



ARSN 088 581 097

19 October 2009

Notice of Unitholders' Briefing

Attached is a Notice of a Unitholders' Briefing that will be mailed to all unitholders of the Bunnings Warehouse Property Trust this week.

For further information please contact:

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General Manager, Bunnings Property Management Limited
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Website: <http://www.bwptrust.com.au>

A S X A N N O U N C E M E N T

BUNNINGS WAREHOUSE PROPERTY TRUST

ARSN 088 581 097

16 October 2009

Dear unitholder

It is my pleasure to advise you that the Directors of Bunnings Property Management Limited, the responsible entity for the Bunnings Warehouse Property Trust ("the Trust"), will be holding a unitholders' briefing in Perth, Western Australia, on 11 November 2009 to provide unitholders with an update on the progress of the Trust.

Since our last meeting of unitholders there have been a number of Board and management changes and the Trust has grown significantly in strength and status as a recognised and quality member of the listed Australian Real Estate Investment Trust (A-REIT) sector. In spite of the difficult global economic conditions over the past year, the Bunnings Warehouse Property Trust has performed extremely well and been publicly acknowledged amongst its peers as one of the better performing property trusts for the 2008/09 financial year.

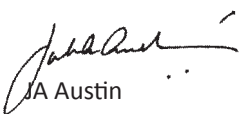
The Board and management will report to unitholders on the Trust's performance in 2008/09 and outlook. Unitholders will have the opportunity to meet the Board and management of the responsible entity of the Trust and to ask questions of management in relation to the Trust generally.

As there is no formal business for consideration, unitholders will not be called upon to vote on any resolutions and there is no requirement for proxy forms. Details of the time and location are on the reverse of this letter.

We have enclosed a question form should you wish to provide advance notice of topics or questions you would like to see dealt with at the meeting or in the Chairman's and General Manager's addresses. It may not be possible to respond to all questions, but where there are common themes of interest and enquiry across unitholder questions, we will aim to deal with as many as possible at the meeting. Materials to be presented at the briefing will be made available on the ASX and the Trust's website after the meeting. The unitholders' briefing will be accessible to unitholders via a webcast. The link for the webcast will be posted on the Trust's website at www.bwptrust.com.au.

We look forward to meeting as many unitholders as can attend. Light refreshments will be provided following the meeting.

Yours faithfully,



J.A Austin
Chairman

Bunnings Property Management Limited

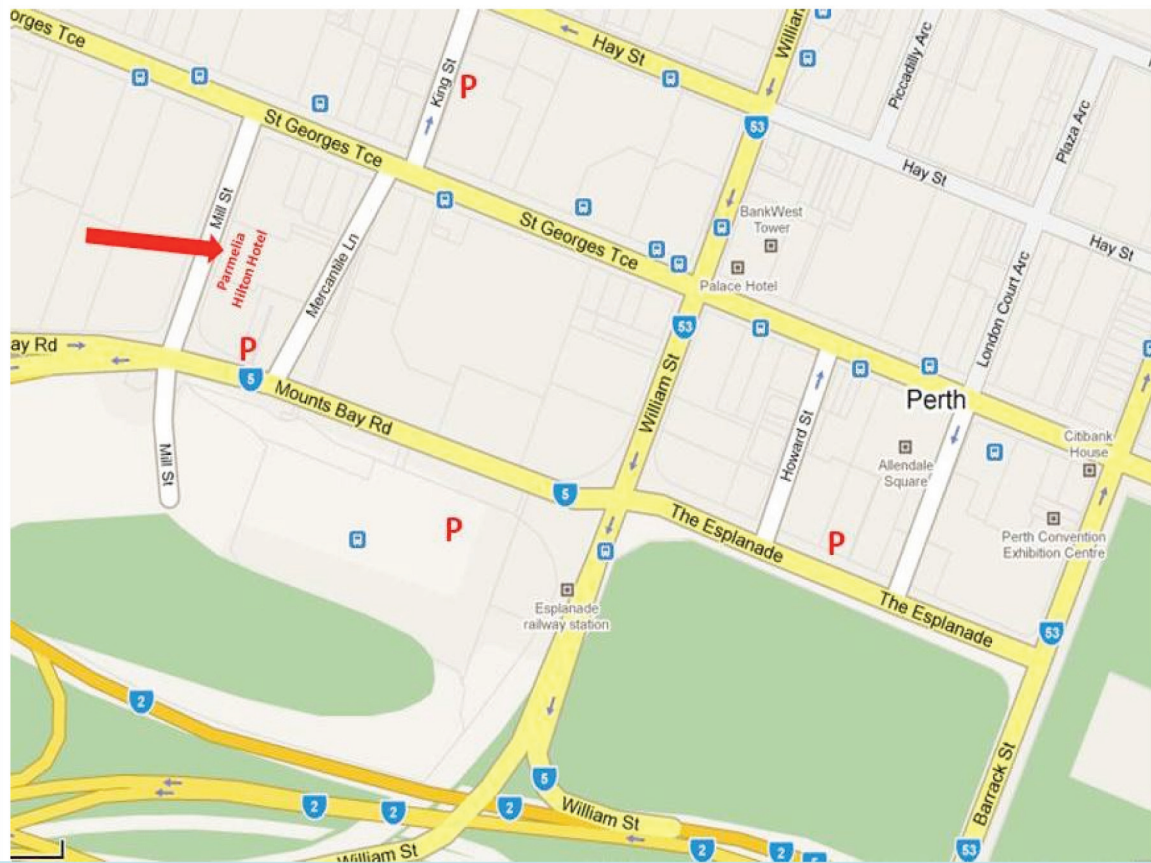
BUNNINGS WAREHOUSE PROPERTY TRUST ARSN 088 581 097

NOTICE OF UNITHOLDERS' BRIEFING

Notice is hereby given of a briefing for unitholders of the Bunnings Warehouse Property Trust to be held in the Swan Room of the Parmelia Hilton Perth, 14 Mill Street, Perth, Western Australia on 11 November 2009 at 10.00am AWST.

There is no formal business to be considered.

Unitholders are invited to attend the briefing to meet the Board and management and to receive an overview of the Trust's performance and outlook.



**BUNNINGS WAREHOUSE PROPERTY TRUST
UNITHOLDERS' BRIEFING - 11 NOVEMBER 2009**

AREAS OF INTEREST TO UNITHOLDERS

This question form has been enclosed with your notice should you wish to provide advance notice of topics or questions you would like to see dealt with at the Bunnings Warehouse Property Trust unitholders' briefing on 11 November 2009.

It may not be possible to address all topics and questions raised, but where there are common themes of interest and enquiry across unitholder questions, we will aim to deal with as many as possible either at the briefing or within the Chairman's and General Manager's addresses. Please note that individual responses may not be sent to unitholders.

Your questions should be relevant to the Bunnings Warehouse Property Trust business.

Copies of the material to be presented at the meeting will be made available on the ASX and the Trust's website after the meeting.

Question(s)

1. _____

2. _____

Name of Unitholder: (optional) _____

Please return this form by 5.00pm AWST, 30 October 2009 to C/- General Manager,

By post to:
Bunnings Property Management Limited
11th Floor, Wesfarmers House
40 The Esplanade
Perth WA 6000

By facsimile to:
(08) 9327 4344
or
+61 8 9327 4344 from
outside Australia

By email to:
investorrelations@bwptrust.com.au a