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30 April 2004

The Manager
Company Announcements Office
Australian Stock Exchange
20 Bridge Street
SYDNEY NSW 2000

Dear Sir/Madam

Deutsche Office Trust – March 2004 Quarter Update

Deutsche Asset Management (Australia) Limited as the responsible entity for the Deutsche Office Trust (DOT), provides the following update for the March 2004 quarter.

Yours sincerely

Ian Thompson
Company Secretary



DB Real Estate Australia Limited
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Australian Financial Services
Licence Holder

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ASX Release

DEUTSCHE OFFICE TRUST ■ **March 2004 Quarter Update**

Deutsche Asset Management (Australia) Limited as the responsible entity for the Deutsche Office Trust (DOT), provides the following update for the March 2004 quarter.

Leasing

Since 1 July 2003, DOT has concluded lease deals totalling over 80,000 square metres across the portfolio. Deals amounting to 30,000 square metres have been completed in the March Quarter with Heads of Agreement in place for a further 10,000 square metres.

Following on from the recent leasing success with Optus Vision Pty Limited and Cisco Systems (Australia) Pty Limited at The Zenith, Chatswood, Optus Administration Pty Limited has exercised a 1 year option over 2,100 square metres. In addition, Corvu Australiasia Pty Ltd has leased 748 square metres for 6 years and Carter Holt Harvey Australia Pty Ltd have agreed terms over 1,039 square metres for a period of 7 years. Terms have been agreed over a further 4,500 square metres, removing the majority of vacancy at the asset.

At One Margaret Street, Sydney, the State of NSW Audit Office has leased 2,327 square metres for a period of 12 years and XL Insurance Company Limited 650 square metres for just over 5 years.



Over 5,000 square metres of new deals have been concluded at Australia Square including Ninemsn Pty Ltd leasing 2,063 square metres for a period of 10 years. Other new tenants include Grange Securities Limited and JWS Services Pty Ltd for 1,000 square metres each for 5 years.

At O'Connell House over 20 lease transactions were completed for an area in excess of 4,000 square metres during the quarter, including IOOF Holdings Limited whom have leased 1,176 square metres over two floors for a period of 5 years.

John Swadling, Portfolio Manager, Deutsche Office Trust said 'The leasing markets in Sydney and Perth remain challenging, however inquiry levels are rising and our pro-active leasing strategy continues to deliver results. Recent leasing success with mid-size tenants across the portfolio is encouraging, whilst demand from the smaller end of the market, sub 400 square metres, is particularly strong from new start up companies and boutique operations.

Post March quarter end, DOT has reached Heads of Agreement with Deloitte Services Pty Ltd for an 11 year term covering 3,400 square metres of space in Woodside Plaza leaving only 3,000 square metres available to lease in the building.

Further details on recent leasing transaction are summarised in Appendix 1.

30 The Bond, Sydney

DOT's new generation office development obtained practical completion on 25 March 2004.

Located in the emerging north-western waterfront precinct the new building comprises 19,721 square metres of net lettable area and basement parking for 93 cars.

The building is the new corporate headquarters for Lend Lease Corporation whom occupy approximately 90% of the building. The balance of space, being 2,028 square metres on Level 1, is available for lease.



The building was valued on 31 March 2004 at \$122 million by Colliers International, delivering a development profit to DOT of approximately \$5 million and further enhancing the quality and diversity of the portfolio. Further details of the valuation are in Appendix 2.

'30 The Bond has established new standards in minimising CO₂ emissions, indoor environmental quality and bio-diversity for a CBD office building. It is excellent addition to DOT's portfolio following on from the recently completed premium-grade Woodside Plaza building.' Said Mr Michael Brown, General Manager, Deutsche Office Trust.

About Deutsche Office Trust

Deutsche Office Trust is one of the largest office trusts listed on the Australian Stock Exchange. Its assets are valued at approximately A\$2.3 billion. With investments in 17 properties across six of the country's largest office markets (NSW, VIC, ACT and Perth), the Deutsche Office Trust invests in only premium, A and B grade office buildings.

For further information please contact:

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Appendix 1
**Deutsche Office Trust
 Leasing Summary**

Governor Phillip Tower Governor Macquarie Tower Complex						
Activity	Tenant	Suite/ Level	Area (sqm)	Term Years	Reviews	Start date
New Lease	POSCO Australia Pty Ltd	Suite C Level 49	302.4	5	Fixed annual	1 Mar 2004
New Lease	Alliance Capital Management Australia Ltd	Part Level 29	895.0	5	Fixed annual	6 Jul 2004
Heads of Agreement	Grosvenor Financial Services Pty Ltd	Level 30	433.0	5	Fixed annual	15 Oct 2004
One Margaret Street						
Activity	Tenant	Suite/ Level	Area (sqm)	Term Years	Reviews	Start date
New Lease	State of NSW (Audit Office)	Levels 14 & 15	2,327.0	12.7	Combination Fixed/Market	1 Jan 2004
New Lease	Kenback Pty Ltd	Level 8	1126.5	11.3	Combination Fixed/Market	1 Apr 2004
New Lease	XL Insurance Company Limited	Suite 1 Level 18	650.0	5.4	Fixed annual	1 Feb 2004
The Zenith						
Activity	Tenant	Suite/ Level	Area (sqm)	Term Years	Reviews	Start date
New Lease	Corvu Australiasia Pty Ltd	Suite 1 Level 8 Tower A	748.5	6.2	Fixed annual	1 Mar 2004
Heads of Agreement	Optus Administration Pty Limited	Levels 2 & 10 Tower B	2,100.6	1		1 Jul 2004
Heads of Agreement	Carter Holt Harvey Australia Pty Ltd	Level 6 Tower A	1,039.4	7	Fixed annual	15 Jul 2004
Woodside Plaza						
Activity	Tenant	Suite/ Level	Area (sqm)	Term Years	Reviews	Start date
Heads of Agreement	Deloitte Services Pty Ltd	Level 14 & Pt 13	3,400.0	11	Fixed annual	1 Jul 2004
Southgate Complex						
Activity	Tenant	Suite/ Level	Area (sqm)	Term Years	Reviews	Start date
New Lease	Sevtoy Pty Ltd	Level 21 HWT Twr	1,226.0	5	Fixed annual	20 May 2005



O'Connell House						
Activity	Tenant	Suite/ Level	Area (sqm)	Term Years	Reviews	Start date
New Lease	Ceanet Pty Ltd	Level 5	588.1	5	Fixed annual	1 Jul 2004
New Lease	IOOF Holdings Limited	Levels 15 & 16	1,176.2	5	Fixed annual	1 Apr 2004
Australia Square						
Activity	Tenant	Suite/ Level	Area (sqm)	Term Years	Reviews	Start date
New Lease	Grange Securities Limited	Level 33	1,032.0	5	Fixed annual	1 Mar 2004
Heads of Agreement	JWS Services Pty Ltd	Level 30	1,032.0	5	Fixed annual	1 Jul 2004
New Lease	IRESS Market Technology Ltd	Suite 3901 Level 39	428.5	5	Fixed annual	1 Jan 2004
New Lease	The Royal Bank of Scotland plc	Suites 4801 & 4804 Level 48	431.4	6	Fixed annual	27 Feb 2004
New Lease	Ninemsn Pty Ltd	Levels 6 & 7	2,063.5	10	Combination Fixed/market	1 Jun 2004
309 Kent Street						
Activity	Tenant	Suite/ Level	Area (sqm)	Term Years	Reviews	Start date
Heads of Agreement	First American Title Insurance Company of Australia Pty Limited	Suite 1 Level 12	682.1	5	Fixed annual	1 Apr 2004

**Appendix 2****Deutsche Office Trust
30 The Bond
30 – 34 Hickson Road, Sydney
Valuation Details****31 March 2004**

Valuation	\$122,000,000
Valuer	Colliers International
Value per square metre	\$6,217
Capitalisation rate	7.25%
Discount Rate/10 year IRR	9.50%
Terminal yield	7.50%
Equivalent initial yield	7.39%
Average net passing office rent per square metre	\$420
Recoverable outgoings per square metre	\$92
10 year average office rental growth	4.47%
Occupancy rate	90%