Recovery of administration expenses	2,122,590	1,404,968
Aggregate amount receivable at the end of each reporting period (included above)	2,539,728	1,898,703
Transactions with the Syndicates		
Responsible Entity fee revenue	439,709	958,425
Property management fee revenue	499,173	962,108
Performance fee – Gordon Syndicate	1,669,625	–
Performance fee – Northgate Syndicate	–	1,752,500
Recovery of administration expenses	102,585	388,551
Aggregate amount receivable at the end of each reporting period (included above)	–	106,152
Bent Street Trust		
Property management fee revenue	1,403,196	1,403,196
Recovery of administration expenses	67,692	5,885
Transactions with Kent Street Joint Venture		
Responsible Entity fee revenue	529,500	253,969
Property management fee revenue	475,996	323,058
Recovery of administration expenses	222,800	254,743
Aggregate amount receivable at the end of each reporting period (included above)	210,716	182,987
Transactions with DEXUS US Management LLC		
Recovery of administration expenses	2,677,193	648,682
Aggregate amount receivable at the end of each reporting period (included above)	89,538	648,682

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 29. Related parties (continued)

Directors

The following persons were Directors of DXFM at all times during the year and to the date of this report:

Christopher T Beare, BSc, BE (Hons), MBA, PhD, FAICD^{1,4,5}

Brian E Scullin, BEc^{1,3}

Elizabeth A Alexander, AM, BComm, FCA, FAICD, FCPA^{1,2,6}

Peter B St George, CA(SA), MBA^{1,2,5,6}

Barry R Brownjohn, BComm^{1,2,5,6}

1 Independent Director

John C Conde, AO, BSc, BE (Hons), MBA^{1,3,4}

2 Board Audit Committee Member

Stewart F Ewen, OAM^{1,4}

3 Board Compliance Committee Member

4 Board Nomination and Remuneration Committee Member

Victor P Hoog Antink, BComm, MBA, FAICD, FCA, FAPI, FRICS

5 Board Finance Committee Member

6 Board Risk and Sustainability Committee Member

No Directors held an interest in the Trust for the years ended 30 June 2011 and 30 June 2010.

Other key management personnel

In addition to the Directors listed above, the following persons were deemed by the Board Nomination and Remuneration Committee to be key management personnel during all or part of the financial year:

Name	Title
Victor P Hoog Antink	Chief Executive Officer
Tanya L Cox	Chief Operating Officer
John C Easy	General Counsel
Craig D Mitchell	Chief Financial Officer
Paul G Say	Chief Investment Officer

No key management personnel or their related parties held an interest in the Trust for the years ended 30 June 2011 and 30 June 2010.

There were no loans or other transactions with key management personnel or their related parties during the years ended 30 June 2011 and 30 June 2010.

	2011 \$	2010 \$
Compensation		
Short term employee benefits	8,266,683	9,174,298
Post-employment benefits	912,706	328,058
Other long term benefits	4,794,526	3,797,553
	13,973,915	13,299,909

Remuneration Report

1. Introduction

This Remuneration Report has been prepared in accordance with AASB 124 *Related Party Disclosures* and section 300A of the *Corporations Act 2001* for the year ended 30 June 2011. The information provided in this Report has been audited in accordance with the provisions of section 308 (3C) of the *Corporations Act 2001*.

Key Management Personnel

In this report, Key Management Personnel (KMP) are those people having the authority and responsibility for planning, directing and controlling the activities of the Group, either directly or indirectly. They comprise:

- Non-Executive Directors;
- the Chief Executive Officer; and
- Executives who are members of the Group Management Committee (GMC).

Below are the individuals determined to be KMP of the Group, classified between Non-Executive Director and Executive personnel.

Non-Executive Directors

There were no changes to the composition of Non-Executive Directors from the previous year.

Name	Title	KMP 2011	KMP 2010
Christopher T Beare	Non-Executive Chair	✓	✓
Elizabeth A Alexander, AM	Non-Executive Director	✓	✓
Barry R Brownjohn	Non-Executive Director	✓	✓
John C Conde, AO	Non-Executive Director	✓	✓
Stewart F Ewen, OAM	Non-Executive Director	✓	✓
Brian E Scullin	Non-Executive Director	✓	✓
Peter B St George	Non-Executive Director	✓	✓

Executives

The following changes occurred within the Executive group during the year ended 30 June 2011:

- the GMC was formed on 1 July 2010, replacing the former Executive Committee;
- all property sector Executives now report through to the Chief Investment Officer;
- Mr Turner, former Head of Funds Management and a KMP, ceased employment on 31 December 2010; and
- Ms Martin, former Head of Office and a KMP, ceased employment on 31 December 2010.

Name	Title	Status	KMP 2011	KMP 2010
Victor P Hoog Antink	Chief Executive Officer	GMC Member	✓	✓
Tanya L Cox	Chief Operating Officer	GMC Member	✓	✓
John C Easy	General Counsel	GMC Member	✓	✓
Craig D Mitchell	Chief Financial Officer	GMC Member	✓	✓
Paul G Say	Chief Investments Officer	GMC Member	✓	✓
Andrew P Whiteside ¹	Head of Industrial	Executive	–	✓
R Jane Lloyd ¹	Head of US Investments	Executive	–	✓
Patricia A Daniels ¹	Head of Human Resources	Executive	–	✓
Mark F Turner ²	Head of Funds Management	Executive/Left Employment	–	✓
Louise J Martin ²	Head of Office and Retail	Executive/Left Employment	–	✓

- ¹ Following the establishment of the GMC on 1 July 2010, Mr Whiteside, Ms Lloyd and Ms Daniels were no longer considered to be KMP for the purpose of this report. However, the total of their remuneration received in 2010 has been disclosed in sections 5 and 8 of this report to provide consistency with figures reported in the prior year.
- ² Ms Martin is included in the remuneration disclosure in sections 5 and 8 of this report due to her termination payments placing her within the five most highly paid Directors or Executives as defined under the Corporations Act. Mr Turner's remuneration is disclosed for 2010 within the former KMP group in sections 5 and 8.

Note 29. Related parties (continued)

Remuneration Report (continued)

2. Board oversight of remuneration

The objectives of the Board Nomination and Remuneration Committee (Committee) are to assist the Board in fulfilling its responsibilities by overseeing all aspects of Director and Executive remuneration, as well as Board nomination and performance evaluation. Specifically, the Committee carries out the following activities:

Nomination

To review and recommend to the Board:

- the nomination, appointment, re-election and removal of Directors;
- performance evaluation procedures for the Board, its committees and individual Directors;
- Board and CEO succession plans;
- identification of those employees who fall within the definition of Key Management Personnel as defined in AASB124 *Related Party Disclosures*;
- the DEXUS Diversity Policy;
- measurable objectives for the achievement of gender diversity and monitoring of those objectives;
- ongoing training and development requirements for Directors;
- the effectiveness of the induction process for Directors; and
- determination of the time required by independent Directors to discharge their responsibilities effectively, and whether Directors are meeting this commitment.

Remuneration

To review and recommend to the Board:

- remuneration approach, including design and operation of the performance payment employee incentive schemes;
- CEO and Executive performance and remuneration;
- aggregate annual performance payment pool; and
- Directors' fees.

To review and approve:

- aggregate base salary increases and annual performance payment pool, for all employees other than the CEO and Key Management Personnel; and
- recruitment, retention and termination policies and procedures.

Regarding remuneration, the Committee assesses the appropriateness of the structure and the quantum of both Director and Executive remuneration on an annual basis, with reference to relevant regulatory and market conditions, and individual and company performance. At its discretion, the Committee engages external consultants to provide independent advice when required (see section 4 for a description of the remuneration review process).

Further information about the role and responsibilities of the Committee is set out in the Board Nomination and Remuneration Committee Terms of Reference, which may be found online at www.dexus.com in the Corporate Governance section.

The composition of the Committee remained unchanged throughout the year ended 30 June 2011. Mr Conde continued in his role as Committee Chair, drawing upon his extensive experience from a diverse range of appointments, including his role as President of the Commonwealth Remuneration Tribunal. The Committee's experience is further enhanced through the membership of Messrs Beare and Ewen, each of whom has significant management experience in the property and financial services sectors.

During the year ended 30 June 2011, Committee members were:

Name	Title	KMP 2011	KMP 2010
John C Conde, AO ¹	Committee Chair	✓	✓
Christopher T Beare ²	Committee Member	✓	✓
Stewart F Ewen, OAM	Committee Member	✓	✓
Brian E Scullin ³	Committee Member	–	–

1 Mr Conde was formerly a member of the Committee and became Chair effective 1 September 2009.

2 Mr Beare was formerly Chair of the Committee and became a Member effective 1 September 2009.

3 Mr Scullin ceased being a Member of the Committee on 31 August 2009 (there were no FY10 meetings of the Committee prior to this).

3. Non-Executive Directors' remuneration framework

The objectives of the Non-Executive Directors' remuneration framework are to ensure Non-Executive Directors' fees reflect the responsibilities of Non-Executive Directors and are market competitive. Non-Executive Directors' fees are reviewed annually with reference to:

- comparably sized companies in the S&P/ASX 100 index;
- publicly available remuneration reports from competitors; and
- information supplied by independent external advisors, such as the Australian Institute of Company Directors, Ernst & Young and the Godfrey Remuneration Group.

Non-Executive Directors, other than the Chair, receive a base fee plus additional fees for membership of Board Committees. The table below outlines the fee structure for the year ended 30 June 2011.

Committee	Chair \$	Member \$
Director's Base Fee	350,000	150,000
Board Audit and Risk	30,000	15,000
DWPL Board	30,000	15,000
Board Finance	15,000	7,500
Board Compliance	15,000	7,500
Board Nomination and Remuneration	15,000	7,500

In addition to the Directors' fee structure outlined above, Mr Ewen's company is paid a fixed fee of \$30,000 per annum for his attendance at property inspections, for reviewing property investment proposals and participating in informal management meetings.

Recognising the greater responsibility and time commitment required, the Board Chair receives a higher fee than other Non-Executive Directors, which is benchmarked to the market median of comparably sized ASX listed entities. The Chair does not receive Board Committee fees, nor is the Chair present during any discussion relating to the determination of the Chair's fees.

Non-Executive Directors are not eligible to receive performance based remuneration or accrue separate retirement benefits beyond statutory superannuation entitlements.

Base fees for both the Chair and Non-Executive Directors were increased effective 1 July 2010. This increase was reported in the remuneration report for the year ended 30 June 2010. Total fees paid to Directors remain within the aggregate fee pool of \$1,750,000 per annum approved by DXS security holders at its Annual General Meeting in October 2008.

4. Approach to Executive remuneration

4.1 Executive remuneration principles

DXS Executives are charged with providing a full range of integrated property services, focused on office and industrial property management, delivering consistent total returns to investors, while assuming relatively moderate risk. Earnings growth is also driven by increasing activity in each of our operating business and growing new revenue streams. The Directors consider that an appropriately skilled and qualified Executive team is essential to achieve this objective. The Group's approach to the principles, structure and quantum of Executive remuneration is therefore designed to attract, motivate and retain such an Executive team.

In establishing the Group's remuneration principles, the Directors are cognisant that DXS's business is based on long term property investments and similarly long term tenant relationships. Furthermore, property market investment returns tend to be cyclical. Taking these factors into account, the Executive remuneration structure is based on the following criteria:

1. market competitiveness and reasonableness;
2. alignment of Executive performance payments with achievement of the Group's financial and operational objectives, within its risk framework and cognisant of its values-based culture; and
3. an appropriate mix of remuneration components, including performance payments linked to security holder returns over the longer term.

(a) Market competitiveness and reasonableness

For the purposes of determining market competitive remuneration, the Group takes a research based approach, obtaining external executive remuneration benchmarks from a range of sources, including:

- publicly available data from the annual reports of constituents of the S&P/ASX 100 index;
- independent remuneration consultants, including Hart Consulting Group, Financial Institutions Remuneration Group, Aon Hewitt and the Avdiev Group, regarding property organisations of a similar market capitalisation; and
- various recruitment and consulting agencies who are informed sources of market remuneration trends.

Note 29. Related parties (continued)

Remuneration Report (continued)

4. Approach to Executive remuneration (continued)

4.1 Executive remuneration principles (continued)

(b) Alignment of Executive performance payments with achievement of the Group's objectives

The Group assesses individual Executive performance within a Balanced Scorecard framework. The Balanced Scorecard prescribes the financial and non-financial performance indicators that will be used to measure an Executive's performance for the year. Financial performance indicators include objectives that promote the achievement of superior security holder returns over time, whilst non-financial indicators are designed to encourage operational effectiveness and sustainable business and people practices. By setting objectives which promote a balanced performance outcome, the Group is able to monitor the execution of its strategy in a holistic manner. The Balanced Scorecard focuses on performance in four areas, which reflect each Executive's role, responsibility, accountability and strategy delivery.

DEXUS Balanced Scorecard – typical objectives

Financial performance	Business development and business management
■ Earnings per security ■ Distributions per security ■ Third party funds' performance ■ Total security holder return, relative to peers	■ Execution of strategy on time and within budget ■ Corporate responsibility and sustainability initiatives ■ Achievement of international operations strategies
Stakeholder satisfaction	Leadership
■ Investor relations ■ Tenant satisfaction ■ Employee engagement	■ Executive succession ■ Talent management ■ Role modelling DEXUS cultural values ■ Executive development

Individual objectives are selected based on the key strategic drivers for each area of responsibility and as a result are tailored and weighted differently for each Executive. The typical objectives listed above are therefore not common to all Executive roles.

The Committee reviews and approves Balanced Scorecard objectives at the commencement of each financial year and reviews achievement against these KPIs at the end of each financial year. The Committee's review of Executive performance, in conjunction with data provided from external benchmarks and the target remuneration mix, guide the Committee in its determination of the appropriate quantum of Performance Payments to be awarded to Executives.

(c) Executive remuneration structure

i. Executive remuneration components

The DXS Executive remuneration structure comprises the following remuneration components:

TOTAL REMUNERATION			
		■ delivered through fixed and variable components ■ fixed remuneration is targeted at the market median awarded on a variable scale, which may result in a total remuneration range from lower quartile to upper quartile, reflecting differing levels of experience, role structure and contribution	■ variable remuneration is delivered as immediate and deferred performance payments and is determined on a range of factors including achievement of KPIs and relative market remuneration mix
FIXED REMUNERATION	Salary	■ Consists of cash salary and salary sacrificed fringe benefits, such as motor vehicles	■ Targeted at Australian market median using external benchmark data and varies according to Executives' skills and depth of experience
	Superannuation	■ Prescribed and salary sacrifice superannuation contributions, including insurance premiums (if applicable)	■ Reviewed annually by the Board, effective 1 July, including internal and external relativities
VARIABLE REMUNERATION	Performance Payments	■ The aim of Performance Payments is to attract, motivate and retain appropriately skilled and qualified executives to achieve the strategic objectives of the business, measured through the achievement of KPIs ■ Strategic objectives incorporate financial and non-financial measures of performance at Group, business unit and individual level and represent key drivers for the success of the business and for delivering long term value to security holders ■ The achievement of KPIs is assessed through a Balanced Scorecard approach ■ Individual awards are determined on a range of factors, including achievement of KPIs and relative market remuneration mix	■ Performance payments are delivered as immediate and deferred elements in accordance with the targeted remuneration mix set out in the table below ■ The annual award of any Performance Payment to an Executive is dependent upon the Board being satisfied that minimum threshold performance targets have been achieved ■ Only in exceptional circumstances would the Board consider awarding a Performance Payment which exceeds the target remuneration mix
	DEXUS Performance Payments (DPP)	■ Delivery of DPP is immediate	■ Awarded annually as a cash payment in September
	DEXUS Deferred Performance Payments (DDPP)	■ Delivery of DDPP is deferred for three years, as described below	■ Granted annually ■ Grants vest after three years (i.e. no accelerated vesting) ■ Delivered as a cash payment in accordance with the plan design described below ■ Unvested grants are forfeited upon Executive initiated termination (i.e. resignation) ■ The Nomination and Remuneration Committee may use its discretion in operating the Plan

Note 29. Related parties (continued)

Remuneration Report (continued)

4. Approach to Executive remuneration (continued)

4.1 Executive remuneration principles (continued)

*(c) Executive remuneration structure (continued)**Performance payment pool*

A single pool of funds is accrued to meet all Performance Payments. The pool of funds accrued is sufficient to ensure that the Group is able to meet its objectives under its remuneration framework. The Board may exercise its discretion to vary the size of the pool by reference to such factors as:

- three year absolute total security holder return;
- management costs, risk factors and revenue of DEXUS Holdings Pty Limited; and
- performance against budgeted earnings and distributions per security.

ii. Target mix of remuneration components

The target remuneration mix for KMP, expressed as a percentage of total remuneration, is outlined in the table below.

Remuneration component	2011			2010		
	CEO	CFO & CIO	Other Executives	CEO	CFO & CIO	Other Executives
Total fixed	35%	40%	50%	35%	40%	50%
DEXUS Performance Payment (DPP)	30%	30%	25%	30%	30%	25%
DEXUS Deferred Performance Payment (DDPP)	35%	30%	25%	35%	30%	25%

The Directors consider that the target mix of remuneration is appropriate and reflects alignment with long term returns to security holders.

The Group's performance payment philosophy is based on appropriate reward for performance. In the event of exceptional performance the Nomination and Remuneration Committee may choose to award a performance payment in excess of the target remuneration mix. Although the Committee has chosen to not adopt a maximum performance payment cap, historically it has not exercised its right to award performance payments in excess of the target remuneration mix.

iii. DEXUS Deferred Performance Payment (DDPP) plan

The DDPP plan operates as follows:

- Following allocation, Deferred Performance Payments are subject to a three year vesting period from allocation date;
- The DDPP allocation value is notionally invested during the vesting period in DXS securities (50% of DDPP value) and its unlisted funds and mandates (50% of DDPP value);
- During the vesting period, DDPP allocation values fluctuate in line with changes in the "Composite Total Return" (simulating notional investment exposure), comprising 50% of the total return of DXS securities and 50% of the combined asset weighted total return of its unlisted funds and mandates; and
- At the conclusion of the three year vesting period, if the Composite Total Return meets or exceeds the Composite Performance Benchmark, the Board may approve the application of a performance factor to the final DDPP allocation value:
 1. The "Composite Performance Benchmark" is 50% of the S&P/ASX200 Property Accumulation Index and 50% of the Mercer Unlisted Property Fund Index over the three year vesting period;

2. For performance up to 100% of the Composite Performance Benchmark, executives receive a DDPP allocation reflecting the Composite Total Return of the preceding three year vesting period; and
3. For performance between 100% and 130% of the Composite Performance Benchmark a performance factor may be applied, ranging from 1.1 to a maximum of 1.5 times.

Provisions regarding the vesting of DDPP in the event of termination of service are outlined in section 7.

Equity options scheme

The Group does not operate an equity option scheme as part of its Executive remuneration structure. The Committee has considered the introduction of such a scheme, but has determined that it would not be an appropriate component of the Group's remuneration structure.

Equity and loan schemes

The Group does not operate a security participation plan or a loan plan for Executives or Directors.

The deferred element of DXS's Performance Payment is designed to simulate, or at least replicate, some of the features of an equity plan, but it does not provide Executives with direct equity exposure.

Hedging policy

The Group does not permit Executives to hedge their DDPP allocation.

5. Remuneration arrangements for the year ended 30 June 2011

This section outlines how the approach to remuneration described above has been implemented in the year ended 30 June 2011.

Non-Executive Director's remuneration for the year ended 30 June 2011

- At its meeting of 20 May 2010, the Nomination and Remuneration Committee endorsed an increase to the base fee payable to both the Chair and Non-Executive Directors to bring DXS fees into line with the fee structure of comparably sized ASX listed entities.
- This increase in base fees came into effect on 1 July 2010 (as set out in section 8 of this report).
- There were no changes to committee fees.

Executive remuneration for the year ended 30 June 2011

- At its meeting of 21 July 2010, the Nomination and Remuneration Committee determined that the fixed remuneration of a number of Executives had fallen below the market median of comparably sized ASX listed entities.
- Two substantial increases to KMP remuneration were required to correct this position and to reflect increased responsibilities as a result of the Executive restructure on 1 July 2010 (as set out in section 8 of this report).
- These increases in fixed remuneration came into effect 1 July 2010.
- DPP and DDPP awarded to Executives reflected a combination of individual and group performance, external market comparisons and benchmarking, and reference to the remuneration mix guidelines established for each category of Executive (as set out in section 4 of this report).
- DPP is payable in September 2011, with DDPP following the vesting schedule applicable under the DDPP Plan.

Actual remuneration earned/granted

- The following table provides details of actual remuneration earned/granted by Executives in the years ended 30 June 2010 and 30 June 2011. This table includes details of the five highest paid Directors or Executives. The amounts detailed in the remuneration earned/granted table vary from the amounts detailed in the statutory accounting table in section 8, because performance payments (in the remuneration earned/granted table) are attributed to Executives in the year performance payments are earned.

		Cash salary including superannuation	DEXUS performance payments	DEXUS deferred performance payments	Other short term benefits	Termination benefits	Total
		\$	\$	\$	\$	\$	\$
Name							
Victor P Hoog Antink	2011	1,550,000	1,100,000	1,300,000	–	–	3,950,000
	2010	1,300,000	1,100,000	1,200,000	–	–	3,600,000
Craig D Mitchell	2011	700,000	450,000	450,000	–	–	1,600,000
	2010	550,000	400,000	400,000	–	–	1,350,000
Paul G Say	2011	700,000	400,000	400,000	–	–	1,500,000
	2010	500,000	250,000	250,000	–	–	1,000,000
John C Easy	2011	425,000	190,000	185,000	–	–	800,000
	2010	375,000	187,000	188,000	–	–	750,000
Tanya L Cox	2011	425,000	195,000	190,000	–	–	810,000
	2010	400,000	180,000	180,000	–	–	760,000
Andrew P Whiteside¹	2011	525,000	235,000	240,000	–	–	1,000,000
	2010	475,000	225,000	225,000	–	–	925,000
Louise J Martin^{1,2}	2011	262,500	–	–	74,389	525,000	861,889
	2010	500,000	200,000	200,000	–	–	900,000
Total	2011	4,587,500	2,570,000	2,765,000	74,389	525,000	10,521,889
	2010	4,100,000	2,542,000	2,643,000	–	–	9,285,000

1 Mr Whiteside and Ms Martin are former KMP. Mr Whiteside's remuneration is disclosed due to being counted among the five highest paid Directors or Executives. Ms Martin ceased employment on 31 December 2010 and due to termination benefits received, also forms part of the five highest paid Directors or Executives. Ms Martin will not form part of subsequent remuneration disclosures.

2 Ms Martin received payment for statutory leave entitlements upon termination.

For the purpose of consistency, the following table includes the total remuneration of former KMP as disclosed for the year ended 30 June 2010. As referred to in section 1 of this report, the former KMP group comprises Mr Turner (ceased employment on 31 December 2010), Ms Lloyd and Ms Daniels. This group will not form part of subsequent remuneration disclosures.

Former KMP Total	2010	1,081,249	383,391	383,391	123,107	–	1,971,138
Combined Totals	2010	5,181,249	2,925,391	3,026,391	123,107	–	11,256,138

Note 29. Related parties (continued)

Remuneration Report (continued)

5. Remuneration arrangements for the year ended 30 June 2011 (continued)*Other employee remuneration for the year ended 30 June 2011*

- A moderate increase in base salaries was applied to the wider employee group to ensure market competitive remuneration was maintained.
- A limited number of adjustments was made as a result of promotion, key talent retention and market comparison.
- DPP was awarded based on individual and company performance, with reference to the remuneration mix guidelines in place for each category of employee.
- DDPP continues to be limited to a small number of key employees outside the Executive group.
- DPP is payable in August 2011, with DDPP (if applicable) following the vesting schedule applicable under the DDPP Plan.

Decisions taken relating to remuneration arrangements for the year ending 30 June 2012

- No change to Non-Executive Directors' base or committee fees;
- No increase to the CEO's base salary;
- Conservative increases to Executive base salaries in line with market comparisons and cognisant of prior year adjustments;
- Industry standard increases to base salaries for the wider employee group, with a small number of adjustments made to ensure retention of key talent and to recognise increased contribution to the group in some roles; and
- No change to the target remuneration mix guidelines which are used to determine the split between fixed remuneration, DPP and DDPP.

6. Group performance and the link to remuneration

Total return analysis

The table below sets out DXS's total security holder return since inception, relative to the S&P/ASX200 Property Accumulation Index. It also sets out DXS's Composite Total Return since inception, relative to the Composite Performance Benchmark. The DEXUS Composite Total Return is 50% of the total return of DXS securities, plus 50% of the combined asset weighted total return of its unlisted funds and mandates and the Composite Performance Benchmark is 50% of the S&P/ASX200 Property Accumulation Index and 50% of Mercers' Unlisted Property Fund Index.

Year ended 30 June 2011	1 year % per annum	2 years % per annum	3 years % per annum	Since 1 October 2004 % per annum
DEXUS Property Group ¹	21.6	15.4	(5.8)	2.5
S&P/ASX200 Property Accumulation Index	5.8	12.9	(9.7)	(4.0)
DEXUS Composite Total Return	16.4	12.2	(1.9)	6.1
Composite Performance Benchmark	8.3	9.9	(4.6)	3.5

Note: DEXUS inception date was 1 October 2004.

¹ Compound annual return, source DEXUS/IRESS.

In determining the construction of the Composite Total Return and in particular the relative weighting between the returns of the DEXUS Property Group and its unlisted funds and mandates, the Board considered the following factors:

- the desire of DEXUS Property Group to attract and retain third party funds and mandates based on the assurance that incentives are in place to ensure their equitable treatment;
- the economic contribution to DEXUS Property Group of management fees arising from third party funds under management;
- the increased investment in its management team and infrastructure, enabled by third party funds management fees, including in-house research, valuations and sustainability teams, the cost of which is defrayed by those fees; and
- the greater market presence and relevance the third party business brings to the DEXUS Property Group.

The Board also considered whether the construction of the Composite Total Return should reflect the actual value of the unlisted funds and mandates (\$6.1 billion as at 30 June 2011), and DEXUS Property Group's own funds under management (\$7.6 billion as at 30 June 2011).

Cognisant of all the above factors, the Board determined that a 50/50 allocation, rather than an allocation varying according to asset weighting, most fairly reflects the value contribution of third party funds to the DEXUS Property Group and provides the greatest assurance that all investors are treated equitably.

During the year the Group did not buy-back or cancel any of its securities.

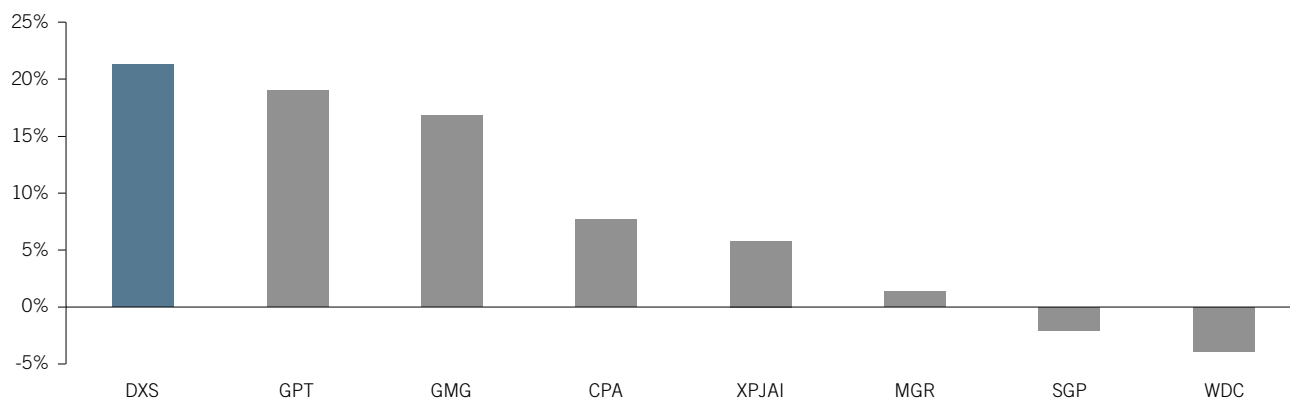
Total return of DXS securities

The graph below illustrates DXS's total security holder return relative to the S&P/ASX200 Property Accumulation Index.



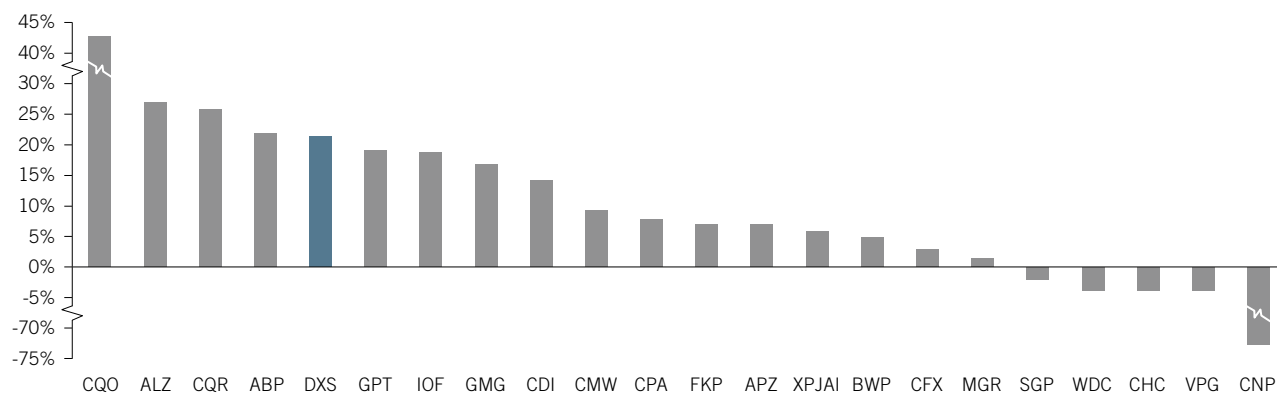
* 6 October 2004 to 30 June 2011. Source: IRESS/DEXUS.

The chart below illustrates DXS's performance relative to A-REITs above \$2 billion market capitalisation.



Source: UBS Securities Australia Ltd.

The chart below illustrates DXS's performance against the broader property sector.



Source: UBS Securities Australia Ltd.

Note 29. Related parties (continued)

Remuneration Report (continued)

6. Group performance and the link to remuneration (continued)

Total return of DXS securities (continued)

DXS continues to outperform the S&P/ASX200 Property Accumulation index and has exceeded this benchmark on a rolling three year basis each period since inception in October 2004. In addition, the DXS Composite Total Return has also outperformed the Composite Performance Benchmark on a rolling three year basis since inception.

Whilst the Directors recognise that improvement is always possible, they consider that DXS's business model, which aims to deliver consistent returns with relatively moderate risk, has been central to DXS's relative outperformance, and that its approach to Executive remuneration, with a focus on consistent outperformance of objectives, is aligned with and supports the superior execution of DXS's strategic plans.

7. Service agreements

The employment arrangements for Executives are set out below.

CEO – Victor P Hoog Antink

The current employment contract commenced on 1 October 2004. The principal terms of the employment arrangement are as follows:

- the CEO is employed under a rolling contract;
- the CEO may resign from his position and thus terminate this contract by giving six months written notice. On resignation any unvested DDPP will be forfeited subject to the discretion of the Board;
- the Group may terminate the CEO's employment agreement by providing six months written notice or payment in lieu of the notice period (based on the fixed component of CEO's remuneration). Additionally, the Group may provide a performance payment for the period of the last review date (being 1 July) until the last day of the notice period;
- in the event that the Group initiates termination for reasons outside the control of the CEO, a severance payment equal to 100% of fixed remuneration is payable;
- on termination by the Group, any DDPP awards will vest in accordance with the vesting schedule of the DDPP Plan, subject to the discretion of the Board; and
- the Group may terminate the contract of the CEO at any time without notice if serious misconduct has occurred. In the event of termination for cause, the CEO is only entitled to that portion of remuneration that is fixed, and only up to the date of termination. On termination for cause any unvested DDPP awards will immediately be forfeited.

KMP Executives (other than the CEO)

The principal terms of Executive employment arrangements are as follows:

- all Executives have rolling contracts;
- an Executive may resign from their position and thus terminate their contract by giving three months written notice. On resignation any unvested DDPP will be forfeited subject to the discretion of the Board;
- the Group may terminate an Executive's employment agreement by providing three months written notice or providing payment in lieu of the notice period (based on the fixed component of the Executive's remuneration). In the event that the Group initiates the termination for reasons outside the control of the Executive, a severance payment equal to a maximum of 75% of fixed remuneration will be made;
- on termination by the Group, any DDPP awards will vest in accordance with the vesting schedule of the DDPP Plan, subject to the discretion of the Board; and
- the Group may terminate the contract at any time without notice if serious misconduct has occurred. Where termination for cause occurs the Executive is only entitled to that portion of remuneration that is fixed, and only up to the date of termination. On termination for cause any unvested DDPP awards will immediately be forfeited.

8. Statutory accounting method

In accordance with Australian Accounting Standard AASB 124, details of the structure and quantum of each component of remuneration for Executives for the years ended 30 June 2010 and 30 June 2011 are set out in the following table.

Name	Short term benefits			Post-employment benefits		Long term benefits			Total
	Cash salary	DEXUS performance payments	Other short term benefits	Pension and super benefits	Termination benefits	DEXUS deferred performance payment allocations	Movement in prior year deferred performance payment allocation values	Other long term benefits	Total
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Victor P Hoog Antink									
2011	1,502,801	1,100,000	–	47,199	–	1,300,000	900,583	–	4,850,583
2010	1,252,539	1,100,000	–	47,461	–	1,200,000	363,957	–	3,963,957
Craig D Mitchell									
2011	684,801	450,000	–	15,199	–	450,000	273,781	–	1,873,781
2010	535,539	400,000	–	14,461	–	400,000	40,528	–	1,390,528
Paul G Say									
2011	649,801	400,000	–	50,199	–	400,000	226,785	–	1,726,785
2010	485,539	250,000	–	14,461	–	250,000	30,565	–	1,030,565
John C Easy									
2011	401,801	190,000	–	23,199	–	185,000	131,830	–	931,830
2010	360,539	187,000	–	14,461	–	188,000	47,437	–	797,437
Tanya L Cox									
2011	375,001	195,000	–	49,999	–	190,000	161,359	–	971,359
2010	385,539	180,000	–	14,461	–	180,000	62,533	–	822,533
Andrew P Whiteside¹									
2011	509,801	235,000	–	15,199	–	240,000	121,087	–	1,121,087
2010	460,539	225,000	–	14,461	–	225,000	16,610	–	941,610
Louise J Martin^{1,2}									
2011	213,800	–	74,389	48,700	525,000	–	214,101	–	1,075,990
2010	485,539	200,000	–	14,461	–	200,000	74,415	–	974,415
Total									
2011	4,337,806	2,570,000	74,389	249,694	525,000	2,765,000	2,029,526	–	12,551,415
2010	3,965,773	2,542,000	–	134,227	–	2,643,000	636,045	–	9,921,045
Former KMP total									
2010	1,003,666	406,000	123,107	77,583	–	407,000	111,508	–	2,128,864
Combined totals									
2010	4,969,439	2,948,000	123,107	211,810	–	3,050,000	747,553	–	12,049,909

1 Mr Whiteside and Ms Martin are former KMP. Mr Whiteside's remuneration is disclosed due to being counted among the five highest paid Directors or Executives.

Ms Martin ceased employment on 31 December 2010 and due to termination benefits received, also forms part of the five highest paid Directors or Executives.

Ms Martin will not form part of subsequent remuneration disclosures.

2 Ms Martin received payment for statutory leave entitlements upon termination.

For the purpose of consistency, the following table includes the total remuneration of former KMP as disclosed for the year ended 30 June 2010. As referred to in section 1 of this report, the former KMP group comprises Mr Turner (ceased employment on 31 December 2010), Ms Lloyd and Ms Daniels. This group will not form part of subsequent remuneration disclosures.

Former KMP total									
2010	1,003,666	406,000	123,107	77,583	–	407,000	111,508	–	2,128,864
Combined totals									
2010	4,969,439	2,948,000	123,107	211,810	–	3,050,000	747,553	–	12,049,909

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 29. Related parties (continued)

Remuneration Report (continued)

8. Statutory accounting method (continued)

Deferred Performance Payments

The table below sets out details of DDPP allocations made to KMP and their current valuations.

Name	Grant year	DDPP allocation value	Movement in DDPP allocation value (since grant date)	Closing DDPP allocation value as at vesting date (30 June 2011)	Movement in DDPP allocation value at vesting date (30 June 2011) due to performance multiplier	Vested DDPP value as at 30 June 2011	Vest year
		\$	\$	\$	\$	\$	
Victor P Hoog Antink	2011	1,300,000	–	1,300,000	–	–	2014
	2010	1,200,000	197,160	1,397,160	–	–	2013
	2009	915,000	236,528	1,151,528	–	–	2012
	2008	900,000	(50,580)	849,420	424,800	1,274,220	2011
Craig D Mitchell	2011	450,000	–	450,000	–	–	2014
	2010	400,000	65,720	465,720	–	–	2013
	2009	325,000	84,013	409,013	–	–	2012
	2008	250,000	(14,050)	235,950	118,000	353,950	2011
Paul G Say	2011	400,000	–	400,000	–	–	2014
	2010	250,000	41,075	291,075	–	–	2013
	2009	200,000	51,700	251,700	–	–	2012
	2008	250,000	(14,050)	235,950	118,000	353,950	2011
John C Easy	2011	185,000	–	185,000	–	–	2014
	2010	188,000	30,888	218,888	–	–	2013
	2009	162,000	41,877	203,877	–	–	2012
	2008	120,000	(6,744)	113,256	56,640	169,896	2011
Tanya L Cox	2011	190,000	–	190,000	–	–	2014
	2010	180,000	29,574	209,574	–	–	2013
	2009	150,000	38,775	188,775	–	–	2012
	2008	175,000	(9,835)	165,165	82,600	247,765	2011
Andrew P Whiteside¹	2011	240,000	–	240,000	–	–	2014
	2010	225,000	36,968	261,968	–	–	2013
	2009	135,000	34,898	169,898	–	–	2012
	2008	100,000	(5,620)	94,380	47,200	141,580	2011
Louise J Martin¹	2011	–	–	–	–	–	2014
	2010	200,000	32,860	232,860	–	–	2013
	2009	175,000	45,238	220,238	–	–	2012
	2008	250,000	(14,050)	235,950	118,000	353,950	2011

¹ Mr Whiteside and Ms Martin are former KMP. Mr Whiteside's remuneration is disclosed due to being counted among the five highest paid Directors or Executives.

Ms Martin ceased employment on 31 December 2010 and due to termination benefits received, also forms part of the five highest paid Directors or Executives.

Ms Martin will not form part of subsequent remuneration disclosures, however, her prior grants will continue vest in accordance with the plan's rules.

Figures are subject to rounding.

Non-Executive Director Board and Committee fees

Board and Committee fees paid to Non-Executive Directors for the years ended 30 June 2010 and 30 June 2011 are set out in the table below.

There were no changes to the Committee appointments of Non-Executive Directors during the year ended 30 June 2011.

Name		Directors fees		Committee fees				Total
		Board	DWPL	Board Audit & Risk	Board Compliance	Board Nom & Rem	Board Finance	Total
		\$	\$	\$	\$	\$	\$	\$
Christopher T Beare	2011	350,000	–	–	–	–	–	350,000
	2010	300,000	–	–	–	–	–	300,000
Elizabeth A Alexander, AM	2011	150,000	30,000	15,000	–	–	–	195,000
	2010	130,000	17,500	17,500	–	–	–	165,000
Barry R Brownjohn	2011	150,000	–	30,000	–	–	7,500	187,500
	2010	130,000	–	27,500	–	–	8,750	166,250
John C Conde, AO	2011	150,000	–	–	7,500	15,000	–	172,500
	2010	130,000	–	–	7,500	13,750	–	151,250
Stewart F Ewen, OAM	2011	150,000	–	–	–	7,500	–	157,500
	2010	130,000	–	–	–	7,500	–	137,500
Brian E Scullin	2011	150,000	15,000	–	15,000	–	–	180,000
	2010	130,000	25,000	–	15,000	1,250	–	171,250
Peter B St George	2011	150,000	–	15,000	–	–	15,000	180,000
	2010	130,000	–	15,000	–	–	13,750	158,750
Total	2011	1,250,000	45,000	60,000	22,500	22,500	22,500	1,422,500
	2010	1,080,000	42,500	60,000	22,500	22,500	22,500	1,250,000

The comparatively higher total for the year ended 30 June 2011 is reflective of the increase in base fees for both the Chair and Non-Executive Directors endorsed by the Nomination and Remuneration Committee on 20 May 2010. This increase was reported in the year ended 30 June 2010 remuneration report and remains within the aggregate pool of \$1,750,000 per annum approved by DXS security holders at its Annual General Meeting in October 2008.

Non-Executive Directors also receive reimbursement for reasonable travel, accommodation and other expenses incurred whilst undertaking DEXUS business.

The Chief Executive Officer, Victor P Hoog Antink, does not receive fees in respect of his role as a Director, but does receive remuneration as a Senior Executive of the DEXUS Property Group.

In addition to his Director's fee, Mr Ewen's company is paid \$30,000 for the added responsibilities he assumes in attending property inspections, reviewing property investment proposals and participating in informal management meetings.

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 29. Related parties (continued)

Remuneration Report (continued)

8. Statutory accounting method (continued)

Non-Executive Director Remuneration

Details of the structure and quantum of each component of remuneration for each Non-Executive Director for the years ended 30 June 2010 and 30 June 2011 are set out in the following table.

Name		Short term employment benefits \$	Post- employment benefits ¹ \$	Other long term benefits \$	Total \$
Christopher T Beare	2011	334,801	15,199	–	350,000
	2010	285,539	14,461	–	300,000
Elizabeth A Alexander, AM	2011	179,801	15,199	–	195,000
	2010	151,376	13,624	–	165,000
Barry R Brownjohn	2011	172,301	15,199	–	187,500
	2010	152,523	13,727	–	166,250
John C Conde, AO	2011	158,257	14,243	–	172,500
	2010	138,761	12,489	–	151,250
Stewart F Ewen, OAM	2011	109,052	48,448	–	157,500
	2010	102,700	34,800	–	137,500
Brian E Scullin	2011	165,138	14,862	–	180,000
	2010	157,211	14,039	–	171,250
Peter B St George	2011	165,138	14,862	–	180,000
	2010	145,642	13,108	–	158,750
Total	2011	1,284,488	138,012	–	1,422,500
	2010	1,133,752	116,248	–	1,250,000

1 Post-employment benefits represent compulsory and salary sacrificed superannuation benefits.

Note 30. Events occurring after the reporting date

On 21 July 2011, DXP disposed of two lots located at 94-106 Lenore Drive, Erskine Park NSW for \$10.1 million.

Since the end of the year, other than the matter discussed above, the Directors are not aware of any matter or circumstance not otherwise dealt with in their Directors' Report or the Financial Statements that has significantly or may significantly affect the operations of the Trust, the results of those operations, or state of the Trust's affairs in future financial periods.

Note 31. Operating segments

The Chief Operating Decision Maker (CODM) has been identified as the Board of Directors as they are responsible for the strategic decision making within the Group. DXS management has identified DXS's operating segments based on the sectors analysed within the management reports reviewed by the CODM in order to monitor performance across the Group and to appropriately allocate resources. Refer to the table below for a brief description of the Group's operating segments.

Office – Australia and New Zealand	This comprises office space with any associated retail space; as well as car-parks and office developments in Australia and New Zealand.
Industrial – Australia	This comprises domestic industrial properties, industrial estates and industrial developments.
Industrial – North America	This comprises industrial properties, industrial estates and industrial developments in the United States as well as one industrial asset in Canada ¹ .
Management Business	The domestic and US based management businesses are responsible for asset, property and development management of Office, Industrial and Retail properties for DXS and the third party funds management business.
Financial Services	The treasury function of DXS is managed through a centralised treasury department. As a result, all treasury related financial information relating to borrowings, finance costs as well as fair value movements in derivatives, are prepared and monitored separately.
All other segments	This comprises the European industrial and retail ² portfolios. These operating segments do not meet the quantitative thresholds set out in AASB 8 <i>Operating Segments</i> due to their relatively small scale. As a result these non-core operating segments have been included in "all other segments" in the operating segment information shown below.

¹ The Canadian asset was sold on 24 June 2011.

² The retail asset was sold on 31 March 2010. The Group does not own any other retail assets.

Consistent with how the CODM manages the business, the operating segments within DXS are reviewed on a consolidated basis and are not monitored at an individual trust level. The results of the individual trusts are not limited to any one of the segments described above.

Disclosures concerning DXS's operating segments as well as the operating segments' key financial information provided to the CODM, are presented in the DEXUS Property Group Annual Report (refer note 36 in the DEXUS Property Group Financial Statements).

Notes to the Financial Statements

For the year ended 30 June 2011

CONTINUED

Note 32. Reconciliation of net loss to net cash outflow from operating activities

	2011 \$'000	2010 \$'000
Net loss for the year	(29,291)	(8,261)
Capitalised interest	(18,676)	(11,639)
Depreciation and amortisation	2,417	3,492
Impairments	194	242
Reversal of previous impairment	–	(13,307)
Net (gain)/loss on sale of investment properties	(218)	493
Net fair value loss of investments properties	19,079	20,132
Change in operating assets and liabilities		
Increase in receivables	(4,720)	(5,169)
Increase in inventories	(54,190)	(45,470)
(Increase)/decrease in other current assets	(105)	292
Decrease/(increase) in current tax assets	2,532	(2,125)
Increase in deferred tax assets	(11,804)	(1,096)
Increase in other non-current assets	(2,378)	–
Increase in payables	1,129	551
Increase/(decrease) in current liabilities	5,489	(6,220)
Increase in other non-current liabilities	34,731	30,076
Increase in deferred tax liabilities	7,386	3,267
Net cash outflow from operating activities	(48,425)	(34,742)

Note 33. Earnings per unit

	2011 cents	2010 cents
Basic earnings per unit on loss attributable to unitholders	(0.61)	(0.17)
Diluted earnings per unit on loss attributable to unitholders	(0.61)	(0.17)

(a) Reconciliation of earnings used in calculating earnings per unit

	2011 \$'000	2010 \$'000
Net loss for the year	(29,291)	(8,261)
Net loss attributable to the unitholders of the Trust used in calculating basic and diluted earnings per unit	(29,291)	(8,261)

(b) Weighted average number of units used as a denominator

	2011 units	2010 units
Weighted average number of units outstanding used in calculation of basic and diluted earnings per unit	4,836,131,743	4,774,467,167

The Directors of DEXUS Funds Management Limited as Responsible Entity for DEXUS Operations Trust (the Trust) declare that the Financial Statements and notes set out on pages 115 to 160:

- (i) comply with Australian Accounting Standards, the *Corporations Act 2001* and other mandatory professional reporting requirements; and
- (ii) give a true and fair view of the consolidated entity's financial position as at 30 June 2011 and of their performance, as represented by the results of their operations and their cash flows, for the year ended on that date.

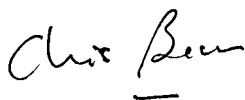
In the Directors' opinion:

- (a) the Financial Statements and notes are in accordance with the *Corporations Act 2001*;
- (b) there are reasonable grounds to believe that the Trust and its consolidated entities will be able to pay their debts as and when they become due and payable; and
- (c) the Trust has operated in accordance with the provisions of the Constitution dated 11 August 2004 (as amended) during the year ended 30 June 2011.

Note 1(a) confirms that the Financial Statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

The Directors have been given the declarations by the Chief Executive Officer and Chief Financial Officer required by section 295A of the *Corporations Act 2001*.

This declaration is made in accordance with a resolution of the Directors.



Christopher T Beare
Chair
16 August 2011



Independent auditor's report to the unitholders of DEXUS Operations Trust

Report on the financial report

We have audited the accompanying financial report of DEXUS Operations Trust (the Trust), which comprises the statement of financial position as at 30 June 2011, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year ended on that date, a summary of significant accounting policies, other explanatory notes and the directors' declaration for DEXUS Operations Trust (the consolidated entity). The consolidated entity comprises the Trust and the entities it controlled at the year's end or from time to time during the financial year.

Directors' responsibility for the financial report

The directors of DEXUS Funds Management Limited (the Responsible Entity) are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error. In Note 1, the directors also state, in accordance with Accounting Standard AASB 101 *Presentation of Financial Statements*, that the financial statements comply with International Financial Reporting Standards.

Auditor's responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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Independence

In conducting our audit, we have complied with the independence requirements of the *Corporations Act 2001*.

Auditor's opinion

In our opinion:

- (a) the financial report of DEXUS Operations Trust is in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the consolidated entity's financial position as at 30 June 2011 and of its performance for the year ended on that date; and
 - (ii) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Regulations 2001*; and
- (b) the financial report and notes also comply with International Financial Reporting Standards as disclosed in Note 1.

Matters relating to the electronic presentation of the audited financial report

This auditor's report relates to the financial report of DEXUS Operations Trust for the year ended 30 June 2011 included on DEXUS Operations Trust web site. The Responsible Entity's directors are responsible for the integrity of this web site. We have not been engaged to report on the integrity of this web site. The auditor's report refers only to the financial report named above. It does not provide an opinion on any other information which may have been hyperlinked to/from the financial report. If users of this report are concerned with the inherent risks arising from electronic data communications they are advised to refer to the hard copy of the audited financial report to confirm the information included in the audited financial report presented on this web site.

PricewaterhouseCoopers

JA Dunning
Partner

Sydney
16 August 2011

DEXUS Diversified Trust
ARSN 089 324 541

DEXUS Industrial Trust
ARSN 090 879 137

DEXUS Office Trust
ARSN 090 768 531

DEXUS Operations Trust
ARSN 110 521 223

Responsible Entity

DEXUS Funds Management Limited
ABN 24 060 920 783

Registered office of Responsible Entity

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Directors of the Responsible Entity

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Elizabeth A Alexander AM
Barry R Brownjohn
John C Conde AO
Tonianne Dwyer
Stewart F Ewen OAM
Victor P Hoog Antink, CEO
Brian E Scullin
Peter B St George

Secretaries of the Responsible Entity

Tanya L Cox
John C Easy

Auditors

PricewaterhouseCoopers
Chartered Accountants
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Website: linkmarketservices.com.au

Monday to Friday between 8.30am and 5.30pm (Sydney time).

For enquiries regarding your holding please contact the Security Registry, or access your holding details via the Investor Centre on our website www.dexus.com and look for the Login box.

Australian Stock Exchange

ASX code: DXS

2011 DEXUS Property Group
COMBINED FINANCIAL STATEMENTS





DEXUS

PROPERTY GROUP

26 September 2011

DEXUS Funds Management Limited

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AFSL: 238163

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Sydney NSW 2000

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Tel: 02 9017 1330

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Dear investor

We are pleased to confirm that the DEXUS Property Group 2011 annual reporting suite is available in PDF at www.dexus.com/dxs

The annual reporting suite includes the Annual Review (an integrated report providing financial and non-financial results including our achievements in Corporate Responsibility & Sustainability), the Annual Report, the Combined Financial Statements and the Notice of Meeting for our Annual General Meeting. The online annual reporting suite will be available later in October 2011.

Our Annual General Meeting will be held on Monday 31 October 2011 at The Westin commencing at 2.00pm. Please review the Notice of Meeting contained in our annual reporting suite. We invite you to attend this meeting or complete your proxy form and view the Annual General Meeting presentation via the webcast at www.dexus.com

DEXUS has introduced a new media alert system whereby you can receive copies of ASX announcements and media releases as they are loaded to our website. To register your details please visit www.dexus.com/media and select 'subscribe to alerts' from the left hand menu.

If you have any questions concerning DEXUS Property Group please contact Investor Relations on 02 9017 1330. For queries regarding your holding, please contact Link Market Services on 1800 819 675 or access your holding details at www.dexus.com via the Investor login area.

I would like to thank you for your support during the year.

Yours sincerely

Victor P. Hoog Antink
Chief Executive Officer