

# Commonwealth Managed Investments Limited

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ABN 33 084 098 180



## Commonwealth Property Office Fund (CPA)

19 December 2013

### ASX ANNOUNCEMENT

#### Clarification to DEXUS Announcement of 13 December 2013

The Board of Commonwealth Managed Investments Limited (CMIL), as Responsible Entity of Commonwealth Property Office Fund (ASX: CPA), notes the announcement on 13 December 2013 by DEXUS Property Group (ASX: DXS) (DEXUS) titled "Facilitation agreement with Commonwealth Bank of Australia (CBA)" (DEXUS Announcement).

The DEXUS Announcement contained the following statements:

*"The key terms of the Agreement include:*

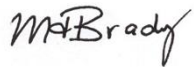
- *CBA agrees to facilitate the transition of CPA's management arrangements to DEXUS by: ...*
- 4. *Agreeing not to exercise any rights as lessee of any premises it may have to purchase the premises under a lease as a consequence of a change of Responsible Entity, including those related to:*
  - *5 Martin Place, Sydney*
  - *385 Bourke Street, Melbourne*
  - *2 Dawn Fraser Avenue, Homebush*
  - *4 Dawn Fraser Avenue, Homebush*
  - *101 George Street, Parramatta*
  - *150 George Street, Parramatta*
- 5. *Providing DEXUS (or its related body corporate) the right to purchase any of the above properties on no less favourable terms in the event CBA exercises such rights arising in respect of a transaction other than the DEXUS Offer."*

#### Clarification

Following a review of relevant documentation, CMIL wishes to clarify the above statements in the following respects:

- In relation to 385 Bourke Street, Melbourne, there are no rights of first refusal that CBA can exercise. Accordingly, CBA does not have power to offer to DEXUS or any related body corporate of DEXUS nominated by DEXUS the right to purchase any such premises; and
- The other properties listed above, excluding 385 Bourke Street, are the only CPA properties in relation to which CBA has a right of first refusal. The existence of these rights has previously been disclosed to the ASX.

ENDS



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Commonwealth Managed Investments Limited

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