

16 May 2005

The Manager
Company Announcements
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 23 333 Collins Street
Melbourne Vic 3000

PO Box R1822
Royal Exchange NSW 1225

Telephone 61 3 9270 4141

Direct 61 3 9270 4419

Facsimile 61 3 9270 4411

Email: karol.oreilly@dbreef.com

Dear Sir / Madam

DB RREEF Trust (ASX: DRT) – Security Holder Letter

DB RREEF Funds Management Limited, as responsible entity for DB RREEF Trust (DRT), is pleased to attach a copy of a letter to be sent to Eligible Stapled Security holders (ie Australian resident security holders as at 7pm, 26 April 2005) on 18 May 2005.

For further information, please contact Karol O'Reilly on (03) 9270 4419 or for media inquiries Sandra Hilmer on (02) 9249 9904.


Yours faithfully,



Ian S. Thompson
Company Secretary

Att.

DB RREEF

Managed in Partnership with Deutsche Bank 

DB RREEF RENTS Trust

DB RREEF Funds Management Limited
ABN 24 060 920 783
AFS Licence No: 238163

Registry:

C/- ASX Perpetual Registrars Limited
Level 8, 580 George Street, Sydney NSW 2000
Locked Bag A14, Sydney South, NSW 1235
Free Call: 1800 819 675
Telephone: (02) 8280 7126
Facsimile: (02) 9287 0303
Email: rents@dbreef.com
Website: www.dbreef.com

18 May 2005

Dear investor

Re: Your invitation to invest in RENTS

Register for an offer document now by calling the InfoLine on 1800 819 675

As a current investor of DB RREEF Trust (ASX:DRT), we recently sent you a registration card inviting you to obtain a product disclosure statement for DB RREEF's recently launched offer of 'RENTS' (Real-estate perpetual Exchangeable Step-up Securities).

RENTS are a new class of securities being issued by DB RREEF Funds Management Limited¹. RENTS offer investors a quarterly floating rate distribution linked to the 90 day bank bill rate, plus a margin of 1.3% per annum until 1 July 2012. In the first distribution period for RENTS, the minimum distribution rate is 6.98% per annum, payable on 17 October 2005. Distributions on RENTS are also expected to be 90% tax deferred.

The RENTS offer is now open and details of this investment opportunity are set out in the offer document².

As an Eligible Stapled Security holder³, I am pleased to confirm your application will receive priority and preferential treatment over applications made in the general offer, in the event of the offer being oversubscribed. Nonetheless, the offer is limited and is set to close shortly.

The issue price of each RENT is \$100. The minimum application is 50 RENTS (equivalent to \$5,000). Should you wish to subscribe for the offer and receive preferential treatment, you will require both the offer document and your personalised application form. Your completed personalised application form, together with your cheque or money order, must be received by the Registry before 5pm, Friday 3 June 2005 (address and contact details for the Registry are set out above). Please note that, depending on demand for RENTS, we may elect to close the offer early. Accordingly, we encourage you to lodge your application as soon as possible.

To obtain your personalised priority application form and a copy of the offer document:

- call the **InfoLine on 1800 819 675**, Monday to Friday between 8.30am and 5.30pm (Sydney time);
- visit our website at www.dbreef.com and follow the links; or
- contact your broker.

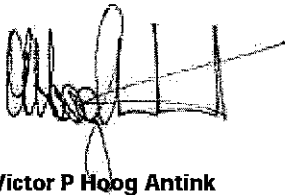
A general public offer RENT application form is also attached to the back of the offer document, which is available for download at any time from our website.

The offer of RENTS is part of the DB RREEF group's ongoing capital management strategy that is aimed at improving the group's financial flexibility by reducing gearing, lengthening its maturity profile and diversifying its funding sources. It is expected that the RENTS offer will raise \$200 million, with the ability to accept up to an additional \$50 million in oversubscriptions.

If you have any questions about the RENTS offer please contact your financial or other professional adviser. If you have any questions about how to apply for RENTS please contact the **InfoLine on 1800 819 675**, Monday to Friday between 8.30am and 5.30pm (Sydney time).

The directors of DB RREEF Funds Management Limited commend this investment opportunity to you.

Yours faithfully



Victor P Hoog Antink
Director and Chief Executive Officer
DB RREEF Funds Management Limited

- ¹ *DB RREEF Funds Management Limited in its capacity as responsible entity of DB RREEF RENTS Trust. DB RREEF Funds Management Limited is also the responsible entity of DRT.*
- ² *The offer document comprises a product disclosure statement dated 27 April 2005 and a supplementary product disclosure statement dated 6 May 2005, lodged with the Australian Securities and Investments Commission on those dates. You should read the offer document in its entirety in deciding whether to acquire RENTS, and where appropriate you should obtain independent advice from your financial or other professional adviser.*
- ³ *As defined in the offer document, an Eligible Stapled Security holder is an Australian resident registered as a DRT stapled security holder as at 7.00pm on 26 April 2005.*