

**DEXUS INDUSTRIAL TRUST  
INCOME STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2009**

	Notes	Consolidated		Parent entity	
		2009 \$'000	2008 \$'000	2009 \$'000	2008 \$'000
<b>Revenue from ordinary activities</b>					
Property revenue	2	155,287	138,172	75,590	73,123
Distribution revenue		–	–	59,490	56,915
Interest revenue	3	3,541	658	3,235	223
<b>Total revenue from ordinary activities</b>		<b>158,828</b>	<b>138,830</b>	<b>138,315</b>	<b>130,261</b>
Other income		19	653	19	524
<b>Total income</b>		<b>158,847</b>	<b>139,483</b>	<b>138,334</b>	<b>130,785</b>
<b>Expenses</b>					
Property expenses		(28,328)	(25,257)	(15,363)	(13,988)
Responsible Entity fees	31	(5,598)	(7,150)	(5,598)	(7,150)
Finance costs	4	(209,660)	(64,174)	(184,645)	(45,658)
Share of net losses of associates accounted for using the equity method	17	(245,448)	(26,488)	–	–
Net (loss)/gain on sale of investment properties		(654)	5,886	–	5,887
Net fair value (loss)/gain of investment properties		(360,663)	(15,494)	(114,371)	14,683
Net fair value loss of investments		–	(196)	(329,585)	(110,281)
Net fair value loss of derivatives		(14,763)	(1,785)	(14,763)	(1,785)
Net foreign exchange gain/(loss)		1,654	993	(112,105)	51,924
Other expenses	6	(4,315)	(4,102)	(1,520)	(1,523)
<b>Total expenses</b>		<b>(867,775)</b>	<b>(137,767)</b>	<b>(777,950)</b>	<b>(107,891)</b>
<b>(Loss)/profit before tax</b>		<b>(708,928)</b>	<b>1,716</b>	<b>(639,616)</b>	<b>22,894</b>
<b>Tax benefit/(expense)</b>					
Income tax (expense)/benefit	5 (a)	(2,042)	556	–	–
Withholding tax benefit/(expense)		14,658	(3,171)	–	–
<b>Total tax benefit/(expense)</b>		<b>12,616</b>	<b>(2,615)</b>	<b>–</b>	<b>–</b>
<b>(Loss)/profit attributable to unitholders</b>		<b>(696,312)</b>	<b>(899)</b>	<b>(639,616)</b>	<b>22,894</b>
<b>Earnings per unit</b>					
		<b>Cents</b>	<b>Cents</b>		
Basic earnings per unit on loss attributable to equity holders of the parent entity	36	(18.79)	(0.03)		
Diluted earnings per unit on loss attributable to equity holders of the parent entity	36	(18.79)	(0.03)		

The above Income Statements should be read in conjunction with the accompanying notes.