

Top 20 security holders as at 25 August 2009

Rank	Name	Current balance	% of issued capital
1	HSBC Custody Nominees (Australia) Limited	1,348,664,333	28.69
2	National Nominees Limited	764,009,308	16.25
3	J P Morgan Nominees Australia Limited	701,581,886	14.92
4	Citicorp Nominees Pty Limited	357,688,834	7.61
5	Cogent Nominees Pty Limited	149,477,113	3.18
6	Citicorp Nominees Pty Limited	105,477,329	2.24
7	RBC Dexia Investor Services Australia Nominees Pty Limited	96,724,196	2.06
8	AMP Life Limited	92,033,983	1.96
9	ANZ Nominees Limited	89,682,142	1.91
10	Queensland Investment Corporation	58,591,729	1.25
11	Cogent Nominees Pty Limited	49,400,670	1.05
12	Questor Financial Services Limited	29,945,435	0.64
13	Citicorp Nominees Pty Limited	29,795,469	0.63
14	Bond Street Custodians Limited	28,989,398	0.62
15	HSBC Custody Nominees (Australia) Limited – A/C 3	28,966,182	0.62
16	UBS Nominees Pty Ltd	26,815,245	0.57
17	Bond Street Custodians Limited	25,118,455	0.53
18	Citicorp Nominees Pty Limited	17,381,769	0.37
19	Australian Reward Investment Alliance	15,571,470	0.33
20	RBC Dexia Investor Services Australia Nominees Pty Ltd	15,491,202	0.33
	Total top 20	4,031,406,148	85.76
	Balance of register	669,435,518	14.24
	Total securities	4,700,841,666	100.00

Substantial holders as at 9 September 2009

The names of substantial holders, who at 9 September 2009, have notified the Responsible Entity in accordance with Section 671B of the *Corporations Act 2001* are:

Date	Name	Number of stapled securities	% voting
22 Jun 09	Vanguard Investments Australia Ltd	235,372,669	5.01
21 Aug 09	Commonwealth Bank of Australia	365,689,410	7.78
24 Dec 08	ING and related entities	300,730,999	8.72
06 Oct 08	Barclays Global Investors and related entities	211,785,846	7.20

ADDITIONAL INFORMATION

CONTINUED

Class of securities

DEXUS Property Group has one class of stapled security trading on the ASX with 23,050 security holders holding 4,700,841,666 stapled securities at 25 August 2009.

Spread of securities at 25 August 2009

Range	Securities	% of Issued Capital	No of Holders
100,001 and over	4,346,489,513	92.46	465
50,001 to 100,000	71,628,153	1.52	1,045
10,001 to 50,000	228,492,635	4.86	10,550
5,001 to 10,000	40,453,227	0.86	5,289
1,001 to 5,000	13,197,270	0.28	4,177
1 to 1,000	580,868	0.01	1,524
Total	4,700,841,666	100.00	23,050

At 25 August 2009, the number of security investors holding less than a marketable parcel of 714 securities (\$500) is 1,220 and they hold 306,382 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.