

DEXUS INDUSTRIAL TRUST
BALANCE SHEETS
AS AT 30 JUNE 2009

	Notes	Consolidated		Parent entity	
		2009 \$'000	2008 \$'000	2009 \$'000	2008 \$'000
Current assets					
Cash and cash equivalents	8	13,043	20,216	1,729	2,264
Receivables	9	14,036	5,085	8,874	30,892
Non-current assets classified as held for sale	10	22,254	–	–	–
Loan with related parties	11	138,948	138,948	150,675	138,948
Derivative financial instruments	12	71,087	55,941	71,087	55,941
Other	13	3,135	2,199	1,951	1,096
Total current assets		262,503	222,389	234,316	229,141
Non-current assets					
Investment properties	14	1,425,178	1,695,388	733,714	800,767
Property, plant and equipment	15	94,007	115,258	94,007	115,258
Other financial assets at fair value through profit and loss	16	–	–	308,996	459,325
Investments accounted for using the equity method	17	138,276	314,989	–	–
Investments in associates	17	–	–	138,276	314,989
Deferred tax assets	18	11,177	1,030	–	–
Loans with related parties	11	159,601	–	474,081	296,899
Other	19	1,848	267	328	267
Total non-current assets		1,830,087	2,126,932	1,749,402	1,987,505
Total assets		2,092,590	2,349,321	1,983,718	2,216,646
Current liabilities					
Payables	20	31,166	23,942	22,212	13,869
Loans with related parties	11	–	–	–	10,757
Current tax liabilities		955	935	–	–
Interest bearing liabilities	21	64,036	–	–	–
Provisions	22	–	17,330	–	17,330
Derivative financial instruments	12	149,161	23,990	149,161	23,990
Total current liabilities		245,318	66,197	171,373	65,946
Non-current liabilities					
Interest bearing liabilities	21	–	60,273	–	–
Loans with related parties	11	1,311,960	1,113,232	1,201,113	1,019,796
Deferred tax liabilities	23	–	2,966	–	–
Other	24	1,285	856	285	267
Total non-current liabilities		1,313,245	1,177,327	1,201,398	1,020,063
Total liabilities		1,558,563	1,243,524	1,372,771	1,086,009
Net assets		534,027	1,105,797	610,947	1,130,637
Equity					
Contributed equity	25	925,116	760,988	925,116	760,988
Reserves	26	4,791	175	–	–
Undistributed (losses)/income	26	(395,880)	344,634	(314,169)	369,649
Total equity		534,027	1,105,797	610,947	1,130,637

The above Balance Sheets should be read in conjunction with the accompanying notes.