



25 October 2006

REF: 241006 QPT9 AGM Results

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Scott Evans
Stock Exchange of Newcastle Limited
Ground floor
384 Hunter Street
NEWCASTLE NSW 2300

Dear Scott,

RE: RESULTS OF ANNUAL GENERAL MEETING (AGM) 24 OCTOBER 2006

The AGM of the Quantum Property Trust No.9 was held on Tuesday 24 October 2006, in conjunction with the AGM of the Quantum Property Syndicate No.9. We confirm that there were no formal resolutions voted upon at this years AGM, nor were any proposed at the meeting.

Attached is a copy of the information discussed and presented by the Directors of the Responsible Entity at the AGM. Any unit holder questions regarding the attached information should be directed to Quantum Syndicate Management Ltd on (02) 9262 4443.

Yours sincerely,



James Maitland
Director



*Quantum Property Syndicate No.9 &
Quantum Property Trust No.9
Annual General Meeting 2006*

Agenda:

1. Achievements
2. Financial Performance
3. Property Performance
4. 2007 Outlook
5. General Business

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Achievements for 2006 Financial Year

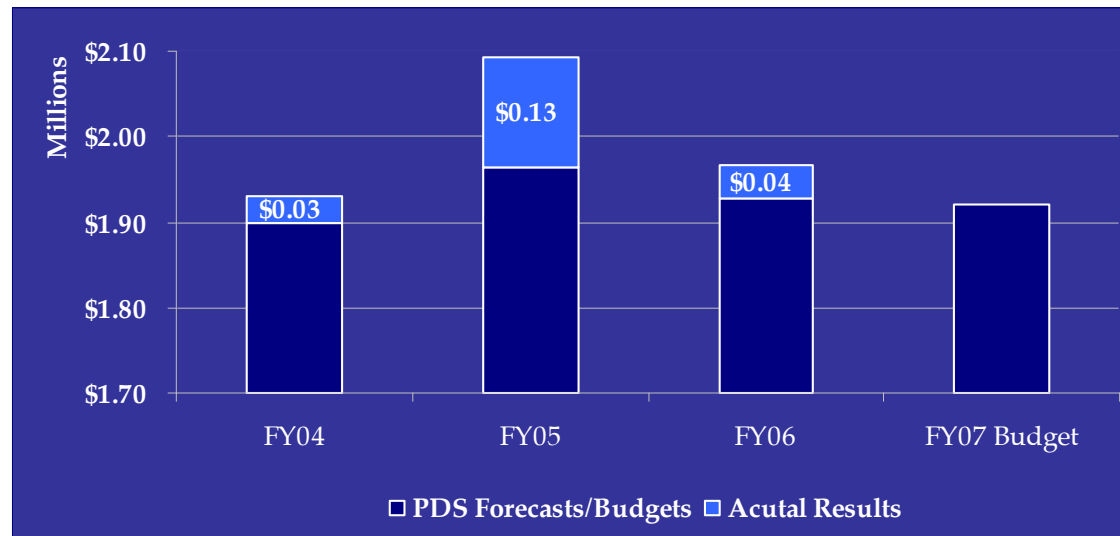
- 18.95% increase in property value to \$32 million
- Total property value increased 35.02% from purchase price of \$23.7m
- Property gearing level of 56.99%
- Repaid 2nd mortgage in June 2006, via increase in 1st Mortgage
 - ✓ WACD 7.1%

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Financial Performance

- Outperformed FY06 budget by 2%
- Consistently outperformed PDS forecasts/budgets

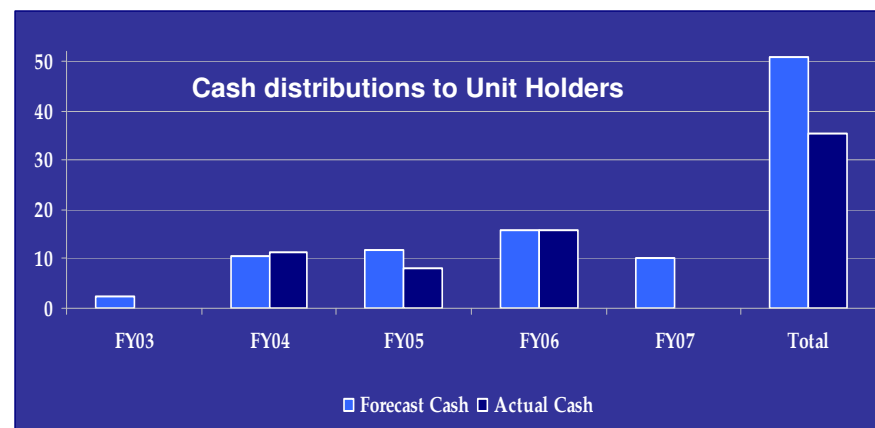


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Financial Performance (continued)

	<i>Syndicate</i>	<i>Trust</i>	<i>Combined Group</i>
Total assets	32,626,271	9,456,486	34,384,499
Net assets	21,241,428	8,383,832	15,861,450
Equity raised/ issued	2,630,000	6,575,016	10,191,432
Net asset backing	\$1.23	\$1.28	\$1.56
Net profit (before reval)	1,855,917	2,527,034	500,370
Earnings per interest (before reval)	7.06c	38.43c	4.91c
Revaluations	5,098,405	-	4,095,405
Revaluation earnings per interest	19.38c	-	50.03c
Total earnings per interest	26.44c	38.43c	54.94c



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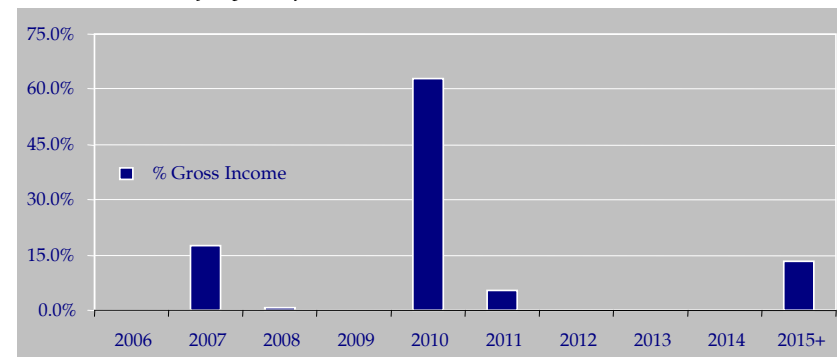


Property Performance

- Terminated lease with Leather.com (ground floor retail)
- Secured Lorna Jane on a new 5 + 5 year lease (to replace Leather.Com)
- HOA with Footlocker on a new 5 + 5 year lease

Net lettable area	1,985 sqm plus 28 cars
Tenants	Multi tenanted
Occupancy	100%
Weighted average lease expiry (by income)	4.35 years
Net property income	2,038,218
Acquisition price	23,700,000
Current valuation	32,000,000
Increase in value since acquisition	35.02%
Increase in value for current year	18.95%
Property gearing level	56.99%

Lease Expiry Profile





Property Performance (continued)

Development Options

- Nov/Dec 2005- QIC decided to proceed with their own development
 - ✓ New building on Elizabeth St (approx 10 levels)
 - ✓ Refurbish the T&G building (approx 15 levels) after new building
- Discussed options with the Regent Theatre
- Current value of the property represents highest and best use at this stage



Outlook for 2007 Financial Year

- Continue to focus on tenant management and retention
- Trust cash distributions set at 11.50 cents per unit
- Manage lease expires for FY08

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Future Property Deals

- Quantum Property Syndicate No.15 - Casuarina Beach, New Tweed Coast
- Quantum Property Syndicate No.16 - Gateway on Palmer, Townsville
- Quantum Property Syndicate No.17 - Albion, Brisbane
- QPOF – Quantum Property & Opportunity Fund

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General Business

➤ Questions

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