FORM: Preliminary Final Report

Name of *issuer*

QUANTUM SYNDICATE MANAGEMENT LTD (RESPONSIBLE ENTITY)

QUANTUM PROPERTY TRUST NO.11

ACN or ARBN or ASRN	Half yearly (tick)	Preliminary final (tick)	Half year/financial year ended ('Current period')
108 475 476		**X**	**30 June 2006**

For announcement to the market

Extracts from this statement for announcement to the market (see note 1).

				$A,000
Sales (or equivalent) operating revenue (item 1.1)	**Up**	**105%**	**to**	**1,304**
Operating profit (loss) before abnormal items and tax (item 1.4	**Up**	**182%**	**to**	**886**
Abnormal items before tax (item 1.5)		**gain (loss) of**	**to**	**0**
Operating profit (loss) after tax but before outside equity interests (item 1.8)	**Up**	**182%**	**to**	**886**
Extraordinary items after tax attributable to security holders (item 1.13)		**gain (loss) of**	**to**	**0**
Operating profit (loss) and extraordinary items after tax attributable to security holders (item 1.16)	**Up**	**182%**	**to**	**886**
Exploration and evaluation expenditure incurred (item 5.2)	**up/down**	**%**	**to**	**n/a**
Exploration and evaluation expenditure written off (item 5.3)	**up/down**	**%**	**to**	**n/a**

Income Distributions				
Current period	**14.06¢**	N/A	¢	N/A
Previous corresponding period	**7.35¢**	¢	¢	¢

Record date for determining entitlements to the dividend, (in the case of a trust distribution) (see item 15.2)	**30 June 2006**

Short details of any bonus or cash issue or other items(s) of importance not previously released to the market:

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Consolidated profit and loss account
(The figures are not equity accounted)

		Current period $A'000	Previous corresponding period $A'000
1.1	Sales (or equivalent operating) revenue	**1,304**	**635**
1.2	Other revenue	**40**	**1**
1.3	**Total revenue**	**1,344**	**630**
1.4	**Operating profit (loss) before abnormal items and tax**	**886**	**314**
1.5	Abnormal items before tax (detail in item 2.1)	**0**	**0**
1.6	Operating profit (loss) before tax (items 1.4 + 1.5)	**886**	**314**
1.7	Less tax	**0**	**0**
1.8	Operating profit (loss) after tax but before outside equity interests	**886**	**314**
1.9	Less outside equity interests	**0**	**0**
1.10	**Operating profit (loss) after tax attributable to security holders**	**886**	**314**
1.11	Extraordinary items after tax (detail in item 2.3	**0**	**0**
1.12	Less outside equity interests	**0**	**0**
1.13	Extraordinary items after tax attributable to security holders	**0**	**0**
1.14	**Total operating profit (loss) and extraordinary items after tax (items 1.8 1.11)**	**886**	**314**
1.15	Operating profit (loss) and extraordinary items after tax attributable to outside equity interests (items 1.9 .112)	**0**	**0**
1.16	**Operating profit (loss and extraordinary items after tax attributable to security holders** (items 1.10 +1.13)	**886**	**314**
1.17	Retained profits (accumulated losses) at beginning of financial period	**298**	**(16)**
1.18	Aggregate of amounts transferred from reserves	**0**	**0**
1.19	Total available for appropriation (carried forward	**1,184**	**298**
1.20	Total available for appropriation (brought forward	**405**	**298**

Consolidated profit and loss account continued

1.21	Dividends provided for or paid **(recorded as a borrowing cost and expensed above in 1.4)**	**439**	**307**
1.22	Aggregate of amounts transferred to reserves	**0**	**0**
1.23	**Retained profits (accumulated losses) at end of financial period**	**405**	**298**

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Abnormal and extraordinary items

		Consolidated - current period		
		Before tax $A'000	Related tax $A'000	After tax $A'000
2.1	Abnormal items	**n/a**	**n/a**	**n/a**
2.2	**Total abnormal items**	**n/a**	**n/a**	**n/a**
2.3	Extraordinary items	**n/a**	**n/a**	**n/a**
2.4	**Total extraordinary items**	**n/a**	**n/a**	**n/a**

Comparison of half year profits
(Preliminary final statement only)

		Current year - $A'000	Previous year - $A'000
3.1	Consolidated operating profit (loss) after tax attributable to security holders reported for the 1st half year (item 1.10 in the half yearly statement)	**249**	**204**
3.2	Consolidated operating profit (loss) after tax attributable to security holders for the 2nd half year	**637**	**100**

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Consolidated balance sheet
(See note 5)

	Current assets	At end of current period $A'000	As shown in last annual report $A'000	As in last half yearly statement $A'000
4.1	Cash	**1**	**3**	**2**
4.2	Receivables	**1**	**0**	**176**
4.3	Investments	**0**	**0**	**0**
4.4	Inventories	**0**	**0**	**0**
4.5	Other (provide details if material)	**0**	**0**	**0**
4.6	**Total current assets**	**2**	**3**	**178**
	Non-current assets			
4.7	Receivables	**915**	**410**	**429**
4.8	Investments	**4,071**	**3,246**	**3,307**
4.9	Inventories	**0**	**0**	**0**
4.10	Exploration and evaluation expenditure capitalised (see para .71 of AASB 1022)	**0**	**0**	**0**
4.11	Development properties (mining entities)	**0**	**0**	**0**
4.12	Other property, plant and equipment (net)	**0**	**0**	**0**
4.13	Intangibles (net)	**0**	**0**	**0**
4.14	Other (provide details if material)	**0**	**0**	**0**
4.15	**Total non-current assets**	**4,986**	**3,656**	**3,736**
4.16	**Total assets**	**4,988**	**3,660**	**3,913**
	Current liabilities			
4.17	Accounts payable	**5**	**0**	**6**
4.18	Borrowings	**0**	**0**	**0**
4.19	Provisions	**680**	**241**	**241**
4.20	Other (provide details if material)	**0**	**0**	**0**
4.21	**Total current liabilities**	**684**	**241**	**247**
	Non-current liabilities			
4.22	Accounts payable	**0**	**0**	**0**
4.23	Borrowings	**3,120**	**3,120**	**3,120**
4.24	Provisions	**0**	**0**	**0**
4.25	Other (provide details if material)	**0**	**0**	**0**
4.26	**Total non-current liabilities**	**3,120**	**3,120**	**3,120**
4.27	**Total liabilities**	**3,804**	**3,361**	**3,367**
4.28	**Net assets**	**1,184**	**298**	**547**

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Consolidated balance sheet continued

	Equity			
4.29	Capital	**0**	**0**	**0**
4.30	Reserves	**0**	**0**	**0**
4.31	Retained profits (accumulated losses)	**1,184**	**298**	**547**
4.32	Equity attributable to security holders of the parent entity	**0**	**0**	**0**
4.33	Outside equity interests in controlled entities	**0**	**0**	**0**
4.34	**Total equity**	**1,184**	**298**	**547**
4.35	Preference capital and related premium included as part of 4.31	**n/a**	**n/a**	**n/a**

Exploration and evaluation expenditure capitalised

(To be completed only by issuers with mining interests if amounts are material. Include all expenditure incurred regardless of whether written off directly against profit)

		Current period $A'000	Previous corresponding period $A'000
5.1	Opening balance		
5.2	Expenditure incurred during current period		
5.3	Expenditure written off during current period		
5.4	Acquisitions, disposals, revaluation increments, etc.		
5.5	Expenditure transferred to Development Properties		
5.6	**Closing balance as shown in the consolidated balance sheet** (item 4.9)	**n/a**	**n/a**

Development properties

(To be completed only by issuers with mining interests if amounts are material)

		Current period $A'000	Previous corresponding period $A'000
6.1	Opening balance		
6.2	Expenditure incurred during current period		
6.3	Expenditure transferred from exploration and evaluation		
6.4	Expenditure written off during current period		
6.5	Acquisitions, disposals, revaluation increments, etc.		
6.6	Expenditure transferred to mine properties		
6.7	**Closing balance as shown in the consolidated balance sheet** (item 4.10)	**n/a**	**n/a**

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Consolidated statement of cash flows
(See note 6)

		Current period $A'000	Previous corresponding period $A'000
	Cash flows related to operating activities		
7.1	Receipts from customers	**351**	**351**
7.2	Payments to suppliers and employees	**(15)**	**(14)**
7.3	Dividends received	**128**	**68**
7.4	Interest and other items of similar nature received	**40**	**1**
7.5	Interest and other costs of finance paid	**0**	**(78)**
7.6	Income taxes paid	**0**	**0**
7.7	Other (provide details if material)	**0**	**0**
7.8	**Net operating cash flows**	**504**	**328**
	Cash flows related to investing activities		
7.9	Payments for purchases of property, plant and equipment	**0**	**0**
7.10	Proceeds from sale of property, plant and equipment	**0**	**0**
7.11	Payment for purchases of equity investments	**0**	**0**
7.12	Proceeds from sale of equity investments	**0**	**0**
7.13	Loans to other entities	**(506)**	**(410)**
7.14	Loans repaid by other entities	**0**	**0**
7.15	Other (provide details if material)	**0**	**0**
7.16	**Net investing cash flows**	**(506)**	**(410)**
	Cash flows related to financing activities		
7.17	Proceeds from issues of securities (securities, options, etc.)	**0**	**0**
7.18	Proceeds from borrowings	**0**	**0**
7.19	Repayment of borrowings	**0**	**0**
7.20	Dividends paid	**0**	**0**
7.21	Other (provide details if material)	**0**	**0**
7.22	**Net financing cash flows**	**0**	**0**
	Net increase (decrease) in cash held	**(2)**	**(82)**
7.23	Cash at beginning of period (see *Reconciliations of cash*)	**3**	**85**
7.24	Exchange rate adjustments to item 7.23	**0**	**0**
7.25	**Cash at end of period** (see *Reconciliations of cash*)	**1**	**3**

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Non-cash financing and investing activities

Details of financing and investing transactions which have had a material effect on consolidated assets and liabilities but did not involve cash flows are as follows. If an amount is quantified, show comparative amount.

n/a

Reconciliation of cash

Reconciliation of cash at the end of the period (as shown in the consolidated statement of cash flows) to the related items in the accounts is as follows.		Current period $A'000	Previous corresponding period $A'000
8.1	Cash on hand and at bank	**1**	**3**
8.2	Deposits at call	**0**	**0**
8.3	Bank overdraft	**0**	**0**
8.4	Other (provide details)	**0**	**0**
8.5	Total cash at end of period (item 7.25)	**1**	**3**

Ratios		Current period	Previous corresponding period
	Profit before abnormals and tax/sales		
9.1	Consolidated operating profit (loss) before abnormal items and tax (items 1.4) as a percentage of sales revenue (items 1.1)	**67.9%**	**49.4%**
	Profit after tax/equity interests		
9.2	Consolidated operating profit (loss) after tax attributable to security holders (item 1.10) as a percentage of equity (similarly attributable) at the end of the period (item 4.34)	**74.8%**	**105.4%**

Earnings per *security* (EPS)

10.1	Calculation of basic, and fully diluted, EPS in accordance with AASB 1027: Earnings per Share (a) BasicEPS (b) Diluted EPS (if materially different from (a))	**(cents per unit)** **28.39**	**(cents per unit)** **10.07**

NTA backing *(see note 7)*		Current period	Previous corresponding period
11.1	Net tangible asset backing per ordinary *security*	**(cents per unit)** **37.93**	**(cents per unit)** **9.55**

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Details of specific receipts/outlays, revenues/expenses		Current period A$'000	Previous corresponding period $A'000
12.1	Interest revenue included in determining items 1.4	**40**	**1**
12.2	Interest revenue included in item 12.1 but not yet received (if material)	**0**	**0**
12.3	Interest expenses included in item 1.4 (include all forms of interest, lease finance charges, etc.)	**439**	**307**
12.4	Interest costs excluded from item 12.3 and capitalised in asset values (if material)	**0**	**0**
12.5	Outlays (excepts those arising from the acquisition of an existing business) capitalised in intangibles (if material)	**0**	**0**
12.6	Depreciation (excluding amortisation of intangibles)	**0**	**0**
12.7	Amortisation of intangibles	**0**	**0**

Income Distributions

15.1	Date the income distribution is payable	**30 September 2006**
15.2	Record date to determine entitlements to the income distribution (i.e. on the basis of registrable transfers received up to 5.00 pm if paper based, or by "End of Day" if a proper SCH transfer	**30 June 2006**

Amount per *security*

	Franking rate applicable		39%	36%	33%
	(Preliminary final statement only)				
15.4	**Final income distribution:** Current year	**14.06¢**	**N/A**	**¢**	**N/A**
15.5	Previous year	**7.35¢**	**¢**	**¢**	**¢**
	(Half yearly and preliminary final statements)				
15.6	**Interim income distribution:** Current year	**0.00¢**	**N/A**	**¢**	**N/A**
15.7	Previous year	**2.50¢**	**¢**	**¢**	**¢**

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Total annual distribution per *security*
(Preliminary final statement only)

		Current year	Previous year
15.8	Ordinary securities	**14.06¢**	**9.85¢**
15.9	Preference securities	**n/a**	**n/a**

Total dividend (distribution)

		Current period $A'000	Previous corresponding period - $A'000
15.10	Ordinary securities	**439**	**307**
15.11	Preference securities	**n/a**	**n/a**
15.12	**Total**	**439**	**307**

The *dividend or distribution plan*s shown below are in operation.

The last date(s) for receipt of election notices to the *dividend or distribution plan*s

Any other disclosures in relation to dividends (distributions)

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Issued and listed securities
Description includes rate of interest and any redemption or conversion rights together with prices and rates.

	Category of securities	Number issued	Number listed	Par value (cents)	Paid-up value (cents)
18.1	**Preference securities** (*description*)	**n/a**	**n/a**	**n/a**	**n/a**
18.2	Issued during current period	**n/a**	**n/a**	**n/a**	**n/a**
18.3	**Ordinary securities**	**3,120,000**	**3,120,000**	**100**	**100**
18.4	Issued during current period	**n/a**	**n/a**	**n/a**	**n/a**
18.5	**Convertible *debt securities*** (*description and conversion factor*)	**n/a**	**n/a**	**n/a**	**n/a**
18.6	issued during current period				
18.7	**Options** (*description and conversion factor*)	**n/a**	**n/a**	**Exercise price**	**Expiry date**
18.8	Issued during current period	**n/a**	**n/a**	**n/a**	**n/a**
18.9	Exercised during current period	**n/a**	**n/a**	**n/a**	**n/a**
18.10	Expired during current period	**n/a**	**n/a**	**n/a**	**n/a**
18.11	**Debentures** (*totals only*)	**n/a**	**n/a**		
18.12	**Unsecured Notes** (*totals only*)	**n/a**	**n/a**		

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Comments by *directors*

Comments on the following matters are required by the Exchange or, in relation to the half yearly statement, by AASB 1029: Half-Year Accounts and Consolidated Accounts. The comments do not take the place of the directors' report and statement (as required by the Corporations Act) and may be incorporated into the directors' report and statement. For both half yearly and preliminary final statements, if there are no comments in a section, state NIL. If there is insufficient space in comment, attach notes to this statement.

Basis of accounts preparation

If this statement is a half yearly statement, it is a general purpose financial report prepared in accordance with the listing rules and AASB 1029: Half-Year Accounts and Consolidated Accounts. It should be read in conjunction with the last annual report and any announcements to the market made by the issuer during the period. [Delete if in applicable.]

Material factors affecting the revenues and expenses of the *issuer* for the current period

n/a

A description of each event since the end of the current period which has had a material effect and is not related to matters already reported, with financial effect quantified (if possible)

n/a

Franking credits available and prospects for paying fully or partly franked dividends for at least the next year

n/a

Changes in accounting policies since the last annual report are disclosed as follows.
(Disclose changes in the half yearly statement in accordance with paragraph 15(c) of AASB 1029: Half-Year Accounts and Consolidated Accounts. Disclose changes in the preliminary final statement in accordance with AASB 101: Accounting Policies-Disclosure.)

n/a

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Annual meeting
(Preliminary final statement only)

The annual meeting will be held as follows:

Place	**60 Phillip Street, Sydney, NSW 2000**
Date	**25 October 2006**
Time	**4.30pm**
Approximate date the annual report will be available	**30 September 2006**

Compliance statement

1 This statement has been prepared under accounting policies which comply with accounting standards as defined in the Corporations Act or other standards acceptable to the Exchange (see note 13).

Identify other standards used **n/a**

2 This statement, and the financial statements under the Corporations Act (if separate), use the same accounting policies.

3 This statement does/does not* *(delete one)* give a true and fair view of the matters disclosed (see note 2).

4 This statement is based on financial statements to which one of the following applies:

- ▯ The financial statements have been audited.
- ▯ The financial statements have been subject to review by a registered auditor (or overseas equivalent).
- ■ The financial statements are in the process of being audited or subject to review.
- ▯ The financial statements have *not* yet been audited or reviewed.

5 If the accounts have been or are being audited or subject to review and the audit report is not attached, details of any qualifications are attached/will follow immediately they are available* (*delete one*). (*Half yearly statement only - the audit report must be attached to this statement if the statement is to satisfy the requirements of the Corporations Act.*)

6 The *issuer* does not have a formally constituted audit committee.

Sign here: ..... Date: .....13 September 2006 .....
(*Director*/Company secretary)

Print name: James Maitland

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Notes

1. **For announcement to the market** The percentage changes referred to in this section are the percentage changes calculated by comparing the current period's figures with those for the previous corresponding period. Do not show percentage changes if the change is from profit to loss or loss to profit, but still show the amount of the change up or down.

2. **True and fair view** If this statement does not give a true and fair view of a matter (for example, because compliance with an Accounting Standard is required) the *issuer* must attach a note providing additional information and explanations to give a true and fair view.

3. **Consolidated profit and loss account**

   Item 1.1 The definition of "operating revenue" and an explanation of "sales revenue" (or its equivalent) and "other revenue" are set out in *AASB 1004: Disclosure of Operating Revenue*.

   Item 1.2 "other revenue" includes abnormal items, but excludes extraordinary revenue items.

   Item 1.4 "operating profit (loss) before abnormal items and tax" is calculated before dealing with outside equity interests and extraordinary items, but after deducting interest on borrowings, depreciation and amortisation.

   Item 1.7 This item refers to the total tax attributable to the amount shown in item 1.6. Tax includes income tax and capital gains tax (if any) but excludes taxes treated as operating expenses (eg. fringe benefits tax).

4. **Income tax** If the amount provided for income tax in this statement differs (or would differ but for compensatory items) by more than 15% from the amount of income tax *prima facie* payable on the profit before tax, the entity must explain in a note the major items responsible for the difference and their amounts.

5. **Consolidated balance sheet**

   Format The format of the consolidate balance sheet should be followed as closely as possible. However, additional items may be added if greater clarity of exposition will be achieved, provided the disclosure still meets the requirements of *AASB 1029.* Banking institutions may substitute a clear liquidity ranking for the Current/Non-Current classification.

   Basis of revaluation If there has been a material revaluation of non-current assets (including investments) since the last annual report, the *issuer* must describe the basis of revaluation adopted. The description must meet the requirements of paragraphs 19-21 of *AASB 1010: Accounting for the Revaluation of Non-Current Assets*. If the *issuer* has adopted a procedure of regular revaluation, the basis for which has been disclosed and has not changed, no additional disclosure is required. Trusts should also note paragraph 10 of *AASB 1029* and paragraph 11 of *AASB 1030*.

6. **Statement of cash flows** For definitions of "cash" and other terms used in this statement see *AASB 1026: Statement of Cash Flows*. *Issuer*s should follow the form as closely as possible, but variations are permitted if the *director*s (in the case of a trust, the management company) believe that this presentation is inappropriate. However, the presentation adopted must meet the requirements of *AASB 1026*. Mining exploration *issuer*s may use the form of cashflow statement in Appendix 5B.

7. **Net tangible asset backing** Net tangible assets are determined by deducting from total tangible assets all claims on those assets ranking ahead of the ordinary securities (i.e. all liabilities, preference securities, outside equity interests, etc). Mining *issuer*s are *not* required to state a net tangible asset backing per ordinary *security*.

8. **Gain and loss of control over entities** The gain or loss must be disclosed if it has a material effect on the consolidated financial statements. Details must include the contribution for each gain or loss that

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increased or decreased the *issuer*'s consolidated operating profit (loss) and extraordinary items after tax by more than 5% compared to the previous corresponding period.

9. **Equity accounting** If an *issuer* adopts equity accounting, no comparative equity accounting figures are required in the first period following its adoption.

10. **Rounding of figures** This statement anticipates that the information required is given to the nearest $1,000. However, an *issuer* may report exact figures, if the $A'000 headings are amended. If an *issuer* qualifies under an *ASIC* Class Order dated 17 August 1994, it may report to the nearest million dollars, or to the nearest $100,000, if the $A'000 headings are amended.

11. **Comparative figures** Comparative figures are normally the unadjusted figures from the previous corresponding period. However, if the previously report figures are adjusted to achieve greater comparability, a note explaining the adjustment must be included with this statement. If no adjustment is made despite a lack of comparability, a note explaining the position should be attached.

12. **Additional information** An *issuer* may disclose additional information about any matter, and must do so if the information is material to an understanding of the financial statements. The information may be an expansion of the material contained in this statement, or contained in a note attached to the statement. The requirement under the list rules for an *issuer* to complete this statement does not prevent the *issuer* issuing reports more frequently. Additional material lodged with the *ASIC* under the Corporations Act must also be given to the Exchange. For example, a *director*s' report and statement, if lodged with the *ASIC*, must be given to the Exchange.

13. **Accounting Standards** the Exchange will accept, for example, the use of International Accounting Standards for *foreign issuer*s. If the standards used do not address a topic, the Australian standard on that topic (if one) must be complied with.

14. **Borrowing corporations** As at 1/7/96, this statement may be able to be used by an *issuer* required to comply with the Corporations Act as part of its half yearly financial statements if prepared in accordance with Australian Accounting Standards. However, borrowing corporations must comply with Schedule 5 of the Corporations Regulations. See regulation 3.6.02(4).

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