



ASF EVENING SERIES

Commercial Property Fundamentals and Outlook

29 April 2009



Speaker: Nicholas Crothers, NSW Research Manager, JLL

Panelists: Stuart King, Treasurer, Macquarie Capital Real Estate Funds

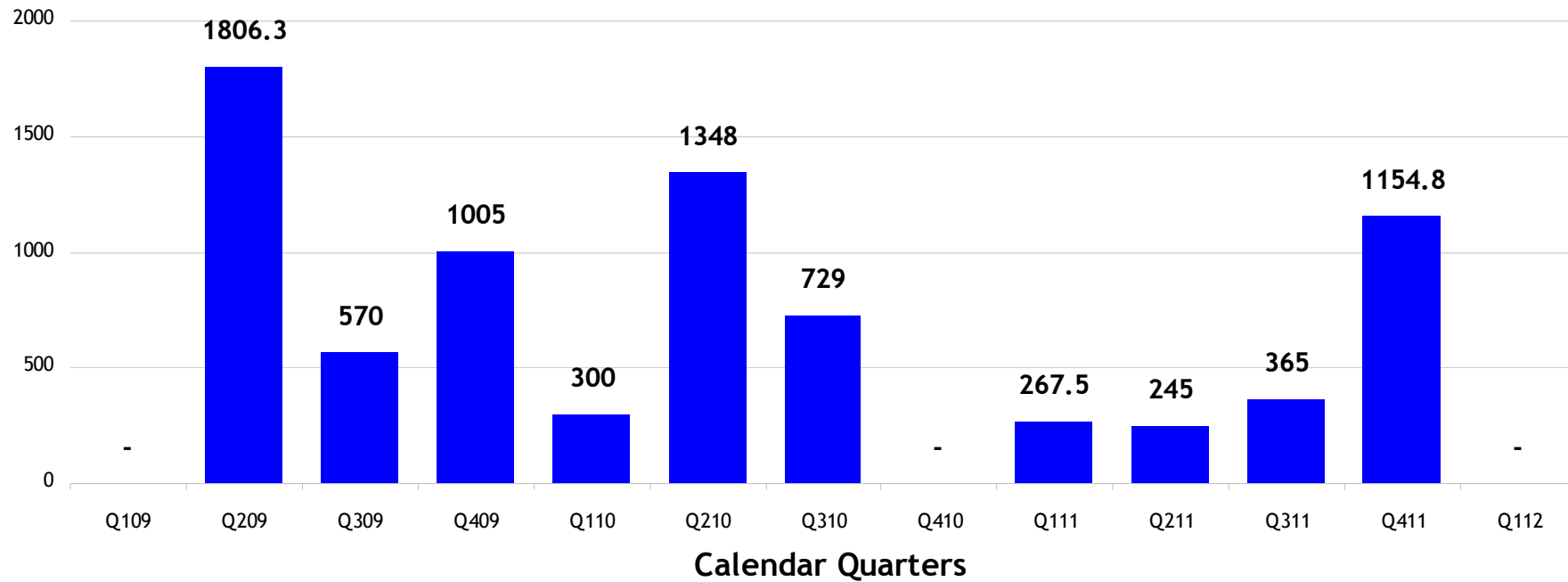
Gary Sly, Director, Debt Capital Markets, ANZ

Moderator: Ben McCarthy, Managing Director, Fitch Ratings



RATED AUSTRALIAN CMBS MATURITIES

(A\$M)



Source: Fitch Ratings



List of Outstanding Rated Australian CMBS Transactions*

Issue Name	Amount (AUD-Millions)	Scheduled Maturity Date	Legal Maturity Date	Property Type
DEXUS Office Finance 2004-CMBS Trust	500.0	15-Apr-09	15-Oct-10	Office
Cromwell CMBS Pty Ltd	429.0	21-Apr-09	21-Oct-10	Mixed Com.
STOREs Securitisation Pty Ltd.	220.0	19-May-09	19-Nov-10	Retail
Australand Finance Ltd. Series 2004-1	413.0	25-Jun-09	25-Dec-10	Office/Ind.
ING Retail Finance No.2 Pty Ltd. Series 1	244.3	29-Jun-09	29-Dec-10	Retail
Macquarie Office Finance Pty Ltd. Series 1	570.0	15-Sep-09	15-Mar-11	Office
Centro Capital Pty Ltd. - Series 2	305.0	04-Dec-09	04-Jun-11	Retail
Macquarie CountryWide Finance Pty Ltd. Series 2006-1	450.0	07-Dec-09	07-Jun-11	Retail
Centro Shopping Centre Sec. Ltd CMBS Series 2006-1	250.0	21-Dec-09	20-Jun-13	Retail
Leda CMBS Pty Ltd	300.0	19-Feb-10	19-Aug-11	Retail
Multiplex MPT CMBS Issuer Ltd. CMBS Series 2005-2	463.0	23-May-10	20-Nov-11	Office/Retail
Colonial First State Capital Management Pty Ltd. Series 1	885.0	21-Jun-10	21-Dec-11	Mixed Com.
Becton CMBS No.1 Pty Ltd	169.0	18-Jul-10	18-Jan-12	Com/Office
Star Securitisation - ICPF CMBS Series 2007-1	310.0	07-Aug-10	07-Feb-12	Com/Office
MG Wholesale CMBS Pty Ltd.	250.0	08-Sep-10	08-Mar-12	Industrial
Australand Finance Ltd. Series 2006-1	267.5	10-Mar-11	10-Sep-12	Office/Ind.
ALE Finance Company Pty Ltd. - Series 1	245.0	20-May-11	20-May-15	Pubs
Macquarie Office Finance Pty Ltd. Series 2	365.0	15-Sep-11	15-Mar-15	Office
WOT CMBS Pty Ltd. Series 1	505.0	15-Nov-11	15-May-13	Office
Centro Shopping Centre Sec. Ltd. CMBS Series 2006-1	649.8	21-Dec-11	20-Jun-13	Retail

* The above list excludes SME CMBS, long-term credit lease transactions and one long-term CPI indexed bond.
Source: Fitch Ratings.

Source: Fitch Rating report titled "Australian CMBS – Maturity Hump Approaching" dated 25 November 2008