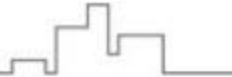


Industrial Property

Vacancy and rent schedule

August-2010



DEXUS
PROPERTY GROUP

For Lease

SYDNEY - Northern suburbs

2 Minna Close, Belrose



A modern 3 storey office building comprising two towers interconnected by a main reception lobby and glazed atrium area. An eight metre high bay warehouse is located at the rear. The property provides secure parking, café facilities and a tennis court.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSM/PA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Level 1 Suite 102 North Wing	447.50	0.00	447.50	\$235.00	15	0	0	Now	
Warehouse	421.40	3,551.40	3,972.80	\$120.00	35			Now	Office is mezzanine. Warehouse is fully racked.

Contact : Portfolio Manager, Michelle Grady from DEXUS on 02 9017 1288.
Co-ordinating Agents: Arthur Carson from DTZ on 0419 219 902 or Geoff Hunt from Colliers on 0411 754 440.

North Wing Office outgoings estimated at \$90.54 psmpa for FY11. Warehouse outgoings estimated at \$46.60 psmpa (FY11).
Car Parking available at \$83 per space per calendar month + GST.

For Lease

SYDNEY - Northern / Western suburbs

436-484 Victoria Road, Gladesville



This high profile modern high-tech office/warehouse building was constructed in the early 1990's, comprising two levels of office accommodation fronting Victoria Rd, with the warehouse to the rear. There is also a large secure level of undercover parking. All levels are connected by multiple passenger lifts. The Property benefits from excellent exposure and signage opportunities to Victoria Road, with extensive views to the south and west, overlooking Parramatta River and the Olympic precinct.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSMPA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Level 4, Unit 4D	382.20	0.00	382.20	\$230.00	8	0	0	Now	
Unit 3	865.00	522.50	1,387.50	\$190.00	24	1	6.2m	Now	Unit 3 offices can be leased seperately as suites of 427sqm and 438sqm
Unit 6	697.00	1,085.00	1,782.00	\$190.00	26	1	6.2m	8 Dec 10	

Contact : Portfolio Manager, Michelle Grady from DEXUS on 02 9017 1288 or 0434 184 556.

Coordinating Agents: Denys Bizinger from JLL on 0418 280 230 and Arland Domingo from JLL on 0411 620 722.

Outgoings estimated at \$57.92psmpa for FY11.

Car Parking available at \$75 per space per calendar month plus GST.

For Lease

SYDNEY - Western suburbs

79-99 St Hilliers Road, Auburn



Contact : Porftolio Manager, Adrian Grew from DEXUS on 02 9017 1273 or 0416 179 098.

Coordinating Agents: Jordan Mailman from JLL on 0411 890 848 and Michael O'Neill from CBRE on 0431 500 939.

Prominent location on the cnr of St Hilliers/Parramatta Roads within close proximity to the M4 Motorway. This high quality office/warehouse facility comprises 9m clearance, container height roller shutters and fully refurbished open plan offices. This is an ideal corporate headquarters.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSMPA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Unit 79	735.00	1,445.00	2,180.00	\$135.00	35	1	7m	1 Nov 2010	
Unit 81 (Office Only)	980.00	0.00	980.00	\$200.00	25	0	0	Now	Short term leasing options
Unit 85	644.00	1,528.00	2,172.00	\$135.00	45	1	7m	1 Nov 2010	
Unit 85/87 Combined	1,235.00	3,224.00	4,459.00	\$125.00		2	7m	As above	
Unit 87	591.00	1,696.00	2,287.00	\$125.00	35	1	9m	Now	

Outgoings estimated at \$40.00 psmpa for FY11.

AGENT INCENTIVE: BONUS \$5K PAYMENT FOR 5 YEAR LEASE WITH A COMMENCEMENT OF 1/9/10 SIGNED BEFORE 1/9/10 OVER UNIT 87

For Lease

SYDNEY - Western suburbs

Regents Park Estate, 391 Park Road, Regents Park



Contact : Portfolio Manager, Adrian Grew from DEXUS on 02 9017 1273 or 0416 179 098.

Coordinating Agents: Patrick Brush from LJH Commercial on 0408 226 618 and Cameron Grier from CBRE on 0415 666 444

High profile industrial estate with exceptional facilities and a professional business environment.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSM/PA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Block E	168.00	14,399.00	14,567.00	\$95.00		5	11.6m	Now	
Unit C4	173.90	473.40	647.30	\$120.00	6			1 Sept 2010	
Unit N3	360.00	1,420.00	1,780.20	\$110.00	14	1	7m	Now	
Unit N5	152.90	1,033.60	1,186.50	\$110.00	7			1 Aug 2010	
Unit R5	274.10	650.80	924.90	\$55.00	9	1	7.6	Now	
Unit S3	669.00	945.10	1,614.10	\$110.00	14	1	7m	Now	Office can be reduced to 400sqm, converting gnd floor to low clear'nce w'house of 268.8sqm.
Unit V9	0.00	817.50	817.50	\$105.00	3	1	8m	Now	
Unit W3	0.00	913.70	913.70	\$0.00				Now	
Unit Y1	806.20	414.10	1,220.30	\$135.00	21			1 Aug 2010	High office content.
Units W1 and 2	1,391.20	3,091.90	4,483.10	\$120.00		3	7.4m	Now	2 x recessed docks, 2 x ongrade roller shutter

Outgoings estimates at \$22.26psmpa for FY11. Block R incentive: \$55sqm for 1st year on a 5 year lease, expires 30/09/10

Block E Incentive \$5K voucher 3 year lease - \$10K voucher 5 year lease. Signed and commenced by 1 Oct 2010 @ \$95psm net.

For Lease

SYDNEY - Western suburbs

10-16 South Street, Rydalmere



Contact : Portfolio Manager, Adrian Grew from DEXUS on 02 9017 1273 or 0416 179 098.

Coordinating Agents: Shaun Timbrell from CBRE on 0433 302 979 and Matthew Turley from JLL on 0414 402 187.

Good quality well established business park. Offers café, swimming pool, tennis court and on site management.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSM/PA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Unit B	709.60	2,223.30	2,932.90		40	3	7.8m	1 Feb 2011	Warehouse includes 710sqm low clearance (4.9m) warehouse/technical office space.
Unit M	231.10	751.30	982.40	\$110.00	10	1	7m	Now	Refurbished office. Warehouse includes 230sqm (approx) technical/showroom space.
Unit R	1,234.80	4,059.30	5,294.10	\$105.00				1 Oct 2010	
Unit T	244.20	665.20	909.40	\$110.00		1	7m	Now	Warehouse area includes 241.15sqm low clearance warehouse/technical office space.

Outgoings estimated at \$29.39 psmpa for FY11.

Centrewest 108-120 Silverwater Road, Silverwater



Centrewest Industrial Estate is located on Silverwater Road, Silverwater in the heart of the premier Industrial precinct. Centrewest has high exposure to Silverwater Road with excellent access to the M4 Motorway, Parramatta Road and Victoria Road.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSMPA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Unit 6	1,310.50	1,059.90	2,370.40	\$0.00		3	7m	28/02/2011	

Contact: Portfolio Manager, Adrian Grew from DEXUS on 02 9017 1273 or 0416 179 098.

Co-ordinating Agents: Shaun Timbrell 0433 302 979 or Mike O'Neill 0431 500 939.

Outgoings estimated at approx \$29.22 psmpa for FY11.

For Lease

SYDNEY - Western suburbs

81 Egerton Street, Silverwater



The estate is located primarily on Egerton Street which is in close proximity to Silverwater Road in the Silverwater industrial precinct. Silverwater is regarded as one of the premier industrial precincts in Sydney and is accessed via Victoria Road, the M4 Motorway and Parramatta Road.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSM/PA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Whole Building	662.30	1,454.70	2,117.00	\$135.00	24	2	7.3m	Now	Yard area approximately 1,500sqm.
Yard		0.00	1,500.00	\$25.00				Now	

Contact: Portfolio Manager, Adrian Grew on 02 9017 1273 or 0416 179 098.

Co-ordinating Agents: Phil Bradac from Colliers on 0412 089 388 or Angus Grier from GJS on 0412 666 444

Outgoings estimated at \$106,939 per annum for FY11.

For Lease

SYDNEY - Western suburbs

48 Egerton Street, Silverwater



The estate is located primarily on Egerton Street which is in close proximity to Silverwater Road in the Silverwater industrial precinct. Silverwater is regarded as one of the premier industrial precincts in Sydney and is accessed via Victoria Road, the M4 Motorway and Parramatta Road.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSMPA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Whole Building	1,794.00	2,156.00	3,950.00	\$135.00	57	2	9.5m	Now	

Contact: Portfolio Manager, Adrian Grew on 02 9017 1273 or 0416 179 098.
Co-ordinating Agents: Tony Durante from Colliers on 0412 101 100 or Gordon Fallance from GJS on 0412 999 091.

Outgoings Estimated at \$25.24psmpa for FY11.

19 Chifley Street, Smithfield



This Industrial estate comprises 13 units, with internal clearances of six - seven metres. Good access to the Cumberland Hwy and Horsley Drive.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSMPA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Unit 11	123.00	506.00	629.00	\$85.00		1	6.7m	17 July 10	Competitive lease terms.
Unit 6	108.20	1,023.20	1,131.40	\$85.00		1	6.6m	Now	Competitive lease terms.
Unit 6 & 7 Combined	185.20	1,617.20	1,802.40	\$85.00		2	6.6m	Now	Competitive lease terms.
Unit 7	77.00	594.00	671.00	\$85.00		1	6.7m	TBA	Competitive lease terms.

Contact : Portfolio Manager, Adrian Grew from DEXUS on 02 9017 1273 or 0416 179 098.

Coordinating Agents - Scott Bailey from Knight Frank on 0421 010 001 or Nick Saba from Knight Frank on 0414 831 036.

Outgoings estimated at \$20.00 psmpa for FY11.

154 O'Riordan Street, Mascot



The property is in Mascot, located approximately nine kilometres from the Sydney CBD, centrally located to the Airport and Ports precincts providing convenient multi-modal logistics options. Excellent access to the M5 with close proximity to Mascot Train Station.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSMPA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Unit 1	458.00	1,445.20	1,903.20	\$140.00	30	2	6.7m	Now	
Unit 5	190.00	401.70	591.70	\$150.00	10	1	6.7m	1 Sept 10	

Contact : Portfolio Manager, Michelle Grady from DEXUS on 02 9017 1288 or 0434 184 556.

Coordinating Agents - Blair Peterken from CBRE on 0406 277 181 or Michael Bovill from CBRE on 0413 883 377.

Outgoings estimated at \$44.81 psmpa for FY11.

For Lease

SYDNEY - South Sydney

5-13 Rosebery Avenue, Rosebery



Contact: Co-ordinating agent: Daniel O'Brien - CBRE 0404 860 747
Nick Sinclair - CBRE 0421 722 010

Quality ten level office building comprising a total of 9,000sqm of NLA. Excellent access to public transport with buses at door and a short walk to Green Square Train Station. 10 mins to Sydney CBD and 5km to Port Botany.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSMPA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Suite 102, Level 1	138.80	0.00	138.80	\$215.00	1	0	0	Now	
Suite 105, Level 1	180.00	0.00	180.00	\$215.00	2	0	0	Now	
Suite 201, Level 2	489.00	0.00	489.00	\$210.00	3	0	0	Now	
Suite 402, Level 4	179.70	0.00	179.70	\$215.00	1	0	0	Now	Can be combined with Suite 403 to provide 698.70sqm.
Suite 403, Level 4	519.00	0.00	519.00	\$210.00	4	0	0	Now	Can be combined with Suite 402 to provide 698.70sqm.
Suite 501, Level 5	235.00	0.00	235.00	\$215.00	3	0	0	Now	

Outgoings estimated at \$95.49 psmpa for FY11.

Secure basement car parking available at \$105.00 pcm. Additional parking may be available under monthly casual licences at market rates.

Storage cages available, areas ranging from 20sqm - 100sqm @ \$160psqm gross pa.

105-111 Vanessa Street, Kingsgrove



This modern industrial complex was constructed in 2000 in close proximity to the M5 motorway and Kingsgrove railway station and only seven kilometres to Sydney airport. This high quality facility includes high clearance warehousing, dual access and generous car parking allocations.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSM/PA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Building 1	2,496.00	3,870.00	6,366.00	\$145.00	88	2	9.5-10m	Oct 2010	

Contact : Portfolio Manager, Michelle Grady from DEXUS on 02 9017 1288 or 0434 184 556.

Joint Co-ordinating Agents: CBRE - Nathan Egan 0417 436 583 or Stuart Rodriguez 0416 436 983. Colliers - Alex Jaafar 0414 413 472 or Michael Crombie 0412 903 063.

Outgoings estimated at \$17.18 psmpa for FY11.

For Lease

BRISBANE - Brisbane

25 Donkin Street, West End



Contact : Investment Manager, Neva Courts from DEXUS on 02 9017 1278 or Michael Boreham from Burgess Rawson on 07 3846 1777

A hi-tech complex industrial development comprising air conditioned office accommodation together with integrated high bay clearspan warehouse space. The development has been designed to take advantage of the property's wide exposure to the Brisbane River with panoramic views enjoyed within the office component.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSMPA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Logan House, Ground	120.00	0.00	120.00	\$255.00	2			May 2011	
Logan House, Level 2	714.00	0.00	714.00	\$275.00	11			Now	
Oxley House, Level 3	184.50	0.00	184.50	\$255.00	4			September 2010	
Oxley House, W'house 1	33.00	627.00	660.00	\$100.00	4			Now	

Outgoings estimated at \$84.70 psmpa for office FY11. Outgoings estimated at \$51.63 psmpa for warehouse FY11.
Open car parking available at \$150.00/pcm with undercover parking available at \$200/pcm.

For further details please contact:

Leasing Enquiries:

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Matt Ellis: +613 9270 4427 or 0411 271 159 (Victoria)

Development:

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Craig Robertson: + 612 9017 1285 or 0407 771 501

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Please note - The rentals and outgoings contained in this document are exclusive of GST.

All rental rates unless otherwise stated are calculated on a net basis. All outgoings figures stated above are estimates and subject to final confirmation by DEXUS. All areas are approximate and may be subject to survey. Please note availability dates are subject to vacant possession of premises.