



One One One Eagle Street Brisbane

Due for completion in late 2011, One One One Eagle Street, Brisbane is a Premium-Grade 64,000 sqm office tower in Brisbane's prime commercial "Golden Triangle" precinct. The new tower is designed to take advantage of the outstanding location and Brisbane River views and has achieved a 6 Star Green Star Design Rating and is targeting a 5 Star NABERS Energy rating.

The complex will comprise 54 levels of Premium-Grade, side core office accommodation and basement car parking for approximately 100 vehicles.

Overview

Ownership Interest	33.33% GPT 33.33% GWOFF 33.33% Third Party Investor
Acquired	May 2008
Asset Quality	Premium Grade
Construction/Refurbishment	Due for completion late 2011

Property Details

Office	64,000 sqm
Retail	300 sqm
Car Parking Spaces	100
Typical Floor Plate	1,500 sqm
Income (6 Months)	N/A
GPT Fair Value	\$93.3m
GWOFF Fair Value	\$93.3m

Latest Valuation

Value (as if complete, 33.33% share)	\$213.3m
Value (as is, 33.33% share)	\$93.3m
Valuer	Knight Frank
Valuation Date	30 June 2010
Current Capitalisation Rate	6.75%
Terminal Capitalisation Rate	6.75%
Discount Rate	9.00%