



NOTICE TO: CUSTODIANS/NOMINEE AGENTS AND OTHER MANAGED INVESTMENT TRUSTS (“MIT”)

Mirvac Office Trust (formerly Westpac Office Trust)

Notice from Managed Investment Trusts re ‘fund payment’

Mirvac REIT Management Limited (ABN 70 002 060 228 AFSL 233787), the responsible entity of the Mirvac Office Trust (ARSN 103 853 523) (formerly Westpac Office Trust), considers that the trust is a MIT for the purposes of Subdivision 12-H of Schedule 1 to the Taxation Administration Act 1953 in respect of the income year ended 30 June 2010. The WOT distribution for the year ended 30 June 2010 did not include a “Fund Payment” pursuant to Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953.

Mirvac REIT Management Limited also provides the following information in relation to the distribution of 1.6625 cents per unit¹ for the June 2010 quarterly distribution made on 16 August 2010:

Australian-sourced interest:	0.000000
Unfranked Australian dividends:	0.000000
Other foreign Income:	0.000000
Tax deferred:	1.662500

The above information has been included in the notice solely to assist other entities with withholding tax obligations that may arise in respect of any amounts distributed to non-residents.

The tax components summarised above are **ESTIMATES** only. The final taxation components for the current year distributions will be shown on the Annual Taxation Statement, which will be issued by the end of August 2010.

PLEASE NOTE: this information is provided to assist Custodians/ Nominees and other MIT’s and, in general, not Australian resident individual investors.

¹ The net distribution in respect of instalment receipts will be 0.85 cents per instalment receipt (being 1.6625 cents per unit less 0.8125 cent per instalment receipt payable in respect of the relevant instalment debt)