

**DEXUS OFFICE TRUST  
BALANCE SHEETS  
AS AT 30 JUNE 2009**

	Notes	Consolidated		Parent entity	
		2009 \$'000	2008 \$'000	2009 \$'000	2008 \$'000
<b>Current assets</b>					
Cash and cash equivalents	7	8,289	12,532	3,728	4,194
Receivables	8	6,714	4,549	5,090	3,192
Loans with related parties	9	–	–	262,153	278,926
Derivative financial instruments	10	13,785	60,422	13,785	60,422
Other	11	2,702	1,867	1,851	1,299
<b>Total current assets</b>		<b>31,490</b>	<b>79,370</b>	<b>286,607</b>	<b>348,033</b>
<b>Non-current assets</b>					
Investment properties	12	2,891,603	3,325,300	1,992,000	2,305,243
Property, plant and equipment	13	18,150	28,527	–	–
Other financial assets at fair value through profit and loss	14	–	–	510,910	655,607
Investments accounted for using the equity method	15	84,165	111,946	–	–
Loans with related parties	9	41,049	–	41,049	–
Other	16	385	691	363	561
<b>Total non-current assets</b>		<b>3,035,352</b>	<b>3,466,464</b>	<b>2,544,322</b>	<b>2,961,411</b>
<b>Total assets</b>		<b>3,066,842</b>	<b>3,545,834</b>	<b>2,830,929</b>	<b>3,309,444</b>
<b>Current liabilities</b>					
Payables	17	27,690	34,649	18,541	24,626
Interest bearing liabilities	18	–	499,790	–	–
Loans with related parties	9	55,684	55,684	55,684	555,684
Provisions	19	74,141	57,847	74,141	57,847
Derivative financial instruments	10	24,025	4,759	24,025	4,759
<b>Total current liabilities</b>		<b>181,540</b>	<b>652,729</b>	<b>172,391</b>	<b>642,916</b>
<b>Non-current liabilities</b>					
Interest bearing liabilities	18	248,038	–	–	–
Loans with related parties	9	–	244,894	248,038	244,684
Other	20	96	404	74	271
<b>Total non-current liabilities</b>		<b>248,134</b>	<b>245,298</b>	<b>248,112</b>	<b>244,955</b>
<b>Total liabilities</b>		<b>429,674</b>	<b>898,027</b>	<b>420,503</b>	<b>887,871</b>
<b>Net assets</b>		<b>2,637,168</b>	<b>2,647,807</b>	<b>2,410,426</b>	<b>2,421,573</b>
<b>Equity</b>					
Contributed equity	21	2,015,192	1,506,188	2,015,192	1,506,188
Reserves	22	(11,718)	(13,787)	–	–
Undistributed income	22	429,669	951,335	395,234	915,385
		<b>2,433,143</b>	<b>2,443,736</b>	<b>2,410,426</b>	<b>2,421,573</b>
Minority interests	23	204,025	204,071	–	–
<b>Total equity</b>		<b>2,637,168</b>	<b>2,647,807</b>	<b>2,410,426</b>	<b>2,421,573</b>

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