



BUNNINGS
WAREHOUSE PROPERTY TRUST

ARSN 088 581 097

26 August 2009

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 FULL-YEAR ENDED 30 JUNE 2009

The following are details of the Bunnings Warehouse Property Trust **final distribution** for the full-year ended 30 June 2009, including the taxable components, shown as cents per unit.

Ex date: 24 June 2009
Record date: 30 June 2009
Date payable: 31 August 2009
Distribution per unit: 4.87 cents per unit

		Total cash distribution	Component subject to fund payment withholding	Component subject to other non-resident withholding
<i>Australian income</i>				
Tax deferred component		1.47957		
Interest component	0.04712			0.04712
Capital gain component	0.00000			
Rental income	3.34331		3.34331	
Total taxable component		3.39043		
Total distribution (cents per unit)		4.87000	3.34331	0.04712

* all amounts are shown as cents per unit

This distribution includes a "Fund Payment" of 3.34331 cents per unit, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

Bunnings Warehouse Property Trust declares that it is a managed investment trust for the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*, in respect of the financial year ending 30 June 2009.



K A LANGE
COMPANY SECRETARY