

April 2, 2009

Mr.Dennis Leong, Mr.John Wright and Mrs.Kara Nicholls
Company Secretary
Macquarie Office Trust
c/o Macquarie Office Management Limited
Level 7 No. 1 Martin Place
SYDNEY NSW 2000
Fax: +61 2 8232 6510


Company Announcements Office
Australian Securities Exchange
Exchange Centre
20 Bridge Street
SYDNEY NSW 2000
Fax: +61 2 9778 0999

Dear Sir/Madam,

Notice of Initial Substantial Holder

Please find attached 2 sets of ASIC Form 603 issued by Sumitomo Mitsui Financial Group, INC. and Sumitomo Mitsui Banking Corporation under section 671B of the Corporations Act 2001(Cwlth)

Your sincerely



Takafumi Funaba

E-mail:Funaba_Takafumi@dn.smbc.co.jp

Form 605Corporations Act 2001
Section 671B**Notice of ceasing to be a substantial holder**

To Company Name/Scheme Macquarie Office Trust
 ACN/ARSN 093 016 838

1. Details of substantial holder (1)

Name Sumitomo Mitsui Banking Corporation (27.5% shareholder of Sumitomo Mitsui Asset Management Company, Limited)
 ACN/ARSN (if applicable) N/A

The holder ceased to be a substantial holder on 25/03/2009 (Sumitomo Mitsui Asset Management Company, Limited notified us on 31/03/2009)

The previous notice was given to the company on 25/02/2009

The previous notice was dated 25/02/2009

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (4)	Consideration given in relation to changes (5)	Class (6) and number of securities affected	Person's votes affected
See Annexure A					

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	

4. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Sumitomo Mitsui Banking Corporation	1-2, Yurakucho 1-chome, Chiyoda-ku Tokyo 100-0006, JAPAN
Sumitomo Mitsui Asset Management Company, Limited	Atago Green Hills MORI Tower 28F, 2-5-1 Atago, Minato-Ku, Tokyo, 105-6228, Japan
Japan Trustee Services Bank, Ltd	Harumi Island Triton Square Tower Y 8-11, Harumi 1-Chrome, Chuo-ku, Tokyo 104-6107
ABN AMRO Asset Management (Asia) Ltd	43/F, Cheung Kong Center, 2 Queen's Road, Central, Hong Kong

Signature

print name Hiroshi Kobayashi capacity: Director and General Manager

sign here  date 01/04/2009

Annexure A

This is Annexure A of 1 page referred to in Form 605 Notice of ceasing to be a substantial holder.

Signed:



Print Name: Hiroshi Kobayashi

Capacity: Director and General

Manager

Date: 01-Apr-2009

Macquarie Office Trust (ARSN 093 016 838)

Date of change	Person whose relevant interest changed	Nature of change (4)	Consideration given in relation to changes (5)	Class (6) and number of securities affected	Person's votes affected
10-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	acquisition of units	\$0.1050	1,367,212	1,367,212
11-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	acquisition of units	\$0.1200	7,497,618	7,497,618
11-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	acquisition of units	\$0.1221	8,820,725	8,820,725
12-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	acquisition of units	\$0.1300	882,073	882,073
12-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	acquisition of units	\$0.1450	3,087,253	3,087,253
13-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	acquisition of units	\$0.1561	10,472,779	10,472,779
18-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	disposal of units	\$0.1782	-7,877,632	-7,877,632
18-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	acquisition of units	\$0.1800	500,000	500,000
19-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	disposal of units	\$0.1750	-2,411,746	-2,411,746
19-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	disposal of units	\$0.1767	-2,894,095	-2,894,095
19-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	disposal of units	\$0.1800	-15,242,646	-15,242,646
20-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	disposal of units	\$0.1654	-7,110,897	-7,110,897
23-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	acquisition of units	\$0.1600	20,000	20,000
23-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	disposal of units	\$0.1616	-9,160,616	-9,160,616
24-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	disposal of units	\$0.1718	-18,321,232	-18,321,232
25-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	disposal of units	\$0.1669	-4,084,164	-4,084,164
25-Mar-09	Sumitomo Mitsui Asset Management Company, Limited	disposal of units	\$0.1662	-22,929,739	-22,929,739

Form 605Corporations Act 2001
Section 671B**Notice of ceasing to be a substantial holder**

To Company Name/Scheme Macquarie Office Trust
 ACN/ARSN 093 016 838

1. Details of substantial holder (1)

Name Sumitomo Mitsui Financial Group, ING (100% shareholder of Sumitomo Mitsui Banking Corporation which has 27.5% share of Sumitomo Mitsui Asset Management Company, Limited)
 ACN/ARSN (if applicable) N/A

The holder ceased to be a substantial holder on 25/03/2009 (Sumitomo Mitsui Asset Management Company, Limited notified us on 31/03/2009)

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ABN AMRO Asset Management (Asia) Ltd	43/F, Cheung Kong Center, 2 Queen's Road, Central, Hong Kong

Signature

print name Hiroshi Kobayashi capacity: Director and General Manager

sign here  date 01/04/2009

Annexure A

This is Annexure A of 1 page referred to in Form 605 Notice of ceasing to be a substantial holder.

Signed:



Print Name: Hiroshi Kobayashi

Capacity: Director and General Manager

Date: 01-Apr-2009

Macquarie Office Trust (ARSN 093 016 838)

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