

## Property Syndicate No.3

### Announcement – 24 July 2009

#### Sale of 27 Commercial Drive Dandenong

We are pleased to advise that we have entered into an agreement for the sale of 27 Commercial Drive, Dandenong at a price slightly above assessed market value. As part of the agreement, we have also entered into a separate lease agreement for the earlier of, a term of three years or settlement date (expected December 2009) commencing from 1 July 2009. We anticipate that distributions for the syndicate will resume for the September quarter.

Please refer to other pages of this website or contact Investor Services on 13 29 39 for up to date information about the Syndicate.