

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

	Notes	Consolidated		Parent entity	
		2009 \$'000	2008 \$'000	2009 \$'000	2008 \$'000
Revenue from ordinary activities					
Property revenue	2	241,389	233,308	151,465	144,965
Distribution revenue		–	–	53,999	61,394
Interest revenue	3	631	2,232	8,737	9,683
Total revenue from ordinary activities		242,020	235,540	214,201	216,042
Share of net profits/(losses) of associates accounted for using the equity method	15	31	(4,013)	–	–
Net fair value gain of investment properties		–	234,248	–	205,808
Net foreign exchange gain		354	311	410	610
Other income		82	105	82	105
Total income		242,487	466,191	214,693	422,565
Expenses					
Property expenses		(63,642)	(59,569)	(38,342)	(34,823)
Responsible Entity fees	28	(10,167)	(13,228)	(7,118)	(9,158)
Finance costs	4	(98,516)	(35,110)	(104,670)	(37,704)
Net loss on sale of investment		(534)	–	–	–
Net fair value loss of investment properties		(449,463)	–	(323,528)	–
Net fair value loss of investment		–	(96)	(144,697)	(27,434)
Net fair value (loss)/gain of derivatives		(693)	485	(693)	485
Impairment		(11,413)	–	–	–
Other expenses	5	(1,813)	(1,610)	(1,587)	(1,358)
Total expenses		(636,241)	(109,128)	(620,635)	(109,992)
(Loss)/profit before tax		(393,754)	357,063	(405,942)	312,573
(Loss)/profit attributable to:					
Equity holders of DEXUS Office Trust		(397,449)	353,382	(405,942)	312,573
Equity holders of DEXUS Office Trust		(397,449)	353,382	(405,942)	312,573
Net profit attributable to minority interests		3,695	3,681	–	–
Net (loss)/profit		(393,754)	357,063	(405,942)	312,573
Earnings per unit					
		Cents	Cents		
Basic earnings per unit on (loss)/profit attributable to unitholders	33	(10.73)	11.19		
Diluted earnings per unit on (loss)/profit attributable to unitholders	33	(10.73)	11.19		

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