



13 September 2006

The Manager
Companies Section
Australian Stock Exchange Limited

The Manager
Companies Section
New Zealand Stock Exchange Limited

Pages: Ten (10) pages

Dear Sir

STOCK EXCHANGE ANNOUNCEMENT

2006 FINAL DIVIDEND

On 16 August 2006 Lend Lease Corporation Limited ("Lend Lease") declared a final dividend of 31 cents per share fully franked payable on 13 September 2006.

The Share Election Plan ("SEP") is available to shareholders for the payment of the final dividend. In accordance with the SEP rules, the issue price of shares to be allotted pursuant to participation in the SEP for the 2006 final dividend is \$15.50 per share. The issue price is calculated as the weighted average price of Lend Lease shares traded on the Australian Stock Exchange during the five business days immediately following the date that the Lend Lease share price is quoted ex-dividend for payment of a dividend.

In accordance with Listing Rule 3.17, enclosed are the following documents which have been mailed to shareholders together with the 2006 final dividend cheque and/or statement:

1. Letter to Shareholders
2. Share Disposition Facility Application Form (both Issuer Sponsored and CHESS Holders) with Terms and Conditions
3. Electronic Direct Credit Form.

Yours faithfully
LEND LEASE CORPORATION LIMITED

A handwritten signature in dark ink, appearing to read 'S. Sharpe', is written over a horizontal line.

S J SHARPE
Company Secretary



13 September 2006

Dear Shareholder

2006 Final Dividend

I am delighted to report that Lend Lease Corporation Limited has recorded outstanding financial results for the year ended 30 June 2006.

Operating profit after tax for the year was up 24% to A\$354.2 million, compared to A\$285.7 million in 2005.

The statutory profit for 2006 was A\$415.2 million after tax. This included property investment revaluations of A\$61.0 million and was 84% higher than 2005, which included property investment revaluations of A\$39.5 million and also a number of one-off charges relating to the restructuring of the Group and internalisation of General Property Trust.

Your Directors were pleased to announce a final fully franked dividend of 31 cents per share. This takes total dividends paid for the 2006 year to 61 cents fully franked.

It is our policy to pay out between 60% – 80% of operating profit to shareholders and the dividend payout ratio for 2006 was 69%, around the mid point of that range.

As a significant proportion of Group earnings are sourced outside Australia and therefore do not generate dividend franking credits, we anticipate that dividends for the 2007 financial year will be between 30% – 50% franked.

Dividend Payment by Direct Credit

If you do not have arrangements in place to receive your dividend payment as a direct credit to a nominated bank account, I draw your attention to the enclosed Direct Credit of Payments form. When completed, this form can be returned to the share registry in the enclosed reply paid envelope for processing. The Direct Credit of Payments facility eliminates the need to send dividend cheques to you through the mail, gives you access to the dividend earlier and ensures security of payment to shareholders.

Lend Lease Corporation Limited
ABN 32 000 226 228
Level 4, 30 The Bond
30 Hickson Road
Millsers Point NSW 2000
Australia

Telephone +612 9236 6111
Facsimile +612 9262 2192
www.lendlease.com



Outlook

The Board has worked with the management team over the last two years to refine the strategy for the Group and the benefits of this work are now becoming apparent.

Today Lend Lease is an international diversified property company with three clearly defined businesses, being Retail and Communities, Investment Management, and Project Management Construction and PFI. These businesses are complementary, and work together focusing on sectors and regions where we can leverage our skills and demonstrate competitive advantage. We see good opportunities in each of our core markets.

Lend Lease is well positioned to continue to deliver growing earnings and dividends for shareholders.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Crawford', with a large, stylized loop at the end.

DAVID CRAWFORD
Chairman



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September 2006



INSTRUCTIONS

1. SIGNING INSTRUCTIONS

- (i) Joint holders – all holders must sign.
- (ii) Under Power of Attorney – if not previously provided to Link, a certified copy of the Power of Attorney must accompany this form.
- (iii) Deceased Estate – all executors should sign and, if not previously provided to Link, a certified copy of Probate or Letter of Administration must accompany this form.
- (iv) Company – this form must be signed by 2 directors or a director and company secretary. Titles of all signatories should be stated. For companies with a sole director and sole company secretary this must be stated below the single signature.

2. LODGEMENT INSTRUCTIONS

SDF Application Forms must be received no later than **5:00pm (Sydney time) on Friday 6 October 2006**. A reply paid envelope is enclosed for shareholders in Australia. Overseas holders will need to affix the appropriate postage.

Your SDF Application Form may be mailed or delivered to:

MAILING ADDRESS
Link Market Services Limited
Locked Bag A14
Sydney South NSW 1235
AUSTRALIA

DELIVERY ADDRESS
Link Market Services Limited
Level 12, 680 George Street
Sydney NSW 2000
(Please do not use this address for Express Post mailing)

3. APPLICATION

By applying to participate in the SDF, I/we, the registered holder(s) of the Shares shown on the reverse of this Application Form:

- 1. Irrevocably authorise Link and Lend Lease severally to arrange to sell on my/our behalf the number of Shares set out at Box B on the reverse of this Application Form (or if I/we hold 50 Shares or less, all of my/our Shares) and to do all acts and things necessary for the sale of such Shares including, but not limited to, instructing the Broker to sell the Shares, executing, or arranging for the Broker to execute all documents and do all things necessary for the sale of the Shares on the terms of this Application Form and in accordance with the accompanying Terms and Conditions.
- 2. I/We warrant to Lend Lease and Link that at the time of executing this Application Form and on the Closing Date, I/we am/are the registered holder(s) of the Shares set out in Box B on the reverse of this Application Form and those Shares are and will be free from any mortgage, charge, lien or other encumbrance (whether legal or equitable) or any third party rights.
- 3. I/We acknowledge that the price per share at which my/our Shares will be sold for me/us will be a volume weighted average price determined in accordance with the Terms and Conditions and may not be the best execution price and calculation of such price will be by the Broker and may not be challenged in the absence of manifest error. I/We acknowledge that neither Lend Lease, Link, the Broker or any other person shall on any account be liable to me/us and I/we will not bring any claim or action against Lend Lease, Link or the Broker (including but not limited to) by reason of or in connection with Lend Lease, Link or the Broker not having sold Shares for me/us at any particular price.
- 4. I/We irrevocably authorise Lend Lease (or its officers or agents) and Link (or its officers or agents) severally to correct any error in or omission from my/our Application Form and to complete the Application Form by the insertion of any necessary details.
- 5. I/We agree and acknowledge that, I/we are bound by the terms and conditions of the SDF which are set out in this Application Form and in the accompanying Terms and Conditions, and I/we have read and understood this Application Form and the accompanying Terms and Conditions.

Where this document is signed under power of attorney, the attorney declares that the attorney has no notice of the revocation of the power or the death of the donor of the power.

Privacy Clause: Link Market Services Limited advises that Chapter 2C of the *Corporations Act 2001* requires information about you as a securityholder (including your name, address and details of the securities you hold) to be included in the public register of the entity in which you hold securities. Information is collected to administer your securityholding and if some or all of the information is not collected then it might not be possible to administer your securityholding. Your personal information may be disclosed to the entity in which you hold securities. You can obtain access to your personal information by contacting us at the address or telephone number shown on this form. Our privacy policy is available on our website (www.linkmarketservices.com.au).

4. TREATMENT OF APPLICATIONS

Lend Lease may treat any purported application as satisfying the requirements for a valid application under the SDF or disregard the application, as it determines appropriate.

SDF Application Forms must be received by Link no later than 5:00pm (Sydney time) on Friday 6 October 2006 at the address shown on this form. Please note that your SDF Application Form must be actually received at the above address by the deadline. You should allow sufficient time for this to occur. The postal acceptance rule does not apply to the SDF.

If you require information on how to complete this Application Form, please contact Lend Lease Shareholder Services on 1800 230 300 (8:30am to 5:30pm Sydney time on business days) or 61 2 8280 7123 for overseas callers (please note this is not a free call)

The maximum number of Shares you may nominate for sale through the Share Disposition Facility (SDF) is:

A

I/We wish to sell the number of Shares shown in Box B (must be equal to or less than the number in Box A).

B

If my/our entire holding is 50 Shares or less and I/we elect to participate in the SDF, I/we understand that my/our entire holding will be sold, notwithstanding that I/we may have entered a different number in Box B (in such circumstances I/we consent to Lend Lease or Link amending the number of Shares in Box B to the number of Shares I/we actually hold provided that this number is 50 or less).

You can decide not to participate in the SDF. In this case you do not have to do anything.

Please provide a telephone number where we may contact you during business hours if we have any questions about this form.

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As a CHESS holder it will be necessary for you to request your controlling participant (usually your sponsoring broker) to convert the number of Shares you wish to have sold to an Issuer Sponsored holding. Your sponsoring broker can advise on this. You must then return this form to Link. If these instructions are not followed your application may be rejected.

Participation in the SDF

- To instruct Lend Lease to arrange for the sale of Shares set out in Box B above, you must sign below.
- By signing this form I/we acknowledge and confirm that Lend Lease and Link severally are irrevocably authorised and directed as my/our agent to arrange the sale of that number of my/our Shares as is specified in Box B above (and if I/we hold 50 Shares or less, all of my/our Shares) and to do all acts and things necessary for the sale of such Shares including, but not limited to, instructing the Broker to sell the Shares, executing, or arranging for the Broker to execute all documents and do all things necessary for the sale of the Shares on the terms of this Application Form and in accordance with the accompanying Terms and Conditions.
- Capitalised terms used in this Application Form and not here defined have the same meaning as in the accompanying Terms and Conditions in respect of the SDF.

Shareholder(s) Signature(s)

In deciding to participate in the SDF I/we agree as provided on the reverse of this Application Form and the accompanying Terms and Conditions.

Securityholder 1 (Individual)

Sole Director and Sole Company Secretary

Joint Securityholder 2 (Individual)

Director

Joint Securityholder 3 (Individual)

Director/Company Secretary (Delete one)

This form should be signed by the securityholder. If a joint holding, all securityholders should sign. If signed by the securityholder's attorney, the power of attorney must have been previously noted by Link or a certified copy attached to this form. If executed by a company, the form must be executed in accordance with the securityholder's constitution and the Corporations Act.



Date

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LLC SDF001



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- (iv) Company – this form must be signed by 2 directors or a director and company secretary. Titles of all signatories should be stated. For companies with a sole director and sole company secretary this must be stated below the single signature.

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3. APPLICATION

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- 1. Irrevocably authorise Link and Lend Lease severally to arrange to sell on my/our behalf the number of Shares set out at Box B on the reverse of this Application Form (or if I/we hold 50 Shares or less, all of my/our Shares) and to do all acts and things necessary for the sale of such Shares including, but not limited to, instructing the Broker to sell the Shares, executing, or arranging for the Broker to execute all documents and do all things necessary for the sale of the Shares on the terms of this Application Form and in accordance with the accompanying Terms and Conditions.
- 2. I/We warrant to Lend Lease and Link that at the time of executing this Application Form and on the Closing Date, I/we am/are the registered holder(s) of the Shares set out in Box B on the reverse of this Application Form and those Shares are and will be free from any mortgage, charge, lien or other encumbrance (whether legal or equitable) or any third party rights.
- 3. I/We acknowledge that the price per share at which my/our Shares will be sold for me/us will be a volume weighted average price determined in accordance with the Terms and Conditions and may not be the best execution price and calculation of such price will be by the Broker and may not be challenged in the absence of manifest error. I/We acknowledge that neither Lend Lease, Link, the Broker or any other person shall on any account be liable to me/us and I/we will not bring any claim or action against Lend Lease, Link or the Broker (including but not limited to) by reason of or in connection with Lend Lease, Link or the Broker not having sold Shares for me/us at any particular price.
- 4. I/We irrevocably authorise Lend Lease (or its officers or agents) and Link (or its officers or agents) severally to correct any error in or omission from my/our Application Form and to complete the Application Form by the insertion of any necessary details.
- 5. I/We agree and acknowledge that, I/we are bound by the terms and conditions of the SDF which are set out in this Application Form and in the accompanying Terms and Conditions, and I/we have read and understood this Application Form and the accompanying Terms and Conditions.

Where this document is signed under power of attorney, the attorney declares that the attorney has no notice of the revocation of the power or the death of the donor of the power.

Privacy Clause: Link Market Services Limited advises that Chapter 2C of the *Corporations Act 2001* requires information about you as a securityholder (including your name, address and details of the securities you hold) to be included in the public register of the entity in which you hold securities. Information is collected to administer your securityholding and if some or all of the information is not collected then it might not be possible to administer your securityholding. Your personal information may be disclosed to the entity in which you hold securities. You can obtain access to your personal information by contacting us at the address or telephone number shown on this form. Our privacy policy is available on our website (www.linkmarketservices.com.au).

4. TREATMENT OF APPLICATIONS

Lend Lease may treat any purported application as satisfying the requirements for a valid application under the SDF or disregard the application, as it determines appropriate.

SDF Application Forms must be received by Link no later than 5:00pm (Sydney time) on Friday 6 October 2006 at the address shown on this form. Please note that your SDF Application Form must be actually received at the above address by the deadline. You should allow sufficient time for this to occur. The postal acceptance rule does not apply to the SDF.

If you require information on how to complete this Application Form, please contact Lend Lease Shareholder Services on 1800 230 300 (8:30am to 5:30pm Sydney time on business days) or 61 2 8280 7123 for overseas callers (please note this is not a free call)

SHARE DISPOSITION FACILITY TERMS AND CONDITIONS

1. Overview

The following terms and conditions are those applicable to the Lend Lease Share Disposition Facility (SDF). Under the SDF, Shareholders may sell up to approximately \$1,500 in value of their Shares free of brokerage costs.

2. Terms of Participation

2.1 All Shareholders may participate in the SDF.

2.2 Shareholders may:

- (a) sell up to 100 of their Shares in the September 2006 SDF; or
- (b) do nothing.

2.3 Any Shareholders with 50 Shares or less on the Closing Day who participate in the September 2006 SDF will have their entire shareholding sold even if the number of Shares specified in Box B of the SDF Application Form is less than 50. Shareholders with 50 or less Shares are also free to elect to do nothing and if they do nothing they will retain all of their Shares.

2.4 Lend Lease will not accept applications to sell a number of Shares that do not comply with clause 2.2 and 2.3.

2.5 Lend Lease may, by notice published in "The Australian" newspaper and on the Lend Lease web site (www.lendlease.com), extend or shorten the Offer Period and may in its absolute discretion accept and act on SDF Application Forms which are received after the Offer Period has closed.

3. Charge to Shareholders

Shareholders participating in the SDF will not have to pay brokerage costs on the Shares sold through the SDF. Any brokerage costs will be paid by Lend Lease.

4. Shareholder Instructions

4.1 Shareholders may only participate in the September 2006 SDF by validly completing the SDF Application Form and sending it to Link so that it is received prior to the Closing Date.

4.2 CHESS Holders may only participate in the SDF by instructing their controlling participant (sponsoring broker) to convert the number of Shares to be sold to an Issuer Sponsored holding before validly completing the SDF Application Form and sending it to Link so that it is received prior to the Closing Date.

4.3 By completing the SDF Application Form a Shareholder irrevocably authorises Lend Lease and Link severally to act as its agent to arrange the sale of the Shares specified in Box B of the SDF Application Form (or if the Shareholder holds 50 Shares or less, all of the Shareholder's Shares) and to do all acts and things necessary for the sale of such Shares including but not limited to instructing the Broker to sell the Shares, executing, or arranging for the Broker to execute all documents and do all things necessary for the sale of the Shares on these Terms and Conditions and the terms contained in the Application Form.

5. How the SDF will work

The process by which Shares will be sold is summarised below:

5.1 Prior to or at the beginning of the Offer Period, Shareholders will be sent an SDF Application Form.

5.2 Shareholders who wish to participate in the September 2006 SDF must return a validly completed SDF Application Form to Link during the Offer Period.

CHESS Holders must first have instructed their controlling participant (sponsoring broker) to convert the relevant number of Shares to an Issuer Sponsored holding.

- 5.3 Once a Shareholder has sent a completed SDF Application Form to Link, the Shareholder cannot withdraw its application to participate in the SDF. Applications once made are irrevocable.
- 5.4 After the Closing Day, Lend Lease (with Link's assistance) will calculate the total number of Shares specified in the SDF Application Forms which have been received from all Participating Shareholders. Lend Lease or Link will then inform the Broker of the total number of Shares to be sold.
- 5.5 Lend Lease or Link, acting as agent for Participating Shareholders, will instruct the Broker to sell the number of Shares determined in clause 5.4.
- 5.6 Participating Shareholders acknowledge and agree that they will receive the Price in consideration for the sale of their Shares under the SDF. Shareholders should note that the price of Shares traded on the ASX changes frequently. The value of the Shares sold under the SDF could change significantly for a number of reasons between the date an application is made and the date of sale under the SDF. Neither Lend Lease, Link nor the Broker gives any assurance that Shares will be sold at any particular price. If you are uncertain as to whether you should participate in the SDF, you should consult your financial adviser.
- 5.7 Shareholders may be taxable on the sale of Shares under the SDF as on any other sale. SDF shareholders will receive no special tax treatment.
- 5.8 A cheque for the sale of the Shares will be mailed out to Participating Shareholders within ten Business Days after the Closing Day. Confirmation of the sale, specifying the Price and the number of Shares sold will be enclosed with the cheque. The cheque will be in Australian currency and will be sent to the Shareholder's address as shown in the register of Lend Lease shareholders at 7.00pm on the Closing Day.

6. Key Terms

ASX means Australian Stock Exchange Limited ABN 98 008 624 691;

Link means Link Market Services Limited ABN 54 083 214 537;

Broker means a share broker appointed by Lend Lease;

Business Day means a day on which banks are open for general banking business in Sydney, excluding Saturdays, Sundays and public holidays;

CHESS Holder means a person holding shares on the CHESS subregister of Lend Lease;

Closing Day means 5:00pm (Sydney time) on Friday 6 October 2006;

Lend Lease means Lend Lease Corporation Limited ABN 32 000 226 228;

Offer Period means the period from 13 September to 6 October 2006 or such shorter or longer period as may be specified in a notice given by Lend Lease pursuant to clause 2.5;

Participating Shareholder means a shareholder who has completed an SDF Application Form and returned it to Link before the Closing Day;

Price means the volume weighted average price received for the Shares of Participating Shareholders sold by the Broker under the SDF, calculated to the nearest whole cent;

SDF means the Share Disposition Facility;

SDF Application Form means the form entitled "Share Disposition Facility - Application Form" accompanying these Terms and Conditions;

Shareholder means a shareholder of Lend Lease; and

Share means issued shares in Lend Lease.



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REQUEST FOR DIRECT CREDIT OF PAYMENTS

Please use a **BLACK** pen. Print **CAPITAL** letters inside the shaded areas.

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Insert details of the Australian Financial Institution, Branch and Account into which you wish to have your payments made. This request will not cancel any reinvestment plan participation (if any) unless we receive specific instructions from you. A detailed payment advice will be provided for each payment.

A direct credit request form is required for each holding.

Name(s) in which your account is held

BSB Number (Bank/State/Branch)

Account Number

Name of Financial Institution

Branch Suburb/Town

B

SIGNATURE(S) OF SECURITYHOLDER(S) – THIS MUST BE COMPLETED

Securityholder 1 (Individual)

Joint Securityholder 2 (Individual)

Joint Securityholder 3 (Individual)

Sole Director and Sole Company
Secretary/Director (delete one)

Director/Company Secretary (delete one)

Date ____/____/____

Signing Instructions: This form should be signed by the securityholder. If a joint holding, all securityholders should sign. If signed by the securityholder's attorney, the power of attorney must have been previously noted by the registry or a certified copy attached to this form. If executed by a company, the form must be executed in accordance with the securityholder's constitution and the *Corporations Act 2001* (Cwth) (or for New Zealand companies, the *Companies Act 1993*).

Privacy Clause: Link Market Services Limited advises that Chapter 2C of the *Corporations Act 2001* requires information about you as a securityholder (including your name, address and details of the securities you hold) to be included in the public register of the entity in which you hold securities. Information is collected to administer your securityholding and if some or all of the information is not collected then it might not be possible to administer your securityholding. Your personal information may be disclosed to the entity in which you hold securities. You can obtain access to your personal information by contacting us at the address or telephone number shown on this form. Our privacy policy is available on our website (www.linkmarketservices.com.au).

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