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400 GEORGE STREET, BRISBANE CBD IS OFFICIALLY OPENED

3 December 2009

Brisbane's newest CBD commercial tower 400 George Street was opened on 02 December 2009 with 93% of the building leased.

400 George Street is a joint-venture development of Grosvenor Australia and Leighton Properties and comprises 43,956 square metres (47,315 square feet) of A-grade office and retail space over 34 floors. It is jointly owned by HSBC Trinkaus and Grosvenor Australia.

The building was opened by the Premier of Queensland, The Honourable Anna Bligh MP, at an onsite function this evening, which was attended by 180 industry leaders.

The building features sustainability measures to minimise energy and water use and has achieved a 5 Star Green Star – Office Design v2 rating from the Green Building Council of Australia.

Grosvenor Australia Chief Executive Officer, Rob Kerr, said tenants would continue to benefit from the building's unique offer.

"By delivery a high quality sustainable development which includes extensive views, natural light and large efficient floor plates, 400 George has been able to attract a diverse mix of high profile tenants," Mr Kerr said.

"400 George is an example of Grosvenor's commitment to high quality office developments in prime cities worldwide. It is not only significant for Grosvenor Australia, but internationally 400 George Street represents one of the largest office developments for the Grosvenor Group"

Leighton Properties Managing Director, Mark Gray, said the leasing take-up achieved was an outstanding result, particularly given the market conditions of the past year.

"The success of 400 George Street recognises the quality of the building and its location. We are delighted to be celebrating the official opening of this flagship development, which sets a new benchmark for contemporary workplaces in the CBD," Mr Gray said.

400 George Street has attracted a variety of leading state and national office tenants from both the public and private sector, including:

- Lihir Services Australia (a subsidiary of Lihir Gold Ltd)
- Cooper Grace Ward Lawyers
- Preschool Services Australia
- The Queensland Department of Environment and Resource Management
- A Federal Government department
- The Barristers Group.

The building offers onsite childcare and an exciting food retail space – 400 Food – which includes the Groove Train restaurant, the Chocolate Soldier café, LR Sushi, Salads & More, MYO, Box & Bowl, Bell's Kitchen and Twisted Grill.

400 George Street caters for a variety of transport options. It includes 290 bike racks and secure parking for 221 cars and is situated within 200 metres of the Roma Street train station and 100 metres of the new King George Square bus terminal. It is also directly linked to Brisbane's South Bank cultural and arts precinct via the new Kurilpa Bridge.

Along with Leighton Properties and Grosvenor Australia, the delivery team included major construction contractor, Thiess. Over 1,000 workers were engaged on site through the duration of construction.

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For further information:

Angela Case
Marketing and Communications Manager
Grosvenor Australia
Direct Line +61 (2) 8227 7264
Mobile +61 (0) 406 467 270
Email angela.case@grosvenor.com

Notes to editor

About the joint venture

400 George Street is a joint venture between Leighton Properties and Grosvenor Australia. The developers enjoy a long-term relationship and each party brings financial strength and depth of experience to the partnership. Previously, Leighton Properties and Grosvenor Australia have successfully delivered a Green Star-rated office tower in Sydney.

About Grosvenor

Grosvenor is a privately owned property group with offices in 17 of the world's most dynamic cities. It has five regional investment & development businesses in Britain & Ireland, the Americas, Continental Europe, Australia and Asia Pacific. Its international fund management business operates across all these markets. As at 31 December 2008, these six businesses had total assets under management of £12.6bn. Unusually for a private company, Grosvenor publishes a full Annual Report & Accounts, available at www.grosvenor.com.

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Leighton Properties

Leighton Properties is one of Australia's leading property development companies with offices in Sydney, Melbourne and Brisbane. As part of the Leighton Group, Leighton Properties has the resources to deliver complex development solutions.

Leighton Properties has over 30 years' experience in large commercial, industrial, residential, retail, public and leisure developments with work in hand of approximately \$5 billion. Over the last 10 years, Leighton Properties has accumulated a wealth of knowledge in sustainability and has delivered Australia's largest and greenest mixed-use 6 Star Green Star rated development, with another large scale CBD development due to commence shortly at 145 Ann Street, Brisbane.

About 400 George Street

400 George Street is an A-grade office and retail tower of 43,529 square metres over 34 floors in Brisbane's CBD. It has been awarded a 5-Star Green Star – Office Design v2 rating through the Green Building Council of Australia and incorporates measures to minimise energy and water use and encourage tenants to contribute to the sustainability of the building through environmentally sensitive fit-out. The building is jointly owned by HSBC Trinkaus and Grosvenor Australia.

www.400george.com