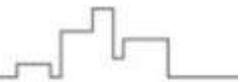


Office Property Leasing

Vacancy and rent schedule

December-2011



DEXUS
PROPERTY GROUP

45 Clarence Street, Sydney



Contact: Julian Grosvenor on 8243 9999 or 0411 552 017 or Antonia Brogan, on 0434 355 933 from DTZ

Landmark A Grade office tower completed in 1991 and refurbished in 2004 comprising 28 levels of office accommodation, 5 levels of basement parking & ground floor retail. Most floors enjoy excellent views of Darling Harbour & Sydney Harbour.

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Level 18	1,242.00	\$660.00 Net	\$819,720.00	Yes	June 2012	Whole fitted out floor with Harbour views. To be refurbished.
Level 19	1,245.00	\$660.00 Net	\$821,700.00	Yes	June 2012	Whole fitted out floor with Harbour views. To be refurbished.
Level 20	1,248.00	\$660.00 Net	\$823,680.00	Yes	June 2012	Whole fitted out floor with Harbour views. To be refurbished.
Part Level 6	630.00	\$560.00 Net	\$352,800.00	Yes	Now	Fully refurbished. New ceiling tiles, T5 lighting and carpet tiles.

Car parking is available in the basement at market rates.

Outgoings are estimated at \$140.00 psmpa for the year ending 30 June 2012.

Refurbishment works include new T5 lights and bathrooms.

3.5-star NABERS Energy rating (with Green Power), 3-star NABERS Energy rating (without Green Power), 3-star NABERS Water rating

Governor Phillip Tower, 1 Farrer Place, Sydney

Contact: Mark Tindale on 0402 011 333 or Peter Ferguson on 0402 010 113 from Cadigal Office Leasing.

Located in the very heart of Sydney's traditional financial precinct, Governor Phillip Tower is an exceptional premium landmark towering 243 metres above street level. The building combines a supreme location, panoramic views over Sydney Harbour and the highest standards of finishes & services. The tower comprises 40 levels of office accommodation & 9 levels of basement parking for 654 cars.

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Suite 5003	263.00	\$1,200.00 Net	\$315,600.00	No	Now	Refurbished suite faces west and south with 100% of the lift lobby exposure. Spectacular sky-rise views over the CBD and Western harbour reaches, and beyond to the Blue Mountains.

Basement car parking is available under separate licence agreement.

Outgoings are estimated at approximately \$184.00 psmpa for the year ending 30 June 2012.

3-star NABERS Energy rating, 3.5-star NABERS Water rating

Phillip Street Terraces, 39-47 Phillip Street, Sydney



43 Phillip Street is located on the eastern side of Phillip Street between Bent Street and Bridge Street. It is one of just 5 unique heritage terraces which were preserved and refurbished when the GPT/GMT Complex was completed in 1994. The four story Phillip Street Terraces were built circa 1870 and were restored in 1989 and further refurbished in 1993/1994. The Phillip Street Terraces offer character and style and a corporate identity in the heart of the Sydney CBD.

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
43 Phillip Street Whole Terrace	376.60	\$650.00 Gross	\$244,790.00	No	Now	A rare opportunity to secure an entire historic terrace building in the centre of the core financial district. As the building forms part of 1 Farrer Place complex, it enjoys ready access to the parking, management and café facilities.
47 Phillip Street Whole Terrace	218.10	\$660.00 Gross	\$144,000.00	No	Now	

Contact: Peter Ferguson on 0402 010 113

Ample basement car parking is available within the Farrer Place complex. Current rates are \$900 pspm plus levy and GST.

All general building outgoings are included in base rental. Lessee shall be responsible for all direct operating costs relating to the the use of the premises including electricity, water and gas.

Australia Square Tower, 264-278 George Street, Sydney



Contact: Rob Dickins from Savills on 02 8215 8833 or 0412 468 758 and Grant Jennings from Cadigal on 02 8188 5557 or 0405 255 965

One of Sydney's most enduring prime office properties, designed by Australian architect Harry Seidler, Australia Square is situated in the heart of Sydney's CBD. The complex comprises a 38 level circular Tower and the smaller 13 level Plaza building. The external Plaza courtyard is a feature of this landmark building. Major upgrade works to the public areas and to the Plaza building were completed in the first half of 2004.

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Level 15	1,032.00	\$665.00 Net	\$686,280.00	No	Now	Whole refurbished floor.
Level 17.05	177.80	\$710.00 Net	\$126,238.00	No	Now	Suite refurbished.
Level 17.09	221.90	\$710.00 Net	\$157,549.00	No	Now	Suite refurbished.
Level 17.1	159.00	\$720.00 Net	\$113,240.00	No	Now	Suite refurbished.
Level 17 (combined)	559.00	\$690.00 Net	\$385,710.00	No	Now	Refurbished.
Level 18	177.00	\$720.00 Net	\$127,440.00	No	April 2012	Suite refurbished.
Level 22	1,032.00	\$730.00 Net	\$753,360.00	No	Now	Whole refurbished floor.
Level 24	1,032.00	\$745.00 Net	\$768,840.00	No	June 2012	Whole floor refurbished.
Level 25	1,032.00	\$750.00 Net	\$774,000.00	No	June 2012	Whole refurbished floor
Level 26	1,032.00	\$755.00 Net	\$779,160.00	No	June 2012	Whole refurbished floor.
Level 27	1,032.00	\$760.00 Net	\$784,320.00	No	June 2012	Whole refurbished floor.

Tower Outgoings are estimated at approximately \$162.00 psmpa for the year ending 30 June 2012.

5-star NABERS Energy rating (with Green Power), 4-star NABERS Energy rating (without Green Power), 3.5-star NABERS Water rating

Australia Square - Plaza, 264-278 George Street, Sydney

Contact: Rob Dickins from Savills on 02 8215 8833 or 0412 468 758 and Grant Jennings from Cadigal on 02 8188 5557 or 0405 255 965

The Plaza building forms part of the iconic Australia Square Complex. Overlooking the Australia Square Plaza, with access to Ryans Bar, cafes and a vibrant food court. The Plaza building benefits from excellent amenity and access to public transport. Benefitting from major upgrade works in 2004, all floors provide modern office accommodation featuring excellent natural light.

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Level 2	790.00	\$500.00	\$395,000.00	No	Now	Whole refurbished floor.
Level 13	777.00	\$550.00	\$427,350.00	No	Now	Whole refurbished floor.

Plaza Outgoings are estimated at approximately \$149.00 psmpa for the year ending 30 June 2012.

5-star NABERS Energy rating (with Green Power), 4.5-star NABERS Energy rating (without Green Power), 4-star NABERS Water rating

44 Market Street, Sydney

Contact: Josh Pails from Savills on 8215 8888 or 0423 090 029.

Landmark office tower prominently located on the corner of Market and York Streets consisting of twenty-six office floors over an impressive ground floor foyer and retail area with basement parking for 120 vehicles. 44 Market Street offers easy access to the QVB and Town Hall station and provides excellent views over Darling Harbour from the high-rise of the building.

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Level 6	435.00	\$500.00 Net	\$217,500.00	Yes	Now	Fitted out with 36 work stations, 3 offices, 3 meeting rooms and reception.
Level 20	146.00	\$620.00 Net	\$90,520.00	No	Now	Refurbished. New ceiling tiles, T5 lighting and carpet tiles.
Level 25	262.00	\$650.00 Net	\$170,300.00	No	Under Offer	Refurbished with new ceiling tiles, T5 lighting and carpet tiles.

Outgoings estimated at approximately \$145.13 psmpa.

Basement Car Parking is available at \$700 pcm + CPL per carspace.

2-star NABERS Energy rating (with Green Power), 1.5-star NABERS Energy rating (without Green Power), 2.5-star NABERS Water rating.

383-395 Kent Street, Sydney

Contact: Josh Pails from Savill on 8215 8888 or 0423 090 029 or Grant Jennings from Cadigal on 0405 255 965 or Shaun Keating on 8215 8888 or 0415 423 286.

383 Kent Street is a new development in Sydney's western corridor completed in May 2002. This striking 11 storey office tower is located above a 10 level carpark housing approximately 830 spaces. This building features a contemporary design, superior quality services and a high standard of finishes throughout. Large floor plates of 1,577m² with internalised central core, which allows fitout to be constructed up to the core. Views extend across Darling Harbour and city view to the east.

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Level 10	1,046.60	\$580.00	\$607,028.00		1 Oct 2012	To be refurbished. New ceiling tiles, T5 lighting and carpet tiles.
Level 13	1,577.00	\$610.00	\$961,970.00		1 Dec 2012	To be refurbished. New ceiling tiles, T5 lighting and carpet tiles.
Level 15	1,577.00	\$620.00	\$977,740.00		1 Dec 2012	To be refurbished. New ceiling tiles, T5 lighting and carpet tiles.
Part Level 16	751.00	\$630.00	\$473,130.00	Yes	14 August 2012	Refurbished office suite, with new ceiling tiles, carpet tiles, T5 lighting, natural light on three sides and expansive views over Darling Harbour.

Outgoings are estimated at \$132.31 psmpa for the year ending 30 June 2012.

Basement Car Parking is available at \$650pcm + CPL per space.

4-star NABERS Energy rating (with Green Power), 3.5-star NABERS Energy rating (without Green Power), 3.5-star NABERS Water rating

Gateway, 1 Macquarie Place, Sydney



Contact: Julian Grosvenor from DTZ on 8243 9999 or 0411 552 017 or Murray Lee from Knight Frank on 9036 6745 or 0419 418 185.

Gateway is a landmark premium grade CBD Office tower comprising 38 office floors offering magnificent views of Sydney Harbour. Located at Circular Quay, Gateway is bounded by Macquarie Place, Alfred Street, Pitt Street and Reiby Place within the core financial district of the CBD. Unrivalled transport services are available - trains, buses and ferry services are literally at your doorstep, whether by ferry, bus or train.

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Level 19, Suite 1	326.30	\$1,100.00 Net	\$358,930.00	No	16 Dec 2011	Newly refurbished, open suite with excellent Harbour Bridge and Opera House views. This suite had direct exposure to the lifts and lobby.
Level 25, Suite 4	322.50	\$930.00 Net	\$299,925.00	No	Now	Newly refurbished, open suite with excellent Harbour Bridge and Opera House views. This suite has direct exposure to the lifts and lobby.
Level 39, Suite 2/3A	505.70	\$1,200.00 Net	\$606,840.00	Yes	Under Offer	Partitioned tenancy with harbour views.
Level 45	864.00	\$1,350.00 Net	\$1,166,400.00	No	Now	Part floor offering some of Sydney's best views of the Harbour Bridge and City skyline.

Car parking is available in the basement at \$950.00 per space per calendar month plus levy plus GST.

Outgoings estimated at approximately \$180.00 psmpa for the year ending 30 June 2012.

3-star NABERS Energy rating (with Green Power), 3-star NABERS Energy rating (without Green Power), 2.5-star NABERS Water rating

Lumley House, 309 Kent Street, Sydney

Contact: James Michail from DEXUS on 0413 351 179 or John Paek from Colliers International on 0422 302 690

Prominent office building comprising 17 levels of office accommodation, ground floor retail and 5 levels of parking for 155 vehicles. Receiving good natural light, the upper office floors enjoy Harbour views from the western & northern elevations

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Level 2	982.00	\$450.00	\$441,900.00	No	1 Nov 2011	Whole floor being refurbished (refurbishment works include T5 lighting, new ceiling tiles, carpet tiles).
Level 5	1,049.60	\$480.00	\$503,808.00	No	July 2012	Whole floor to be refurbished (refurbishment works include T5 lighting, ceiling tiles, carpet tiles).
Level 7	1,055.00	\$495.00	\$522,225.00	No	July 2012	Whole floor to be refurbished (refurbishment works include T5 lighting, new ceiling tiles and carpet tiles).
Level 8	1,070.80	\$505.00	\$540,754.00	No	July 2012	Whole floor to be refurbished (refurbishment works include T5 lighting, new ceiling tiles and carpet tiles).
Suite 604	217.70	\$460.00 Net	\$100,142.00	Yes	Immediate	This suite has a brand new fitout and ready for occupation. Refurbishment works include T5 lighting, new ceiling tiles and carpet tiles.
Level 12, Suite 3	136.40	\$520.00	\$70,928.00	No	July 2012	
Level 15	1,060.50	\$555.00	\$588,577.50	No	July 2012	

Basement parking available at \$680 pcp cm + levy + GST

Outgoings are estimated at \$136/sqm for the 2012 financial year

4-star NABERS Energy rating (with Green Power), 3.5-star NABERS Energy rating (without Green Power), 3.5-star NABERS Water rating

130 George Street, Parramatta

**Contact: Oliver Freer from DEXUS
on 9017 1245 or 0466 744 709 or
Frank Sassine from Colliers on
9004 5846 or 0408 487 854**

130 George Street has been refurbished and offers an A Grade work environment with a striking new exterior. Consider the options and advantages for your business at this first class business address. Centrally located within Parramatta CBD, five minutes walk from transport, 30 minutes from Sydney CBD, close to major arterial road network. Practical, flexible and contemporary design, refurbished floors and amenities and abundant natural light. Elegant forecourt and dramatic glass entry foyer.

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Part Level 1	80.00	\$380.00 Net	\$30,400.00	No	Now	Opportunity to occupy a quality suite in an A Grade building.

Outgoings are currently estimated at \$121.00 psmpa for the year ending 30 June 2012.

Victoria Cross, 60 Miller Street, North Sydney

Victoria Cross is a modern A Grade office building prominently located on the corner of Miller Street and the Pacific Highway. The property comprises 12 office levels above ground level retail, mezzanine tavern and 3 levels of basement parking.



Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Level 10	1,173.50	\$580.00 Net	\$680,630.00	No	Under Offer	Fully refurbished whole floor with harbour views.
Part Level 7	630.00	\$570.00 Net	\$359,100.00	No	Under Offer	Fully refurbished whole floor with excellent natural light.

Contact: Craig Dolman on 0411 815 521 or Marcus Pratley on 0432 006 748 from Richardson Wrench or Giuseppe Ruberto of Knight Frank on 0413 059 492

Available for \$500 - \$550 per bay per calendar month + GST + Government Levy

Outgoings estimated at approximately \$114.00 psmpa for the year ending 30 June 2012.

3-star NABERS Energy rating (with Green Power), 2.5-star NABERS Energy rating (without Green Power), 3.5-star NABERS Water rating

124 Walker Street, North Sydney



Please contact Craig Dolman of Richardson & Wrench on 9959 3435 or 0411 185 521

124 Walker Street is a multi-storey commercial building with 18 upper level office floors, ground floor retail and 3-levels of basement parking for approximately 138 vehicles. Between 2003 and 2006, 124 Walker Street underwent a unique commercial redevelopment, including completely new façade, new air conditioning control system, new lift mechanics and control system and new foyer.

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Level 2	617.80	\$490.00 Net	\$302,722.00	Yes	18 Dec 2011	Fully partitioned whole floor receiving excellent natural light.
Part Level 14	376.00	\$510.00 Net	\$191,760.00	Yes	Now	Partially fitted out with CBD views. Presents extremely well. Fit-out includes boardroom, meeting room, 2 offices, large open plan area, kitchen and comms/storage room.

124 Walker Street provides basement parking for 138 vehicles over 3-levels, parking currently available.

Outgoings are currently estimated at \$96.00/m2 for the year ending 30 June 2012.

3-star NABERS Energy rating (with Green Power), 2.5-star NABERS Energy rating (without Green Power), 2.5-star NABERS Water rating

141 Walker Street, North Sydney

Contact: Craig Dolman of
Richardson & Wrench on 0411 815
521

Landmark A Grade office tower providing 22 levels of quality office accommodation above 3 retail levels & basement parking for 204 cars. Completed in 1991, 141 Walker Street is one of North Sydney's most prestigious buildings, providing sensational harbour views from the upper floors. Newly refurbished lobby, retail area and additional floor space.

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Level 6	942.00	\$510.00	\$480,420.00	Yes	Under Offer	Fully fitted out whole floor opportunity with 4 sides of natural light, boardroom, meeting rooms, kitchen/breakout area and workstations.
Part Level 13	213.80	\$660.00	\$141,108.00	Yes	1 March 2012	Fitted out small suite that presents well and offers northerly district and harbour views.

Basement parking available at prevailing market rates.

Outgoings are currently estimated at \$100 psmpa for the year ending 30 June 2012.

5-star NABERS Energy rating (with Green Power), 4.5-star NABERS Energy rating (without Green Power), 3.5-star NABERS Water rating

40 Talavera Road, MACQUARIE PARK

The complex comprises an established office/warehouse building set over 4 split levels, each tenancy having it's own dedicated entry, childcare/gym etc.



Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Lobby	224.70	\$220.00 Net	\$49,434.00	No	Now	Contiguous with level 1 tenancy.
Level 1, Tenancy 2	1,097.50	\$220.00 Net	\$241,450.00	No	Now	Refurbished open plan office space.

Contact: Oliver Freer from DEXUS on 02 9017 1245 or Simon Van Grootel from CBRE on 0421 051 412 or Matt Lee on 0404 838 325 or Arland Domingo from JLL on 0411 620 722 or Denys Bizinger on 0418 280 230

Car Parking ratio = 1:41- \$200 per month undercover & \$150 per month on grade.
 Outgoings estimated at approximately \$86.00 psmpa for the year ending 30 June 2012.

2-star NABERS Energy rating (with Green Power), 2-star NABERS Energy rating (without Green Power), 2-star NABERS Water rating

85 Waterloo Road, Macquarie Park

This high profile corporate headquarters was built in 1999 and is located close to Macquarie Shopping Centre and Macquarie University. The Building offers a quality working environment comprising office accommodation over 3 levels and adjoining climate controlled warehouse with ESFR sprinklers. The site enjoys good access from multiple street frontages and is within close walking distance of the new Macquarie University rail station.



Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Level 2	1,173.00	\$285.00 Net	\$334,305.00	Yes	Now	Top floor refurbished, with new fit-out comprising front of house reception and meeting rooms and workstations.

Contact: Simon Van Grootel on 0421 051 412 and Matt Lee on 0404 838 325 from CBRE.

Car parking is charged at \$150.00 per space per month (currently have 34 vacant with Level 2).
 Outgoings estimated at approximately \$76.50psmpa for year ending 30 June 2012.

4.5-star NABERS Water rating

Macquarie View Estate, 112-118 Talavera Road, North Ryde

Quality business park in excellent location adjoining the M2 Motorway opposite Macquarie Shopping Centre, providing for 13 office/ warehouse units (with high clearance warehouse) and two low rise office towers.



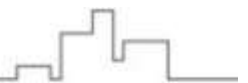
Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Tower B Ground Floor	1,955.00	H65	H65	Yes	25 July 2012	Ground floor office tenancy featuring high ceilings.
Tower B Level 1	945.00	H65	H65	Yes	1 July 2012	Partitioned whole floor to be fully refurbished. Receives excellent natural light on four sides.
Tower A Level 1, Suite 1	385.80	\$280.00 Net	\$108,024.00	No	10 October 2011	Well presented tenancy.
Tower A Level 1, Suite 3	181.70	\$280.00 Net	\$50,876.00	No	Now	New carpet, new T5 lights, good natural light and new kitchenette.
Tower B Level 2	946.00	H65	H65	Yes	1 July 2012	Partitioned whole floor to be fully refurbished. Receives excellent natural light on four sides.
Tower B Level 3	946.50	H65	H65	Yes	1 July 2012	Partitioned whole floor to be fully refurbished. Receives excellent natural light on four sides.
Tower A, Ground Floor Suite 2	1,270.00	H65	H65	Yes	Now	Ground floor office tenancy featuring high ceilings.
Ground Floor Unit 18b	1,128.00	H65	H65	Yes	1 August 2012	Ground floor office tenancy featuring high ceilings.
Unit 5	757.00	\$190.00 Net	\$143,838.00	No	Now	Rare opportunity to lease office space and warehouse. Office 327.5sqm, warehouse 429.5sqm.
Unit 7	1,053.00	\$190.00 Net	\$200,070.00	Yes	Now	Rare opportunity to lease office space and warehouse. Office 568sqm, warehouse 485sqm.

Contact : Ben Byford on 0414 722 935 or Ryan Carey on 0433 822 815 from JLL or Arland Domingo on 0411 620 722 or Denys Binzinger on 0418 280 230 from JLL

Parking for office areas, \$200 per space per month; parking for warehouse areas, \$150 per space per month.

Outgoings estimated at approximately \$58.00 psmpa for warehouse units and \$80.00 psmpa for office space.

2-star NABERS Energy rating (with Green Power), 2-star NABERS Energy rating (without Green Power), 3-star NABERS Water rating



1 Innovation Road, North Ryde

Modern new state of the art facility featuring an atrium running the full height of the building. Directly opposite Macquarie Shopping Centre and adjacent to Macquarie University train station. Additional car parking available.



Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Part Level 3, North	518.00	\$305.00 Net	\$157,990.00	No	Now	Fully refurbished tenancy with an attractive outlook.

Contact : Denys Bizinger on 9936 5876 or 0418 280 230 or Arland Domingo on 9936 5817 or 0411 620 722 from JLL.

Car park ratio 1:46.5 at \$200pcm plus GST plus levies.

Outgoings estimated at approximately \$79.87psmpa for the year ending 30 June 2012.

4-star NABERS Energy rating (with Green Power), 3.5-star NABERS Energy rating (without Green Power), 3.5-star NABERS Water rating

11 Talavera Road, Macquarie Park

The property is located in the Macquarie Park corridor approximately 10 kilometres north of the Sydney CBD. The office park consists of 3 modern office buildings, with two street frontages (inclusive of a wide frontage to Lane Cove Road), the estate has a very good exposure to passing traffic. The complex is also serviced by a childcare centre, gym and sporting facilities.

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Building B, Part Level 1	1,913.70	\$290.00 Net	\$554,973.00	No	Now	Refurbished floor, leads onto large entertainment deck.
Building B, Part Level 4	297.40	\$290.00 Net	\$86,246.00	Yes	Now	Quality fit-out in place.
Building B, Part Level 4	970.10	\$290.00 Net	\$281,329.00	Yes	Now	Quality fit-out in place.
Building B, Part Level 3	346.60	\$290.00 Net	\$100,514.00	No	Now	Good quality refurbished space, excellent natural light.
Building C, Part Level 6	497.80	\$305.00 Net	\$151,829.00	Yes	1 Sept 2011	Quality fit-out in place.
Building B Level 5	2,567.00	H65	H65			

Contact : Simon Van Grootel on 0421 051 412 or Matt Lee on 0404 838 325 from CBRE or Jason Wright of on 0418 759 156 or Chris Bailey on 0437 302 322 from GJS Property.

Car park ratio 1:35 - \$220 per month undercover & \$165 per month on grade.

Outgoings estimated at approximately \$80 psmpa for year ending 30 June 2012.

3.5-star NABERS Energy Rating (with Green Power), 3.5-star NABERS Energy Rating (without Green Power), 4-star NABERS Water Rating

360 Collins Street, Melbourne



Contact: Mark Rasmussen from Knight Frank on 03 9604 4702 or 0418 382 889 or Stuart Colquhoun from Jones Lang LaSalle on 03 9672 6531 or 0409 252 662

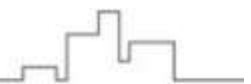
A quality landmark 44,000sqm A grade office building featuring 35 office levels situated in the heart of Collins Street between Queen and Elizabeth Streets. The property has on site car parking and is in close proximity to tram and train services.

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Level 15	1,260.00	\$455.00 Net	\$573,300.00	Yes	Now	Whole floor receiving excellent natural light on four sides. To be fully refurbished including T5 lighting, ceiling, bathrooms and carpets.
Level 16	1,260.00	\$455.00 Net	\$573,300.00	Yes	Now	Whole floor receiving excellent natural light on four sides. To be fully refurbished including T5 lighting, ceiling, bathrooms and carpets.
Level 17	1,260.00	\$460.00 Net	\$579,600.00	Yes	Now	Whole floor receiving excellent natural light on four sides. To be fully refurbished including T5 lighting, ceiling, bathrooms and carpets.
Level 18	1,260.00	\$465.00 Net	\$585,900.00	Yes	Now	Whole floor receiving excellent natural light on four sides. To be fully refurbished including T5 lighting, ceiling, bathrooms and carpets.
Level 19	1,260.00	\$465.00 Net	\$585,900.00	Yes	Now	Whole floor receiving excellent natural light on four sides. To be fully refurbished including T5 lighting, ceiling, bathrooms and carpets.
Level 20	1,260.00	\$485.00 Net	\$611,100.00	Yes	Now	Whole floor receiving excellent natural light on four sides. To be fully refurbished including T5 lighting, ceiling, bathrooms and carpets.
Level 29	952.20	\$505.00 Net	\$480,861.00	No	1 Dec 2011	High-rise tenancy receiving excellent natural light on four sides. To be fully refurbished including T5 lighting, ceiling, bathrooms and carpets.

Car parking is available in the basement at \$540 per calendar month plus levy & GST.

Net rental with outgoings of circa \$118 psmpa for the year ending 30 June 2012.

3.5-star NABERS Energy rating (with Green Power), 3-star NABERS Energy rating (without Green Power), 1-star NABERS Water rating



Southgate - HWT Tower, 40 City Road, Southbank



**Contact: Phillip Cullity from Savills
on 03 8686 8002 or 0419 322 825,
Mark Rasmussen from Knight
Frank on 03 9604 4702 or 0418 382
889**

The Southgate Complex is one of Melbourne's most prestigious commercial and retail properties. Set on the banks of the Yarra in the Southbank arts and leisure precinct, the property is just outside the CBD. The complex comprises two high quality office towers, IBM and HWT being 29 and 24 office levels respectively, a three-level retail plaza and a large underground carpark for 1,042 vehicles. The IBM & HWT Towers have unparalleled views & provide prime accommodation for a range of tenants.

Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Part Level 17	519.00	\$415.00	\$215,385.00	No	1 October	Fully refurbished

Carparking is available in the basement at \$450 per calendar month plus levy & GST.

Net rental with outgoings of circa \$118.19 psmpa for the year ending 30 June 2012 (excludes common area cleaning)

3.5-star NABERS Energy rating (with Green Power), 3.5-star NABERS Energy rating (without Green Power), 3-star NABERS Water rating

12 Moore Street, Canberra

A 13 level office building, plus ground floor lobby and basement parking for 181 cars, situated on the corner of Moore and Rudd Streets in Canberra's business district of Civic.



Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Level 10	853.20	\$400.00 Gross	\$341,280.00	No	Now	Whole floor featuring natural light on four sides. Refurbishment underway.
Part Level 1, Suite 1	447.10	\$390.00 Gross	\$174,369.00	No	Now	Well presented tenancy overlooking both Moore and Rudd Streets.
Ground Floor	75.80	\$425.00 Gross	\$32,215.00	No	Now	Ground floor professional suite.

Contact: Mark Terracini of Raine and Horne Commercial on 6239 6888 or 0412 766 663

3-star NABERS Energy rating (with Green Power), 2.5-star NABERS Energy rating (without Green Power), 4-star NABERS Water rating

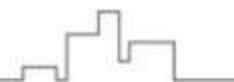
324 Queen Street, Brisbane

324 Queen Street is a high quality B Grade office building constructed in the mid 1970's and substantially refurbished in 2001. The property comprises 26 levels, incorporating two levels of basement car parking, ground floor retail including the ANZ Bank Chambers, three podium floors, two levels dedicated to plant rooms and 20 upper office levels.



Location	Total Area/m2	Rental PSMPA	Rental PA	Fitout	Available	Listing Comments
Ground Floor	727.00	H65	H65		1 April 2012	Prominent ground floor retail enjoying corner exposure in the heart of the Brisbane CBD.
Level 1	1,613.00	H65	H65		1 April 2012	Large efficient podium floors to be fully refurbished.
Level 2	1,595.00	H65	H65		1 April 2012	Large efficient podium floors to be fully refurbished.
Level 3	1,558.00	H65	H65		1 April 2012	Large, efficient podium floors to be fully refurbished.
Level 6	740.00	H65	H65		1 April 2012	Whole floor receiving good natural light on three sides. To be refurbished.
Level 7	740.00	H65	H65		1 April 2012	Whole floor receiving good natural light on three sides. To be refurbished.
Level 8	740.00	H65	H65		1 April 2012	Whole floor receiving good natural light on three sides. To be refurbished.
Level 9	740.00	\$595.00 Gross	\$440,300.00	No		Whole floor receiving good natural light on three sides. To be refurbished.
Level 13	740.00	\$605.00 Gross	\$447,700.00	Yes	Under Offer	Fully partitioned whole floor receiving good natural light on three sides.

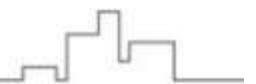
Contact: Adam Barrett on 0412 070 050 and James Montague on 0402 767 914 from Jones Lang LaSalle or Mark McCann on 0418 785 978 or Clayton Evans on 0419 855 564 from Colliers



Vacant Bays: Single \$725 per calendar month + GST / Tandem \$625 per calendar month + GST

All floors are to be refurbished, providing quality office accommodation in one of Brisbane's most prominent locations.

2.5-star NABERS Energy rating (with Green Power), 2-star NABERS Energy rating (without Green Power), 3.5-star NABERS Water rating



For further details please contact:

Chris Fisher: T:(02)9017 1324, M: 0417 686 990, F: (02) 9017 1140,

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James Michail: T:(02)9017 1318, M: 0413 351 179, F: (02) 9017 1140,

E: james.michail@dexus.com

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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 gross 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.