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Westpac Office Trust – Q&A on new market rules for partly paid securities

In April 2009 the Australian Securities Exchange (ASX) announced the introduction of a market rule requiring brokers to alert retail clients of their rights and obligations when trading for the first time in partly paid securities. Westpac Office Trust (WOT) Instalment Receipts are classified as a partly paid security.

This document provides common questions and answers about how this new requirement may affect trading of the WOT Instalment Receipts (WOTCA).

- ***What has changed for trading of partly paid securities?***

The ASX has amended its rules, and now requires brokers to alert retail clients of the need to inform themselves of the rights and obligations associated with buying partly paid securities. Brokers must now enter into a Partly Paid Security Client Agreement with retail clients who are buying a partly paid security for the first time. The Agreement will require those clients to acknowledge, amongst other things, that they are aware of what a partly paid security is and their rights and obligations regarding investing in a partly paid security.

In the case of WOTCA those clients will be acknowledging that:

- i) They have read the WOT Product Disclosure Statement; and
- ii) They are aware that WOTCA is a security which requires them to make a further payment of \$0.50 per Instalment Receipt on 1 November 2011.

The new arrangements take effect from 1 May 2009. However brokers are encouraged to adopt the process earlier.

- ***How does this affect trading in WOT?***

This requirement will have no effect on existing WOT investors unless they increase their holding.

Investors who are purchasing WOTCA will be provided with a Partly Paid Security Client Agreement by their broker for signing and return before their buy order can be executed. Depending on your broker's processes there will be a delay between submitting an order and it being placed on SEATS.

The new requirement for partly paid securities is similar to ASX procedures which currently exist for trading options, futures and warrants. Accordingly, we do not expect that the inclusion of partly paid securities will impede trading of WOTCA.

Prospective investors in WOT should read the most up to date information about WOT, which is available from the WOT Investor Centre at www.westpacfunds.com.au.

- ***How am I affected if I am already a WOT investor?***

Existing WOT investors are not affected unless they increase their holding.

- ***How do I access the information I need to read?***

The announcement of the new trading rule can be viewed on the ASX website at www.asx.com.au.

All Investors should ensure they are familiar with WOT's Product Disclosure Statement, dated 26 August 2005, which is available to view or download from the Investor Centre on the Trust's website www.westpacfunds.com.au.

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