

19 July 2007

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Dear Sir/Madam

**DB RREEF Trust (ASX: DRT) - San Antonio Texas, USA industrial acquisition**

DB RREEF Funds Management Limited, as responsible entity for DB RREEF Trust (DRT), provides the following update on the acquisition of an industrial portfolio in San Antonio Texas USA.

Please find attached a press release, and an update to the DRT December 2006 Property Synopsis.

For further information, please contact

- Fund Manager - DB RREEF Trust: Ben Lehmann (02) 9017 1266
- Investor Relations: Karol O'Reilly (03) 8611 2930

Yours sincerely



Tanya Cox  
Company Secretary

# DB RREEF Trust (ASX: DRT) US Industrial Acquisition Announcement

19 July 2007

## **DB RREEF Trust (“DRT”) acquires an industrial portfolio in San Antonio, Texas, USA.**

DB RREEF Trust has exchanged contracts to acquire a strategic US\$57.5 (A\$67.8) million portfolio of high quality, newly constructed industrial properties and has entered into a joint venture with Santa Barbara Development Services (SBDC) to develop an additional approximately US\$95.5 (A\$112.7) million of industrial property in San Antonio, Texas. San Antonio is the seventh largest city in the USA, with a thriving local economy and strong property fundamentals, with demand exceeding supply and rental growth projected to continue.

The transaction will be funded by utilising DRT’s existing debt facilities.

Victor Hoog Antink, DB RREEF’s Chief Executive Officer, said “The acquisition is consistent with DRT’s plans to expand our international portfolio further in the industrial and office sectors and grow our development pipeline - this adds to our US\$1.1 (A\$1.3) billion portfolio of properties/developments in the United States. This opportunity was sourced and secured through our international real estate strategic partner RREEF.”

### Acquisition of existing properties:

DRT will acquire an existing industrial portfolio which comprises seven properties containing 10 buildings totalling approximately 1,047,000 square feet (97,269 square metres) in various locations in San Antonio, Texas for US\$57.5 (A\$67.8) million plus acquisition costs. The portfolio includes warehouse, office/service, flex and rail-served industrial property. The majority of buildings are either recently constructed or currently completing construction with anticipated completion in the September quarter of 2007.

Occupancy of the completed properties is 77 per cent with an average lease duration of 7.7 years. The remaining properties under construction are already 52% leased. The anticipated stabilised yield on cost for the existing portfolio is anticipated to be 8%.

### The development portfolio:

In addition to acquiring the existing portfolio, DRT will enter into a joint venture with SBDS (DRT 96.5%, SBDC 3.5%) that will see the acquisition and development of 95 acres (38.4 hectares) of land in two stages.

- Stage 1: will see the development of eight buildings totalling approximately 660,000 square feet (61,316 square metres) for an estimated cost of US\$44.2 (A\$52.2) million over the next 2 years on land that will be acquired in the next two weeks;

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- Stage 2: an option to purchase additional land and develop eight buildings totalling approximately 890,000 square feet (82,683 square metres) for an estimated cost of US\$51.3 (A\$60.5) million.

When completed in 2012 the development portfolio will comprise 16 buildings totalling 1,550,652 square feet (144,060 square metres) located throughout various submarkets in San Antonio with an anticipated cost of US\$95.5 (A\$112.7) million. The buildings to be developed include warehouse, office/service, flex and rail-served industrial property.

All the existing properties and the development properties are located within five business parks strategically located with good access to/from major thoroughfares serving San Antonio.

SBDC will be the local operating partner in the joint venture. SBDC is a San Antonio-based, fully integrated real estate operating company whose principals have an established track record of developing over 12 million square feet (111,4837 square metres) of corporate facilities and industrial developments in Texas and Mexico. On DRT's behalf, RREEF will oversee the development process and ongoing management of the portfolio.

"We have structured the joint venture partnership so that DRT has exclusive access to SBDC's local development land pipeline. This provides the potential for us to grow the joint venture further through select new developments and portfolio acquisitions taking advantage of enhanced return opportunities with an experienced local developer in this attractively located, growing market," Mr Hoog Antink said.

An updated Property Synopsis for this portfolio is attached and can also be found on the DB RREEF web site: [www.dbrreef.com](http://www.dbrreef.com).

For further information, please contact:

Chief Executive Officer	Victor Hoog Antink	(02) 9017 1130
Fund Manager - DB RREEF Trust	Ben Lehmann	(02) 9017 1266
Investor Relations	Karol O'Reilly	(03) 8611 2930

#### About DB RREEF

DB RREEF is one of Australia's largest integrated property groups, with total funds under management as at 31 December 2006 of approx A\$13.0 billion. The listed property portfolio (DRT) comprises approx A\$8.7 billion of direct property assets in Australia, New Zealand, the United States and Europe. The unlisted portfolio comprises approximately A\$4.3 billion of domestic assets. DB RREEF is committed to the long-term integration of sustainability practices throughout its property portfolio. [www.dbrreef.com](http://www.dbrreef.com)

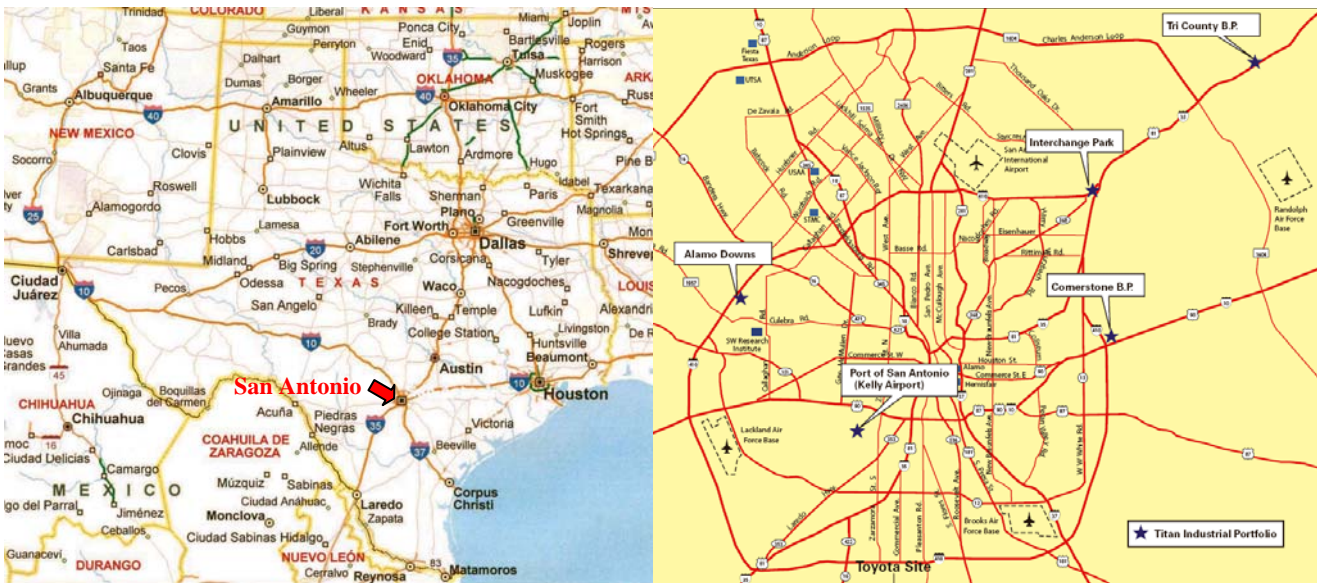
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## Background information on San Antonio, Texas, USA

The city of San Antonio, Texas is the seventh largest city in the US with a current population of nearly 2.0 million, an employment base of 836,000 and strong demographic trends. San Antonio is a large and growing metropolitan area, benefiting from a diverse economy of manufacturing, business services, government, education and health services and is increasingly attractive to logistical/industrial companies moving in to take advantage of the extensive transport networks. Economic growth is above the national US average (averaging 3.6% vs. 2.9%) and this trend is expected to continue. Property fundamentals are also strong with demand exceeding supply and rent growth projected to continue.

San Antonio is strategically located to take advantage of major transport links and main regional and national distribution routes to central US states and nationally via the major east-west interstate route I-10 and North through to Canada. Its proximity to the Mexico border and the I-35 NAFTA highway facilitates cross-border business south into Mexico. Two thirds of US-Mexico cross border trade moves through San Antonio.



# DB RREEF Trust

## San Antonio Industrial Portfolio

July 2007



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# Existing property portfolio<sup>1</sup>



8161 Interchange Parkway, San Antonio

<sup>1</sup> Purchase of the existing property portfolio will be conducted in 3 stages with the first closing in July 2007 and completion of acquisition expected in October 2007.



### Cornerstone Building 1, 5411 Interstate 10 East, San Antonio

Cornerstone Building 1 is a 108,000sf, multi-tenant designed office/warehouse facility on 6.10 acres. The building features concrete tilt-wall panels, a standing seam metal roof system, ESFR sprinklers, 30' clear height, 120' concrete truck courts and 50 dock high overhead doors. 78 parking spaces are available for tenants. The building is currently under construction with completion expected by August 2007.

#### Details

Building Type	Warehouse/Distribution
Ownership (%)	100
Title	Fee Simple
Zoning	Industrial
Year Built	2007 (under construction)
Site Area (acres)	6.10
Lettable area ('000sf)	108.0
Site Coverage (%)	41
Number of Buildings	1
Number of Suites	TBD
Average Suite Size ('000sf)	TBD
Office Content (%)	10
Parking Space	78
Acquisition Date	August 2007
Purchase Price (excl. acq. costs) (US\$/m)	5.00
Book Value (\$'m)	
Independent Valuation Date	
Independent Valuation (US\$/m)	
Exit Capitalisation Rate (%)	7.50
Average Passing Rent (US\$/m <sup>2</sup> )	0.00
Average Market Rent (US\$/m <sup>2</sup> )	4.15
Discount Rate (%)	
Major Tenant	TBD
Occupancy (%)	0
Weighted Lease Term by Income (years)	
Available (%)	100
Year 2007 (%)	0
Year 2008 (%)	0
Year 2009 (%)	0
Year 2010 (%)	0
Year 2011 (%)	0
Year 2012 (%)	0
Year 2013 (%)	0
Year 2014 (%)	0
Year 2015 (%)	0
Year 2016+ (%)	0



### Cornerstone Building 2, 1228 Cornerway Boulevard, San Antonio

Cornerstone Building 2 is a 180,000sf, multi-tenant designed office/warehouse facility on 11.02 acres. The building features concrete tilt-wall panels, a standing seam metal roof system, ESFR sprinklers, 30' clear height, 120' concrete truck courts and 54 dock high overhead doors. 243 parking spaces are available for tenants. The building is currently under construction with completion expected by August 2007.

#### Details

Building Type	Warehouse/Distribution
Ownership (%)	100
Title	Fee Simple
Zoning	Industrial
Year Built	2007 (under construction)
Site Area (acres)	11.02
Lettable area ('000sf)	180.0
Site Coverage (%)	38
Number of Buildings	1
Number of Suites	TBD
Average Suite Size ('000sf)	TBD
Office Content (%)	10
Parking Space	243
Acquisition Date	August 2007
Purchase Price (excl. acq. costs) (US\$/m)	8.25
Book Value (\$'m)	
Independent Valuation Date	
Independent Valuation (US\$/m)	
Exit Capitalisation Rate (%)	7.50
Average Passing Rent (US\$/m <sup>2</sup> )	0.00
Average Market Rent (US\$/m <sup>2</sup> )	4.15
Discount Rate (%)	
Major Tenant	TBD
Occupancy (%)	0
Weighted Lease Term by Income (years)	
Available (%)	100
Year 2007 (%)	0
Year 2008 (%)	0
Year 2009 (%)	0
Year 2010 (%)	0
Year 2011 (%)	0
Year 2012 (%)	0
Year 2013 (%)	0
Year 2014 (%)	0
Year 2015 (%)	0
Year 2016+ (%)	0



### 402 Tayman Road, Port of San Antonio - Site 1

Port of San Antonio Site 1 is a four building, 56,000sf rail trans-load facility located on 12.6 acres. 7.3 acres of the total site are used as a lay-down yard. The buildings feature steel and concrete construction with metal roofing systems, ESFR sprinkler systems, 16' clear heights, 120' truck courts and a total of 100 dock high and grade level doors.

#### Details

Building Type	Warehouse/Distribution
Ownership (%)	100
Title	Fee Simple
Zoning	Industrial
Year Built	1965/2006
Site Area (acres)	12.60
Lettable area ('000sf)	56.0
Site Coverage (%)	10
Number of Buildings	4
Number of Suites	4
Average Suite Size ('000sf)	14.0
Office Content (%)	0
Parking Space	38
Acquisition Date	July 2007
Purchase Price (excl. acq. costs) (US\$/m)	2.30
Book Value (\$'m)	
Independent Valuation Date	
Independent Valuation (US\$/m)	
Exit Capitalisation Rate (%)	7.50
Average Passing Rent (US\$/m <sup>2</sup> )	3.42
Average Market Rent (US\$/m <sup>2</sup> )	3.50
Discount Rate (%)	
Major Tenant	Rail Link International Inc
Occupancy (%)	100
Weighted Lease Term by Income (years)	
Available (%)	0
Year 2007 (%)	0
Year 2008 (%)	0
Year 2009 (%)	0
Year 2010 (%)	0
Year 2011 (%)	0
Year 2012 (%)	100
Year 2013 (%)	0
Year 2014 (%)	0
Year 2015 (%)	0
Year 2016+ (%)	0



### 302 Tayman Road, Port of San Antonio - Site 2

Port of San Antonio Site 2 is a 360,000sf, multi-tenant office/warehouse facility on 17.03 acres. The building features concrete tilt-wall panel construction, a standing seam metal roofing system, ESFR sprinkler system, 30' clear height, 120' concrete truck court and 180 dock high and rail doors and 2 drive-in doors. Parking for 122 cars will be provided. The building is currently under construction with completion expected by October 2007.

#### Details

Building Type	Warehouse/Distribution
Ownership (%)	100
Title	Fee Simple
Zoning	Industrial
Year Built	2007 (under construction)
Site Area (acres)	17.03
Lettable area ('000sf)	360.0
Site Coverage (%)	49
Number of Buildings	1
Number of Suites	3
Average Suite Size ('000sf)	120.0
Office Content (%)	2
Parking Space	122
Acquisition Date	October 2007
Purchase Price (excl. acq. costs) (US\$/m)	15.75
Book Value (\$'m)	
Independent Valuation Date	
Independent Valuation (US\$/m)	
Exit Capitalisation Rate (%)	7.50
Average Passing Rent (US\$/m <sup>2</sup> )	3.57
Average Market Rent (US\$/m <sup>2</sup> )	3.50-4.00
Discount Rate (%)	
Major Tenant	Fiesta Distributing, Rail Link Intl.
Occupancy (%)	79
Weighted Lease Term by Income (years)	
Available (%)	21
Year 2007 (%)	0
Year 2008 (%)	0
Year 2009 (%)	0
Year 2010 (%)	0
Year 2011 (%)	0
Year 2012 (%)	29
Year 2013 (%)	0
Year 2014 (%)	0
Year 2015 (%)	0
Year 2016+ (%)	50



### 1803 Grandstand Avenue, Alamo Downs

Alamo Downs is a 133,500sf, multi-tenant office/warehouse facility located on 8.50 acres. The building features concrete tilt-wall panel construction, a standing seam metal roofing system, ESFR sprinkler system, 24' clear height, 120' truck court and 17 dock high overhead doors and 1 overhead door ramp. Parking for 216 cars will be provided. The building is currently under construction with completion expected by August 2007.

#### Details

Building Type	Office/Service
Ownership (%)	100
Title	Fee Simple
Zoning	Industrial
Year Built	2007 (under construction)
Site Area (acres)	8.50
Lettable area ('000sf)	133.5
Site Coverage (%)	36
Number of Buildings	1
Number of Suites	3
Average Suite Size ('000sf)	44.5
Office Content (%)	23
Parking Space	216
Acquisition Date	August 2007
Purchase Price (excl. acq. costs) (US\$/m)	10.75
Book Value (\$'m)	
Independent Valuation Date	
Independent Valuation (US\$/m)	
Exit Capitalisation Rate (%)	7.50
Average Passing Rent (US\$/m <sup>2</sup> )	6.68
Average Market Rent (US\$/m <sup>2</sup> )	6.25-7.25
Discount Rate (%)	
Major Tenant	Twigland Fashions
Occupancy (%)	72
Weighted Lease Term by Income (years)	
Available (%)	28
Year 2007 (%)	0
Year 2008 (%)	0
Year 2009 (%)	0
Year 2010 (%)	0
Year 2011 (%)	0
Year 2012 (%)	42
Year 2013 (%)	0
Year 2014 (%)	0
Year 2015 (%)	0
Year 2016+ (%)	30



### 8151 Interchange Parkway, San Antonio

8151 Interchange Parkway is a 72,000sf, multi-tenant office/warehouse facility located on 6.42 acres. The building features concrete tilt-wall panel construction, a 45 mil TPO roofing system, ESFR sprinkler system, 24' clear height, 105' truck court and 17 dock high overhead doors and 2 drive-in doors. Parking for 216 is provided. The building was built in 2006.

#### Details

Building Type	Flex
Ownership (%)	100
Title	Fee Simple
Zoning	Industrial
Year Built	2006
Site Area (acres)	6.42
Lettable area ('000sf)	72.0
Site Coverage (%)	26
Number of Buildings	1
Number of Suites	2
Average Suite Size ('000sf)	36.0
Office Content (%)	75
Parking Space	216
Acquisition Date	July 2007
Purchase Price (excl. acq. costs) (US\$/m)	8.00
Book Value (\$'m)	
Independent Valuation Date	
Independent Valuation (US\$/m)	
Exit Capitalisation Rate (%)	7.50
Average Passing Rent (US\$/m <sup>2</sup> )	9.80
Average Market Rent (US\$/m <sup>2</sup> )	8.00-100.00
Discount Rate (%)	
Major Tenant	Fidelity Information Services Ltd
Occupancy (%)	75
Weighted Lease Term by Income (years)	
Available (%)	25
Year 2007 (%)	0
Year 2008 (%)	0
Year 2009 (%)	0
Year 2010 (%)	0
Year 2011 (%)	0
Year 2012 (%)	0
Year 2013 (%)	75
Year 2014 (%)	0
Year 2015 (%)	0
Year 2016+ (%)	0





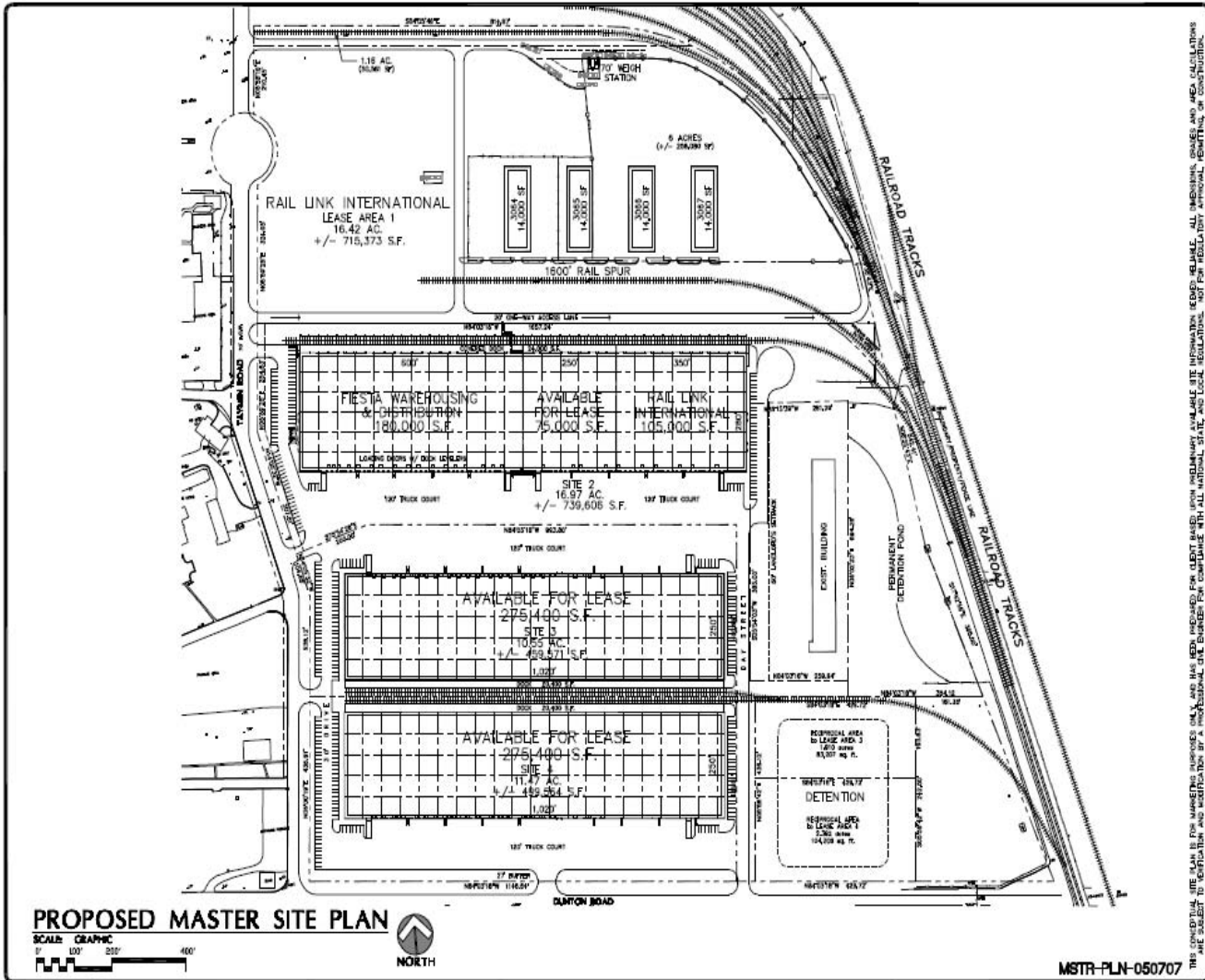
## 8161 Interchange Parkway, San Antonio

8161 Interchange Parkway is a 137,500sf, multi-tenant office/warehouse facility located on 7.3 acres. The building features concrete tilt-wall panel construction, a 45 mil TPO roofing system, ESFR sprinkler system, 24' clear height, 120' truck court and 20 dock high and semi-dock high overhead doors. Parking for 216 cars is provided. The building was built in 2006.

### Details

Building Type	Warehouse/Distribution
Ownership (%)	100
Title	Fee Simple
Zoning	Industrial
Year Built	2006
Site Area (acres)	7.30
Lettable area ('000sf)	137.5
Site Coverage (%)	43
Number of Buildings	1
Number of Suites	3
Average Suite Size ('000sf)	45.8
Office Content (%)	12
Parking Space	216
Acquisition Date	July 2007
Purchase Price (excl. acq. costs) (US\$m)	8.00
Book Value (\$'m)	
Independent Valuation Date	
Independent Valuation (US\$m)	
Exit Capitalisation Rate (%)	7.50
Average Passing Rent (US\$/m <sup>2</sup> )	5.13
Average Market Rent (US\$/m <sup>2</sup> )	4.00-4.25
Discount Rate (%)	
Major Tenant	Lancer FBD Partnership Ltd
Occupancy (%)	77
Weighted Lease Term by Income (years)	
Available (%)	23
Year 2007 (%)	0
Year 2008 (%)	0
Year 2009 (%)	0
Year 2010 (%)	0
Year 2011 (%)	31
Year 2012 (%)	0
Year 2013 (%)	0
Year 2014 (%)	0
Year 2015 (%)	0
Year 2016+ (%)	45

# Development portfolio



THIS CONDITIONAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT USE. IT IS NOT BEING PREPARED FOR CONSTRUCTION. ALL INFORMATION IS UNLESS OTHERWISE SPECIFIED. ALL MEASUREMENTS, DIMENSIONS, SPACES, AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND CORRECTION BY A PROFESSIONAL SURVEYOR. THIS PLAN IS NOT BEING PREPARED FOR CONSTRUCTION. ALL INFORMATION IS UNLESS OTHERWISE SPECIFIED. ALL MEASUREMENTS, DIMENSIONS, SPACES, AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND CORRECTION BY A PROFESSIONAL SURVEYOR. THIS PLAN IS NOT BEING PREPARED FOR CONSTRUCTION.

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**TITAN**  
 INDUSTRIAL DEVELOPMENT

**PROPOSED MASTER SITE DEVELOPMENT**  
 WAREHOUSE DEVELOPMENT  
 SAN ANTONIO, TEXAS

**MP1**

# Development - Phase 1<sup>2</sup>



## 8171 Interchange Parkway, San Antonio

8171 Interchange is a 38,500sf to-be-built concrete tilt-wall office/warehouse building ideally located near the interchange of I-35 and I-410. The building will feature ESFR sprinklers, standing seam metal roof and 161 car parking spaces.

### Details

Zoning	I-1 general industrial
Land area (acres)	3.02
Site coverage %	29.3
Net lettable area ('000sf)	38.5
Construction type	Type II-B concrete tilt up
Car spaces	161
Office content %	75



## 8181 Interchange Parkway, San Antonio

8181 Interchange is a 43,000sf to-be-built concrete tilt-wall office/warehouse building ideally located near the interchange of I-35 and I-410. The building will feature ESFR sprinklers, Standing Seam Metal roof and 167 car parking spaces.

### Details

Zoning	I-1 general industrial
Land area (acres)	3.00
Site coverage %	32.9
Net lettable area ('000sf)	43.0
Construction type	Type II-B concrete tilt up
Car spaces	167
Office content %	75

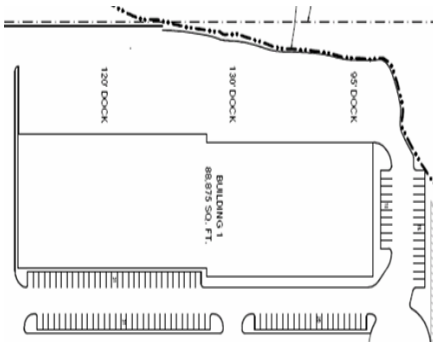


## 8191 Interchange Parkway, San Antonio

8191 Interchange is a 42,000sf to-be-built concrete tilt-wall office/warehouse building ideally located near the interchange of I-35 and I-410. The building will feature ESFR sprinklers, standing seam metal roof and 102 car parking spaces.

### Details

Zoning	I-1 general industrial
Land area (acres)	2.30
Site coverage %	41.9
Net lettable area ('000sf)	42.0
Construction type	Type II-B concrete tilt up
Car spaces	102
Office content %	60

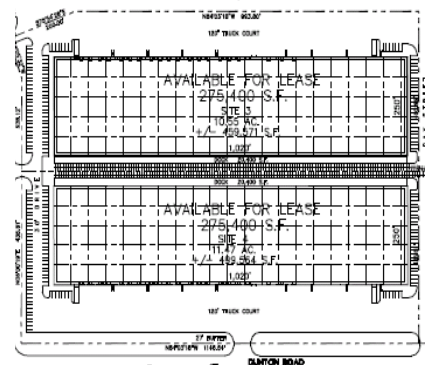


## Building 1 Interchange North, 3003 NE Loop 410, San Antonio

Interchange N1 is a 88,875sf to-be-built concrete tilt-wall office/warehouse building with excellent visibility from Loop 410. The building will feature ESFR sprinklers, 24' clear height and 150 car parking spaces.

### Details

Zoning	I-1 general industrial
Land area (acres)	5.57
Site coverage %	36.6
Net lettable area ('000sf)	88.9
Construction type	Type II-B concrete tilt up
Car spaces	150
Office content %	75

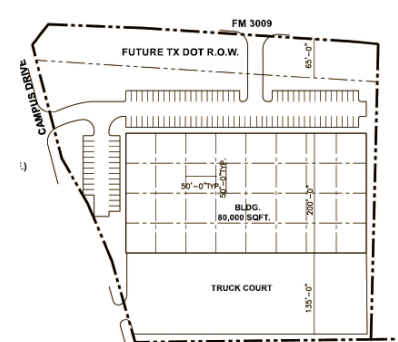


## 202 Tayman Road, Port of San Antonio - Site 3

202 Tayman Road located at the Port of San Antonio, is a 275,400sf to-be-built concrete tilt-wall distribution warehouse building. The building benefits from immediate rail access to the facility and will feature 17 rail dock doors, 30' clear height and ESFR sprinklers.

### Details

Zoning	I-1 general industrial
Land area (acres)	10.27
Site coverage %	63.0
Net lettable area ('000sf)	275.4
Construction type	Type II-B concrete tilt up
Car spaces	
Office content %	5



## Tri-County Business Park, Building 2, Schertz, San Antonio

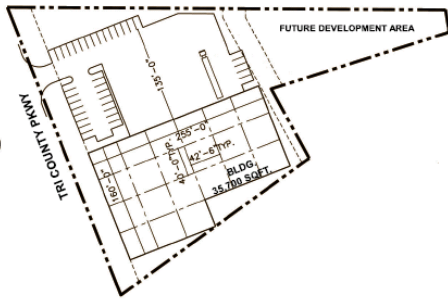
Tri-County Building 2 is conveniently located along I-35 via SR 3009 in the Tri-County Business Park and is a 80,000sf to-be-built concrete tilt-wall office/warehouse building. The building will feature ESFR sprinklers, 120' truck courts.

### Details

Zoning	M1 - light manufacturing district
Land area (acres)	5.83
Site coverage %	31.5
Net lettable area ('000sf)	80.0
Construction type	Type II-B concrete tilt up
Car spaces	108
Office content %	10

<sup>2</sup> Phase 1 Development land parcels will be purchased at the first closing in July 2007, with construction due to commence in January 2008.

# Development - Phase 1

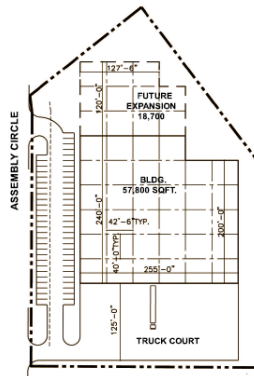


## Tri-County Business Park, Building 5, Schertz, San Antonio

Tri-County Building 5 conveniently located along I-35 via SR 3009 in the Tri-County Business Park, is a 35,700sf to-be-built concrete tilt-wall office/warehouse building. The building will feature ESFR sprinklers, 120' truck courts and cater to smaller users.

### Details

Zoning	M1 - light manufacturing district
Land area (acres)	2.94
Site coverage %	27.8
Net lettable area ('000sf)	35.7
Construction type	Type II-B concrete tilt up
Car spaces	57
Office content %	40



## Tri-County Business Park, Building 6, Schertz, San Antonio

Tri-County Building 6 also within the well-established Tri-County Business Park, is a 56,105sf to-be-built concrete tilt-wall office/warehouse building. The building will feature ESFR sprinklers, 120' truck courts and 12 truck doors.

### Details

Zoning	M1 - light manufacturing district
Land area (acres)	4.10
Site coverage %	31.4
Net lettable area ('000sf)	56.1
Construction type	Type II-B concrete tilt up
Car spaces	130
Office content %	25

# Development - Phase 2<sup>3</sup>

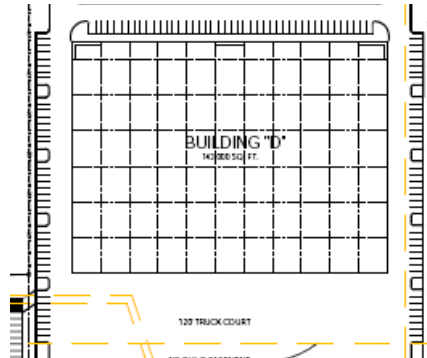


## Cornerstone 3, 1310 Cornerway Boulevard, San Antonio

Cornerstone 3 located near the interchange of I-10 and Loop 410 with direct frontage on I-10, is a 108,800sf to-be-built concrete tilt-wall warehouse building. The building will feature ESFR sprinklers, 120' truck courts a, 126 car parking spaces with 8 truck-doors plus knock-out panels.

### Details

Zoning	I-1 General Industrial
Land area (acres)	6.11
Site coverage %	40.6
Net lettable area ('000sf)	108.8
Construction type	Type II-B concrete tilt up
Car spaces	126
Office content %	5

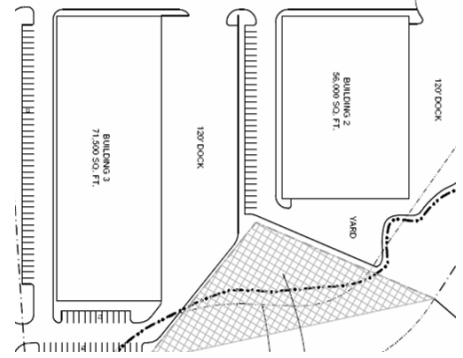


## Cornerstone 4, 5410 Dietrich Road, San Antonio

Cornerstone 4 is also located near the interchange of I-10 and Loop 410 with direct frontage on I-10. It is a 143,000sf to-be-built concrete tilt-wall warehouse building. The building will feature ESFR sprinklers, 120' truck courts a, 188 car parking spaces with 8 truck-doors plus knock-out panels.

### Details

Zoning	I-1 General Industrial
Land area (acres)	6.80
Site coverage %	48.6
Net lettable area ('000sf)	143.0
Construction type	Type II-B concrete tilt up
Car spaces	188
Office content %	5

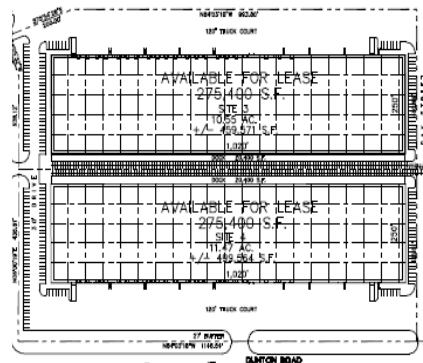


## Building N2 & N3, Interchange North, San Antonio

Interchange N2 & N3 comprise 127,500sf in two (2) to-be-built concrete tilt-wall office/warehouse buildings with excellent visibility from Loop 410. The buildings will feature ESFR sprinklers, 24' clear height and 148 total car parking spaces.

### Details

Zoning	I-1 General Industrial
Land area (acres)	12.51
Site coverage %	23.5
Net lettable area ('000sf)	127.5
Construction type	Type II-B concrete tilt up
Car spaces	70/78
Office content %	75



## 102 Tayman Road, Port of San Antonio - Site 4

102 Tayman Road is located at the Port of San Antonio and is a 275,400sf to-be-built concrete tilt-wall distribution warehouse building. The building benefits from immediate rail access to the facility and will feature 17 rail dock doors, 30' clear height and ESFR sprinklers.

### Details

Zoning	M1 - light manufacturing district
Land area (acres)	12.40
Site coverage %	52.6
Net lettable area ('000sf)	275.4
Construction type	Type II-B concrete tilt up
Car spaces	
Office content %	5



## Tri-County Business Park, Building 1, Schertz, San Antonio

Tri-County Building 1 conveniently located along I-35 via SR 3009 in the Tri-County Business Park, is a 140,000sf to-be-built concrete tilt-wall warehouse building. The building will feature ESFR sprinklers, 120' truck courts and 5% office build-out.

### Details

Zoning	M1 - light manufacturing district
Land area (acres)	13.80
Site coverage %	19.9
Net lettable area ('000sf)	140.0
Construction type	Type II-B concrete tilt up
Car spaces	
Office content %	5

Photo not available

## Tri-County Business Park, Building 3, Schertz, San Antonio

Tri-County Building 3 is also located along I-35 in the Tri-County Business Park, is a 38,150sf to-be-built concrete tilt-wall warehouse building. The building will feature ESFR sprinklers, 120' truck courts and 10% office build-out.

### Details

Zoning	M1 - light manufacturing district
Land area (acres)	2.58
Site coverage %	33.9
Net lettable area ('000sf)	38.2
Construction type	Type II-B tilt wall steel frame
Car spaces	124
Office content %	10

<sup>3</sup> The option for purchasing Phase 2 land is an eight month option from the initial closing date, contingent upon achieving a return on cost equal to or above the pro-forma, with mutually agreed upon market rents and developer providing cost guarantees.

# Development - Phase 2

Photo not available

Photo not available

## Tri-County Business Park, Building 4A, Schertz, San Antonio

Tri-County Building 4A conveniently located along I-35 via SR 3009 in the Tri-County Business Park, is a 35,700sf to-be-built concrete tilt-wall office/warehouse building. The building will feature ESFR sprinklers, 120' truck courts.

### Details

Zoning	M1 - light manufacturing district
Land area (acres)	2.71
Site coverage %	25.5
Net lettable area ('000sf)	35.7
Construction type	Type II-B concrete tilt up
Car spaces	
Office content %	75

## Tri-County Business Park, Building 4B, Schertz, San Antonio

Tri-County Building 4B located adjacent to building 4A in the well-established Tri-County Business Park, is a 22,522sf to-be-built concrete tilt-wall office/warehouse building. The building will feature ESFR sprinklers, 120' truck courts.

### Details

Zoning	M1 - light manufacturing district
Land area (acres)	1.70
Site coverage %	43.1
Net lettable area ('000sf)	22.5
Construction type	Type II-B concrete tilt up
Car spaces	
Office content %	50

# directory

DB RREEF Diversified Trust  
ARSN 089 324 541

DB RREEF Industrial Trust  
ARSN 090 879 137

DB RREEF Office Trust  
ARSN 090 768 531

DB RREEF Operations Trust  
ARSN 110 521 223

## responsible entity

DB RREEF Funds Management Limited  
ABN 24 060 920 783

## registered office of responsible entity

Level 9, 343 George Street  
Sydney NSW 2000

PO Box R1822  
Royal Exchange NSW 1225

Phone: 61 2 9017 1100

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## investor enquiries

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Freecall: 1800 819 675

Phone: 61 2 8280 7126

Website: [www.dbreef.com](http://www.dbreef.com)

## security registry

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Freecall: 1800 819 675

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Website: [www.linkmarketservices.com.au](http://www.linkmarketservices.com.au)

For enquiries regarding your holding you can either contact the security registry or access your holding details via the web at [www.dbreef.com](http://www.dbreef.com) and follow the links.

Listed on the Australian Stock Exchange  
ASX Code: DRT

InfoLine 1800 819 675 Monday to Friday between 8.30am and 5.30pm (EST)