

Media Release

For immediate release
7 May 2008

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Allco REIT appoints sales agents for its Australian properties

Singapore, 7 May 2008 - Allco (Singapore) Limited ("**Manager**" or "**Allco Singapore**"), the manager of Allco Commercial Real Estate Investment Trust ("**Allco REIT**") (SGX: ALLC) today announced that sales agents have been formally appointed to market the public sale of Allco REIT's interests in Central Park, Perth and Centrelink Headquarters, Canberra ("**Australian Properties**").

Central Park, Perth

CB Richard Ellis (C) Pty Limited ("**CBRE**") and Jones Lang LaSalle (WA) Pty Limited ("**JLL**") have been appointed to sell Allco REIT's 50.0% indirect interest in Central Park, one of Australia's premier office towers.

Central Park is a "premium" grade office tower and the tallest building in Perth. Located on St George's Terrace, Central Park is the pre-eminent business address in the central business district of Perth. The property comprises a 47-level office tower with 421 car park lots and a total net lettable area ("**NLA**") of approximately 715,800 sq ft¹.

Allco REIT acquired its interest in Central Park for A\$190.0 million (S\$234.6 million)² on 30 March 2006 and it was valued at A\$324.0 million (S\$410.7 million)³ in December 2007.

Central Park's tenant profile consists of 30 tenants comprising a strong mix of Australian and multinational companies such as BHP Billiton Petroleum, Hamersley Iron Pty Limited (a wholly owned subsidiary of Rio Tinto), KPMG Australian Services Pty Limited and government departments.

Allco REIT's interest will be marketed via an International Expressions of Interest campaign closing 10 July 2008. The campaign will be jointly steered by CBRE Directors Rob Sewell and Peter Agostino and JLL's John Talbot and John Williams.

"Central Park is considered to be one of the finest landmark office towers in Australia," Mr Agostino said.

"Such buildings are seldom traded in Australia and as a result we expect the sale campaign will attract strong interest from Australia's major wholesale and superannuation funds as well as international funds who have become prominent players in this market in recent years," Mr Agostino added.

JLL's Mr Williams said "Strong office market conditions in Perth will help underpin buyer interest in the sale as will the strength of the building's high quality tenancy register."

"Perth has one of the lowest CBD office vacancy rates in Australia and the market is expected to continue to perform strongly as a result of the ongoing resources boom," Mr Williams added.

Centrelink Headquarters, Canberra

Also being offered to the market is Centrelink Headquarters in Canberra, which is jointly owned by Allco REIT and Record Realty.

¹ Approximately 66,500 sqm.

² Translated into Singapore dollars at an exchange rate of A\$1.00 = S\$1.2346 as at 30 March 2006.

³ Translated into Singapore dollars at an exchange rate of A\$1.00 = S\$1.2677 as at 31 March 2008.

Centrelink Headquarters is a new, contemporary designed five-storey “Grade A” office complex. The property is located within the core of the Tuggeranong Town Centre, one of four town centres within the city of Canberra, Australia’s capital city and the location of the Federal Parliament House.

Allco REIT acquired its 50.0% indirect interest in Centrelink Headquarters for A\$108.8 million (S\$136.5 million)⁴ on 18 June 2007.

The property is fully leased to the Commonwealth Government of Australia, as represented by Centrelink. The initial term of 18 years commenced on 5 July 2007 and has 3.0% annual rental increments per annum built into the lease.

JLL (ACT) Pty Limited (“**JLL**”) and Colliers International (ACT) Pty Limited (“**Colliers**”) have been appointed to market the asset via an International Expression of Interest campaign closing 5 June 2008. The campaign will be led by JLL Directors John Talbot and Phil Green and Colliers’ John Marasco and Jim Shonk.

“Centrelink Headquarters is an exceptional asset and will generate considerable interest” says JLL’s John Talbot.

“It is a brand new state of the art office building fully leased to the Commonwealth of Australia for another 17 years with annual fixed increases in the rent. The quality of the lease covenant and the remaining lease term is likely to appeal to a broad group of local and international investors” he adds.

Sale Process

Allco REIT has not yet agreed any terms or entered into any binding arrangements with respect to the sale of the Australian Properties. The terms on which the Australian Properties will be divested will be recommended by the Manager on the basis of achieving the best possible outcome for holders of Allco REIT units (“**Unitholders**”) and will be subject to all Singapore regulatory requirements, including compliance with the Listing Manual issued by Singapore Exchange Securities Trading Limited (“**SGX-ST**”) and the Property Funds Guidelines at Appendix 2 to the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore.

Mr Nicholas McGrath, Chief Executive Officer and Managing Director of the Manager said “I am very pleased to appoint a highly skilled and knowledgeable team to assist with the orderly sale process of these high quality assets with a view to achieving the best possible outcome for Unitholders of Allco REIT. Appointment of agents for the divestment of our Australian Properties is the first step in implementing the strategic focus of Allco REIT for 2008: redeployment of capital into Asia.”

For further information, kindly contact:

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⁴ Translated into Singapore dollars at an exchange rate of A\$1.00 = S\$1.2557 being the rate at which Allco REIT entered into a foreign exchange derivative instrument to purchase Centrelink Headquarters.

About Allco REIT

Allco REIT listed on the main board of the SGX-ST on 30 March 2006. Allco REIT's current portfolio spans high quality assets in Singapore, Japan and Australia, being:

- a 100% interest in China Square Central, Singapore
- a 100% interest in 55 Market Street, Singapore
- a 100% interest in KeyPoint, Singapore
- a 100% interest in Cosmo Plaza, Osaka
- a 100% interest in the Galleria Otemae Building, Osaka
- a 100% interest in the Azabu Aco Building, Tokyo
- a 100% interest in the Ebara Techno-Serve Headquarters Building, Tokyo
- a 50% interest in Central Park, Perth
- a 50% interest in Centrelink Headquarters, Canberra
- an investment in the Allco Wholesale Property Fund ("**AWPF**"), which has a 50.0% interest in each of Ernst & Young Centre and World Square Retail Complex and Public Car Park in Sydney and a 100% interest in Neeta Shopping Centre in Sydney.

The Manager's investment policy for Allco REIT is to invest primarily in Real Estate and Real Estate Related Assets in the office and retail sectors in Singapore, other parts of Asia and Australia. The Manager's key objectives are to:

- (a) deliver regular, stable and growing distributions to Unitholders; and
- (b) achieve long term growth in the net asset value per Allco REIT unit ("**Unit**").

About the Manager

The Manager was incorporated on 15 March 2005 and is the manager of Allco REIT. Allco Finance Group Limited ("**Allco**") is the ultimate holding company of the Manager.

About Allco

Allco is a fully integrated global financial services business, listed on the Australian Securities Exchange (ASX: AFG) and specialising in asset origination, funds creation and funds management.

Allco commenced operations in Australia as a private structured finance business in 1979. The Group has evolved from its origins as a leveraged lease packager and underwriter and is now a diversified finance group.

For more information please refer to www.allco.com.au

IMPORTANT NOTICE

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.

The value of Units and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This publication is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of Allco REIT and the Manager is not necessarily indicative of the future performance of Allco REIT and the Manager.