

ASX Announcement

Westpac Office Trust (WOTCA)

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15 June 2009

June 2009 Quarter Distribution

Westpac Funds Management Limited, the Responsible Entity of the Westpac Office Trust announces the following distribution for the quarter ending 30 June 2009.

(a) Distribution – Instalment Receipts

On 17 August 2009, Westpac Office Trust will make a gross distribution of 1.6625 cents per Unit relating to the three month period ending 30 June 2009. The net payment per Instalment Receipt will comprise this 1.6625 cents gross distribution less 0.8125 cents interest payable quarterly in respect of the Instalment Debt.

Accordingly investors will receive a net distribution of 0.85 cents per Instalment Receipt.

(b) Distribution Components

Westpac Office Trust is a managed investment trust for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 in respect of the income year ending 30 June 2009.

The estimated components of the distribution for the quarter ended 30 June 2009 will be available on the ASX announcements website and at www.westpacfunds.com.au/officetrustinvestorcentre.asp approximately 7 days before the scheduled payment day of 17 August 2009.

(c) Record Date

In accordance with Listing Rule 3.20, we give formal notice that the register of Unitholders of Westpac Office Trust will close at 5.00pm, Tuesday 30 June 2009. This Record Date of 30 June 2009 will be used for the purpose of determining those Instalment Receipt holders entitled to participate in the distribution for the quarter ended 30 June 2009. The net distribution will be paid on 17 August 2009. The securities will commence trading ex-distribution on 24 June 2009.

Documents will be accepted for registration until 5.00pm on the Record Date only at the Sydney office of the Registrar:

Securities Registration Services
Link Market Services Limited
Level 12,
680 George Street
SYDNEY NSW 2000

(d) Instalment Interest

The interest payment of 0.8125 cents per Instalment Receipt represents interest in advance on the Instalment Debt for the three months up to the payment date of the following distribution in November 2009. Interest deducted from the distribution payment to be made on 17 August 2009, is due and payable by the Instalment Receipt holder as at the Instalment Interest Payment Date, which is the same day as the Record Date for the Trust Distribution, ie. 30 June 2009. The Instalment Receipt holder as at the Record Date may be entitled to a deduction for the interest payment in calculating the holder's income tax liability for the year ending 30 June 2009. Holders should seek independent advice from a professional adviser to determine if they are eligible to claim the interest deduction.

For further enquiries, please contact:

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**Claire Filson
Company Secretary**
Westpac Funds Management Limited