

DEXUS OFFICE TRUST
CASH FLOW STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

	Notes	Consolidated		Parent entity	
		2009 \$'000	2008 \$'000	2009 \$'000	2008 \$'000
Cash flows from operating activities					
Receipts in the course of operations (inclusive of GST)		286,357	278,801	182,649	178,570
Payments in the course of operations (inclusive of GST)		(106,180)	(94,404)	(67,074)	(58,261)
Interest received		629	1,021	8,738	8,400
Finance costs paid to financial institutions		(36,186)	(37,768)	(35,421)	(37,829)
Distributions received		–	5,483	4,263	2,740
Net cash inflow from operating activities	31	144,620	153,133	93,155	93,620
Cash flows from investing activities					
Payments for capital expenditure on investment properties		(29,441)	(51,479)	(23,674)	(31,582)
Proceeds from sale of investments		60,178	–	–	–
Payments for acquisition of investments net of cash		–	(96)	–	(96)
Payments for investments accounted for using the equity method		(25,995)	(18,630)	–	–
Payments for capital expenditure on property, plant and equipment		(1,035)	(997)	–	–
Wind up of investments		–	68	–	–
Net cash inflow/(outflow) from investing activities		3,707	(71,134)	(23,674)	(31,678)
Cash flows from financing activities					
Establishment expenses and unit issue cost		(17,075)	(83)	(17,075)	(83)
Issue of units		494,818	–	494,818	–
Borrowings provided to the Trusts		(671,023)	(518,687)	(671,023)	(518,687)
Borrowings provided by the Trusts		373,477	840,299	373,477	840,299
Proceeds from borrowings		250,000	–	250,000	–
Repayment of borrowings		(500,000)	(344,500)	(500,000)	(344,500)
Borrowings provided to related parties		–	–	66,509	4,704
Distributions paid to unitholders		(66,653)	(42,899)	(66,653)	(42,899)
Distributions paid to minority interests		(16,136)	(16,463)	–	–
Net cash outflow from financing activities		(152,592)	(82,333)	(69,947)	(61,166)
Net (decrease)/increase in cash and cash equivalents		(4,265)	(334)	(466)	776
Cash and cash equivalents at the beginning of the year		12,532	13,113	4,194	3,418
Effects of exchange rate changes on cash and cash equivalents		22	(247)	–	–
Cash and cash equivalents at the end of the year	7	8,289	12,532	3,728	4,194

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