

<p align="center">March 2005</p>

Chifley Plaza, 2 Chifley Square

Cityscope map 11, property 2
 Lower Ground Level Shops 2.1 and 2.2 - 5890758
 Lessee : Higgovale Pty Ltd
 Classification: Retail
 Expires : 01/03/2005 Options : 5 years

Strand Arcade, 412 George Street

Cityscope map 17, property 38
 Ground Level Shop 8 Includes Storeroom 9, Level 5 - 6777327
 Lessee : Koolah Products Pty Ltd
 Occupant : Strand Hatters
 Contact Telephone: 02 9231 6884
 Classification: Retail
 Expires : 02/03/2005

Export House, 22 Pitt Street

Cityscope map 1, property 38A
 Level 3 - 8762781 (sub-lease of 5199132)
 Lessee : James Hardie Australia Pty Ltd
 Occupant : James Hardie Australia Pty Ltd
 Contact Telephone: 1800 659 850
 Internet: www.jameshardie.com.au
 Classification: Commercial
 Expires : 04/03/2005

Export House, 22 Pitt Street

Cityscope map 1, property 38A
 Ground Level & Levels 1-3 - 5199132
 Lessee : Nuance Global Traders (Oceania) Pty Ltd
 Occupant : Downtown Duty Free
 Contact Telephone: 02 9241 5844
 Classification: Retail
 Expires : 05/03/2005 Options : 5 years

128 Liverpool Street

Cityscope map 29, property 27
 Ground Level - 8955866
 Lessee : Sydney Asian Restaurants Pty Ltd
 Classification: Retail
 Expires : 05/03/2005 Options : 5 years

Metropolitan Hotel, 244 - 246 George Street

Cityscope map 5, property 1
 Ground Level - 8599390
 Lessee : Forever Gem Pty Ltd
 Occupant : Forever Gem Opal Jewellery
 Contact Telephone: 02 9251 4323
 Classification: Retail
 Expires : 06/03/2005 Options : 3 years
 Note: 3673914 - transfer of lease from Lindsay Brown and Barbara J Brown to Gem Pty Ltd. 3673915 - variation of lease.

12 O'Connell Street

Cityscope map 6, property 24, unit 6
 Level 1 Part level 1 - 9630100
 Lessee : Australian Mortgage Administration Ltd
 Occupant : Australian Mortgage Administration Ltd (AMAL)
 Contact Telephone: (02) 9230 6700
 Contact Fax: (02) 9223 6115
 Internet: www.amal.com.au
 Classification: Commercial
 Expires : 06/03/2005
 Area: 591 sqm

Griffin House, 40 King Street

Cityscope map 12, property 48
 Ground Level - AA355696
 Lessee : City Convenience Stores Pty Ltd
 Occupant : City Convenience Store
 Contact Telephone: (02) 9279 0018
 Classification: Retail
 Expires : 06/03/2005 Options : 5 years

Rockliffs Chambers, 50 King Street

Cityscope map 12, property 72
 Ground Level Shop 2 - 7263184
 Lessee : Peter Felemegas, Joanne Felemegas & Marcos Julius.
 Occupant : Konig Espresso
 Contact Telephone: (02) 9279 0080
 Classification: Retail
 Expires : 06/03/2005 Options : 5 years
 Note: AB63440 Transfer of lease 7263184 lessee now Peter Felemegas, Joanne Felemegas & Marcos Julius.

Watson House, 300 George Street

Cityscope map 9, property 26, unit 40
 Level 13 Suites 1, 2 & 3 - 9271904
 Lessee : Orient Express Tour & Travel Services Pty Ltd
 Occupant : Orient Express Tour & Travel Pty Ltd
 Contact Telephone: (02) 9231 3500
 Classification: Commercial
 Expires : 07/03/2005

De La Sala House, 30 Clarence Street

Cityscope map 8, property 35
 Basement Level Shop - 8881417
 Lessee : Helen Kathleen Bayfield
 Occupant : Concourse Hair Centre
 Contact Telephone: (02) 9299 5698
 Classification: Retail
 Expires : 08/03/2005

Market City, 9 - 13 Hay Street

Cityscope map 40, property 1
 Level 1 Shop R1.08B - 5976937 (sub-lease of X572866)
 Lessee : MPS Team Pty Ltd
 Occupant : b108
 Contact Telephone: (02) 9212 2255
 Classification: Retail
 Expires : 09/03/2005

Old Sydney Holiday Inn, 55 George Street

Cityscope map 1D, property 24
9277136

Lessee : New Landmark Hotels Pty Ltd

Occupant : Old Sydney Holiday Inn

Contact Telephone: (02) 9252 0524

Classification: Retail

Expires : 07/01/2102

Note: 9277136 - Transfer of lease 9277135 from Crenate Pty Ltd to New Landmark Hotels Pty Ltd. Y323740 - Transfer from Travelodge Australia Ltd to Crenate Pty Ltd. X113923 - Transfer from Comserv (No 1080) Pty Ltd to Travelodge Australia Ltd.

383 Kent Street

Cityscope map 16, property 17

Substation 7901 Basements 3 and 4 - AA977313

Lessee : Energy Australia

Classification: Utility

Expires : 31/01/2102

June 2102

93 - 105 Quay Street

Cityscope map 38, property 21

Substation 7928 - AA335392

Lessee : Energy Australia

Classification: Industrial

Expires : 30/06/2102

October 2102

185 Macquarie Street

Cityscope map 11, property 23

AA205455

Lessee : Ozton Pty Ltd

Classification: Commercial

Expires : 21/10/2102

January 2103

4 Dalley Street

Cityscope map 1, property 15

Parts A, B and C. - AA407277

Lessee : Telstra Corporation Pty Ltd

Classification: Utility

Expires : 29/01/2103

June 2113

Chifley Tower, 2 Chifley Square

Cityscope map 11, property 2

of substation premises no.6865, no.6866 and 6867 - 5740055

Lessee : Energy Australia

Occupant : Energy Australia

Classification: Utility

Expires : 15/06/2113

Note: AB52607 variation of lease.

August 2116

382 Pitt Street

Cityscope map 33, property 13

Whole Building - 7785747

Lessee : Universal Catering Pty Ltd

Classification: Commercial

Expires : 16/08/2116

Note: 8302771 - Transfer of lease from Ipoh Gardens Developments (Aust) Pty Ltd to Universal Catering (NSW) Pty Ltd

February 2121

St Andrews House, 464 Kent Street

Cityscope map 24, property 21

Levels 6,7 & 8 and the roof level - 9535956

Lessee : The Council of St Andrew's Cathedral School

Occupant : St Andrew's Cathedral School

Start Date : 16/02/2001 Expires : 15/02/2121

January 2124

ING Centre, 347 Kent Street

Cityscope map 12, property 23

5569562

Lessee : ING Management Limited

Classification: Commercial

Expires : 20/01/2124

Note: 7355365- Transfer of lease from National Mutual life Nominees Limited to Heine Investment Management Limited. 7646918- Change of name from Heine Investment Management Limited to ING Management Limited.

September 2127

NRMA House, 388 George Street

Cityscope map 13, property 14

9048888

Lessee : ING Custodian Pty Ltd

Classification: Commercial

Expires : 30/09/2127

November 2127

151 Clarence Street

Cityscope map 12, property 43A

9169389

Lessee : ING Office Custodian Pty Ltd

Classification: Commercial

Expires : 19/11/2127

Note: Head Lease.

December 2302