

MALLESONS STEPHEN JAQUES

Mr Dennis Leong, Mr John Wright and Mrs Kara Nicholls
Company Secretary
Macquarie Office Trust
c/o Macquarie Office Management Limited
Level 10, 135 King Street
SYDNEY NSW 2000
Fax: (02) 8232 6510

17 February 2009

Company Announcements Office
Australian Securities Exchange
Exchange Centre
20 Bridge Street
SYDNEY NSW 2000
Fax: 1300 135 638

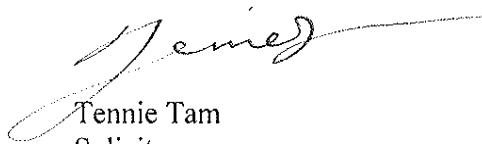
Dear sir/madam

Notice of Initial Substantial Holder

We act for Sumitomo Mitsui Asset Management Company, Limited.

Please find attached an ASIC Form 605 issued by Sumitomo Mitsui Asset Management Company, Limited under section 671B of the Corporations Act 2001 (Cwlth) in relation to units in Macquarie Office Trust (ARSN 093 016 838).

Yours sincerely



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Form 605

Corporations Act 2001
Section 671B

Notice of ceasing to be a substantial holder

To, Company Name/Scheme Macquarie Office TrustACN/ARSN 093 016 838

1. Details of substantial holder (1)

Name Sumitomo Mitsui Asset Management Company, LimitedACN/ARSN (if applicable) N/AThe holder ceased to be a
substantial holder on23/01/2009

The previous notice was given to the company on

09/01/2009

The previous notice was dated

09/01/2009

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (4)	Consideration given in relation to changes (5)	Class (6) and number of securities affected	Person's votes affected
08/01/09	Sumitomo Mitsui Asset Management Company, Limited	Acquisition of units	\$0.245	53,000 units	53,000
21/01/09	Sumitomo Mitsui Asset Management Company, Limited	Acquisition of units	\$0.21	70,000 units	70,000
23/01/09	Sumitomo Mitsui Asset Management Company, Limited	Dilution as a result of an issue of 810,397,397 fully paid ordinary units from Macquarie Office Trust under the Retail Entitlement Offer	N/A	192,583,647 units	192,583,647

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	

4. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Sumitomo Mitsui Asset Management Company, Limited	Atago Green Hills MORI Tower 28F, 2-5-1 Atago, Minato-Ku, Tokyo, 105-6228, Japan
Japan Trustee Services Bank, Ltd	Harumi Island Triton Square Tower Y 8-11, Harumi 1-Chrome, Chuo-ku, Tokyo 104-6107
ABN AMRO Asset Management (Asia) Ltd	43/F, Cheung Kong Center, 2 Queen's Road, Central, Hong Kong

Signature

print name Kazushi KoizumiCapacity: Head of Fund Accounting & Administration Dept.

sign here

Kazushi Koizumidate 17/ 2/ 2009

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 4 of the form.
- (2) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (3) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (4) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (5) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (6) The voting shares of a company constitute one class unless divided into separate classes.
- (7) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.