

Property Syndicate No.3

Announcement – 7 July 2010

Syndicate expiry- Sale of remaining Properties

We are pleased to advise that we have entered into unconditional contracts of sale for the remaining three properties of the Syndicate. Settlements are due to be completed by early August.

Property	Expected Settlement date	Agreed Sale price
2-10 Gaine Rd, Dandenong	28 July 2010	\$4,565,000
4 Redland Dr, Mitcham	19 July 2010	\$3,650,000
1-5 Siddons Way, Hallam	10 August 2010	\$7,350,000

It is anticipated that once settlement of the final property has taken place investors should expect to receive their final distribution in September.

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