



5 December 2006

The Manager
Companies Section
Australian Stock Exchange Limited

The Manager
Companies Section
New Zealand Stock Exchange Limited

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Dear Sir

Stock Exchange Announcement

Lend Lease acquires interest in Pakenham Place shopping centre in Melbourne

Lend Lease Corporation Limited ("Lend Lease") today announced that it had acquired a 25% share in Pakenham Place shopping centre, a sub-regional centre located in the south east of Melbourne. The remaining 75% was acquired by Australian Prime Property Fund ("APPF"), a Lend Lease managed wholesale fund.

Lend Lease will pay A\$15.125 million for a 25% share and APPF will pay A\$45.375 million for a 75% share of the centre, excluding acquisition costs.

Pakenham Place shopping centre is located in one of the highest growth corridors of Melbourne, and the primary trade area of the centre is forecast to grow at an average population growth rate of 6.0% per annum over the next 10 years.

Lend Lease will also undertake the property and development management of the asset.

Further details are included in the attached media statement.

Yours faithfully
LEND LEASE CORPORATION LIMITED

S J SHARPE
Company Secretary

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

Telephone +612 9236 6111
Facsimile +612 9252 2192
www.lendlease.com



Media Statement

APPF and Lend Lease Retail acquire Pakenham Place shopping centre in South East Melbourne

5 December 2006

Australian Prime Property Fund Retail ("APPF") and Lend Lease Retail (Lend Lease") today announced they had exchanged contracts to purchase Pakenham Place shopping centre, a sub-regional centre located to the south east of Melbourne

The shopping centre is located in the town centre of Pakenham, 57 kms and approximately 45 minutes' drive from the Melbourne CBD.

Lend Lease Retail CEO, David Hutton, said: "The purchase reflects the Company's strategy to actively pursue retail assets in strong growth areas."

APPF and Lend Lease acquired Pakenham Place shopping centre from Lenora Group of Victoria, a privately owned company, for A\$60.5 million. Lend Lease will also undertake property and development management of the asset.

"Pakenham Place shopping centre is in one of the highest growth areas of Melbourne and, via active management and expansion, we are confident the centre can provide significant community benefits, whilst delivering superior investment returns," Mr Hutton said.

Delfin Lend Lease has been active in Pakenham since 2001 and is currently developing the Lakeside Pakenham residential community in joint venture with Cardinia Shire Council, which will eventually be home to 6,500 residents.

The centre currently comprises a Target discount department store, a Safeway supermarket, a Coles supermarket, associated speciality stores and adjoining land. The centre has a total GLA of approximately 16,000 sqm and parking for 750 cars.

The primary trade area of the centre, represented by the outer south-eastern suburbs of Melbourne, is forecast to grow at an average population growth rate of 6.0% per annum over the next 10 years. Pakenham has also been identified as a major activity centre under the State Government's "Melbourne 2030 – Planning for Sustainable Growth" plan and is currently benefiting from significant road and rail transport improvements.

Tarun Gupta, Fund Manager of APPF, said: "With significant expansion potential, the acquisition provides an opportunity to acquire a high growth asset in one of Australia's fastest growing regions."



"Quality retail assets with the capacity to be expanded are scarce and we are pleased to have secured this opportunity for our investors," he said.

Upon completion, the APPF Retail portfolio will comprise interests in 10 quality retail assets, with gross assets of approximately A\$2.5 billion.

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Further information:

Tarun Gupta
Fund Manager – APPF
Tel: 02 9237 5623

David Hutton
CEO – Lend Lease Retail Asia Pacific
Tel: 02 9236 6777