

FORM 604

Corporations Act 2001
Section 671B

Notice of change of interests of Substantial Holder

To: Carindale Property Trust

ACN/ARSN: 009 349 071

1. Details of substantial holder

Name: Commonwealth Bank of Australia ACN 123 123 124 (CBA), and its subsidiaries

| | |
|--|------------|
| There was a change in the interests of the substantial holder on | 30/09/2010 |
| The previous notice was given to the company on | 26/08/2010 |
| The previous notice was dated | 20/08/2010 |

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate had a relevant interest in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

| Class of securities | Previous Notice | | Present Notice | |
|---------------------|-----------------|--------------|----------------|--------------|
| | Person's votes | Voting Power | Person's votes | Voting Power |
| Fully paid units | 3,128,863 | 4.47% | 3,233,732 | 4.62% |

For the securities (if any) listed below see NOTE 1 at the end of this form

| Class of securities | Previous Notice | | Present Notice | |
|---------------------|-----------------|--|----------------|--|
| | Person's votes | Voting Power | Person's votes | Voting Power |
| Fully paid units | 890,499 | 1.27% see note 1 at the end of this form | 1,317,816 | 1.88% see note 1 at the end of this form |

For the securities (if any) listed below see NOTE 2 at the end of this form

| Class of securities | Previous Notice | | Present Notice | |
|---------------------|-----------------|--|----------------|--|
| | Person's votes | Voting Power | Person's votes | Voting Power |
| Fully paid units | 1,423,604 | 2.03% see note 2 at the end of this form | 167,800 | 0.24% see note 2 at the end of this form |

| Class of securities | Previous Notice | | Present Notice | |
|---------------------|-----------------|--------------|----------------|--------------|
| | Person's votes | Voting Power | Person's votes | Voting Power |
| Grand TOTAL | 5,442,966 | 7.78% | 4,719,348 | 6.74% |

3. Changes in relevant interest

Particulars of each change in, or change in the nature of, a relevant interest of the substantial shareholder or an associate 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 | Consideration given in relation to change | Class and number of securities affected | Person's votes affected |
|----------------------------------|--|------------------|---|---|-------------------------|
| See annexure “B” to this notice. | | | | | |

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

| Holder of relevant interest | Registered holder of securities | Person entitled to be registered as holder | Nature of relevant interest | Class and number of Shares | Person's votes |
|---|---------------------------------|--|--|---|----------------|
| Avanteos Investments Limited | Avanteos Investments Limited | | Power to control the exercise of a right to vote attached to securities and/or to control the exercise of the power to dispose of securities pursuant to the position held as superannuation trustee. | 131,613 Fully paid units | 131,613 |
| Capital 121 Pty Ltd | National Nominees Limited | | The Capital 121 Pty Ltd (ACN 004 021 809) ("Capital 121") has entered into an Exclusivity Agreement (attached as Annexure A) pursuant to which certain shares in 452 Capital Pty Ltd ("452 Capital") must not be sold unless Capital 121 consents. Capital 121, by virtue of s608(3) (a) has a relevant interest in all securities in which 452 Capital has a relevant interest. Capital 121 has no ability to control voting or disposal in relation to those securities in which 452 Capital has a relevant interest (which are identified below). | 167,800 Fully paid units* See note 2 on the last page of this form. | 167,800 |
| Colonial First State Investment Limited (1) | BNP Paribas Securities | | Power to exercise voting rights pursuant to position held as the responsible entity of a managed investment scheme | 35,000 Fully paid units | 35,000 |
| Colonial First State Investment Limited (1) | Citicorp Nominees Pty Limited | | Power to exercise voting rights pursuant to position held as the responsible entity of a managed investment scheme | 3,067,119 Fully paid units | 3,067,119 |
| Colonial First State Investment Limited (3) | Citicorp Nominees Pty Limited | | Power to exercise voting rights pursuant to position held as the responsible entity of a managed investment scheme | 1,317,816 Fully paid units* See note 1 on the last page of this form. | 1,317,816 |
| Grand Total | | | | | 4,719,348 |

5. Changes in association

The persons who have become associates(2) of, ceased to be associates of, or have changed the nature of their association (9) 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 |
|-----------------------------------|-----------------------|
| | |

6. Addresses

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

| Name | Address |
|---|---|
| Avanteos Investments Limited | Ground Floor, Tower 1 201 Sussex Street Sydney NSW 2000 |
| Colonial First State Investment Limited (1) | Ground Floor, Tower 1 201 Sussex Street Sydney NSW 2000 |
| Colonial First State Investment Limited (3) | Ground Floor, Tower 1 201 Sussex Street Sydney NSW 2000 |
| Capital 121 Pty Ltd | Level 7, 48 Martin Place, Sydney NSW 2000 |

7. Signature

NOTE 1--(This note is relevant to section 2 3 4 and 5)

The relevant interests in these securitites are /were held by Colonial First State Investments Limited (CFS) as responsible entity of the specified registered managed investment schemes and relate(d) to holdings in connection with the Colonial First State First Choice product range. Decisions to buy/sell those securities and exercise voting rights in relation to those securities are made by external managers (unrelated to the Commonwealth Bank Group) to whom CFS has outsourced those functions. By instrument dated 29 October 2001 the Australian Securities and Investments Commission has granted certain relief to CFS and its related bodies corporate for these holdings from the provisions of Chapter 6 of the Corporations Act in relation to the acquisition of such securities.

NOTE 2--(This note is relevant to section 2 3 4 and 5)

452 Capital Pty Ltd ("452 Capital") is the investment manager in relation to the securities. Exercise of voting and disposal powers by 452 Capital is subject to any client direction. Capital 121 has a relevant interest in more than 20% of the shares in 452 Capital by virtue of the Exclusivity Agreement attached as Annexure A and therefore, by virtue of s608(3)(a) has a deemed relevant interest in the securities.



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John Damien Hatton – Company Secretary

Dated the 5 day of October 2010.

Annexure A

This is the annexure mark A referred to in Form 604, Notice of change of interests of Substantial Holder of Commonwealth Bank of Australia ACN 123 123 124 and certain other companies dated 30/09/2010

John Damien Hatton – Company Secretary

SCHEDULE

| | |
|---|--|
| ASB Bank Limited | ASB Capital Limited |
| ASB Capital No.2 Limited | ASB Group (Life) Limited |
| ASB Holdings Limited | Avanteos Investments Ltd (ACN 096 259 979) |
| Avanteos Pty Limited (ACN 066 862 97) | Burdekin Investments Limited |
| CBA (Delaware) Finance Incorporated | CBA (Europe) Finance Limited |
| CBA Asia Limited | CBA Capital Trust 1 |
| CBA Capital Trust II | CBA Funding (NZ) Limited |
| CBA Funding Trust 1 | CBA Investments Limited (ACN 000 835 423) |
| CBA NZ Holding Limited | CBA USD Funding Limited |
| CBCL Australia Limited | CBFC Leasing Pty Limited(ACN 008 520 965) |
| CBFC Limited (ACN 008 519 462) | CFS Managed Property Limited(ACN 006 464 428) |
| CMG Asia Life Holdings Limited | Collateral Leasing Pty Limited(ACN 002 681 218) |
| Colonial AFS Services Pty Limited (ACN 083 514 667) | Colonial Fiji Life Limited |
| Colonial Finance Limited (ACN 067 105 435) | Colonial First State (UK) Holdings Limited |
| Colonial First State Asset Management (Australia) Limited (ACN 114 194 311) | Colonial First State Group Limited (ACN 004 405 556) |
| Colonial First State Investments (NZ) Limited | Colonial First State Investments Limited (ACN 002 348 352) |
| Colonial First State Property Limited (ACN 085 313 926) | Colonial First State Property Management Pty Ltd (ACN 101 504 045) |
| Colonial First State Property Retail Trust | Colonial Holding Company Limited (ACN 074 706 782) |
| CommBank Europe Limited | CommBankManConsult(Asia)Co Ltd |
| CommCapital S.a.r.l | CommInternational Limited |
| Commonwealth Financial Planning Limited(ACN 003 900 169) | Commonwealth Insurance Holdings Limited (ACN 088 327 959) |
| Commonwealth Insurance Limited (ACN 067 524 216) | Commonwealth Managed Investments Limited (ACN 084 098 180) |
| Commonwealth Securities Limited (ACN 067 254 399) | CommTrading Limited |
| Copacabana Beach Pty Ltd(ACN 123 047 978) | Crystal Avenue Pty Limited(ACN 123 019 956) |
| CTB Australia Limited | D Compartment ABI Lux Co |
| eCommlegal Pty Ltd | Financial Wisdom Limited(ACN 006 646 108) |
| First State (HK) LLC | First State Investment Holdings (Singapore) Ltd |
| First State Investment Managers (Asia) Limited (ACN 054 571 701) | First State Investments (Cayman) Limited |
| Fringe Pty Ltd (ACN 078 791 901) | FS Investments (Bermuda) Ltd |
| Greenwood Lending Pty Ltd(ACN 112 461 131) | Group Treasury Services NZ Limited(ACN 1761530) |
| GT Funding No6 Ltd Partnership(NSWLP 00000537) | GT Investments No 3 Pty Ltd(ACN 126 767 931) |
| GT Operating No.2 Pty Limited(ACN 100 915 517) | GT Operating No4 Pty Ltd(ACN 121 276 088) |
| Harboard Beach Pty Ltd(ACN 123 178 450) | Hemisphere Lane Pty Ltd(ACN 100 915 400) |
| Homepath Pty Limited (ACN 081 986 530) | IWL Limited(ACN 078 119 212) |
| Jacques Martin Administration and Consulting Pty Limited(ACN 006 787 748) | Kiwi Income Properties Limited |
| Kiwi Property Management Limited | Lily Pty Ltd(ACN 124 503 117) |
| Loft No 3 Pty Ltd(ACN 118 488 234) | Luca Limited Partnership |
| M-Land Pty Ltd(ACN 106 099 923) | Medallion Series Trust 2006 1G |
| Medallion Trust Series 2003-1G | Medallion Trust Series 2004-1G |
| Medallion Trust Series 2005-1G | Medallion Trust Series 2005-2G |
| Medallion Trust Series 2007 4P | Medallion Trust Series 2007 5P |
| Medallion Trust Series 2007-1G | Medallion Trust Series 2008-1R |
| MIS Funding No1 Pty Limited(ACN 119 268 905) | National Bank of Fiji Limited |
| Newport Limited | Padang Pty Ltd(ACN 106 099 496) |
| Pavillion and Park Limited | PERLS II Trust (ARSN 107 133 488) |
| PERLS III Trust (formally Preferred Capital Limited) | Pontoon (Funding)PLC |
| Prime Investment Entity Limited(ACN 065 915 139) | PT Astra CMG Life |
| PT Bank Commonwealth | Securitisation Advisory Services Pty Ltd(ACN 064 133 946) |
| Series 2001-IG Medallion Trust | Series 2002-IG Medallion Trust |
| Share Investments Pty Limited(ACN 010 035 837) | SHIELD Series 21 |
| SHIELD Series 50 | Sovereign Group Limited |
| Sovereign Limited | Sparad (No. 24) Pty Limited (ACN 057 975 087) |
| Watermark Limited | |

End of Annexure A

Annexure B

This is the annexure mark B referred to in Form 604, Notice of change of interests of Substantial Holder of Commonwealth Bank of Australia ACN 123 123 124 and certain other companies dated 30/09/2010

John Damien Hatton – Company Secretary

Colonial First State Investment Limited (3)

| Date | Registered Company | Transaction type | Quantity | Consideration |
|---------------------|-------------------------------|------------------|---------------|----------------|
| 25 Aug 2010 | Citicorp Nominees Pty Limited | BUY | 427317 | 1770246 |
| Total | | | 427317 | 1770246 |
| Entity Total | | | 427317 | 1770246 |

Colonial First State Investment Limited (1)

| Date | Registered Company | Transaction type | Quantity | Consideration |
|---------------------|-------------------------------|------------------|---------------|---------------|
| 22 Sep 2010 | BNP Paribas Securities | BUY | 35000 | 152406 |
| Total | | | 35000 | 152406 |
| Date | Registered Company | Transaction type | Quantity | Consideration |
| 06 Sep 2010 | Citicorp Nominees Pty Limited | BUY | 4000 | 16834 |
| 07 Sep 2010 | Citicorp Nominees Pty Limited | BUY | 3570 | 15025 |
| 08 Sep 2010 | Citicorp Nominees Pty Limited | BUY | 4449 | 18724 |
| 10 Sep 2010 | Citicorp Nominees Pty Limited | BUY | 20100 | 87010 |
| 22 Sep 2010 | Citicorp Nominees Pty Limited | BUY | 35000 | 152406 |
| Total | | | 67119 | 289999 |
| Entity Total | | | 102119 | 442405 |

Avanteos Investments Limited

| Date | Registered Company | Transaction type | Quantity | Consideration |
|---------------------|------------------------------|------------------|-------------|---------------|
| 13 Sep 2010 | Avanteos Investments Limited | BUY | 2750 | 11935 |
| Total | | | 2750 | 11935 |
| Entity Total | | | 2750 | 11935 |

Capital 121 Pty Ltd

| Date | Registered Company | Transaction type | Quantity | Consideration |
|---------------------|--------------------------------------|------------------|-----------------|-----------------|
| 10 Sep 2010 | BNP Paribas Securities | SELL | -72500 | -311750 |
| Total | | | -72500 | -311750 |
| Date | Registered Company | Transaction type | Quantity | Consideration |
| 23 Aug 2010 | JP Morgan Nominees Australia Limited | SELL | -20641 | -84657 |
| 31 Aug 2010 | JP Morgan Nominees Australia Limited | SELL | -238200 | -1012350 |
| 03 Sep 2010 | JP Morgan Nominees Australia Limited | SELL | -704914 | -2960639 |
| 30 Sep 2010 | JP Morgan Nominees Australia Limited | SELL | -219549 | -966016 |
| Total | | | -1183304 | -5023662 |
| Entity Total | | | -1255804 | -5335412 |
| Grand Total | | | -723618 | -3110825 |

End of Annexure B