ARSN 088 581 097

24 February 2010

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

Dear Sir

TAXABLE COMPONENTS OF THE INTERIM DISTRIBUTION FOR THE HALF-YEAR ENDED 31 DECEMBER 2009

The following are details of the Bunnings Warehouse Property Trust **interim distribution** for the half-year ended 31 December 2009, including the taxable components, shown as cents per unit.

Ex date:	23 December 2009
Record date:	31 December 2009
Date payable:	26 February 2010
Distribution per unit:	6.10 cents per unit

Australian income		**Total cash distribution**	**Component subject to fund payment withholding**	**Component subject to other non-resident withholding**
Tax deferred component		1.62443		
Interest component	0.04697			0.04697
Capital gain component	0.00000			
Rental income	4.42860		4.42860	
Total taxable component		4.47557		
Total distribution (cents per unit)		**6.10000**	**4.42860**	**0.04697**

* all amounts are shown as cents per unit

This distribution includes a "Fund Payment" of 4.42860 cents per unit, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 195*3.

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 195*3, in respect of the financial year ending 30 June 2010.

K A LANGE
COMPANY SECRETARY

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