

8 September 2010

THE TRUST COMPANY SIGNS AS ANCHOR TENANT AT 20 BOND STREET

The Trust Company (ASX: TRU) today signed a new tenancy agreement at landmark CBD building 20 Bond Street for its Sydney headquarters.

Mid-rise floors have been secured with an expanded footprint to accommodate better work practices and allow for further expansion. The move is a further step in the implementation of our strategic plan, and aligns with our goal to build a high performance team culture committed to delivering professional services for our clients.

The existing lease at 35 Clarence Street terminates on 30 April 2011, and the new lease at 20 Bond Street commences from 1 May 2011 for a period of 10 years with a 4 year option.

Please refer to the joint release attached for further information.

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**THE
TRUST
COMPANY**



Iconic 20 Bond Street tower signs The Trust Company

8 September, 2010, Australia – Mirvac (MGR) and ING Office Fund (IOF) as joint owners of 10-20 Bond Street, Sydney are pleased to confirm that The Trust Company, Australia's leading independently-owned professional trustee, has signed a tenancy agreement at 20 Bond Street, located in the heart of Sydney's financial district.

The Trust Company has entered into a ten-year lease (with a four year option) with building owners, Mirvac and ING Office Fund, taking 3,400 square metres on levels 14 to 16 and part 17. The relocation will take place in early 2011, following the building's \$60 million refurbishment which will be fully completed by second quarter calendar year 2011. The property will have an entirely new lobby and interior comprising 35,000 square metres of net lettable area across 31 levels of office space.

Upon completion, 10 - 20 Bond Street will offer premium grade services and amenities. These include: a new lift system with destination calling; active chilled beam air conditioning; gas fired tri-generation power plant; back up power; T5 lighting and intelligent lighting controls; and a state of the art building management control system.

The relocation is a result of the growth aspirations of The Trust Company, which is celebrating its 125th anniversary this year. The agreement also includes rights to prominent signage on the exterior of the building.

"The Trust Company is delighted to be moving into this premium Sydney CBD location. The reputation of the 20 Bond Street address resonates with our vision to be Australia's pre-eminent trustee. The building's impressive sustainability credentials and targeted 5 Star NABERS Energy rating were of significant importance, as well as the superior building services and central location close to the cities main transport hubs," said John Atkin, CEO of The Trust Company.

"The limited supply of high-quality commercial space offering premium grade services in this part of the CBD, has led to strong demand from the market," said Tino Tanfara, CEO of ING Office Fund.



“We welcome the decision of The Trust Company to relocate to 20 Bond Street as the anchor tenant. The building has historically housed some of the biggest names in financial services and with this significant upgrade Mirvac, along with joint owners ING Office Fund, have ensured this tradition will continue,” said Andrew Butler, Mirvac’s CEO Investment.

Once relocated, staff of The Trust Company will be ideally placed to take advantage of the many amenities of Sydney’s financial core and Circular Quay precinct. The building also features an onsite café bar and Fitness First gym.

10 - 20 Bond Street will incorporate secure parking, showers, lockers and bicycle bays in the basement. Tenants will benefit from highly efficient floorplates creating a light and spacious work environment further enhanced by cityscape and harbour views.

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About ING Office Fund

ING Office Fund (ASX code: IOF) is an externally managed ASX listed real estate investment trust and is included in the S&P/ASX100 index. The Fund is a leading owner and manager of investment grade office buildings and receives rental income from a tenant register comprised predominately of Government and blue chip tenants. IOF has total assets under management of \$2.7 billion with investments located in core business markets throughout Australia, US and Europe.

About Mirvac

Mirvac is a leading integrated real estate group, listed on the Australian Securities Exchange ("ASX") with activities across the investment and development spectrum. Established in 1972, Mirvac has more than 38 years of experience in the real estate industry and has an unmatched reputation for delivering quality products and services across all of its businesses.

About The Trust Company

Since inception 125 years ago, The Trust Company has grown to be one of the largest trustees in Australia. Today it employs more than 240 people across Australia and Asia Pacific, and holds a market capitalisation in excess of \$185 million.

The Trust Company is Australia's leading property and infrastructure custodian. With over \$73bn under custody, we can act as the custodian or bare trustee of the listed and unlisted trusts or funds across a wide variety of asset classes.