

BUNNINGS

WAREHOUSE PROPERTY TRUST

ARSN 088 581 097

13 December 2006

ASX RELEASE

December 2006 Distribution Estimate

Bunnings Property Management Limited, the responsible entity for the Bunnings Warehouse Property Trust, today announced the following distribution details for the six month period to 31 December 2006.

The ex-distribution date is 21 December 2006, and the record date is 29 December 2006.

The estimated distribution, based on unaudited accounts, is 6.41 cents per unit.

The actual distribution will be considered at a meeting of the Bunnings Property Management Limited board scheduled for February 2007 and payment of the distribution entitlement is expected to be made in late February 2007.

The advice to be sent to unitholders with payment in February 2007 will include an estimate of the tax advantaged component of the distribution.

For further information please contact:

Mr Grant Gernhoefer
General Manager, Bunnings Property Management Limited

Telephone: (08) 9327 4318

E-mail: ggernhoefer@bpml.wesfarmers.com.au

Website: www.bunningspropertytrust.com.au