



Global Asset Management

Colonial First State Property Limited  
ABN 20 085 313 926

**Manager of Commonwealth Property Office Fund**

Responsible Entity:  
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1 September 2011

## COMMONWEALTH PROPERTY OFFICE FUND (CPA)

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### Recognised as the regional and global sustainability leader

Colonial First State Property Limited, the Manager of the Commonwealth Property Office Fund (CPA or the 'Fund'), is pleased to announce that the Fund has been recognised as the regional and global leader in sustainability management in the 2011 Global Real Estate Sustainability Benchmark ('GRESB') survey.

Darren Steinberg, Managing Director of Colonial First State Global Asset Management (CFSGAM) said: "We have a robust sustainability and responsible property investment program at CFSGAM Property and are proud that Commonwealth Property Office Fund has been recognised as both the Australian and global leader in sustainability. This achievement particularly recognises the significant efforts undertaken by our business over the past five years."

Charles Moore, CPA Fund Manager said: "We are delighted with this achievement which recognises our focus on optimising the performance of our assets through best in class sustainability initiatives. We know from experience that this makes good business sense. Achieving best practice in environmental management is consistent with the Fund's vision and involves a commitment to continually improve and maintain the performance of our assets."

For further information refer to the attached CFSGAM Property media release.

### ENDS

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### About Commonwealth Property Office Fund

*Commonwealth Property Office Fund (CPA or the 'Fund') is an office sector-specific Australian Real Estate Investment Trust (A-REIT) which invests in prime quality office property located in central business districts and major suburban markets across Australia. Its stock market trading code is CPA. The Fund is managed on behalf of more than 25,000 investors from 28 countries.*

## Media release

# CFSGAM Property funds lead in GRESB survey results

1 September 2011

Colonial First State Global Asset Management (CFSGAM) Property is pleased to announce that Commonwealth Property Office Fund (CPA) has been recognised as the global and regional sustainability leader, while three other CFSGAM Property funds also ranked in the Australian Top 10, in the 2011 Global Real Estate Sustainability Benchmark ('GRESB') survey.

Many of the leading pension asset managers in the world have signed up as members of the GRESB Foundation, representing US\$1.7 trillion in aggregate assets under management. The GRESB survey assesses the environmental and social performance of public and private real estate investments. It was set up (as the Environment Real Estate Index) in 2009 by APG, PGGM and Universities Superannuation Scheme (USS).

The dynamic benchmark is used by institutional investors to engage with fund managers and listed property companies, with the aim of improving the sustainability approach of the global property sector.

One of the main goals of the GRESB Foundation, and the investors supporting the initiative, is to increase the disclosure on sustainability management in the property sector. In line with this goal, the global response to the GRESB survey increased from 198 property funds in 2009 to 340 in 2011.

CPA has been recognised as the leader in Australia and also world-wide for sustainability management out of the 340 respondents. The report released by GRESB states that CPA's score on implementation and measurement can be seen as an example for many other companies that are starting to translate sustainability policies into tangible measures.

CFS Retail Property Trust (CFX) ranked fourth in the Australia listed property funds and Private Property Syndicate (PPS) and Direct Property Investment Fund (DPIF) ranked third and fifth respectively in the Australian unlisted property fund respondents. In addition, PPS ranked ninth globally out of the 340 respondents.

For further information refer to the GRESB website at [www.gresb.com](http://www.gresb.com)

*Ends*

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## Media release

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### About CFSGAM Property

More than 850 people contribute to the success of CFSGAM Property, through those directly employed in our Fund teams to those in our property management business.

One of the true benefits of our business is in our ability to draw on the extensive support services within Colonial First State Global Asset Management, a division of Commonwealth Bank of Australia.

This provides our Fund teams with direct access to services in finance, legal, tax, sustainability, compliance, research, risk management, information technology, investor relations and debt and capital management.

### Wholesale Property

Colonial First State Global Asset Management's Wholesale Property business is a manager of institutional grade property in Australia. Combined, the wholesale property business manages \$4 billion in assets, with direct interests in an extensive portfolio of office, retail, hotel and industrial assets across all major markets in Australia.

Our integrated business model is built to increase returns and lower risk by ensuring risks are identified, priced and managed in an optimal way.

### Listed Property

Colonial First State Global Asset Management's Listed Property business is one of the largest managers of institutional grade property in Australia and New Zealand. Combined, we have approximately AUD\$14 billion in assets under management, with direct interests in more than 80 office and retail assets across all major markets in Australia and New Zealand.

We are able to offer retail and institutional investors access to prime quality assets, whilst providing high levels of corporate governance and transparent reporting.

### Asset management and development

We have one of Australasia's largest asset management and development capabilities, managing a high quality and well diversified portfolio of more than 40 shopping centres and retail precincts, and close to 70 office and industrial assets across Australia.