



161 Castlereagh Street

Sydney

161 Castlereagh Street, Sydney is a new Premium-Grade office tower featuring 54,000 sqm of accommodation over 43 floors. Combined with unrivalled views and a landmark design, the asset will provide new and dynamic public spaces complete with 2,800 sqm of premium ground level retail, extensive transport, parking and wide range of amenities in a prominent Sydney CBD location.

GWOF's 50% interest in the project has been acquired for an expected total of \$378 million which will be funded on a cost to complete basis. The asset is already 76% pre-committed to ANZ and Freehills on 15 and 10 year leases respectively. Developer and co-owner Grocon are taking the development risk by providing a rent guarantee for two years from practical completion.

Overview

Ownership Interest	50%
Acquired	April 2010
Asset Quality	Premium Grade
Construction/Refurbishment	Due for completion mid 2013

Property Details

Office	54,450 sqm
Retail	3,350 sqm
Car Parking Spaces	100
Typical Floor Plate	1,500 sqm
Income (6 Months)	N/A
GWOF Fair Value	\$97.3m

Key Tenants

	Area (sqm)
ANZ	23,770
Freehills	20,120