

**Multiplex SITES Trust
June 2010 Financial Results and Corporate Profile**

August 2010



Brookfield



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Agenda

1. Financial Results
2. Brookfield Properties Australian Office Transaction
3. Q&A

Appendices

- Overview of Multiplex SITES
- Corporate Profile



FINANCIAL RESULTS





SITES Distributions

- ▶ In accordance with the terms for Multiplex SITES, from 1 April 2010 the distribution rate is the three month bank bill rate plus a margin of 390 bps.
- ▶ Below is a summary of the quarterly distributions and the rates paid during the past 12 months.

Quarterly Period Ended	Annualised Distribution Rate (%)	Date Paid
30 September 2009	5.0600	15 October 2009
31 December 2009	5.2533	18 January 2010
31 March 2010	6.0100	19 April 2010
30 June 2010	8.3183	15 July 2010



Highlights for the six month period to 30 June 2010

Financial

- ▶ Funds from operations⁽¹⁾ for the period of \$80 million,
- ▶ Net profit after tax attributable to stapled security holders of \$2 million for the period.

Capital / Funding

- ▶ Completed property-level and corporate debt financings totalling \$1.5 billion:
 - ▶ \$463 million CMBS – refinanced to a new \$355 million multi-lender debt facility maturing in May 2013 and through the utilisation of available capacity on an existing property finance facility maturing in November 2012
 - ▶ \$407 million Investment Finance Facility – refinanced to a new \$397 million multi lender facility maturing in May 2013.
 - ▶ \$750 million Brookfield Australia acquisition facility, guaranteed by Brookfield Multiplex Property Trust, refinanced with a new \$500 million corporate facility maturing in April 2013.
 - ▶ \$158 million property level debt facility

⁽¹⁾ The accompanying financial information makes reference to funds from operations (FFO). Brookfield Multiplex defines FFO as net income prior to extraordinary items, minority interest, and income taxes. The company uses FFO to assess its operating results and believes FFO is a relevant measure to analyse real estate. FFO is a non-GAAP measure which does not have any standard meaning prescribed by GAAP and therefore may not be comparable to similar measures presented by other companies.



Highlights for the six month period to 30 June 2010

Operational

- ▶ Achieved Practical Completion and sold the Deloitte Centre, Auckland for NZ\$177 million.
- ▶ Replenished Construction workbook, increasing workbook to \$3.3 billion in Australia.
- ▶ Awarded the following projects:
 - Auckland Data Centre, New Zealand
 - Building the Education Revolution Schools Project – Victoria
 - Burnside Village, South Australia
 - Merrylands – Stage 1, New South Wales
 - Wintergarden, Queensland
 - Harbour One, Victoria
 - Century City Church Trinity
- ▶ Acquired the remaining 50% of The Foundry development property in Melbourne.
- ▶ Class Action - without admission of liability, the Group has settled claims made against Brookfield Multiplex by persons represented by lawyers, Maurice Blackburn.



Overview of Earnings – Funds from Operations

	6 Months to June 2010	6 Months to June 2009	Change (A\$m)
Commercial property operations	66.6	63.9	2.7
Residential development operations	(6.1)	(3.1)	(3.0)
Constructions	34.3	33.0	1.3
Services	2.9	3.8	(0.9)
Corporate (General and Admin)	(17.9)	(17.8)	(0.1)
Funds from Operations	79.7	79.8	(0.1)

- ▶ FFO of \$79.7 million is in line with prior corresponding period
- ▶ Overall the increase in interest rates relative to early 2009 has been offset by contracted rent increases and improved operational performance within the Group
- ▶ The negative contribution from the Residential division reflects the impact of divestments as we continue to execute our strategy to refocus the division for the long term.
- ▶ Reclassification of income from Services to Commercial Property relative to 2009



Overview of Earnings – Net Income

	6 months to June 2010	6 months to June 2009	Change (A\$m)
Funds from Operations	79.7	79.8	(0.1)
Depreciation/Amortisation	(13.5)	(9.0)	(4.5)
Fair Value Adjustments	23.3	(223.7)	247.0
Provisions	(8.9)	(54.3)	45.4
Minority Interest	(18.2)	(12.2)	(6.0)
"one-off" (costs)/gains	(73.2)	10.7	(83.9)
Future income tax benefit/(expense)	12.9	(7.6)	20.5
Net profit/(loss) attributable to security holders of BMG	2.1	(216.3)	218.4

- ▶ Fair Value Adjustments of \$23.3 million have contributed to a net profit of \$2.1 million relative to a net loss of \$216.3 million for the prior corresponding period.



Balance Sheet - Assets

	30 June 2010 (A\$m)	31 December 2009 (A\$m)	Change (A\$m)
Cash and equivalents	264.1	265.8	(1.8)
Trade and other receivables	936.3	899.8	36.5
Inventories	575.6	665.8	(90.2)
Other assets	139.6	170.5	(30.9)
Investment in promissory note	1,300.0	1,300.0	0.0
Equity accounted investments	1,123.1	1,156.2	(33.2)
Investment property	4,137.7	4,061.5	76.2
Property, plant and equipment	42.7	39.2	3.5
Intangible assets	18.0	18.8	(0.8)
Deferred Tax Assets	104.6	116.2	(11.7)
Total Assets	8,641.6	8,693.8	(52.2)

- ▶ Total assets have reduced marginally in the period due predominantly to the divestment of Residential inventory



Balance Sheet – Liabilities and Equity

	30 June 2010 (A\$m)	31 December 2009 (A\$m)	Change (A\$m)
Liabilities			
Trade and other payables	648.0	525.9	122.1
Interest bearing loans and borrowings	2,968.7	3,373.2	(404.5)
Non-interest bearing loans and borrowings	606.2	337.4	268.8
Other liabilities	151.5	137.0	14.5
Contract work in progress	275.7	296.9	(21.3)
Total Liabilities	4,650.1	4,670.4	(20.3)
Equity			
Contributed Equity	4,430.9	4,430.9	0.0
Reserves	(207.6)	(181.0)	(26.6)
Accumulated (losses)/profits	(748.0)	(743.8)	(4.2)
Total Parent Interests	3,475.3	3,506.1	(30.8)
Minority Interests	516.2	517.3	(1.1)
Total Equity	3,991.5	4,023.4	(31.9)

- ▶ Increase in trade payables reflects increased activity in the construction division both locally and in the Middle East
- ▶ Reduced borrowings largely attributable to repayment of the Deloitte Centre facility and other project related debt retirements



Balance Sheet – External Debt Maturity Profile

	Rate (%) (1)	Term (1)	Total	31 Dec 2010	31 Dec 2011	31 Dec 2012	31 Dec 2013	31 Dec 2014	31 Dec 2015	Floating	Fixed
Commercial Properties	7.8	2.41	2,725.5	151.5	725.8	1,105.0	743.2	-	-	1,058.1	1,667.5
Residential Properties	8.0	0.74	239.1	104.7	130.1	-	4.3	-	-	200.1	39.0
Finance Leases	-	-	4.1	-	4.1	-	-	-	-	-	4.1
	7.81	2.3	2,968.7	256.2	860.0	1,105.0	747.5	-	-	1,258.2	1,710.6

(1) Summation as a weighted average.



BROOKFIELD PROPERTIES AUSTRALIA OFFICE TRANSACTION



Brookfield Properties – Australia Office Transaction

- ▶ On 30 July 2010, Brookfield Asset Management (BAM) (the Group's ultimate parent company) agreed to enter into a transaction with Brookfield Office Properties Inc (BPO).
- ▶ BPO will loan BAM A\$1.6 billion and receive a return calculated by reference to the cash flows generated from 16 Australian office properties within the Group.
- ▶ BAM will grant to BPO an option which entitles BPO to acquire all the equity interests in the properties.



Brookfield Properties – Australia Office Transaction

- ▶ No impact on SITES holders.
- ▶ No entity within the Group has entered into any arrangements in respect of the loan and option, as such, there is no change to the legal ownership of the properties unless and until the exercise by BPO of any of its rights under the transaction.
- ▶ As a consequence of this transaction, some accounting treatment of the Group will change once the transaction is entered into.
- ▶ If BPO does exercise its rights then the asset sales and proceeds mechanisms operate as normal and the existing protections for the SITES holders continue to operate.



Outlook



OVERVIEW OF MULTIPLEX SITES



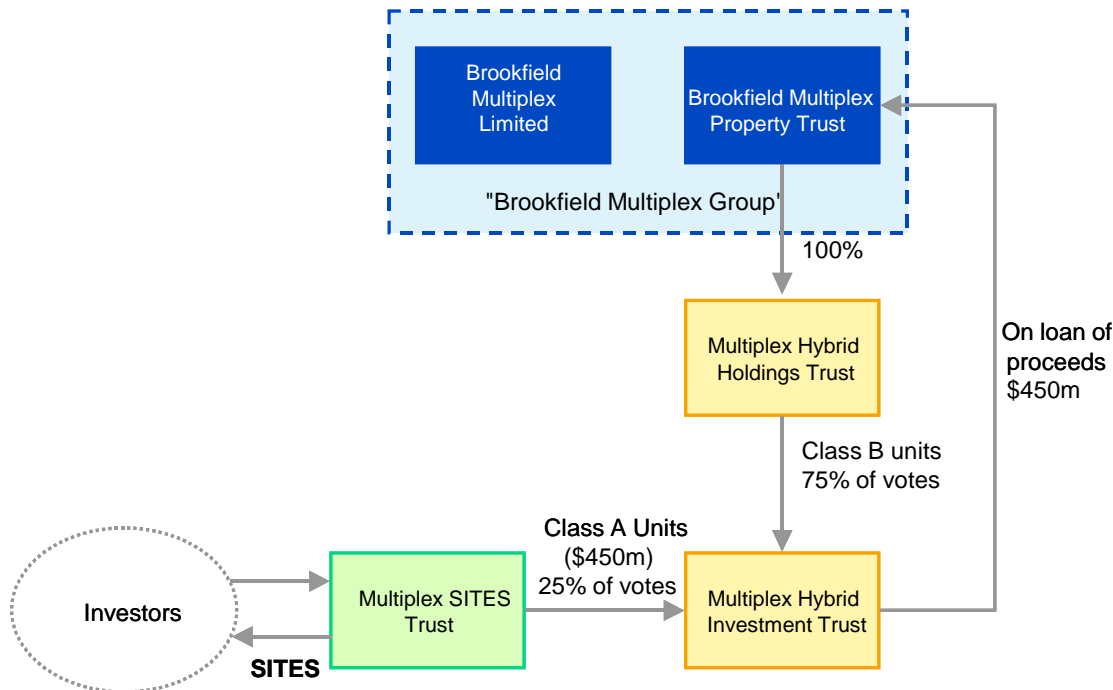
Multiplex SITES – Capital Structure

- ▶ Multiplex SITES are **Step-up Income-distributing Trust-issued Exchangeable Securities**, which are fully paid units issued by Multiplex SITES Trust.
- ▶ Brookfield Multiplex Funds Management Limited is the responsible entity of Multiplex SITES Trust.
- ▶ SITES are listed on the ASX and trade under the ASX code 'MXUPA'.



Multiplex SITES – Capital Structure

- ▶ Brookfield Multiplex Limited and Brookfield Multiplex Property Trust guarantee the face value of the SITES on redemption and any unpaid distributions in the year preceding redemption on an unsecured and subordinated basis.
- ▶ The guarantees rank ahead of holders of equity of the guarantors (including preference shares issued by Brookfield Multiplex Limited) but behind senior creditors of the guarantors.
- ▶ A summary of the SITES structure is set out below.





CORPORATE PROFILE



Overview of Australian Operations

▶ **Commercial Properties**

- Invested in 37 properties, comprising 1,049,896 sqm in Australia's top markets
- High rents, high occupancy levels and long-term leases to Government and institutional grade tenants
- Steady cashflow from stable operating income
- 2 development projects under construction with 4 in the pipeline totaling more than 275,000 sqm of development potential

▶ **Funds Management**

- Circa \$2.0 billion in funds under management

▶ **Residential Development**

- 10 apartment projects with development potential of 3,410 units
- 8 communities projects comprised of more than 11,392 lots

▶ **Construction**

- Total work in hand of \$3.3 billion across Australia

▶ **Services**

- Provision of integrated real estate, facilities management and project management services across the commercial property, infrastructure and residential market sectors
- More than 2,000,000 sqm and 2,000 leases/licences managed on behalf of external clients



Top Markets, Premier Portfolio

Our portfolio includes well-located, prominent assets in Australia's top markets.

Market	Sqm (000') ⁽¹⁾	Value (A\$m)	NOI (A\$m) ⁽²⁾	Market Cap Rate %
Sydney - Office	450.2	2,024.5	148.0	7.2
Brisbane - Office	76.9	394.0	29.2	7.8
Melbourne - Office	212.2	890.8	59.8	7.3
Perth - Office	68.9	258.8	19.0	8.3
Canberra - Office	16.3	66.6	5.8	8.3
Retail	78.1	435.3	25.8	7.4
Industrial	147.0	113.3	9.2	8.7
Other / Under Development	0	828.1	9.5	n/a
Total	1,049.9	5,011.2	306.2	7.4

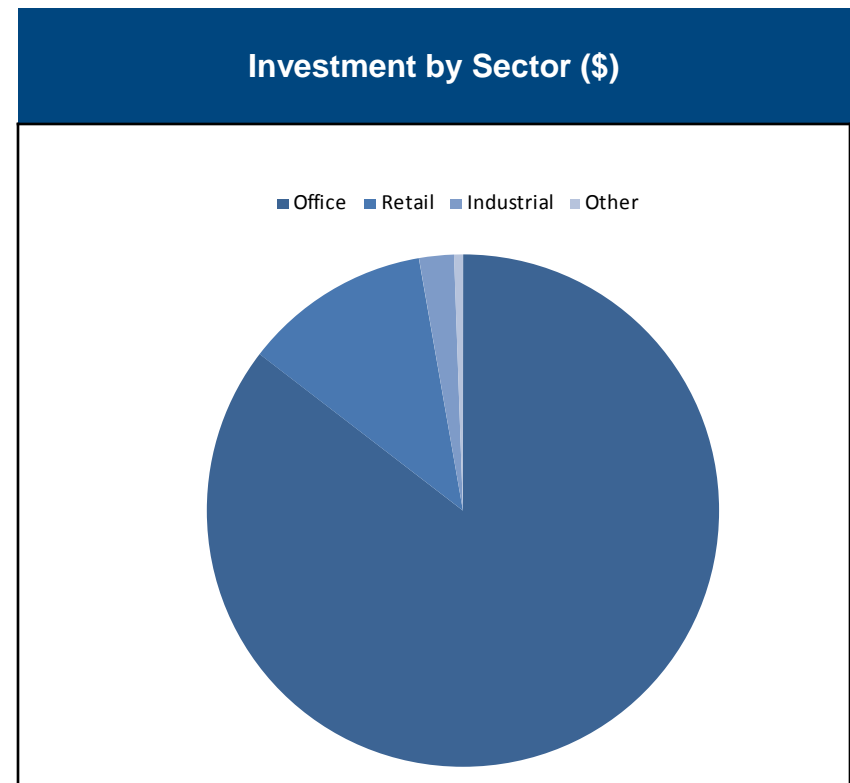
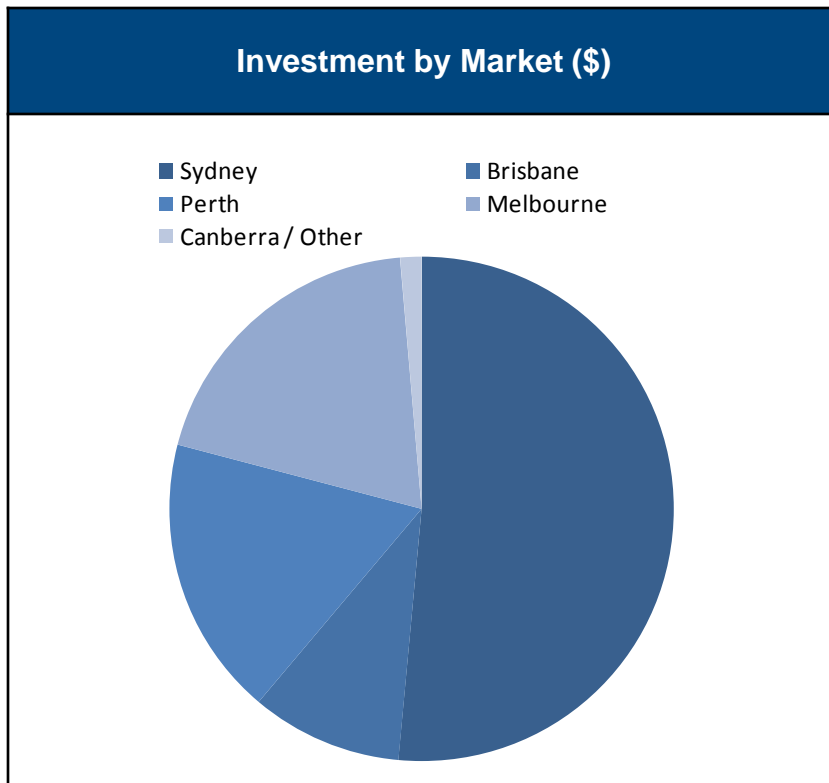
⁽¹⁾ Excludes parking

⁽²⁾ Includes Equity Accounted Investments – Darling Park, Bourke Place, E&Y Centre Sydney



Commercial Property Investments

\$5.0 billion of commercial property investments across 37 completed assets (including \$762 million of equity accounted property investments) and 6 development projects.

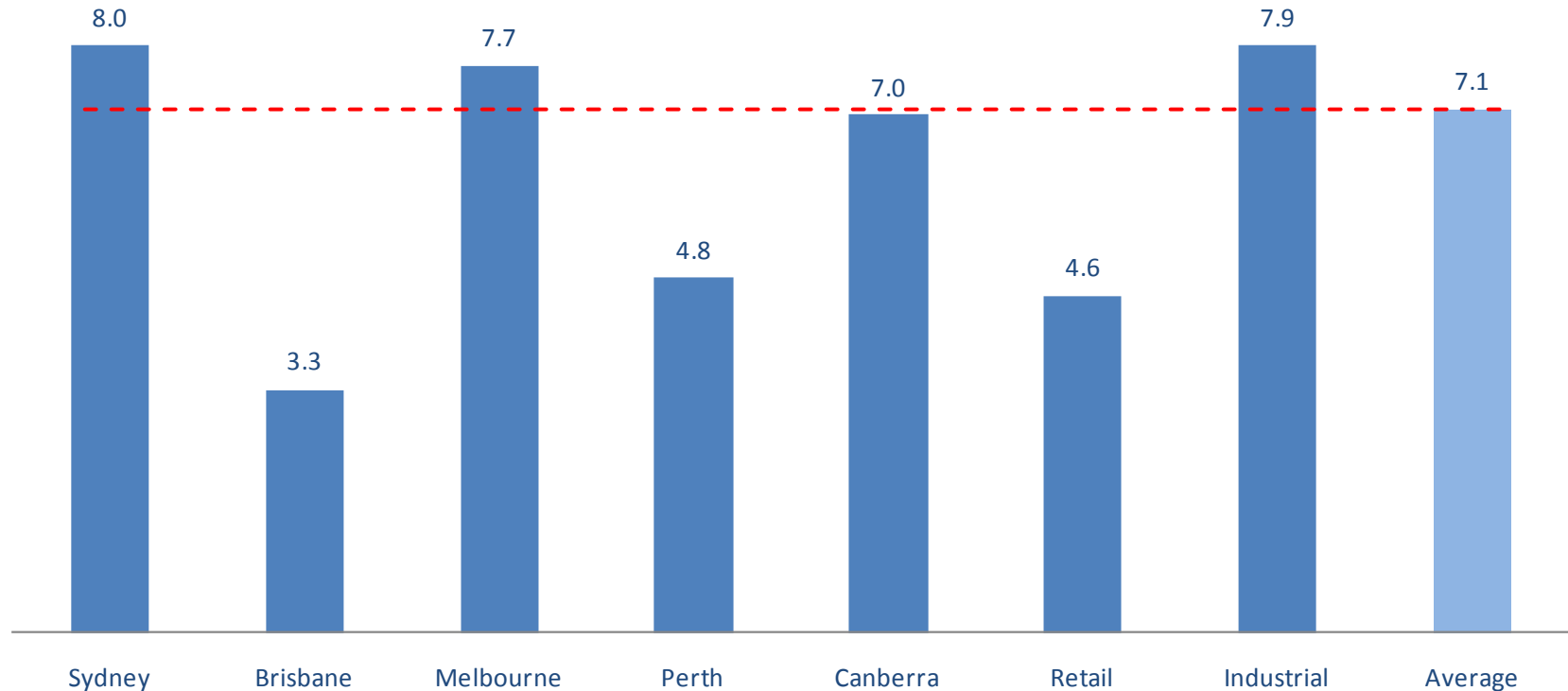




Long Term Lease Profile

7.1 years weighted average lease term and minimal near-term lease expiries - limits market risk.

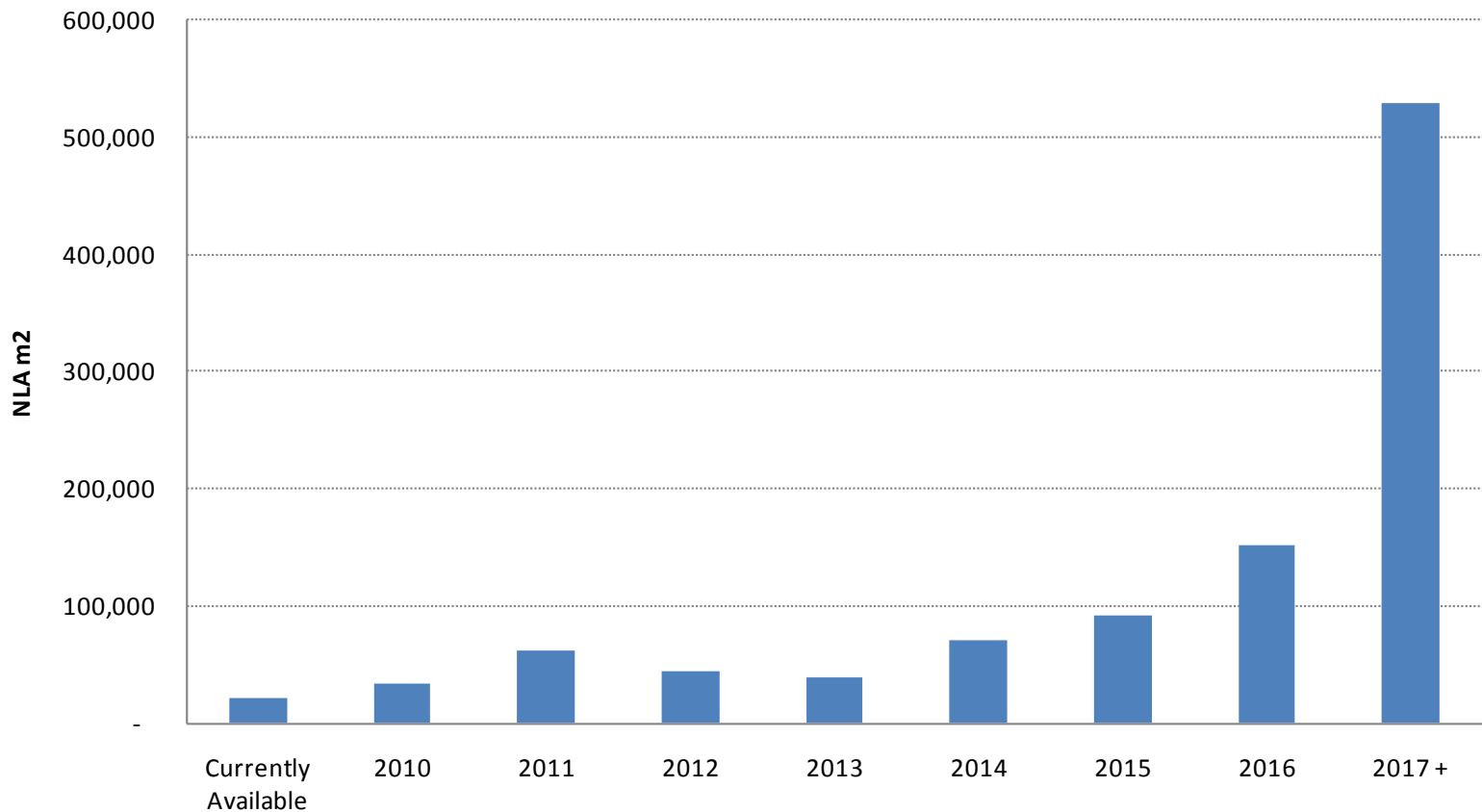
Average Lease term by market





Leasing Exposure: Low Rollover Profile

Limited vacancy and rollover exposures - ensures continuity of income stream combined with low levels of capital expenditure and leasing costs.





Diversified, High Credit Quality Tenants

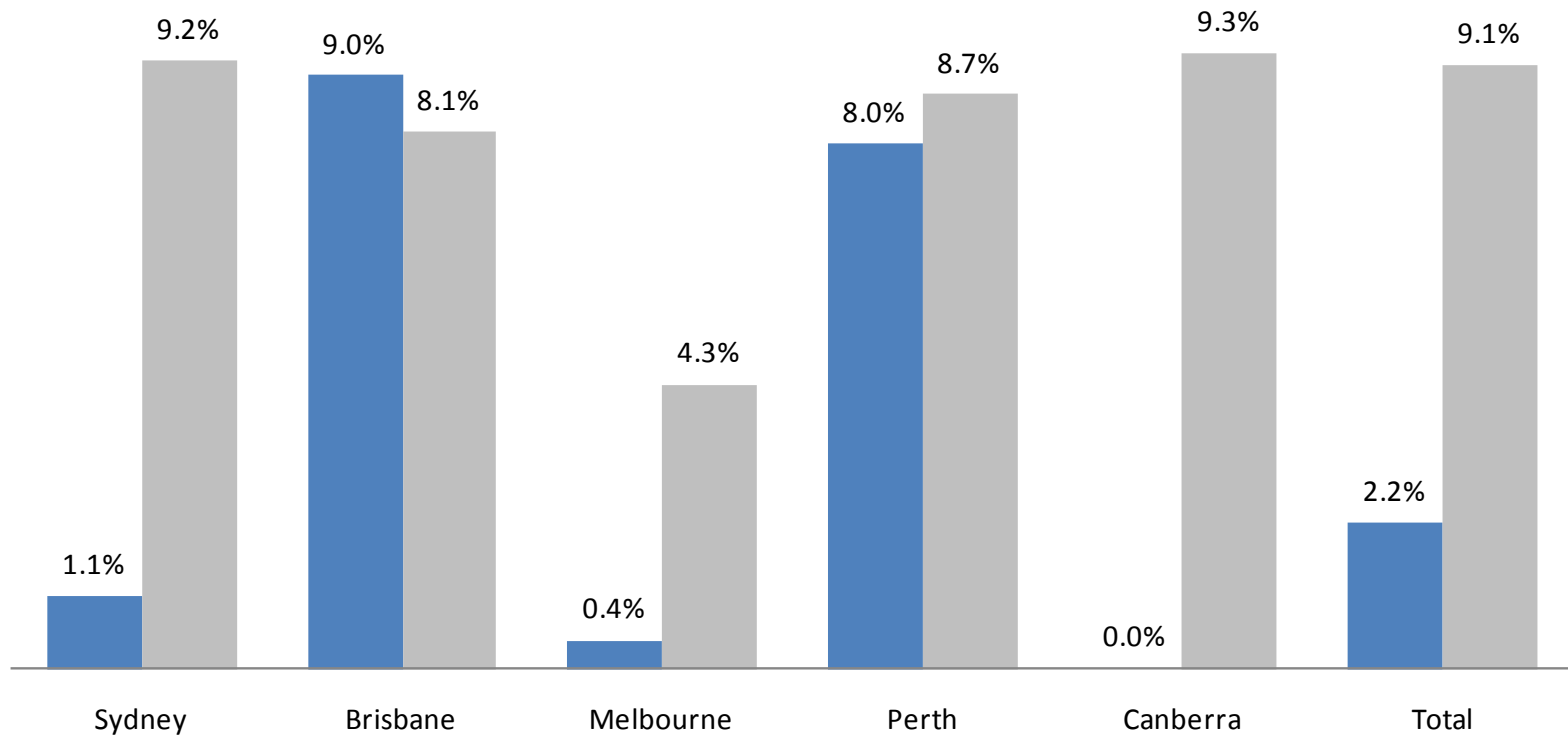
Tenant Name	Area sqm ('000's)	Building	Sector	WALE	Rating
State Government of Victoria	70	Southern Cross East	Government	11.2	AAA
Commonwealth Bank of Australia	66	Darling Park Tower 1 and CBA Building	Banking / Investment	10.0	AA
Australian Tax Office	54	ATO Building, NAB House and Jessie Street	Government	9.1	AAA
Australian Postal Corporation	45	Southern Cross West	Government	9.4	AA+
Ernst & Young Services	46	E&Y Perth, E&Y Sydney	Accounting / Financial	6.5	NR
PricewaterhouseCoopers	39	Darling Park Tower 2	Accounting / Financial	5.5	NR
Macquarie Group	39	Macquarie Bank Building and Bishops See	Banking / Investment	12.9	A-
Insurance Australia Group	35	IAG House	Accounting / Financial	8.3	A+
KPMG	35	KPMG Tower and Bishops See	Accounting / Financial	6.2	NR
Bankwest	31	Bankwest Tower and Bourke Place Tower	Banking / Investment	3.9	AA
Sydney Water	23	Sydney Water Headquarters	Government	13.9	AAA
National Australia Bank	22	NAB House	Banking / Investment	10.0	AA
Department of Defence	19	Defence Plaza	Government	1.0	AAA
Department of Infrastructure	16	111 Alinga Street	Government	7.0	AAA
American Express	15	AMP Tower and Jessie Street Centre	Accounting / Financial	8.5	A
AMP Services Ltd	12	AMEX Building	Accounting / Financial	3.3	BBB+
Mallesons Stephens Jaques	12	Bourke Place Tower	Legal / Services	7.0	NR
ANZ Banking Group Limited	8	ANZ Centre	Banking / Investment	0.9	AA
Office and Retail	588			8.4	
James Hardie Australia	108	Rosehill, Meeandah and Carole Park	Industrial / Warehouse	7.8	NR
Fosters Australia	31	Rosehill	Industrial / Warehouse	7.2	BBB
Total	727			8.3	



Industry Leading Occupancy Rates

Our office portfolio occupancy rate is 97.8%.

Office Vacancy Rates



Source: JLL National Office Summary, (Grade A)

■ Brookfield ■ Q2 2010 Market



Commercial Developments

Premium quality assets under construction with a solid pipeline for the future.

Under Construction	Ownership Interest (%)	Buildable (sqm)	Pre-leased (%)
Claremont Quarter ⁽¹⁾	50	29,399	95
City Square	100	86,400	72
		115,799	

Pipeline for Future Development	Ownership Interest (%)	Estimated Buildable (sqm)
Bishop's See – future stages	50	41,000
Bathurst Street	100	35,000
Clarence Street	100	14,000
The Foundry (Bourke Link)	50	70,000
		160,000

(1) Includes retail centre and residential apartments



Funds Management



Funds Management

- ▶ The funds management business has circa \$2.0 billion of funds under management as at 30 June 2010.

	Asset location	Brookfield Multiplex investment (%) as at 30 June 2010	Unaudited ⁽¹⁾ FUM as at 30 June 2010 (\$)
Listed Funds			
Multiplex Prime Property Fund	Australia	68.0	608
Multiplex European Property Fund	Germany	20.9	446
Multiplex Acumen Property Fund	Australia	21.4	201
			1,255
Unlisted Funds			
Multiplex New Zealand Property Fund	New Zealand	29.5	503
Multiplex Development and Opportunity Fund	Australia	12.6	141
Multiplex Property Income Fund	Australia	21.4	39
Multiplex Acumen Vale Syndicate	Australia	6.7	25
			708
Total Funds Under Management			1,963

⁽¹⁾ FUM is unaudited and should not be taken as an indication of the final audited FUM as at 30 June 2010. FUM figures above represent gross FUM for each stand-alone fund.



Residential Development

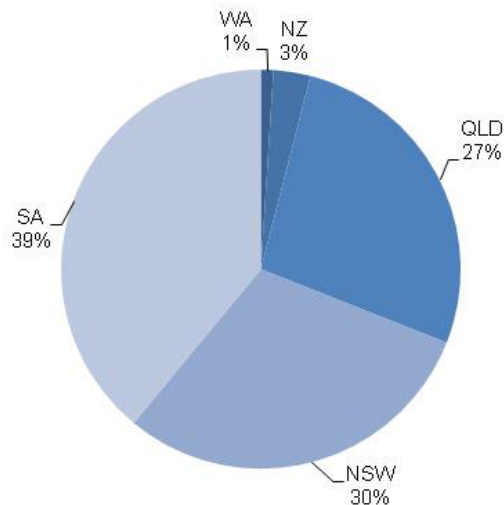


Residential Development

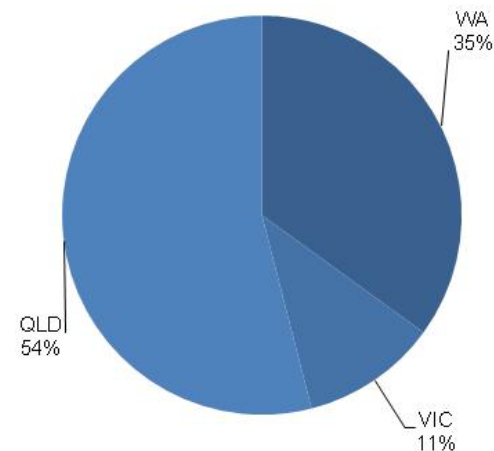
- ▶ Brookfield Multiplex’s pipeline of almost 15,000 residential lots and apartment units will provide the basis for continued growth in our key markets.
- ▶ Market presence across Australia positions us well to take advantage of distressed opportunities in the current market.

Sector	Projects	Development Potential
Apartments	10	3,410 units
Communities	8	11,392 lots
Residential	18	

Apartments, Units by Market



Communities, Lots by Market





Residential Development

Apartments		No of Units
Completed Stock		141
Work in Progress		321
Held for Future Development		2,948
		<hr/>
		3,410

Communities		
Completed Lots		72
Work in Progress		2,422
Held for Future Development		8,898
		<hr/>
		11,392

⁽¹⁾ Number of units/lots represent total, not Brookfield Multiplex's proportionate share.



Construction



Construction

- ▶ As at 30 June 2010, the construction portfolio has total contract value of approximately \$3.3 billion across the residential, commercial, health, retail and engineering sectors within Australia and New Zealand.

	Opening Balance December 2009 (A\$m)	New Projects Secured (A\$m)	Work Completed (A\$m)	Variations (A\$m)	Foreign Exchange (A\$m)	Closing Balance March 2010 (A\$m)
Australia	2,880	397	(117)	154	-	3,314



Construction

► As at 30 June 2010, the construction workbook is as follows:

Project Name	Asset Location	Approximate Contract Value (A\$m)	Completion Date
City Square	WA	731	Q3 2012
NSW Schools – Western Sydney	NSW	360	Q4 2010
Hilton Surfers Paradise Hotel and Residences	QLD	369	Q4 2011
Claremont Shopping Centre	WA	254	Q1 2011
Fiona Stanley Hospital – Stage 1	WA	232	Q3 2010
Star City	NSW	240	Q2 2011
Alkimos	WA	133	Q4 2010
Auburn Hospital	NSW	128	Q1 2011
131-135 Bourke St	NSW	100	Q3 2010
Parkville Neuroscience	VIC	101	Q4 2010
Other Projects (less than \$100 million)*		666	Q4 2010
Total		3,314	

Significant growth due to multiple projects under \$100 million secured in Q2 – Equinix (NSW) \$82 million, Wintergarden (QLD) \$76 million, Merrylands Shopping Centre (NSW) \$27 million



Services



Services

The Services team provide integrated real estate, facilities management and project management services to commercial property owners and occupiers, infrastructure owners and residential investors.

▶ **Commercial Property**

- Manage more than 2 million square meters and 2,000 leases/licences for occupiers across more than 1,000 properties

▶ **Infrastructure**

- Manage three regions for the Australian Department of Defence comprising 6,185 buildings across 153 sites.
- Manage four major PPP facilities each with a 25 year contract term
- Manage multiple single purpose facilities for a variety of clients

▶ **Residential**

- Annual sales in excess of \$120 million
- More than 1,000 apartments on the “rent roll”
- More than 15 residential building management contracts
- Over \$500 million of client expenditure under investment per annum



Portfolio Details

Sydney



Macquarie Group Building

- 32,986 sqm
- 100% occupied
- 100% owned
- Value of ownership interest \$321.0m



Sydney Water Headquarters

- 23,330 sqm
- 100% occupied
- 100% owned
- Value of ownership interest \$144.8



NAB House

- 39,965 sqm
- 99% occupied
- 25% owned
- Value of ownership interest \$93.3m



IAG House

- 38,743 sqm
- 100% occupied
- 50% owned
- Value of ownership interest \$175.0m



Sydney



KPMG Tower

- 27,953 sqm
- 100% occupied
- 50% owned
- Value of ownership interest \$136.0m



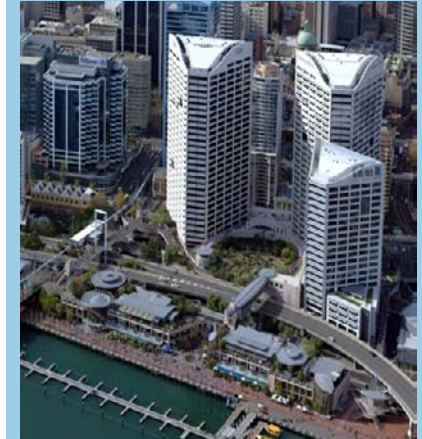
15 Blue Street

- 15,872 sqm
- 97 % occupied
- 100% owned
- Value of ownership interest \$92.0m



ATO World Square

- 23,035 sqm
- 100% occupied
- 50% owned
- Value of ownership interest \$95.5m



Darling Park

- 111,725 sqm
- 98% occupied
- 30% owned
- Value of ownership interest \$329.8m



Sydney



**Ernst & Young
Centre (including
50 Goulburn St)**

- 67,998 sqm
- 100% occupied
- 50% owned (MAFCB)
- Value of ownership interest \$262.5m



**American Express
House**

- 14,974 sqm
- 100% occupied
- 100% owned (MAFCB)
- Value of ownership interest \$127.0m



**Jessie Street
Centre**

- 53,898 sqm
- 97% occupied
- 100% owned
- Value of ownership interest \$247.7m



Pittwater Place

- 12,166 sqm
- 98% occupied
- 100% owned
- Value of ownership interest \$60.6



Sydney



**King Street Wharf
Retail**

- 5,653 sqm
- 100% occupied
- 100% owned
- Value of ownership interest \$89.0m



**World Square
Retail**

- 16,187 sqm
- 99% occupied
- 50% owned
- Value of ownership interest \$107.5m



**Dee Why
Town Centre**

- 12,532qm
- 85% occupied
- 100% owned
- Value of ownership interest \$54.3m



**Luna Park
Car Park**

- 389 parking spaces
- 100% owned
- Value of ownership interest \$6.6m



Sydney and Canberra



Rosehill

- 88, 487sqm
- 100% occupied
- 100% owned
- Value of ownership interest \$87.4m



Alinga Street

- 16,329 sqm
- 100% occupied
- 100% owned
- Value of ownership interest \$66.6m



Brisbane



AMP Place

- 28,190 sqm
- 87% occupied
- 100% owned
- Value of ownership interest \$163.1m



CBA Building

- 28,277 sqm
- 100% occupied
- 100% owned
- Value of ownership interest \$177m



ANZ Centre

- 20,465 sqm
- 85% occupied
- 50% owned
- Value of ownership interest \$53.9m



Carole Park

- 39,074 sqm
- 100% occupied
- 100% owned
- Value of ownership interest \$15.1m



Brisbane



Meeandah

- 19,468 sqm
- 100% occupied
- 100% owned
- Value of ownership interest \$4.1m



Great Western Super Centre

- 15,078 sqm
- 97.0% occupied
- 100% owned
- Value of ownership interest \$50.1m
- Value of adjacent land \$11.3m



Perth



**Bishop See
South Tower**

- 17,836 sqm
- 100% occupied
- 50% owned
- Value of ownership interest \$68.5m



**BankWest
Tower**

- 39,546 sqm
- 87% occupied
- 50% owned
- Value of ownership interest \$128.3m



Ernst & Young

- 11,476 sqm
- 99% occupied
- 100% owned
- Value of ownership interest \$62.0m



**Carillon City
Arcade and Tower**

- 16,486 sqm ^{total site}
- 97% occupied
- 50% owned
- Value of ownership interest \$62.5m

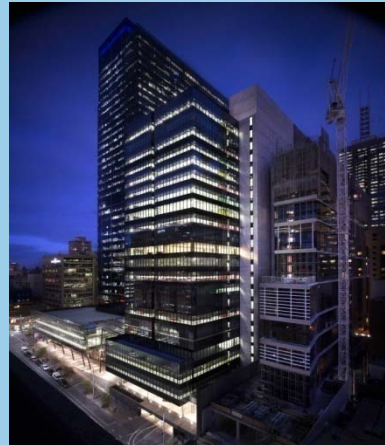


Melbourne



Bourke Place

- 65,546 sqm
- 99% occupied
- 43% owned
- Value of ownership interest \$169.4m



**Southern Cross
West Tower**

- 47,266 sqm
- 99% occupied
- 50% owned
- Value of ownership interest \$113.4m



**Southern Cross
East Tower**

- 80,267 sqm
- 100% occupied
- 100% owned
- Value of ownership interest \$550.0m

Note – 25% consolidated via MAFCB



Defence Plaza

- 19,089 sqm
- 100% occupied
- 100% owned (MAFCB)
- Value of ownership interest \$58.0m



Commercial Development



Claremont Quarter



Ideally located between the city, river and ocean, Claremont Quarter is the heart of what has become known as the 'Golden Triangle', surrounded by Perth's most affluent suburbs.

The site area is approximately 29,000sqm and is being developed in two stages. Stage 1 (14,000 sqm retail and 48 residential apartments) was complete in February and July 2009 respectively. Stage 2 will consist of 16,000sqm of retail and 29 premium apartments to be completed by November 2010 and March 2011 respectively.

The retail mix delivers a blend of relevant services alongside inspirational and unique stores.

The dynamic central town square will include public art, landscaping, alfresco dining and shaded public seating areas to channel passing pedestrians into the centre.



City Square



The property is situated at one of the most prestigious locations in Perth's CBD, with extensive frontage on St Georges Terrace and access to Mounts Bay Road and two major east-west thoroughfares.

The premium-grade 45 level tower will be the new premises for BHP Billiton for a term of 15 years. Comprising 76,000sqm, the tower will reflect the latest in corporate workplace design and state-of-the-art building enhancements. The heritage buildings along St Georges Terrace and the podium at the base of the office tower will offer unique A-grade office accommodation and boutique retail creating a lively new Civic Square.

City Square has been registered for a 5 star Green Star V2 design rating and a 4.5 star NABERS energy rating and is due for completion in Q4 2011.