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ASX/Media release

MACQUARIE OFFICE TRUST'S MAJOR SYDNEY CBD PROPERTY REPOSITIONING ATTRACTS KEY CUSTOMER

MACQUARIE

Macquarie Office Trust (MOF)

Caltex signs at 2 Market Street, Sydney

28 March 2006

Macquarie Office Trust's (ASX:MOF) repositioning of 2 Market Street in Sydney's central business district has achieved early success with Caltex signing a 10 year lease over 9,200 square metres. Caltex will relocate its head office towards the end of the calendar year, leasing five high-rise floors in the existing building.

MOF's chief executive officer, Simon Jones, said the new lease was another great example of how the Trust's asset enhancement strategy attracts high calibre customers. "We're delighted to welcome Caltex to 2 Market Street. The new building improvements, location and large floor plates are proving popular with new customers," he said.

MOF is working with co-owner Allianz to create an integrated office campus by developing a seven storey building and retail area in the forecourt, which will be connected to the existing tower by an impressive full height atrium. The modern design also includes a striking new foyer for the existing building.

Caltex managing director and CEO Dave Reeves said the company saw its head office relocation as an opportunity to improve its workplace environment by moving to a newly refurbished building that supports advanced technology such as VOIP (voice over internet protocols). "We were attracted to the building's spacious floors, easy accessibility for staff and proximity to amenities," he said.

MOF also recently announced leading health club operator, Fitness First, would lease over 2,000 square metres on the ground floor of the new building, taking precommitments to 30 per cent of the net lettable area. Subject to Council approval, Fitness First will open doors in late 2006, adding to amenities for existing and future customers at 2 Market Street.

Macquarie Office Trust is a listed property trust with assets under management of $4.7 billion. More than $30 billion in property assets are managed under the Macquarie brand, across a portfolio of listed and unlisted property trusts, unlisted development funds and property investment syndicates, globally.

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IMPORTANT INFORMATION