

# MALLESONS STEPHEN JAQUES

Mr Dennis Leong, Mr John Wright and Mrs Kara Nicholls  
Company Secretary  
Macquarie Office Trust  
c/o Macquarie Office Management Limited  
Level 10, 135 King Street  
SYDNEY NSW 2000  
**Fax: (02) 8232 6510**

23 February 2009

Company Announcements Office  
Australian Securities Exchange  
Exchange Centre  
20 Bridge Street  
SYDNEY NSW 2000  
**Fax: 1300 135 638**

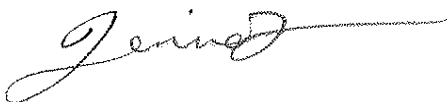
Dear sir/madam

## **Notice of initial substantial holder**

We act for Sumitomo Mitsui Asset Management Company, Limited.

Please find attached an ASIC Form 603 issued by Sumitomo Mitsui Asset Management Company, Limited under section 671B of the Corporations Act 2001 (Cwlth) in relation to units in Macquarie Office Trust (ARSN 093 016 838).

Yours sincerely



Tennie Tam  
Solicitor  
Direct line +61 2 9296 2831  
Email [tennie.tam@mallesons.com](mailto:tennie.tam@mallesons.com)

Nicholas Pappas  
Partner  
Direct line +61 2 9296 2275  
Direct fax +61 2 9296 3883

## Form 603

Corporations Act 2001  
Section 671B

## Notice of initial substantial holder

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

## 1. Details of substantial holder (1)

Name Sumitomo Mitsui Asset Management Company, Limited  
 ACN/ARSN (if applicable) N/A

The holder became a substantial holder on 18/02/2009

## 2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Units	272,982,273	272,982,273	5.95%

## 3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Sumitomo Mitsui Asset Management Company, Limited	Relevant interest arising under section 608(2) of the Corporations Act (relevant interest pursuant to an agreement). Sumitomo Mitsui Asset Management Company, Limited ("SMAM") has appointed ABN AMRO Asset Management (Asia) Ltd., ("AAAM Asia") as investment manager in respect of the securities in column 3. The appointment is made under the following agreements: (a) the Investment Management Agreement dated 30 January 2004 and the Amendment to which dated on 7 March 2008; (b) the Investment Management Agreement dated 31 July 2006; and (c) the Investment Management Agreement dated 18 October 2006. These agreements provide AAAM Asia with the power and authority to instruct Japan Trustee Services Bank, Ltd (registered holder) in relation to the securities in column 3.	272,113,386 units
Sumitomo Mitsui Asset Management Company, Limited	Relevant interest arising under section 608(1) of the Corporations Act (relevant interest pursuant to power to control disposal of securities). SMAM is party to a Trust Agreement dated 18 October 2006 with Japan Trustee Services Bank, Ltd (registered holder) in respect of the securities in column 3. Under the Trust Agreement, SMAM has the power and authority to instruct Japan Trustee Services Bank, Ltd (registered holder) in relation to the securities in column 3.	868,887 units

## 4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Sumitomo Mitsui Asset Management Company, Limited	Japan Trustee Services Bank, Ltd.	Japan Trustee Services Bank, Ltd.	272,982,273 units

#### 5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-Cash	
See Annexure A				

#### 6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

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

#### 7. Addresses

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

Name	Address
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 Kazushi Koizumi

capacity: Head of Fund Accounting & Administration Dept.

sign here

*Kazushi, Koizumi*

date 20/02/2009

**DIRECTIONS**

- (1) If there are a number of substantial holders with similar or related relevant interests (eg a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
  - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
  - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

**Annexure A**

This is Annexure A of 2 pages referred to in Form 603 Notice of initial substantial holder.

Signed: Kazushi, Koizumi Print Name: Kazushi Koizumi  
 Capacity: Head of Fund Accounting &  
 Administration Dept. Date: 20-Feb-09

**Macquarie Office Trust (ARSN 093 016 838)**

Holder of relevant interest	Date of acquisition	Consideration (per unit)	Class and number of units
Sumitomo Mitsui Asset Management Company, Limited	As below	As below	As below
Japan Trustee Services Bank, Ltd.	2008/8/29	\$ 1.040000	3,100
Japan Trustee Services Bank, Ltd.	2008/10/6	\$ 0.706100	827,129
Japan Trustee Services Bank, Ltd.	2008/10/6	\$ 0.706100	14,287
Japan Trustee Services Bank, Ltd.	2008/10/6	\$ 0.706100	58,020
Japan Trustee Services Bank, Ltd.	2008/10/7	\$ 0.728100	718,811
Japan Trustee Services Bank, Ltd.	2008/10/7	\$ 0.728100	12,416
Japan Trustee Services Bank, Ltd.	2008/10/7	\$ 0.728100	50,422
Japan Trustee Services Bank, Ltd.	2008/10/8	\$ 0.708100	920,369
Japan Trustee Services Bank, Ltd.	2008/10/8	\$ 0.708100	15,897
Japan Trustee Services Bank, Ltd.	2008/10/9	\$ 0.686500	1,585,438
Japan Trustee Services Bank, Ltd.	2008/10/10	\$ 0.639400	1,713,987
Japan Trustee Services Bank, Ltd.	2008/10/13	\$ 0.697800	4,758,849
Japan Trustee Services Bank, Ltd.	2008/10/14	\$ 0.756259	3,366,539
Japan Trustee Services Bank, Ltd.	2008/10/14	\$ 0.741800	3,639,501
Japan Trustee Services Bank, Ltd.	2008/10/16	\$ 0.671600	3,563,428
Japan Trustee Services Bank, Ltd.	2008/10/17	\$ 0.680200	1,783,514
Japan Trustee Services Bank, Ltd.	2008/10/20	\$ 0.688700	902,433
Japan Trustee Services Bank, Ltd.	2008/10/20	\$ 0.688700	426,064
Japan Trustee Services Bank, Ltd.	2008/10/22	\$ 0.676400	1,942,935
Japan Trustee Services Bank, Ltd.	2008/10/22	\$ 0.676400	917,314
Japan Trustee Services Bank, Ltd.	2008/10/31	\$ 0.299900	486,113
Japan Trustee Services Bank, Ltd.	2008/11/6	\$ 0.394800	3,484,507
Japan Trustee Services Bank, Ltd.	2008/11/6	\$ 0.394800	156,188
Japan Trustee Services Bank, Ltd.	2008/11/7	\$ 0.359095	2,043,848
Japan Trustee Services Bank, Ltd.	2008/11/7	\$ 0.359095	91,613
Japan Trustee Services Bank, Ltd.	2008/11/10	\$ 0.385387	1,489,335
Japan Trustee Services Bank, Ltd.	2008/11/10	\$ 0.385387	66,757
Japan Trustee Services Bank, Ltd.	2008/11/11	\$ 0.373783	6,525,111
Japan Trustee Services Bank, Ltd.	2008/11/12	\$ 0.382919	2,939,685
Japan Trustee Services Bank, Ltd.	2008/11/17	\$ 0.320000	1,249,626
Japan Trustee Services Bank, Ltd.	2008/11/17	\$ 0.319754	3,823,939
Japan Trustee Services Bank, Ltd.	2008/11/17	\$ 0.320000	100,520
Japan Trustee Services Bank, Ltd.	2008/11/17	\$ 0.319754	307,599
Japan Trustee Services Bank, Ltd.	2008/11/18	\$ 0.310826	7,497,751
Japan Trustee Services Bank, Ltd.	2008/11/18	\$ 0.310826	603,122
Japan Trustee Services Bank, Ltd.	2008/11/19	\$ 0.309500	2,635,664
Japan Trustee Services Bank, Ltd.	2008/11/19	\$ 0.309500	212,014
Japan Trustee Services Bank, Ltd.	2008/11/20	\$ 0.283000	2,746,737
Japan Trustee Services Bank, Ltd.	2008/11/20	\$ 0.283000	220,948
Japan Trustee Services Bank, Ltd.	2008/12/1	\$ 0.301400	1,227,884
Japan Trustee Services Bank, Ltd.	2008/12/1	\$ 0.301400	76,521

Holder of relevant interest	Date of acquisition	Consideration (per unit)	Class and number of units
Japan Trustee Services Bank, Ltd.	2008/12/2	\$ 0.270000	736,730
Japan Trustee Services Bank, Ltd.	2008/12/2	\$ 0.270000	45,913
Japan Trustee Services Bank, Ltd.	2008/12/15	\$ 0.260000	25,000
Japan Trustee Services Bank, Ltd.	2008/12/15	\$ 0.260000	20,000
Japan Trustee Services Bank, Ltd.	2008/12/17	\$ 0.205000	40,000
Japan Trustee Services Bank, Ltd.	2008/12/29	\$ 0.200000	120,437,208
Japan Trustee Services Bank, Ltd.	2008/12/29	\$ 0.200000	1,693,443
Japan Trustee Services Bank, Ltd.	2008/12/29	\$ 0.200000	6,844,835
Japan Trustee Services Bank, Ltd.	2009/1/8	\$ 0.245000	53,000
Japan Trustee Services Bank, Ltd.	2009/1/21	\$ 0.210000	70,000
Japan Trustee Services Bank, Ltd.	2009/1/27	\$ 0.187500	284,785
Japan Trustee Services Bank, Ltd.	2009/1/29	\$ 0.205000	6,463,701
Japan Trustee Services Bank, Ltd.	2009/1/29	\$ 0.205000	536,299
Japan Trustee Services Bank, Ltd.	2009/1/30	\$ 0.197300	7,664,214
Japan Trustee Services Bank, Ltd.	2009/1/30	\$ 0.197300	635,906
Japan Trustee Services Bank, Ltd.	2009/1/30	\$ 0.190000	70,000
Japan Trustee Services Bank, Ltd.	2009/2/5	\$ 0.155000	180,000
Japan Trustee Services Bank, Ltd.	2009/2/11	\$ 0.150000	8,812,746
Japan Trustee Services Bank, Ltd.	2009/2/17	\$ 0.139300	5,510,136
Japan Trustee Services Bank, Ltd.	2009/2/17	\$ 0.139300	78,965
Japan Trustee Services Bank, Ltd.	2009/2/18	\$ 0.145000	360,000
Japan Trustee Services Bank, Ltd.	2009/2/18	\$ 0.144100	49,098,255
Japan Trustee Services Bank, Ltd.	2009/2/18	\$ 0.144100	703,619