

ASX announcement

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1 Homebush Bay Drive
Building C, Level 3
Rhodes NSW 2138

02 9767 2000

PO Box 3307
Rhodes NSW 2138

australand.com.au

11 June 2014

Australand Subordinated Step-Up Exchangeable Trust Securities (ASSETS)

Australand Property Group ("Australand") refers to the Proposal received from Frasers Centrepoint Limited (FCL) dated 3 June 2014 and wishes to advise it has sought an indication from FCL of its intentions in relation to ASSETS in the context of the Proposal.

Attached to this announcement is a copy of FCL's response.

Issued by

Bev Booker
Group Company Secretary
M 0400 713 297
T +61 2 9767 2000
E bbooker@australand.com.au

Investor enquiries

Kieran Pryke
Chief Financial Officer
T +61 2 9767 2000
E kpryke@australand.com.au

Frasers Centrepoint Limited

(formerly known as Centrepoint Properties Ltd)
(INCORPORATED IN THE REPUBLIC OF SINGAPORE)



Strictly Private and Confidential

5 June 2014

Mr Bob Johnston
Australand Property Group
1 Homebush Bay Drive
Building C, Level 3
Rhodes, NSW, 2138

Dear Bob,

Australand Subordinated Step-up Exchangeable Trust Securities ("ASSETS")

Frasers Centrepoint Limited ("FCL") refers to the confidential, non-binding proposal dated 3 June 2014 ("Proposal"), under which FCL would acquire up to 100% of the issued stapled securities of Australand Property Group ("Australand").

You have requested in your letter of 4 June 2014 that FCL provides an indication of its intentions for the treatment of ASSETS in the context of the Proposal.

FCL's current view is that it would support a decision of the Issuer to proceed with a Redemption or Exchange of the ASSETS at the relevant time within the right prescribed under the terms of the ASSETS. In this regard, as indicated to you in the Proposal, FCL has received highly confident indications from its financial advisers that sufficient funds will be available to undertake any refinancing required by Australand as a result of the offer.

We note that FCL's views remain subject to the ongoing due diligence exercise currently being undertaken. FCL also anticipates that any Implementation Agreement entered into in relation to the Proposal would contemplate the proposed treatment of the ASSETS in the context of the Proposal in further detail.

Yours sincerely

Mr. Lim Ee Seng
Group Chief Executive Officer