

SUSTAINABILITY ANNOUNCEMENT

Knight Frank



Investment Property Databank and Property Council of Australia co-launched the much anticipated IPD Green Property Index at the recent Green Cities conference held in Melbourne.

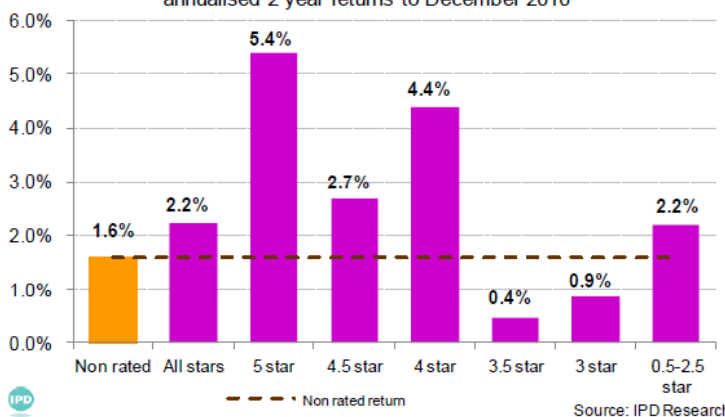
The index tracks and compares investment performance of commercial buildings that have been awarded an environmental performance rating from Green Star, NABERS Energy and NABERS Water over the last two years, to December 2010.

The index is an Australian first, offering comprehensive and credible data to demonstrate that along with being socially and environmentally satisfying, investing in a sustainable asset can also be financially rewarding. The results indicate that the investment performance of an environmentally rated building is significantly greater to that of a non-rated building, by up to 400 basis points.

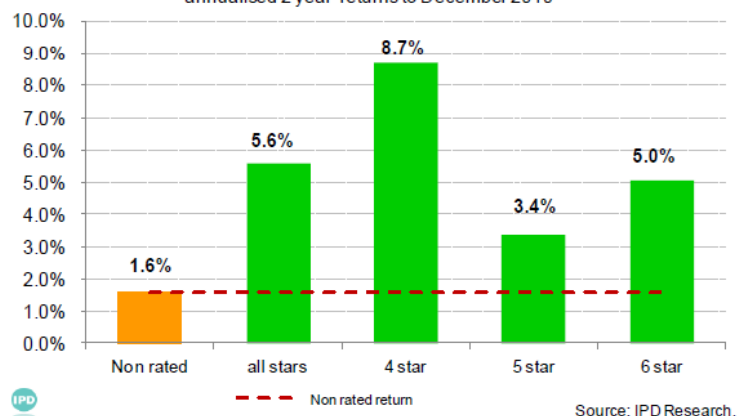
Knight Frank's National Director of Research, Matt Whitby, believes that "over time, the index will become a major part of the investment landscape and will be reflected in valuation, and of course, start to deliver higher rentals and returns for landlords."

For more information, please visit: www.ipd.com

NABERS Energy: returns for office
annualised 2 year returns to December 2010



Green Star: returns for office market
annualised 2 year returns to December 2010



Source: Index Snap Shot "Launch of the First Green Investment Index" - IPD.

Knight Frank can assist you with NABERS ratings, Energy Management Plans and many other services. Please contact one of our offices for further information:

Adelaide

Level 25
Westpac House
91 King William St
Adelaide SA 5000
D 08 8233 5222
F 08 8231 0443

Brisbane

Level 11
AMP Place
10 Eagle St
Brisbane QLD 4000
D 07 3246 8888
F 07 3229 5436

Canberra

Level 9
SAP House, Cnr
Bunda & Akuna Sts
Canberra ACT 2600
D 02 6230 7855
F 02 6230 7844

Melbourne

Level 31
360 Collins St
Melbourne
VIC 3000
D 03 9602 5722
F 03 9670 1314

Perth

Level 10
Exchange Plaza
2 The Esplanade
Perth WA 6000
D 08 9325 2533
F 08 9325 6918

Sydney

Level 18
Angel Place
123 Pitt St
Sydney NSW 2000
D 02 9036 6666
F 02 9036 6660