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

Re: Valad to buy Leighton Properties' Home Central Kawana Development

Dear Sir

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 and Valad Property Group.

Yours faithfully
LEIGHTON HOLDINGS LIMITED

ASHLEY MOIR
Company Secretary



15 March 2005

ASX Announcement/Press Release: VPG/LEI

VALAD PURCHASES LEIGHTON'S HOME CENTRAL™ KAWANA DEVELOPMENT

Valad today announced the purchase of a new bulky goods retail centre on Queensland's Sunshine Coast – to be named Home Central™ Kawana - from Leighton Properties.

Under the development agreement, Valad will purchase the land and Leighton Properties will guarantee the delivery and leasing of a premium quality bulky goods centre.

The forecast cost of Home Central™ Kawana will be approximately \$86.8 million assuming a target net income of \$6.4 million pa net, capitalised at a 7.37% yield. The price will vary depending on the net income achieved.

Valad will progressively fund the purchase of the completed centre during construction and receive a return of 7.5% on all funds drawn down until completion in mid 2006.

Valad Managing Director, Peter Hurley, said: "We are delighted to be working with Leighton Properties on this project. The purchase of this development and Home Central Bankstown means that the funds received from the sale of Australia Post House are now fully re-invested in higher growth assets."

Valad Fund Manager, Chris Packett said "We are expecting strong growth from the centre, reflecting its superb location and design. Urbis JHD estimate the population in the catchment spends 6% more than the Queensland average on homemaker purchases and will grow at 3.3%pa."

"This growth corridor is a highly sought after location by traders and we are expecting long term outperformance from the centre," he said.

The centre will have an approximate area of 33,610sqm comprising eight individual buildings catering for up to thirty two tenancy areas, ranging between 300m² to 8,610m². On site parking for 779 (1:43 m²) cars will be provided with a central traffic light controlled main access from Kawana Way, a major sub-arterial.

According to Urbis JHD, the centre's primary trade area will encompass the Caloundra Council areas of Kawana Waters, Buddina, Warana and Currimundi; with secondary northern and south catchments extending towards Buderim / Maroochydore and Caloundra / Golden Beach respectively.

The demographic profile reflects a community characterised by solid income and home ownership levels; with high levels of household formation that are likely to generate above average levels of spending on homewares and bulky goods items.



Bob Borger, Leighton Properties' Queensland Manager, said "the project is currently in the early stages of lease marketing, with strong interest received to date from several major anchor tenants."

Leighton will provide a rent guarantee for two years from completion on any vacant tenancies. The structure of the agreement provides strong financial incentive for Leighton to achieve leasing targets. Valad and Leighton Properties will be working in partnership to achieve the best tenancy mix.

Bob Borger also said, "the 7 hectare property was ideally located on Kawana Way and was part of the Kawana Business Village. The property was zoned for the intended use and was adjacent to the planned Kawana Waters Town Centre."

This is the fourth Home Central™ Centre owned by Valad and Valad's fifth bulky goods property. On completion of the project, and assuming no further acquisitions or disposals, Valad's investment in bulky goods will be \$ 200 million and overall asset weightings will be:

Office	45%
Bulky Goods	34%
Self-Storage	21%

For further information please contact

Valad Property Group	Leighton
Peter Hurley Managing Director 02 8257 6608 0412 422 002	Bob Borger Queensland Manager 07 3229 8938 0412 731 208

Valad Property Group

VPG is an integrated, diversified property investment and property fund management company that offers products for institutional and retail investors across the risk/return spectrum

Leighton Properties, a wholly owned subsidiary of Leighton Holdings Limited, was established in 1972 and has completed more than 70 property developments around Australia. In Queensland, major projects include the recently completed \$220m Macarthur Chambers project, the Noosa Viridian resort development and the 503 St Paul's Terrace development.