



**Ashley Moir**  
Company Secretary  
**Leighton Holdings Limited**  
ABN 57 004 482 982  
Level 5, 472 Pacific Highway  
St Leonards NSW 2065, Australia  
PO Box 1002  
Crows Nest NSW 1585, Australia  
[www.leighton.com.au](http://www.leighton.com.au)  
T (02) 9925 6666  
F (02) 9925 6005

19 June 2006

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

Dear Sir

**Re: Leighton Properties pre-sells \$480m of property developments to ISPT**

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**

### **Leighton Properties pre-sells \$480.8 million worth of property developments to ISPT**

**Mon 19 June 2006:** Leighton Properties has pre-sold four major property developments to ISPT Pty Limited (as trustee of industry Superannuation Property Trust No 1) for \$480.8 million. The developments include two office towers in Canberra at 18 Marcus Clarke Street and 7 London Circuit, and two office towers in the Green Square multi-use precinct on St Pauls Terrace in Brisbane.

Leighton Properties' Managing Director, Mr Vyril Vella, said that he was very pleased with the sale of the developments, which are currently under construction.

"Current appetite is particularly strong from investors for quality investments such as these. Consistent with Leighton Properties strategy of mitigating risk, it was an opportune time to package the properties and on sell in a single transaction," said Mr Vella.

"Leighton Properties will complete the development of the projects including both the construction and the responsibility for leasing. ISPT will fund the projects during the development period," he said.

"18 Marcus Clarke Street, which is being developed in joint venture with Mirvac, is a glass facaded building that is designed to both relate to nearby older buildings whilst presenting a new modern composition. The Department of Agriculture, Fisheries and Forestry will occupy all of the commercial area of the 27100 m<sup>2</sup> building under a 15 year lease, which contains provision for two further extensions, each of 5 years. Large floor plates with double height voids offered DAFF the stimulating and collegiate workplace it was seeking," said Mr Vella.

"7 London Circuit is a striking curved building responding to the original Walter Burley Griffin Masterplan. The glass curtain walls are topped by a dramatic floating roof that will become a signature element of the Civic landscape.

"The building is formed in two parts with a thru-site atrium. National ICT Australia Limited (NICTA) have fully leased Building A and DAFF have pre-leased 3 of the 5 commercial floors in the second building," said Mr Vella.

"We have contracted the construction of the two Canberra developments to Thiess who commenced work in January this year and are targeting completion in the third quarter of 2007 including the integrated fitouts for both DAFF and NICTA.

"In Brisbane, ISPT will also acquire the commercial components of Leighton Properties' Green Square Development, an urban renewal project on a two hectare site formerly owned by the Brisbane City Council (BCC) which operated as a Council Works depot," he said.

On two parcels of land totalling 9,000m<sup>2</sup>, acquired from the BCC, Leighton Properties are developing a 5-star Green Star environmentally rated project which includes:

- a 17,000m<sup>2</sup> A grade office building (South Tower) including 355 parking bays, to be leased by BCC for a 20 year term; and
- a second A grade office building (North Tower) up to 21,000m<sup>2</sup>.

“Green Square will set a new benchmark for sustainable office development in Queensland with both office towers planned to achieve 5 star Green Star rating. The South Tower leased by the BCC will have the largest floor plates in the fringe, ranging from 2,000 - 4,500m<sup>2</sup> NLA,” said Mr Vella.

“The North Tower, with large typical floors of 1,850m<sup>2</sup> will enjoy 360 degree views to the City, Newstead and the soon to be redeveloped RNA grounds. The two towers will be linked by a 2,500m<sup>2</sup> plaza and retail area.”

“Green Square will be a leading example of the contemporary 21<sup>st</sup> century office park and will also include a gymnasium, pocket park, community centre, residential and a proposed child care centre,” he said.

“Leighton Contractors commenced construction of the Green Square development in October 2005 and are targeting completion of the South Tower at the end of 2007. The North Tower is due for completion in early 2008.”

“We have our best ever pipeline of work with a diverse range of quality industrial, commercial and bulky goods developments underway. This is providing Leighton Properties with a good level of momentum, which should maintain work levels and contributions to the Group for the foreseeable future.”

Ends

**Media Inquiries:**

Mark Gray, Manager NSW, Leighton Properties, (02) 9925 6666  
[www.leightonproperties.com.au](http://www.leightonproperties.com.au)

---

**Leighton Properties**, a wholly owned subsidiary of Leighton Holdings Limited, was established in 1972 and has completed more than 70 commercial and industrial property developments around Australia. In 2005, Leighton Properties reported an operating revenue of \$301 million and is currently progressing property developments worth some \$2 billion in total.

Major projects include the MacArthur Chambers project and the Noosa Viridian resort development in Queensland, the new Westpac Headquarters (KENS) and the Star City Casino in Sydney, and in Melbourne, the 417 St Kilda Road office tower, the Peninsula Lifestyle homemaker centre and 700 Collins Street.

## Appendix

### Properties pre-purchased by ISPT

- 18 Marcus Clarke Street, Civic, ACT
  - 27,100m<sup>2</sup> NLA, 231 cars.
  - 12 levels and 3 basements
  - 100% pre-leased to DAFF
  - A-grade, 4.5 AGBR/5 star Green Star target
  
- 7 London Circuit, Civic, ACT
  - 17,400m<sup>2</sup> NLA, 150 cars.
  - 6 levels and 2 basements
  - 6,500m<sup>2</sup> pre-lease to NICTA
  - 6,350m<sup>2</sup> pre-lease to DAFF
  - A-grade, 4.5 AGBR/5 star Green Star target
  
- Green Square South Tower, St Paul's Terrace, Brisbane
  - 17,000m<sup>2</sup>, 355 cars
  - 100% pre-leased to BCC for 20 years
  - A grade, 4.5 AGBR / 5 star Green Star commitment
  - 5 levels and 2 basements
  - High Tech Utility Building (accommodating four Council Departments),
  - Community Facility Centre and proposed Child Care
  - Pocket Park
  - Affordable housing development.
  
- Green Square North Tower, St Paul's Terrace, Brisbane
  - Up to 21,000m<sup>2</sup> NLA and 165 cars
  - A grade, 4.5 AGBR, 5 star Green Star commitment
  - 13 levels and 2 basements

(Images of the developments are available by contacting Stephen Rayleigh of Leighton Properties on 02 9925 6859 or [stephen.rayleigh@lpl.com.au](mailto:stephen.rayleigh@lpl.com.au))