DEXUS Property Group

ASX release

8 May 2012

DEXUS Property Group (ASX: DXS) Appendix 3E

DEXUS Property Group provides the attached Appendix 3E share buy-back notice.

For further information contact:

Media Relations		**Investor Relations**	
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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 $14bn. 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)

DEXUS

PROPERTY GROUP

Rule 3.8A

Appendix 3E

Daily share buy-back notice
(*except* minimum holding buy-back and selective buy-back)

Information and documents given to ASX become ASX's property and may be made public.

Introduced 1/9/99. Origin: rule 3.6, Appendix 7C. Amended 30/9/2001, 11/01/10

Name of entity	ABN/ARSN
DXS Property Group comprising the stapled securities of DEXUS Diversified Trust (DDF), DEXUS Office Trust (DOT), DEXUS Industrial Trust (DIT) and DEXUS Operations Trust (DXO)	60 575 572 573 (DDF) 45 098 862 531 (DOT) 27 957 640 288 (DIT) 69 645 176 383 (DXO)

We (the entity) give ASX the following information.

Information about buy-back

1	Type of buy-back	On-market
2	Date Appendix 3C was given to ASX	16 April 2012

Total of all shares/units bought back, or in relation to which acceptances have been received, before, and on, previous day

		Before previous day	**Previous day**
3	Number of shares/units bought back or if buy-back is an equal access scheme, in relation to which acceptances have been received	4,238,015	167,028
4	Total consideration paid or payable for the shares/units	$3,919,957.93	$154,836.46

		Before previous day	Previous day
5	If buy-back is an on-market buy-back	highest price paid: $0.93 date: 30 Apr 12 lowest price paid: $0.91 date: 30 Apr 12	highest price paid: $0.930 lowest price paid: $0.925 highest price allowed under rule 7.33: $0.9839

Participation by directors

6	Deleted 30/9/2001.	N/A

How many shares/units may still be bought back?

7	If the company/trust has disclosed an intention to buy back a maximum number of shares/units – the remaining number of shares/units to be bought back	Up to the number of securities with an aggregate buy-back consideration of $195,925,205.61

Compliance statement

1. The company is in compliance with all Corporations Act requirements relevant to this buy-back.

or, for trusts only:

1. The trust is in compliance with all requirements of the Corporations Act as modified by Class Order 07/422, and of the trust's constitution, relevant to this buy-back.

2. There is no information that the listing rules require to be disclosed that has not already been disclosed, or is not contained in, or attached to, this form.

Sign here: Company Secretary Date: 08 May 2012

Print name: John Easy

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+ See chapter 19 for defined terms.