

133 Castlereagh Street
Sydney NSW 2000

T 02 9035 3051
F 02 9035 3051

www.stockland.com.au



10 February 2014

Dear Investors

STOCKLAND DIRECT OFFICE TRUST NO. 2 (SDOT2) HAS SUCCESSFULLY SOLD THE 49 PER CENT INTEREST IN THE OPTUS CENTRE TO AIMS AMP CAPITAL INDUSTRIAL REIT (AA-REIT)

Further to our letter dated 4 February 2014, we confirm that the sale of SDOT2's 49 per cent interest in the Optus Centre at Macquarie Park, Sydney, was successfully settled on 7 February 2014 for \$184,425,000. The sale price exceeded the most recent independent valuation of \$183,750,000 as at 30 June 2013.

The purchaser is the Singapore based AA REIT.

In our letters dated 25 November 2013 and 4 February 2014, we advised that under the terms of the contract for sale, SDOT2 is required to retain \$10,000,000 in a Retention Fund until 30 April 2015 (Retention Period) to support warranties provided to the purchaser. These are typical warranties provided by the vendor in a transaction of this type.

We intend paying investors a distribution in late February / early March 2014. This is likely to comprise income and capital.

A final distribution to investors, net of any warranty claims, wind up costs and any other obligations of the trust will be paid after expiry of the Retention Period, and thereafter, it is expected that SDOT2 will be wound up.

Should you have any queries, please do not hesitate to contact me on (02) 9035 3051, or visit www.stockland.com.au/unlistedpropertyfunds

Yours sincerely

Stuart Keighran
Senior Fund Manager