



**BUNNINGS**  
WAREHOUSE PROPERTY TRUST

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

		<b>Total cash distribution</b>	<b>Component subject to fund payment withholding</b>	<b>Component subject to other non-resident withholding</b>
<b><i>Australian income</i></b>				
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		
<b>Total distribution (cents per unit)</b>		<b>6.10000</b>	<b>4.42860</b>	<b>0.04697</b>

\* 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 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 2010.



K A LANGE  
COMPANY SECRETARY