

ASX Announcement

Westpac Office Trust (WOT)

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21 September 2009

September 2009 Quarter Distribution and Instalment Receipt Conversion Period

Westpac Funds Management Limited, the Responsible Entity of the Westpac Office Trust announces the following full and net distributions and the instalment receipt Conversion Period for the quarter ending 30 September 2009.

Full distribution – fully paid units

On 16 November 2009, Westpac Office Trust will make a full distribution of 1.6625 cents per unit relating to the three month period ending 30 September 2009.

Net distribution – instalment receipts

On 16 November 2009 instalment receipt holders will receive a net distribution of 0.85 cents per instalment receipt for the three month period ending 30 September 2009. The net payment per instalment receipt will comprise the 1.6625 cents full distribution less 0.8125 cents interest payable quarterly in respect of the instalment debt.

Instalment receipt Conversion Period

Investors who wish to convert instalment receipts to fully paid units may do so by repaying the instalment debt in the Conversion Period prior to each quarterly Record Date. Investors who convert will receive the full distribution for that quarter for those units.

For the quarter ending 30 September 2009 the Conversion Period commenced 11 September 2009 and will close at 5pm on Wednesday 23 September 2009.

Investors who wish to convert instalment receipts to units should lodge an Early Repayment form together with payment for the full amount of instalment debt on the instalment receipts to be converted (\$0.50 per instalment receipt) prior to 5pm on Wednesday 23 September 2009. The Early Repayment Form is available from the Investor Centre in the Westpac Office Trust website at www.westpacfunds.com.au or by calling the Westpac Office Trust Investor Information Line on 1300 766 855.

Early Repayment forms lodged for this quarter will be processed on 30 September 2009 and units will be transferred to investors within five business days.

Link Market Services Limited will issue Investors with a holding statement showing the number of fully paid units held and Investors should not seek to trade their units until they receive the holding statement.

Investors who trade units before receiving confirmation of their holdings in the form of a holding statement will do so at their own risk.

Record Date

In accordance with ASX Listing Rule 3.20, we give formal notice that the register of Westpac Office Trust will close at 5.00pm, Wednesday 30 September 2009. This Record Date of 30 September 2009 will be used for the purpose of determining the unit holders and instalment receipt holders entitled to participate in the distribution for the quarter ended 30 September 2009. The securities will commence trading ex-distribution on 24 September 2009.

Documents will be accepted for registration until 5.00pm on 30 September 2009 at the Sydney office of the Registrar:

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

Distribution Taxation 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 2010.

The estimated components of the full and net distributions for the quarter ended 30 September 2009 will be available on the ASX announcements website and from the Investor Centre in the Westpac Office Trust website at www.westpacfunds.com.au approximately 7 days before the scheduled payment day of 16 November 2009.

The tax distribution statements will be mailed to investors on the date of payment.

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 February 2010. Interest deducted from the distribution payment to be made on 16 November 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 September 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 2010. 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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