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## **TRAFALGAR CORPORATE GROUP (TGP)**

### **TRAFALGAR JOINT VENTURE AGREES TO SELL PART OF ITS HOMEBUSH BAY DEVELOPMENT SITE FOR \$33.9 MILLION**

Diversified property group Trafalgar Corporate Group (in association with its partner Multiplex Group) today announced that it has entered into an agreement to sell two development stages of its Peninsula Keys project on Homebush Bay, Sydney, NSW. The two stages being sold are non-waterfront sites at the rear of the proposed development. The partners maintain their interests in the remaining six lots of the site, including the four waterfront lots.

The sale price agreed with the purchaser for the two stages is \$33.9 million, which is in line with the market valuation of the freehold interest in respect of those lots included in Trafalgar's combined Prospectus and Product Disclosure Statement (PDS) dated June 2005.

The sale is conditional on the completion of the successful remediation works at the site being undertaken by Thiess Environmental Services, which are scheduled to be completed by October 2008.

Thiess is currently undertaking remediation of the former industrial site under a fixed price, fixed time remediation contract. Trafalgar Corporate Managing Director, Mark Davidson, said the sale will allow the company to focus on developing the more valuable waterfront component of the project and is consistent with Trafalgar's strategy of diversifying its development portfolio.

The agreement will have no impact upon Trafalgar's earnings for the 2006 financial year. Completion of the sale will result in a reduction in Trafalgar's interest in the proposed Peninsula Keys development from 623 residential dwellings (as set out in the PDS) to 429 residential dwellings.

#### **About Trafalgar**

Trafalgar Corporate Group is a stapled security combining two investment trusts and a corporation. It owns \$244m of investment grade properties, seven development assets and a funds management business that currently has approximately \$289m of assets under management. Total assets of the Group currently exceed \$325m.

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