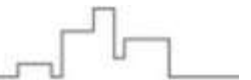


Industrial Property Vacancy and rent schedule

December-2011



DEXUS
PROPERTY GROUP

2 Minna Close, Belrose



A modern 3 storey office building comprising two buildings interconnected by a main reception lobby and glazed atrium area. An 8m 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 PSMPA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Level 1 Suite 102 North Wing	447.50	0.00	447.50	\$235.00	15	-	-	Now	
Warehouse	421.40	3,551.40	3,972.80	\$120.00	35	4	to 8.7m	Now	Office is mezzanine. Warehouse has racking fitout.

Contact : Portfolio Manager, Michelle Grady from DEXUS on 02 9017 1288.
Co-ordinating Agent: 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



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.

This high-tech office/warehouse building was constructed in the early 1990's, comprising two levels of office accommodation fronting Victoria Rd with warehousing to the rear. There is ample secured 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	-	-	Now	
Unit 3	427.00	522.50	949.50	\$190.00	15	1	6.2m	Now	
Unit 6	697.00	1,085.00	1,782.00	\$190.00	26	1	6.2m	Now	

Outgoings estimated at \$53.55 psmpa for FY12.

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

79-99 St Hilliers Road, Auburn



Prominent location on the cnr of St Hilliers/Parramatta Road 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	986.00	1,333.00	2,319.00	\$135.00	35	1	7m	Now	Subject to survey.
Unit 87	591.00	1,696.00	2,287.00	\$125.00	35	1	9m	Now	

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.

Outgoings estimated at \$39.05 psmpa for FY12. AGENTS INCENTIVE - Terms applicable upon request.

1 Foundation Place, Greystanes



Corporate industrial estate offering large truck marshalling areas, 10m clearance, generous parking and flexibility.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSMPA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Building 5	509.70	4,416.00	4,925.70	\$125.00	37	3 doors + 1 dock	10m	01/08/2012	Large Power 630 amps, Large Yard 1,319sqm, Large Awning 4.8m x 5.5m

Contact : DEXUS, Adrian Grew on 0416 179 098 or Tim Jackson on 0466 136 621

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 community 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 A1	478.10	6,171.70	6,649.80		33-50	6	8m	1 May 2012	Can be combined with Unit A2; Large Power supply
Block A2	0.00	1,529.40	1,529.40	\$0.005-10		1	8m	1 May 2012	Can be combined with Block A1
Block M	438.20	3,371.60	3,809.80	\$125.00		1		Apr 2012	
Unit C1	325.00	1,893.00	2,218.00	\$110.00	14	3	8m	May 2011	
Unit C4	173.90	473.40	647.30	\$120.00	6	1	8m	Now	
Unit R5	274.10	650.80	924.90	\$110.00		1	8.8m	Sept 2011	

Outgoings estimates at \$22.26 psmpa for FY 11.

2-8 South Street 2-8 South Street, RYDALMERE



A modern industrial estate developed over two stages comprising a combination of smaller office warehouse buildings and two large modern industrial facilities. There is additional surplus land for development.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSM/PA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Unit 10	1,032.80	344.00	1,376.80	\$165.00	22	1	8.9m	Now	

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

Co-ordinating Agents: David Lidgard from Colliers on 0402 036 452 or Angus Grier from GJS on 0412 666 444

Outgoings estimated at \$30.27 psqm FY11/12.

10-16 South Street, Rydalmere



Established business park. Offers café, swimming pool, tennis court and on site management services.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSMPA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Unit R	1,234.80	4,059.30	5,294.10	\$105.00	70	-	-	Now	Docks and yard.
Unit S	495.90	439.50	935.40	\$115.00	13	1	7.0m	15.10.2011	Air conditioned showroom on ground level.

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.

Outgoings estimated at \$29.87 psmpa for FY11.

Centrewest 108-120 Silverwater Road, Silverwater



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

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSMPA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Unit 4	275.20	735.00	1,010.20	\$130.00	11	1	7m	01/07/2012	
Unit 6	1,310.50	1,059.90	2,370.40	\$130.00	45	3	7m	Now	6 ongrade access points.

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 \$34.13 psmpa for FY11/12.

46 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	1,080.00	4,612.00	5,692.00	\$125.00	60	3	9.8m	01/07/2011	Two street frontages with drive thru access.

**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 \$26.80 psmpa for FY11/12.

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
48a	719.00	1,414.50	2,133.50	\$135.39	39	2		03/11/2011	Units a and b can be combined.
48b	1,794.00	2,156.00	3,950.00	\$135.00	50	2	9.5m	Now	Units a and b can be combined.

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 \$25.20 psmpa for FY11/12. AGENTS INCENTIVE - Terms applicable upon request.

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 6	358.00	938.00	1,296.00	\$145.00	19	1	6.7m	1 Sept 2012	May be available earlier
Unit 7	539.00	1,386.00	1,925.00	\$145.00	29	2	6.7m	1 April 2012	Serviced by a loading dock

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 Nathan Egan from CBRE on 0417 436 583.

Outgoings estimated at \$48.32 psmpa for FY12.

For Lease

SYDNEY - South Sydney

5-13 Rosebery Avenue, Rosebery



Contact: Portfolio Manager, Michelle Grady from DEXUS on 0434 184 556 Co-ordinating agent: Daniel O'Brien - CBRE 0404 860 747 or Nick Sinclair - CBRE 0421 722 010

Quality ten level office building comprising a total of 9,000sqm 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 1, Ground	106.00	0.00	106.00	\$215.00	2	-	-	Now	
Suite 103, Level 1	386.50	0.00	386.50	\$210.00	5	-	-	Now	
Suite 202, Level 2	151.60	0.00	151.60	\$210.00	2			Now	
Suite 401, Level 4	191.80	0.00	191.80	\$210.00				Dec 2011	
Suite 402, Level 4	320.00	0.00	320.00	\$210.00	4	-	-	Now	

Outgoings estimated at \$90.00 psmpa for FY12.

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 which was constructed in 2000 is 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 roller shutter access and generous car parking allocations.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSMPA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Building 1		1,048.50		\$130.00					Technical area.
Building 1	1,447.50	3,870.00	6,366.00	\$130.00	88	2	9.5-10m	Now	

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 Blair Peterkin 04406 277 181. Colliers - Alex Jaafar 0414 413 472 or Michael Crombie 0412 903 063.

Outgoings estimated at \$17.18 psmpa.

29-41 Lysaght Street, Acacia Ridge



A modern small unit industrial estate consisting of four separate buildings. All buildings have high clearance warehouse bays. The estate adjoins the QR National intermodal rail terminal which has a direct link to Port Brisbane.

Location	Office Area/m2	W/hse Area/m2	Total Area/m2	Rental PSMPA	Car	Roller Shutters	W'hse Clearance	Available	Listing Comments
Unit 3, Building 1	175.00	1,167.00	1,342.00	\$105.00		3	6.5m	Now	Warehouse has drive through access
Unit 3, Building 2		845.00	845.00	\$90.00		2	6.5m	Now	

Contact: Portfolio Manager, Michelle Grady from DEXUS on 02 9017 1288. Co-ordinating Agents: Lachlan Hately from Knight Frank on 0405 257 209 or Peter Turnbull on 0417 603 195

Outgoings estimated at \$24 psmpa in relation to Building 1 and \$20.50 psmpa in relation to Building 2.

25 Donkin Street, West End



Contact : Investment Manager, Neva Courts from DEXUS on 02 9017 1278. Coordinating Agent: CRBE, Shane van Beest 0415 575 007 and Mac Lindley 0438 838 886

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

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 Floor	189.00	0.00	189.00	\$280.00	3	0	0	Now	River views - fully refurbished
Oxley House, 1st Floor	1,054.00	0.00	1,054.00	\$280.00	21	0	0	March 2012	(Combined 564sqm + 490sqm)
Oxley House, 1st Floor	564.00	0.00	564.00	\$280.00	11	0	0	March 2012	Fully refurbished office
Oxley House, 1st Floor	490.00	0.00	490.00	\$280.00	10	0	0	March 2012	Fully refurbshed office
Oxley House, 1st Floor	152.00	0.00	152.00	\$280.00	3	0	0	Now	Includes some fitout
Oxley House, Ground Floor	275.00	0.00	275.00	\$280.00	5	0	0	Now	Review Views - fully refurbished

Outgoings estimated at \$85.00 psmpa for FY12. Full refurbished office space with new amenities.
Open car parking available at \$150.00/pcm with undercover parking available at \$200/pcm.

83 Egerton Street, Silverwater



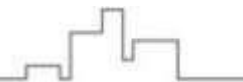
Whole Building	Office	442 sqm
	Showroom	374 sqm
	Warehouse	1,583 sqm
	Hardstand	2,000 sqm

Rent	\$135 on building
	\$25 on hardstand

Car	19 spaces
Rollers	3
W'hs Clearance	7-8m
Available	Now

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

Co-ordinating Agents: Tony Durante from Colliers on 04112 101 100 or Gordon Fallance from GJS on 0412 999 091.



For further details please contact:

Leasing Enquiries:

AUrk Cuddy: 0466 776 785

Development:

6Yb'YYb': 0404 024 470

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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.