



Westpac Funds Management Limited

ABN 28 085 352 405

Level 8, 255 Elizabeth Street

SYDNEY NSW 2000 Australia

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2 September 2005

Company Announcements
Australian Stock Exchange
20 Bridge Street
SYDNEY NSW 2000

**WESTPAC OFFICE TRUST (ASX CODE: WOTCA):
WOOLWORTHS NATIONAL SUPPORT OFFICE**

On 4 August 2005, the Directors of Westpac Funds Management Limited, the responsible entity ("Responsible Entity") of the Westpac Office Trust (the "Trust"), announced that it had, through a Sub-trust, paid a \$241.7 million option fee to Woolworths (Project Finance) Pty Limited relating to a proposed investment in the new Woolworths National Support Office located in the Norwest Business Park at Baulkham Hills, Sydney (the "New Property").

As contemplated in the Product Disclosure Statement lodged with the Australian Securities and Investments Commission on 26 August 2005 (the "PDS"), the Directors of the Responsible Entity are pleased to announce that today the Sub-trust accepted a call offer from Woolworths (Project Finance) Pty Limited relating to the New Property.

The Sub-trust now has an Agreement for Lease of the New Property from Woolworths (Project Finance) Pty Limited and an Agreement for Sub-lease of the New Property to Woolworths Limited, as explained in the PDS.

Yours faithfully,

Anna O'Connell
Company Secretary