

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/9/2001.

| | |
|-----------------------|---|
| Name of entity | BUNNINGS PROPERTY MANAGEMENT LIMITED , the responsible entity for the BUNNINGS WAREHOUSE PROPERTY TRUST |
| ABN | 26 082 856 424 |

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

| | |
|----------------------------|----------------------------|
| Name of Director | JOHN AMBROSE AUSTIN |
| Date of last notice | 16 June 2009 |

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

| | | |
|--|--|---------------|
| Direct or indirect interest | Indirect Interest | |
| Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest. | Prohes Pty Ltd as Trustee for the Austin Superannuation Fund is the registered holder. John Ambrose Austin is a director and shareholder of Prohes Pty Ltd and beneficiary of the Trust together with Janet Austin. | |
| Date of change | 31 August 2009 | |
| No. of securities held prior to change | Bunnings Warehouse Property Trust Units | |
| | Indirect (Prohes Pty Ltd as Trustee for the Austin Superannuation Fund is the registered holder. John Ambrose Austin is a director and shareholder of Prohes Pty Ltd and beneficiary of the Trust together with Janet Austin.) | 216,164 units |

+ See chapter 19 for defined terms.

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| | Wesfarmers Limited fully paid ordinary shares: | |
| | Indirect (Prohes Pty Ltd as Trustee for the Austin Superannuation Fund is the registered holder. John Ambrose Austin is a director and shareholder of Prohes Pty Ltd and beneficiary of the Trust together with Janet Austin.) | 7,255 shares |
| Class | Bunnings Warehouse Property Trust fully paid units | |
| Number acquired | 6,608 units | |
| Number disposed | N/A | |
| Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation | \$1.5932 per unit | |
| No. of securities held after change | Bunnings Warehouse Property Trust Units | |
| | Indirect (Prohes Pty Ltd as Trustee for the Austin Superannuation Fund is the registered holder. John Ambrose Austin is a director and shareholder of Prohes Pty Ltd and beneficiary of the Trust together with Janet Austin.) | 222,772 units |
| | Wesfarmers Limited fully paid ordinary shares: | |
| | Indirect (Prohes Pty Ltd as Trustee for the Austin Superannuation Fund is the registered holder. John Ambrose Austin is a director and shareholder of Prohes Pty Ltd and beneficiary of the Trust together with Janet Austin.) | 7,255 shares |
| Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back | Issued under the Bunnings Warehouse Property Trust Distribution Reinvestment Plan on 31 August 2009 | |

+ See chapter 19 for defined terms.

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

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| Detail of contract | |
| Nature of interest | |
| Name of registered holder (if issued securities) | |
| Date of change | |
| No. and class of securities to which interest related prior to change <small>Note: Details are only required for a contract in relation to which the interest has changed</small> | |
| Interest acquired | |
| Interest disposed | |
| Value/Consideration <small>Note: If consideration is non-cash, provide details and an estimated valuation</small> | |
| Interest after change | |

+ See chapter 19 for defined terms.