

DB Real Estate
Deutsche Bank Group



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

Deutsche Office Trust – 45 Clarence Street, Sydney

Deutsche Asset Management (Australia) Limited as the Responsible Entity for the Deutsche Office Trust (DOT) is pleased to advise that Hudson Global Resources (Aust) Pty Ltd has executed a lease for approximately 6,758 square metres over levels 6, 7, Part 17, 18, 19 and 20 at 45 Clarence Street, Sydney.

The lease is effective from 1 July 2005 for a period of seven (7) years and provides for rent reviews on an annual basis throughout the term.

"The new lease introduces another quality tenant to our portfolio and provides the Trust with further positive leasing momentum. As a result of this transaction, our occupancy level at 45 Clarence Street will increase to over 52%. Discussions continue with further parties with an interest in leasing space within the building." Said DOT's General Manager, Michael Brown.

45 Clarence Street is a landmark A-grade office building located in the western corridor of the Sydney CBD. The building is currently undergoing a \$12 million refurbishment due for completion later this year. The refurbishment works include a re-styled lobby, lift upgrade and refurbished office floors.

For further information, please contact Michael Brown, General Manager, Deutsche Office Trust on (02) 9249 9346 or Linda Smith, Investment Analyst on (02) 9249 9955.

Yours sincerely


Ian Thompson
Company Secretary