



ARIADNE AUSTRALIA LIMITED

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3 June 2003

Manager
Company Announcements Office
Australian Stock Exchange Limited
Level 4, 20 Bridge Street
SYDNEY NSW 2000

Dear Sir/Madam

RE: BRISBANE ADMINISTRATION CENTRE (BAC)

Please find attached a media statement released by the Brisbane City Council approving the sale of the Brisbane Administration Centre to a consortium of Ariadne Australia Limited (40%), Seymour Group Pty Limited (40%) and Watpac Limited (20%). The consortium has acquired the centre for the BAC building and City Plaza site for \$37 million. Settlement will take place on vacant possession approximately 30 November 2005.

For more information please contact:
Mr Murray Boyte
Chief Executive Officer
Ariadne Australia Limited
(07) 3220 1111 or 0418 732 831

Yours faithfully

CHRISTINE RECK
Company Secretary



MEDIA RELEASE

OFFICE OF THE LORD MAYOR

3 June 2003

MEDIA STATEMENT FROM BRISBANE'S LORD MAYOR, TIM QUINN

BRISBANE CITY COUNCIL APPROVES SALE OF CBD BUILDING -AND DEVELOPMENT APPLICATION FOR ITS NEW HQ

Brisbane City Council today announced the sale of its Brisbane Administration Centre (BAC) and City Plaza site after the sale was approved at a full meeting of Council.

The 21-storey, 7073 square metre building which houses Council's centralised operations, City Central Library Customer Service Centre and 28 shops will be purchased by a consortium headed by Ariadne Australia Limited for \$37 million.

Council is proposing to relocate to the opposite corner of the George Street-Adelaide Street junction.

The move is set to go ahead after Council also approved at the same meeting the Suncorp development application for the new 38-storey CBD offices on the former Tritton's site opposite Treasury Casino.

The Council will remain as rent free tenants in the BAC building until late November 2005 while the new building is constructed.

The purchaser will settle on assuming vacant possession at the time the Council moves to the Tritton's development.

The Ariadne Australia Limited consortium which includes Seymour Group Pty Limited and Watpac Limited has purchased the leasehold property through a formal tender process.

The decision to sell BAC and secure a tenancy in a new building was taken as part of a major Council review by its City Assets Branch.

"The deal negotiated with Ariadne reflects very good value for money for Brisbane", said the Lord Mayor.

Mr Murray Boyte, Ariadne Australia Limited CEO said: "an excellent property has been acquired and once refurbished will provide a very good cost effective options of the leasing market. The location, floor size and refurbishment standard will make it a very attractive proposition to a variety of end users."

Urban Planning Committee Chair, Councillor Helen Abrahams, said the new building - the 7728m2 site bounded by North Quay and Queen, George and Adelaide Streets - would be the most environmentally and energy efficient in the CBD.

"This proposal rates very highly for its environmentally sustainable development principles, which are all well above the minimum requirements under City Plan," Cr Abrahams said.

"Special screening on the outside of the building and high-performance glass will take some of the heat load off the building. To complement this, air-conditioning and lighting systems will be leading edge in terms of energy efficiency."

"The developers are also looking at the possibilities of water reuse, including rainwater collection."

Cr Abrahams said the building would form an impressive gateway to the CBD along the revamped Melbourne Street precinct and link with the Queen Street Mall and proposed North Bank development."

"Most of the bottom level will house a wheelchair accessible public mall -- at 4300m2 the most significant public space in the CBD in recent times - with four three storey 'pavilions' of shops running parallel to the river," Cr Abrahams said.

"The other 35 floors will be parallel to Queen Street, creating a gap between the pavilions and the upper floors."

"The low-rise pavilions will house Council's city customer service centre and library, along with shops, restaurants and offices. Other Council areas will occupy space in the upper floors."

Cr Abrahams said the development's proposed setbacks had been designed to maximise the distance from the heritage-listed Treasury Building located opposite the site in Queen Street and maximise public open space areas on the site.

"It will also provide for important pedestrian and public space connections as extension of the Queen Street Mall and maximise the pedestrian link and views from the mall to the River and South Bank," Cr Abrahams said.

The development will require relocation of the existing taxi rank opposite the Casino and bus station entrance to George Street.

The building is due for completion in 2005.

MEDIA CONTACTS:

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