



13 December 2007

**Ashley Moir**  
Company Secretary  
**Leighton Holdings Limited**  
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Company Announcements Office  
Australian Stock Exchange Limited  
Level 4  
20 Bridge Street  
SYDNEY NSW 2000

Dear Sir

**Re: Leighton Properties sells its half share in Brisbane office tower for \$210 million**

Please find attached a copy of a media release entitled "\$210 million sale raises international investment in Queensland" to be issued by Leighton Properties Pty Limited, a wholly owned subsidiary of Leighton Holdings Limited.

Yours faithfully  
LEIGHTON HOLDINGS LIMITED

ASHLEY MOIR  
Company Secretary

# THE FUTURE@WORK

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## MEDIA RELEASE

### **\$210 million sale raises international investment in Queensland**

Leighton Properties has sold its half share in the 400 George Street CBD joint venture development to HSBC Trinkaus for \$210 million. The other 50% share in 400 George Street is being developed with Grosvenor Australia.

The sale, which settled on 13<sup>th</sup> December 2007, shows the international interest in Brisbane's commercial property market.

HSBC is the world's third largest bank and 400 George Street marks HSBC Trinkaus' first property investment in Australia.

Mark Gray, Leighton Properties' Managing Director, said the sale was consistent with our strategy of de-risking and on-selling developments at appropriate milestones.

"We welcome HSBC Trinkaus to Australia and look forward to a strong and continuing relationship," he said.

Leighton Properties' Director and Queensland Manager Andrew Borger said the sale proved 400 George Street's calibre as a landmark development as well as demonstrating the growing confidence in Brisbane as an investment destination.

"The North Quarter precinct alone is injecting more than \$4.1 billion of commercial property over the next five years into Brisbane's CBD," he said.

"The Brisbane market is booming and this sale to HSBC Trinkaus is just the start of future international investment.

"Leighton Properties still has an ongoing interest in the project and will continue to jointly manage with Grosvenor the development, construction and leasing until its completion.

"We are proud of 400 George Street and pleased to have sold the project on such a strong footing," said Mr Borger.

Joint Venture partner Grosvenor Australia will continue to own its half share in the project.

400 George Street is 30 percent leased with a Heads of Agreement in place for a further 7,200 square metres to a large private company, taking pre-commitments to approximately 20,000 square metres.

Tenants will benefit from the high level access to amenities and proximity to major services offered by this new generation office tower.

The commercial design offer now includes access flooring which provides absolute versatility and flexibility for configuring power and data.

This additional feature is becoming the international benchmark in commercial design for facilitating access to primary office services.

The construction of the landmark 33 storey (42,000 square metres) CBD development is well underway (by Thiess) and on schedule for completion in mid 2009.

Leighton Properties has two other significant commercial projects underway in Fortitude Valley - Green Square, Queensland's first 5 Star Green Square development (approximately 45,000 square metres) and HQ (approximately 42,000 square metres).

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For 400 George Street enquiries contact:

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Artist's impression available