

Macquarie Office Management Limited
ABN 75 006 765 206
AFS Licence No. 247075
A Member of the Macquarie Group of Companies

Manager of Macquarie Office Trust

No 1. Martin Place
SYDNEY NSW 2000
GPO Box 4294
SYDNEY NSW 1164
AUSTRALIA

Telephone +61 2 8232 3333
Investor Services +61 2 8232 3737
Fax +61 2 8232 6510
Country Callers 1300 365 585
Internet
www.macquarie.com.au/reits

UNIT REGISTRY
c/- Link Market Services Limited
Level 12, 680 George Street
Sydney NSW 2000
Locked Bag A14
Sydney South NSW 1235
Telephone 1300 303 063
Email
macquarie@linkmarketservices.com.au

15 June 2009



Macquarie Office Trust

QUINTANA CAMPUS, CALIFORNIA UPDATE

Macquarie Office Trust (ASX:MOF) and its joint venture partner Maguire Properties, Inc today announced they have entered into negotiations with the loan administrator in relation to certain events of default under the Loan Agreement at Quintana Campus (Quintana) in Irvine, California. Macquarie Office Trust has an 80% interest in the 414,595 sqft property.

As previously announced in December 2008, the Receiver for Quintana's primary tenant, Washington Mutual Bank (WAMU), elected to relinquish the majority of its Quintana lease effective March 2009 without being obliged to pay any compensation, as permitted under US law.

The unexpected relinquishment of the leases reduced the occupancy of Quintana by approximately 250,000 sqft to 40% effective March 2009, resulting in a significant reduction in the cash flows for the property and a weighted average lease expiry of 2.3 years.

The property has a CMBS loan of US\$106 million (Trust share US\$84.8 million), due to mature in December 2011. The loan is not cross-collateralised or cross-defaulted with any other debt held by Macquarie Office Trust or Maguire Properties, Inc.

The joint venture partners have determined that additional equity will not be provided to support the payment of debt service on the loan or a recapitalisation of the asset.

The joint venture partners are currently working with the loan administrator to find an outcome satisfactory to all parties.

As at 31 December 2008, Quintana was independently valued at US\$108.6 million (Trust share US\$86.9 million).

For more information on recent announcements of Macquarie Office Trust go to www.macquarie.com.au/mof.

None of the entities referred to in this document is an authorised deposit-taking institution for the purposes of the Banking Act (Commonwealth of Australia) 1959, and their obligations do not represent deposits or other liabilities of Macquarie Bank Limited ABN 46 008 583 542 ("MBL"). MBL provides a limited AUD17.5 million guarantee to the Australian Securities and Investments Commission in respect of Corporations Act obligations of Macquarie Office Management Limited as a responsible entity of managed investment schemes. MBL does not otherwise guarantee or provide assurance in respect of these entities, the performance of funds managed by Macquarie Office Management Limited or the repayment of capital.

For further information, please contact:

Adrian Taylor

Chief Executive Officer

Phone: +61 2 8232 4224

Jill Rikard-Bell

Chief Operating Officer

Phone: +61 2 8232 8538

Kylie Butcher

Head of Investor Relations

Phone: +61 2 8232 8516

Media Enquiries

Amanda Gilbert

Public Affairs Manager

Phone: +61 2 8232 8647