



27 October 2006

REF: 261006 QPT12 AGM Results

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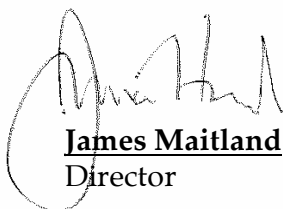
Dear Scott,

RE: RESULTS OF ANNUAL GENERAL MEETING (AGM) 26 OCTOBER 2006

The AGM of the Quantum Property Trust No.12 was held on 26 October 2006, in conjunction with the AGM of the Quantum Property Syndicate No.12. 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.12 &
Quantum Property Trust No.12
Annual General Meeting 2006*

Agenda:

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



Achievements for 2006 Financial Year

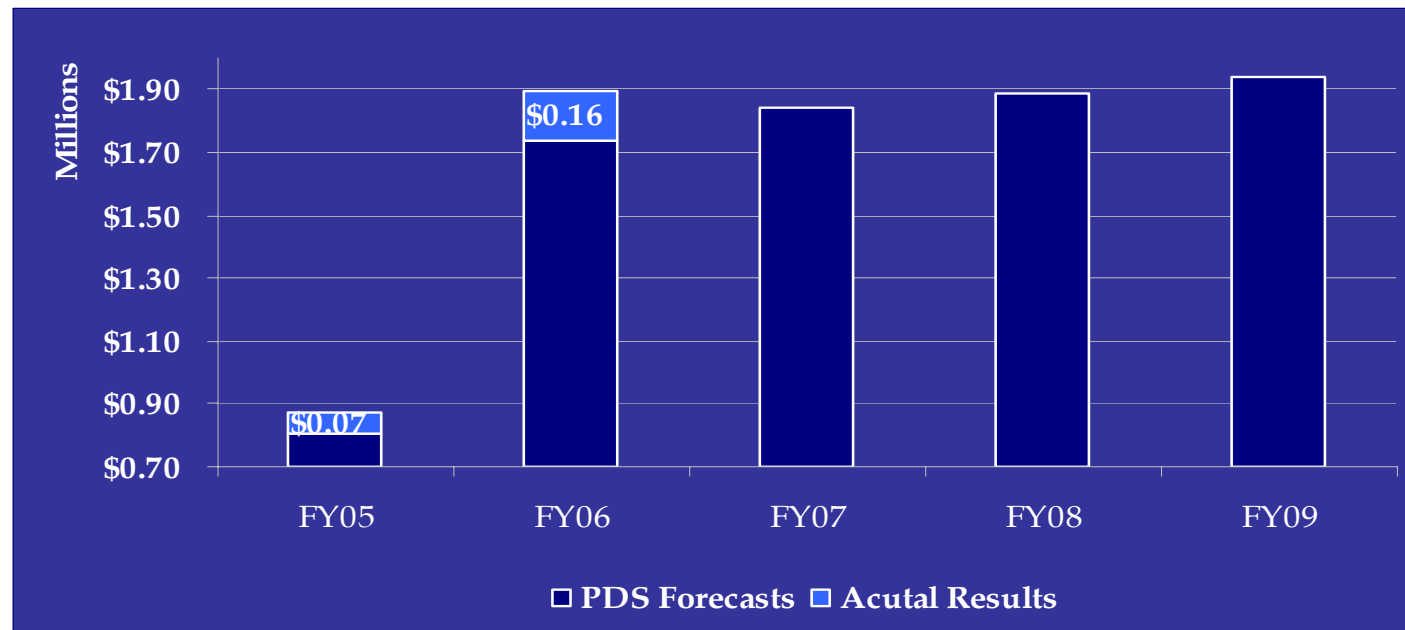
- Outperformed forecasts by 8.9%
- Otto & Nove extended lease for a further 5 years & increased base rent
- Signed HOA with Kingsleys for a further 10 years & increased base rent
- Increased the base rents across all tenants
- Property gearing level of 66.53%
- Syndicate net asset backing of \$1.04
- Trust net asset backing of \$1.08

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Financial Performance

- Outperformed original financial forecasts by over 8.9%

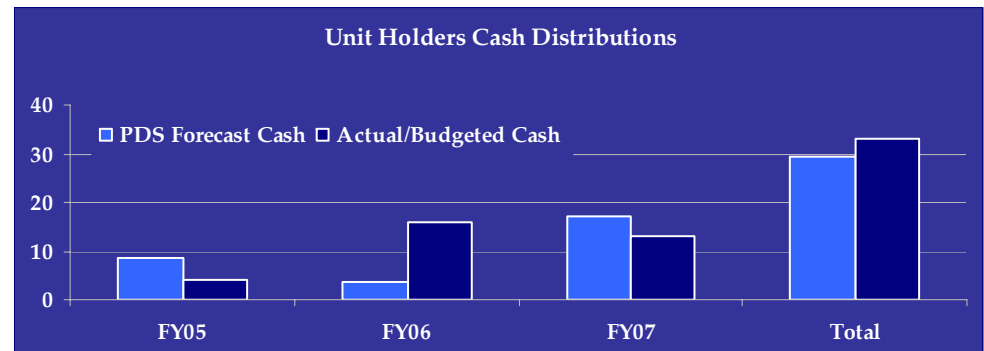


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Financial Performance (continued)

	<i>Syndicate</i>	<i>Trust</i>	<i>Combined Group</i>
Total assets	26,196,036	7,245,019	27,573,695
Net assets	26,099,993	6,754,152	10,976,159
Equity raised/issued	25,033,490	6,258,373	10,555,485
Net asset backing	\$1.04	\$1.08	\$1.04
Net profit	1,543,774	1,014,938	322,625
EPI	6.17	16.22	3.06
Total EPI	6.17	16.22	3.06

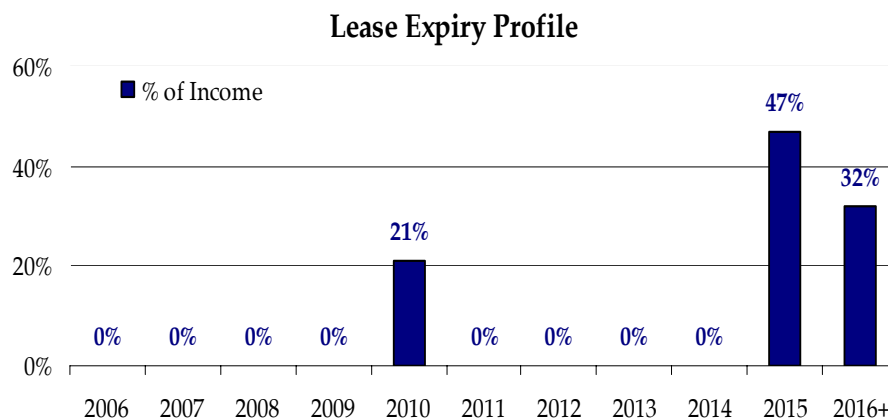


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Property Performance

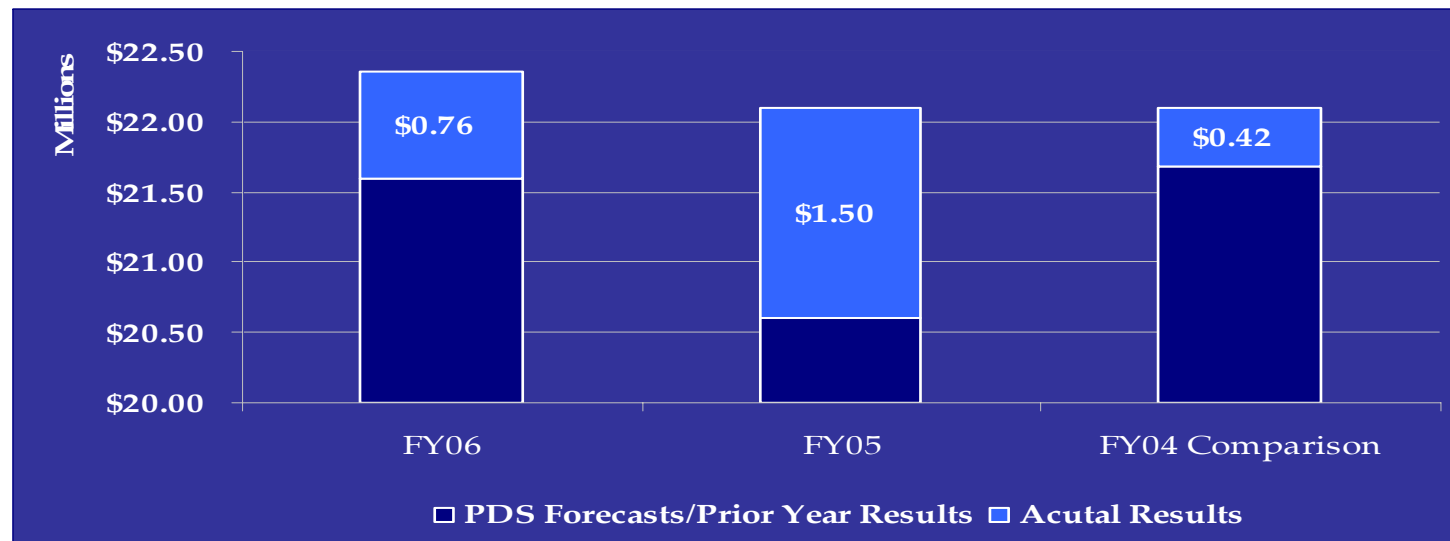
Net lettable area	1,858 sqm
Tenants	Multi tenanted
Occupancy	100%
Weight average lease expiry (by income)	10.02 years
Net property income	2,063,736
Acquisition price	22,000,000
Current valuation	24,800,000
Increase in value since acquisition	12.73%
Property geagring level	66.53%





Property Performance

- Restaurants turnover 3.5% above forecasts



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Outlook for 2007 Financial Year

- Continue to focus on tenant management and retention
- Otto Ristorante and Nove Cucina have agreed to extend their lease for a further 5 years.
- Signed HOA with Kingsley Steak & Crab House for 10 year lease
- Anticipate a positive revaluation of the property in FY07
- Arrange a marketing campaign for the Wharf- as a destination
- Capex on awnings
- Trust cash distribution set at 13.00 cents per unit

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General Business

➤ Questions

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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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