



**Ashley Moir**  
Company Secretary  
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7 September 2005

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

Dear Sir,

**Re: Brisbane's Green Square Gets Green Light**

Please find attached a copy of a media release to be issued today by Leighton Properties Pty Limited, a wholly owned subsidiary of Leighton Holdings Limited.

Yours faithfully  
LEIGHTON HOLDINGS LIMITED

ASHLEY MOIR  
Company Secretary



LEIGHTON PROPERTIES

## **MEDIA RELEASE**

### **Brisbane's Green Square Gets Green Light**

**7 September 2005**

Leighton Properties \$180 million Green Square Project received the go-ahead yesterday, when Brisbane City Council (BCC) reached final agreement with the developer, Leighton Properties Pty Ltd. The agreement follows Leighton Properties appointment as preferred developer following a public Expression of Interest process.

The two hectare site located in Fortitude Valley, is owned by the BCC who currently operate a Council Works depot from the site. Leighton Properties will acquire two sites totaling 9,000m<sup>2</sup> from Council as part of the agreement.

The 5-star environmentally rated project involves construction and integrated turn-key fitout of–

- a 15,500m<sup>2</sup> A grade office building including 350 parking bays, to be leased back by BCC for a 20 year term with an initial net rent of approx. \$7.2 million; and
- a High Tech Utility Building (accommodating four Council Departments), and
- a Community Facility Centre, Pocket Park and an affordable housing development.

Linking the Valley, Bowen Hills and the Royal Brisbane Hospital, Brisbane Lord Mayor Campbell Newman said the project would be a catalyst for Council's Urban Renewal Plan.

"This landmark development will achieve the status of world's best practice for the delivery of a broad range of local government services in partnership with the private sector," Councillor Newman said.

"In addition to providing for Council's long term accommodation needs, the project will also deliver a broad range of community outcomes, including a community centre which will accommodate a diverse range of groups, which are currently spread across multiple locations and facilities."

Queensland Manager and Director of Leighton Properties, Bob Borger, said he was delighted Leighton Properties had been chosen to develop the Green Square mixed-use precinct.

"The site sale and leaseback pre-commitment by the BCC is the largest transaction in the market for the last three years. The size and scale of the development is a reflection of the strength of Brisbane office market and the Queensland economy."

Mr Borger said Leighton Properties will also develop a further 8,000m2 of office space and 150 cars on the second site acquired from Council.

“The project will create a major plaza on St Paul’s Terrace that aligns with the retail and pedestrian boulevard on the RNA masterplan,” Mr Borger said.

“There are a number of user groups with large requirements over the next 2 to 3 years. Tenants in making accommodation decisions are looking for certainty of outcomes. The BCC pre-commitment gives us a great foundation for an additional building in the longer term.”

The Lord Mayor said Council had selected Leighton Properties because of its innovative solution and its expertise in delivering complex projects such as the recently completed \$220 million mixed-use MacArthur Centre.

Construction will commence on site next month.

**Media Inquiries:**

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(Images of the proposed development are available by contacting Bob Borger)