

BUNNINGS WAREHOUSE PROPERTY TRUST

ARSN 088 581 097

28 August 2008

The Manager
Company Announcements Office
Australian Securities Exchange Limited
Level 4, 20 Bridge Street
SYDNEY NSW 2000

Dear Sir

TAXABLE COMPONENTS OF THE FINAL DISTRIBUTION FOR THE FINANCIAL YEAR ENDED 30 JUNE 2008

The following are details of the Bunnings Warehouse Property Trust **final distribution** for the financial year ended 30 June 2008, including the taxable components, shown as cents per unit.

Ex date: 24 June 2008
Record date: 30 June 2008
Date payable: 29 August 2008
Distribution per unit: 6.72 cents per unit

Australian income

Tax advantaged component		1.51575
Interest component	0.049643	
Capital gain component	0.000000	
Other income	5.154607	
Total taxable component		<u>5.20425</u>
Total distribution (cents per unit)		<u>6.72000</u>

Bunnings Warehouse Property Trust is a managed investment trust for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 in respect of the financial year ending 30 June 2008.


K A LANGE
COMPANY SECRETARY