



GPT Quarterly Update

SEPTEMBER 2012



MICHAEL CAMERON
CEO AND MANAGING DIRECTOR

CALENDAR

September quarter distribution payment: **16 November 2012**

2012 Annual Result announcement: **February 2013**

December quarter distribution payment: **March 2013**



HIGHPOINT SHOPPING CENTRE, VIC
ARTIST'S IMPRESSION

The GPT Group (GPT) performed well in the third quarter of 2012 and is on track to achieve its upgraded guidance for 2012 of at least 7% earnings per security growth with a payout ratio of no less than 80% of realised operating income. Despite relatively subdued market conditions in all three sectors, strong leasing outcomes across the business delivered an increase in occupancy for all the portfolios. These leasing outcomes, combined with structured rental increases across the majority of the portfolio, support income growth, which is further enhanced by GPT's "optimise and grow" strategic focus.

A distribution per security of 4.7 cents was announced for the quarter, which will be paid on 16 November 2012. In total, the cash distribution for the nine months to September 2012 was 14.2 cents, which represents an increase of 10.1% over the equivalent period last year.

The balance sheet remains in excellent shape with low gearing of 21.4%, up slightly from the half year. In July, GPT priced an increase of \$100 million to its \$150 million 7-year fixed rate MTNs issued earlier in the year, followed by a private placement of an additional \$50 million in MTNs in August. Proceeds of the issues provided additional liquidity to fund short and medium term capital requirements. GPT remains on track for a weighted average cost of debt of 5.7% for the year.

Retail sales growth improved in the September quarter with 2.4% growth in specialty sales. Occupancy across the GPT retail portfolio increased to 99.4% during the quarter, due to a reduction in vacancy in Charlestown Square and Westfield Woden. The digital strategy remains on track for a launch in late November.

The development at Highpoint is progressing well, with the first stage of the development opening fully leased on 18 October 2012 which included the Fresh Food Market and Eco Mall. 85% of specialty shops are now leased and the development remains on track for completion in March 2013. The Wollongong West Keira development is also on track for completion early 2014, with leasing on the project to commence shortly.

The office portfolio performed strongly over the quarter, with a 2.1% increase in occupancy to 95.7% (including signed heads of agreement). This was driven by some significant leasing activity with 14,000 sqm of new leases signed and terms agreed on 59,000 sqm. This included a key leasing transaction at 530 Collins Street in Melbourne, with Suncorp signing a Heads of Agreement over 15,500sqm for a 10 year term taking over the entire space vacated by Allens Arthur Robinson at the end of June 2012.

The logistics and business parks portfolio also performed well over the quarter, with occupancy of 99.0%. A number of heads of agreement have also been signed, with commencement post 30 September, taking out the majority of the remaining vacant space within the portfolio.

GPT's Funds Management business delivered solid performance over the quarter. The one-year total return in GWOF at 30 September 2012 was 11.6%, with GWSCF delivering 5.2%, impacted by the writing off of stamp duty in relation to the Casuarina Square and Westfield Woden acquisitions at 30 June 2012. A capital raising for both funds was launched during the quarter with GWOF seeking equity of up to \$250 million and GWSCF seeking equity of up to

Financial Summary	30 September 2012	30 June 2012
Realised operating income (\$m)	On track to achieve guidance of at least 7% growth in EPS	227.2
Distribution per ordinary security (cents)	4.7 cents (quarter)	4.9 cents (quarter)
Gearing	21.4%	20.2%
Retail occupancy	99.4%	99.1%
Retail specialty sales psm (\$)	8,989	8,981
Office occupancy (incl. HoA)	95.7%	93.6%
Logistics and Business Parks occupancy	99.0%	99.0%

Registered Office:
Level 51, MLC Centre,
19 Martin Place, Sydney NSW 2000
www.gpt.com.au

*All values in this report are shown in Australian dollars.

GPT
The GPT Group

\$500 million. A total of \$211.5 million was raised for GWOF by 30 September 2012, with the raising expected to be completed fully subscribed due to significant demand in excess of the remaining equity available. A total of \$161 million was raised for GWSCF by the end of the quarter, including the \$100 million investment by GPT.

GPT's leadership position in sustainability continued to be recognised during the quarter, through the receipt of a number of prestigious awards and a leadership ranking in two international sustainability indices:

- GPT was announced as the most sustainable real estate company in the 2012/13 Dow Jones Sustainability Index;
- Charlestown Square was awarded a gold award for Sustainable Design at the International Council of Shopping Centres Asia Pacific Shopping Centre Awards;
- GPT was announced as the 2012 Global Real Estate Sustainability Benchmark Oceania region retail sector leader; and
- GPT won three awards at the 2012 NSW Green Globe Awards including Best Built Environment Sustainability Award for GPT's work environment as well as sharing the top award for Best Energy Efficiency Strategy and Best Business Sustainability Strategy.

As we plan for 2013, GPT continues to focus on its key strategic priorities - optimise and grow. Optimisation is focused on ensuring the business continues to deliver strong results and meet its performance targets. This will be achieved through rental growth, expense discipline, capital and portfolio management. Our growth strategy is focused on ensuring the business can accelerate its performance through its growth platforms of Funds Management, development, other profit sources and acquisitions.

Yours sincerely,



Michael Cameron
CEO and Managing Director



ONE ONE ONE EAGLE STREET, BRISBANE

Portfolio Update

RETAIL

GPT's retail portfolio, totalling \$4.9 billion as at 30 September 2012, includes a portfolio of assets held on the Group's balance sheet and an investment in the GPT Wholesale Shopping Centre Fund (GWSCF).

Key Operating Metrics ¹	As at 30 September 2012		As at 30 June 2012	
Total Centre Sales per square metre	\$6,809	up 0.8% ²	\$6,799	up 0.4% ²
Specialty Sales per square metre	\$8,989	up 0.8% ²	\$8,981	up 0.4% ²
Specialty Occupancy Costs	17.9%		17.8%	
Occupancy	99.4%		99.1%	
Weighted Average Cap Rate ³	6.11%		6.10%	

1. Excluding development impacted centres
2. Represents the moving annual turnover (MAT) growth for the 12 month period.
3. Reflection of the change in GPTs ownership in GWSCF (Sep 12 - 24.0% vs Jun 12 - 20.1%)

Comparable Change in Retail Sales by Category as at 30 September 2012	
COMPARABLE MAT GROWTH	
Department Store	-2.2%
Discount Department Store	-0.8%
Supermarket	-0.1%
Cinemas	0.2%
Mini Major	1.9%
Other Retail	7.4%
Total Specialties	0.8%
Total Centre	0.8%
SPECIALTY SALES SPLIT	
Mobile Phone	7.5%
Retail Services	5.2%
Food Catering	5.1%
Apparel	0.6%
Food Retail	-1.2%
General Retail	-1.4%
Jewellery	-1.6%
Leisure	-3.5%
Homewares	-8.0%

Excludes development impacted centres (Charlestown and Highpoint).

SPECIALTY MONTHLY SALES GROWTH



Oct-11 Nov-11 Dec-11 Jan-12 Feb-12 Mar-12 Apr-12 May-12 Jun-12 Jul-12 Aug-12 Sep-12

Includes Wollongong Central and Norton plaza from March 2012 and Charlestown Square from July 2012. Excludes highpoint. Represents the growth for the month compared to the corresponding month in the prior year.

MARKET OVERVIEW

Consumers continue to demonstrate higher levels of savings and exercise caution around spending. Despite this, GPT saw an improvement in both retail sales and occupancy over the three months to 30 September 2012.

The portfolio remains well leased with occupancy increasing from 99.1% in June 2012 to 99.4% in September 2012. The number of vacancies reduced from 40 to 31 over the quarter.

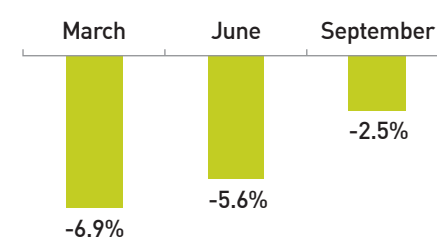
GPT expects retail sales growth to continue to be relatively subdued over the balance of 2012 as consumers remain cautious about the outlook for the economy and rising unemployment, with improved growth anticipated in 2013.

SALES PERFORMANCE

In the GPT portfolio total centre sales and specialty sales were up 1.4% and 2.4% respectively over the September 2012 quarter. August was a particularly strong month with total centre sales up 3.3% and specialties up 6.0%, assisted by the warmer weather.

Portfolio total centre sales and specialty sales were both up 0.8% for the 12 months to 30 September 2012.

QUARTERLY RETAIL LEASING SPREADS*



* Leasing spreads calculated assuming the divestment of GPT's interests in Casuarina and Westfield Woden

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HIGHPOINT SHOPPING CENTRE, VIC

RETAIL PORTFOLIO SALES PERFORMANCE AS AT 30 SEPTEMBER 2012

CENTRE NAME	Owner	Moving Annual Turnover				Occupancy Costs (%)	
		Centre MAT \$PSM	Comparable Centre MAT Growth (%)	Specialty MAT \$PSM	Comparable Specialty MAT Growth (%)	Centre (%)	Specialty (%)
Carlingford Court	GWSCF	6,619	-1.1%	8,722	0.4%	8.6%	16.4%
Casuarina Square	GWSCF/GPT	8,262	2.6%	10,772	2.6%	9.4%	14.8%
Chirnside Park	GWSCF	8,342	0.2%	10,462	1.8%	6.7%	14.2%
Dandenong Plaza	GPT	4,107	-1.1%	6,698	1.8%	11.0%	17.6%
Erina Fair	GPT/APPF	6,106	0.9%	7,668	-0.1%	9.6%	18.4%
Forestway	GWSCF	13,436	-1.3%	10,061	-1.3%	6.9%	15.2%
Melbourne Central Retail	GPT	7,504	3.9%	9,042	2.8%	18.1%	21.2%
Macarthur Square	GWSCF/APPF	6,223	1.4%	9,075	0.5%	10.7%	17.4%
Norton Plaza	GWSCF	14,767	-0.7%	12,054	-5.3%	5.5%	12.4%
Parkmore	GWSCF	6,962	0.6%	8,323	-0.1%	7.8%	14.6%
Rouse Hill Town Centre	GPT	6,158	2.5%	6,585	2.8%	9.7%	16.6%
Sunshine Plaza	GPT/APPF	8,065	-0.1%	10,727	0.8%	10.8%	18.4%
Westfield Penrith	GPT/Westfield	7,071	2.9%	10,362	0.6%	12.3%	20.0%
Westfield Woden	GWSCF/Westfield	6,831	-4.6%	9,302	-2.0%	11.0%	18.6%
Wollongong Central	GWSCF	5,555	0.3%	8,846	-0.7%	13.2%	18.1%
Total Portfolio		6,809	0.8%	8,989	0.8%	10.6%	17.9%
Centres under Development							
Charlestown Square	GPT	5,866	11.9%	8,781	12.9%	11.6%	17.0%
Highpoint	GPT/GWSCF/HPG	5,761	-6.2%	9,388	-3.5%	15.0%	21.2%

GPT reports in accordance with the Shopping Centre Council of Australia guidelines.

EXTERNAL VALUATION SUMMARY

The following assets were externally valued during the September 2012 quarter:

As at 30 September 2012							As at 30 June 2012	
Asset	State	Interest	Date	Valuer	Valuation	Cap rate	Fair value	Cap rate
GPT portfolio								
Homemaker Maribyrnong	Vic	16.67%	30 Sep 2012	CBRE	\$8.33m	9.00%	\$9.15m	9.00%
GWSCF portfolio								
Homemaker Maribyrnong	Vic	50%	30 Sep 2012	CBRE	\$25.00m	9.00%	\$27.43m	9.00%
Wollongong Central	NSW	100%	30 Sep 2012	Colliers	\$337.00m	6.50%	\$326.16m	6.50%

OFFICE

GPT's office portfolio, totalling \$2.8 billion as at 30 September 2012, includes a portfolio of assets held on the Group's balance sheet and an investment in the GPT Wholesale Office Fund (GWOF).

Key Operating Metrics	As at 30 September 2012	As at 30 June 2012
Occupancy (Incl. signed leases)	93.2%	90.6%
Occupancy (Incl. HoA)	95.7%	93.6%
Weighted Average Lease Expiry (WALE) (years by income)	5.1 years	4.8 years
Weighted Average Capitalisation Rate (WACR)	7.00%	7.01%
Leases Signed	48,998 sqm	35,026 sqm
Terms Agreed	59,130 sqm	27,484 sqm

MARKET OVERVIEW

During the last two quarters there was softening in demand in all major cities reflecting cautiousness in Australian businesses. Despite this, GPT increased its occupancy by 2.1% over the period. Most markets will be under supplied over the next two to three years which will continue to support market fundamentals.

Over the past 12 months Sydney has posted a healthy net effective rental growth rate of 5.9% however, underlining this has been a decline in net absorption. Sydney recorded mildly positive net absorption for the quarter, with the sub-lease vacancy rate remaining unchanged. The overall vacancy rate has remained stable as supply has been limited.

Melbourne has experienced a reasonable increase in supply

and a significant softening in demand over the last 12 months, resulting in a decline in net effective rents of 5%. Melbourne showed negative net absorption over the quarter, with a growing amount of sublease supply and new construction impacting the market over the next 12 to 18 months.

Brisbane has performed well over the last 12 months achieving net effective rental growth of 6.2%. It has benefitted from strong demand and moderate levels of supply. Whilst demand softened in the third quarter, this is also being matched by tight supply.

Investment yields have been stable over the past 12 to 18 months, however, the bias is for tightening given the levels of domestic and offshore interest for quality prime property and the large spread between property cap rates and bond yields.

Office Market	Prime Vacancy 30 Sep 2012	Prime Vacancy 30 Jun 2012	Prime Net Face Rent Growth Sept 2012 Quarter	Net Absorption Sept 2012 Quarter
Sydney	9.1%	9.3%	0.8%	430 sqm
Melbourne	6.4%	6.0%	0.0%	- 19,572 sqm
Brisbane	6.8%	8.2%	-0.3%	10,773 sqm

Source: Jones Lang LaSalle Research

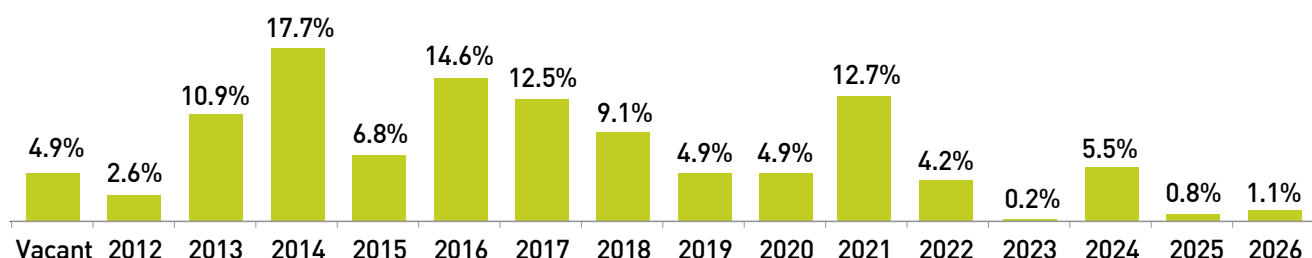
LEASING UPDATE

Leasing within GPT's office portfolio (GPT and GWOF) comprised 14,000 sqm for the quarter, as well as another 59,000 sqm being at Heads of Agreement stage. Occupancy levels increased to 95.7% (including signed heads of agreements). Key Leasing achievements for the September quarter included:

- Citigroup signed a Heads of Agreement for 18,500 sqm at 2 Park Street, Sydney for a ten year term from 2014;

- Suncorp signed a Heads of Agreement for 15,500sqm at 530 Collins Street, Melbourne for a ten year term from 2013; and
- Signed leases over various full floors, part floors and suites in Australia Square, MLC Centre, 2 Park Street, and Melbourne Central Tower.

OFFICE LEASE EXPIRY PROFILE BY AREA AS AT 30 SEPTEMBER 2012



EXTERNAL VALUATION SUMMARY

The following assets were externally valued during the September 2012 quarter:

As at 30 September 2012						As at 30 June 2012	
Asset	State	Interest	Valuer	Valuation	Cap rate	Fair Value	Cap rate
GWOF							
The Zenith, Chatswood	NSW	50%	Colliers	\$116.5m	8.50%	\$116.0m	8.50%
800/808 Bourke Street	Vic	100%	Knight Frank	\$353.0m	7.25%	\$347.1m	7.25%
28 Freshwater Place	Vic	50%	M3	\$115.0m	7.00%	\$110.5m	7.00%

LOGISTICS AND BUSINESS PARKS

GPT's logistics and business parks portfolio, totalling \$958.7 million as at 30 September 2012, consists of 27 high quality traditional logistics and business park assets located in Australia's major industrial and business park areas.

Key Operating Metrics	As at 30 September 2012	As at 30 June 2012
Occupancy	99.0%	99.0%
Weighted Average Lease Expiry (WALE)	5.9 years	6.1 years
Weighted Average Capitalisation Rate (WACR)	8.34%	8.36%
Leases signed	2,695 sqm	44,711 sqm

MARKET OVERVIEW

The national industrial market continues to be characterised by low supply and low vacancy. With tenants more inclined to renew at expiry, rental growth in most markets has been flat to positive with available space falling in most prime markets. The pre lease market remains soft although enquiry levels have improved. Investment yields between prime and secondary stock continues to widen with a bias for compression on prime yields.

The economic outlook suggests that demand within the industrial sector will continue to remain positive. Prime net rents are forecast to continue to grow with the 10 year outlook forecast to slightly exceed inflation. National prime yields are forecast to continue to tighten with strong demand for prime assets.

Industrial Market	Current Prime Net Rent	Prime Net Rental Growth (Q4 11 - Q3 12)	Current Prime Yield Range	Prime Yield Movement (Q4 11 - Q3 12)
Sydney (Central West)	\$109/m ²	2.60%	8% - 8.75%	Flat
Melbourne (North)	\$67/m ²	1.30%	8.25% - 9.5%	Flat
Brisbane (Trade Coast)	\$124/m ²	0.50%	7.75% - 8.25%	Down 25 basis points

Source: Jones Lang LaSalle Research

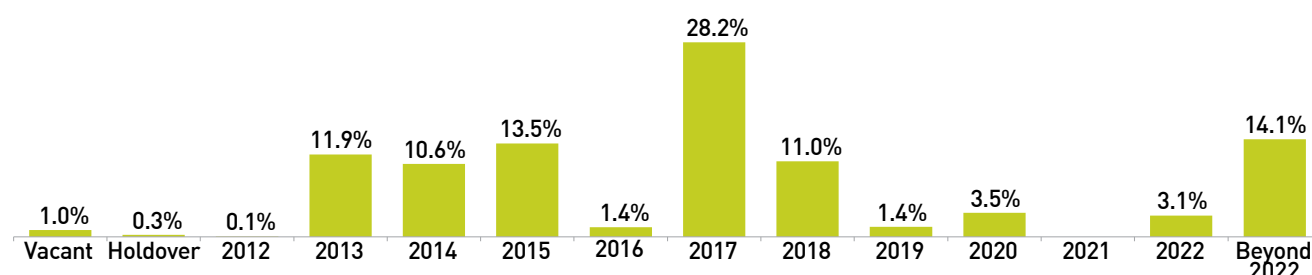
ACQUISITION UPDATE

On 6 August 2012, GPT announced the acquisition of two NSW logistics assets, 83 Derby Street, Silverwater and 10 Interchange Drive, Eastern Creek for a total of \$53.6 million at a combined yield of 8.2%. These acquisitions are in line with GPT's strategy to increase its exposure to quality logistics property.

LEASING UPDATE

GPT's asset management team signed two leases during the September quarter totalling 2,695 square metres. A number of heads of agreement have also been signed, with commencement post 30 September, taking out the majority of the remaining vacant space within the portfolio.

LOGISTICS AND BUSINESS PARKS LEASE EXPIRY PROFILE BY AREA AS AT 30 SEPTEMBER 2012



Development

RETAIL DEVELOPMENTS

HIGHPOINT SHOPPING CENTRE, VIC

Interest	GPT 16.67% GWSCF 50% Highpoint Property Group 33.3%
Cost	GPT \$50.0m GWSCF \$150.0m
Target Yield	GPT 10% ¹ GWSCF 7%
Target Development IRR	GPT 15% GWSCF 12%
Completion	March 2013

1. Includes fees received by GPT.

Highpoint is being expanded by 30,000 sqm bringing the first David Jones to Western Melbourne in addition to approximately 100 specialty shops.

The \$300 million project commenced in March 2011 and is programmed for completion in the first quarter of 2013.

Leasing is progressing well with 85% of specialty shops leased.

The first stage of the development opened fully leased on 18 October 2012 which included the Fresh Food Market and Eco Mall.



WOLLONGONG CENTRAL - WEST KEIRA, NSW

Interest	GWSCF 100%
Cost	\$224.0m
Target Yield	7%
Target Development IRR	11%
Completion	March 2014

The Wollongong – West Keira development will deliver a unique retail experience with an extension of 18,000 sqm. This responds directly to the needs of the Wollongong community by addressing a significant undersupply of food retail in Wollongong's city centre.

Anchor tenants have been secured (Coles supermarket and the relocation of JB HiFi) and leasing of the 80 additional specialty shops will commence towards the end of 2012.



OFFICE DEVELOPMENTS

161 CASTLEREAGH STREET, NSW

Interest	GWOF 50%
Cost	\$380m
Target Yield	6.7%
Completion	Mid 2013

161 Castlereagh Street is a new 54,800 sqm premium grade office tower in the Sydney CBD under construction. Development is on track for completion in mid 2013.

85% of available space is leased to both ANZ and Freehills with a 24 month rent guarantee on the vacant space.



150 COLLINS STREET, VIC

Interest	GWOF 100%
Cost	\$181m
Target Yield	6.7%
Completion	Q3 2014

150 Collins Street is a new 20,000 sqm A grade office tower with Premium Grade services in the Melbourne CBD under construction. Development is on track for completion in the third quarter of 2014.

71% of available space is leased to Westpac with a 24 month rent guarantee on the vacant space.



Funds Management

At 30 September 2012, GPT had a total of 25 assets under management with a total value of \$6.4 billion across the Group's two Australian funds, the GPT Wholesale Office Fund (GWOF) and the GPT Wholesale Shopping Centre Fund (GWSCF).

GPT WHOLESALE OFFICE FUND Performance Overview

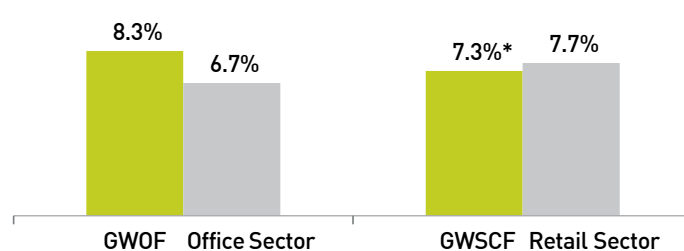
Key Operating Metrics	30 September 2012	30 June 2012
GPT's Ownership Interest (%)	20.9%	22.6%
GPT's Ownership Interest (\$)	\$660.8m	\$658.8m
Number of assets	14	14
FUM	\$3,544m	\$3,565m
Gearing	8.3%	15.4%
One Year Total Return (post-fees)	11.6%	10.7%

GPT WHOLESALE SHOPPING CENTRE FUND Performance Overview

Key Operating Metrics	30 September 2012	30 June 2012
GPT's Ownership Interest (%)	24.0%	20.1%
GPT's Ownership Interest (\$)	\$473.1m	\$375.1m
Number of assets	11	11
FUM	\$2,874m	\$2,842m
Gearing	29.4%	30.8%
One Year Total Return (post-fees)	5.2%	6.3%

FUNDS MANAGEMENT PERFORMANCE

3 year returns



Fund Performance	GWOF	Office Sector	GWSCF	Retail Sector
3 months	2.0%	1.5%	1.5%	1.4%
1 year	11.7%	8.2%	5.2%	7.7%
3 years	8.3%	6.7%	7.3%	7.7%

Source: Mercer / IPD Australian Pooled Property Fund Index as at 30 September 2012
Note IPD index does not include fund expenses other than management fee.

* The GWSCF one-year and three-year performance has been impacted by writing off stamp duty in relation to the Casuarina and Woden acquisitions at 30 June 2012.

GROWTH

GWOF commenced an equity raise of up to \$250 million in August 2012 with a first close at the end of September 2012. A total of \$211.5 million was raised (\$177.5 million from existing investors and \$34 million from new investors). With significant demand in excess of the remaining equity available, the fund is expecting the raise to be fully subscribed in the near future.

GWSCF commenced an equity raise of up to \$500 million in August 2012 with a first close at the end of September 2012. A total of \$161 million (including GPT's \$100 million investment) was raised from existing investors. Of this quantum, \$60 million was received post quarter end.

GPT continues to focus on growth opportunities for the business. To support this, a senior appointment was made to the team during the quarter.

Capital Management

During the quarter the Group further lengthened its debt maturity profile and diversified sources of debt by accessing the domestic debt capital market for the second and third time this year. GPT also actively recycled capital with the partial divestment of the Newcastle CBD site and the purchase of logistics assets in Eastern Creek and Silverwater in Western Sydney.

GPT MEDIUM TERM NOTES ISSUES (MTN)

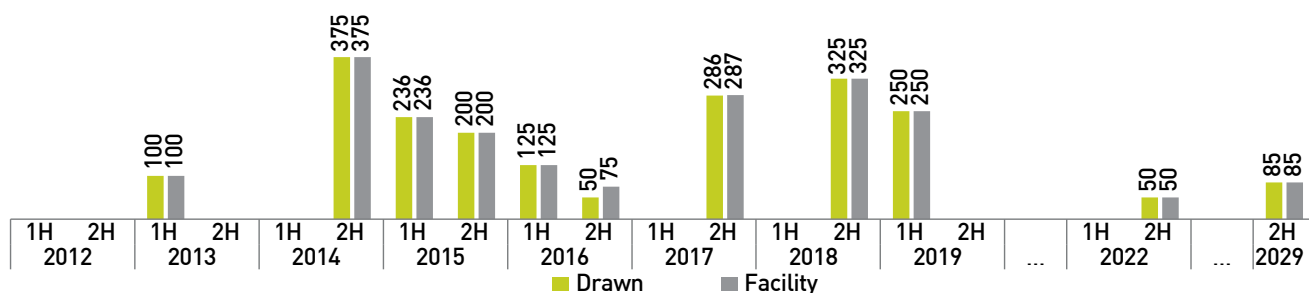
In July GPT priced an increase of \$100 million to its \$150 million 7-year fixed rate MTN issued earlier in the year. Later in August GPT privately placed \$50 million of 10-year MTNs with three investors. Proceeds provided additional liquidity to fund short and medium term capital requirements. This is consistent with GPT's capital management strategy to diversify sources of borrowing as well as maintaining a long average debt maturity. The MTNs were priced at a margin of 220 and 225 basis points respectively, resulting in an interest rate of 5.49% and 5.9%. The MTNs are rated in line with GPT's corporate rating, being Standard & Poor's A- (stable) and Moody's Investors Service A3 (stable).

GPT Credit Metrics	30 September 2012	30 June 2012
Credit Ratings	A- (stable) / A3 (stable)	A- (stable) / A3 (stable)
Total Debt	\$2,082.0m	\$1,912.0m
Net Gearing	21.4%	20.2%
Weighted average cost of debt	5.25%	5.32%
Weighted average term to maturity	4.7 years	5.0 years
Forecast weighted average cost of debt for 2012	5.7%	5.7%

GPT Debt (Face Value)	Equivalent (\$M)
Bonds	\$596.0m
Bank Facilities	\$1,486.0m
Total Drawn Debt	\$2,082.0m
Total of GPT Debt Facilities	\$2,108.2m
Undrawn Debt Liquidity	\$26.2m

GPT Interest Rate Management	Equivalent (\$M)
Current Swaps	\$1,325.0m
Fixed Rate Bonds	\$234.0m
Total Hedged	\$1,559.0m
Unhedged	\$523.0m
Total Debt	\$2,082.0m

DEBT MATURITY PROFILE AS AT 30 SEPTEMBER 2012



GPT Hedging Position	Average Rate on hedged balance excl. margins	Principal amount of derivative financial instruments (\$m)	Principal amount of fixed rate borrowings (\$m)
30 September 12	3.80%	\$1,325m	\$234m
30 September 13	4.46%	\$1,440m	\$235m
30 September 14	4.47%	\$1,240m	\$235m
30 September 15	4.55%	\$940m	\$385m
30 September 16	4.80%	\$590m	\$385m
30 September 17	4.90%	\$590m	\$385m
30 September 18	5.28%	\$590m	\$385m

Contact Information

For further information please contact

Michael Cameron	CEO & Managing Director	+61 2 8239 3565
Mark Fookes	CFO	+61 2 8239 3518
Wendy Jenkins	Group Investor Relations Manager	+61 2 8239 3732
Tanny Mangos	Group Communications Manager	+61 2 8239 3857