


DB RREEF

Managed in partnership with Deutsche Bank 

6 October 2005

The Manager
Australian Stock Exchange Limited
20 Bridge Street
Sydney NSW 2000

DB RREEF Funds Management Limited
ABN 24 060 920 783
Australian Financial Services Licence
Holder

Level 21 83 Clarence Street
Sydney NSW 2000

PO Box R1822
Royal Exchange NSW 1225

Telephone 61 2 9249 9500
Direct 61 2 9249 9040
Facsimile 61 2 9279 3090

Email: tony.dixon@dbreef.com

Dear Sir/Madam

DB RREEF Trust (ASX:DRT) – Market Update

DB RREEF Funds Management Limited as responsible entity for the DB RREEF Trust is pleased to advise the following Market Update.

For further information, please contact

- Institutional Investors: Tony Dixon (02) 9249 9040
- Retail Investors: Karol O'Reilly (03) 9270 4419
- Media inquiries: Tania Alexander (02) 9249 9711

Yours sincerely



Tanya Cox
Company Secretary

DB RREEF TRUST ~ MARKET UPDATE

6 October 2005. Sydney. DB RREEF Funds Management Limited (**DRFM**), as responsible entity of DB RREEF Trust (**DRT**), wishes to provide the following update in respect of its portfolio.

Settlement of Lumley Tower, Auckland

The NZ\$113 million acquisition of Lumley Tower was settled on Thursday, 29th September. The property, which is fully leased, includes total net lettable area of 19,478.8 sqm of commercial office space, 797.4 sqm of storage space and 194 car spaces.

Major tenants include leading legal firms Simpson Grierson Lawyers (8,952.5 sqm) and Minter Ellison Rudd Watts (5,204.2 sqm), and Lumley General Insurance (5,216.8 sqm).

Commercial Portfolio Leasing Update

At 30 September 2005, occupancy in the commercial portfolio was 90.3%, following previously announced expiries including Ernst & Young at 321 Kent Street, Sydney and the Australian Crime Commission at 201 Elizabeth Street, Sydney. The portfolio has an average weighted lease term of 6.0 years, by income.

As a result of ongoing leasing focus across the portfolio, agreements totalling in excess of 50,000 sqm have either been executed as leases or Heads of Agreement, which should enable the portfolio to reach greater than 95% occupancy as at June 2006.

Major new leases executed during the quarter to 30th September, 2005 include the following:

Property	Tenant	Area (sqm)	Term	Commences
45 Clarence St	Brennan IT	1,216.0	10 yrs	1 Oct 2005
45 Clarence St	Benfield Australia	1,255.0	10 yrs	17 Oct 2005
Australia Square	Abbott Tout	5,160.0	10 yrs	1 Jan 2006

In addition to these executed leases, Heads of Agreement encompassing 42,506 sqm (31,611 sqm on an ownership basis) have been signed across eight assets, including

- 321 Kent Street, Sydney (15,339 sqm);
- 130 George Street, Parramatta (11,867 sqm);
- Southgate Complex, Melbourne (3,917 sqm);
- Zenith Centre, Chatswood (2,067 sqm);
- Victoria Cross, North Sydney (1,567 sqm); and
- 201 Elizabeth Street, Sydney (2,125 sqm)

Industrial Portfolio Leasing Update**Australia**

Leasing during the quarter to 30th September 2005 has totalled 22,306 sqm, with a further 8,445 sqm executed under Heads of Agreement. This activity has resulted in occupancy in the portfolio increasing to 98.7%, with a portfolio weighted average lease term of 4.9 years, by income.

Significant leasing transactions completed include the following:

Property	Tenant	Area (sqm)	Term (yrs)	Commences	Type
145 Arthur St, Flemington	Telstra Corporation	3,330.0	3.0	10 Dec 2005	Renewal (R)
Redwood Gardens	Ozito Industries	3,018.0	3.0	27 Jun 2005	Expansion (E)
10-16 South St, Rydalmere	Jar Furniture Imports	2,397.3	3.0	1 Oct 2005	E
Kings Park Industrial Est.	Larson Juhl Australia	2,353.8	5.2	15 Dec 2005	R
Redwood Gardens	Italpro Enterprises	2,221.0	6.0	1 Nov 2005	Option (O)
10-16 South St, Rydalmere	The Mailing House	2,194.7	3.0	1 Oct 2005	R
12 Frederick St, St Leonards	Sanicare	2,049.5	3.0	10 Dec 2005	R
Redwood Gardens	Laser Dies Australasia	1,073.0	2.0	17 Nov 2005	O
Axxess Corporate Park	CR Laser	1,000.0	3.0	1 Feb 2006	O

United States

Recent activity in the US industrial portfolio has increased occupancy to 90.2%, maintaining the continued improvement in the portfolio since acquisition 12 months ago. The portfolio has a weighted average lease term of 3.4 years, by income.

The major leases completed in the period include:

Property	Tenant	Area (sq ft)	Term (yrs)	Commences	Type
9756 Int'l Blvd, Cincinnati	Verst Group Logistics	192,000	3.0	16 Sep 2005	New
3550 Westinghouse Blvd, Charlotte	Detroit Diesel Corp.	104,000	3.0	1 Jul 2005	New

Staff Appointment

DB RREEF Funds Management is pleased to announce the appointment of Tony Dixon as Fund Manager of DRT. Tony has been with the group since January 2005 as Manager, Capital Markets and continues his existing responsibility for Investor Relations.

Contact details

For any further information, please contact:

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| ▪ Institutional investors | Tony Dixon | 02 9249 9040 |
| ▪ Retail Investors | Karol O'Reilly | 03 9270 4419 |
| ▪ Media enquiries | Tania Alexander | 02 9249 9711 |