QUANTUMSYNDICATE MANAGEMENT LTD
(Australian Financial Service Licence Number: 237301)

ABN 37 086 965 684
Level 9, Quantum House
49-51 York St
GPO Box 2593
SYDNEY, NSW 2000
P+61 2 9262 4443
F+61 2 9262 2071
qsm@quantumgroup.com.au
www.quantumgroup.com.au

16 March 2007

Ref: QPT11 HalfYearResultsAnnouncement 160307.doc

Mr Scott Evans
Stock Exchange of Newcastle Ltd
384 Hunter Street
NEWCASTLE NSW 2300

Dear Scott,

RE: QUANTUM PROPERTY TRUST NO.11 HALF YEAR RESULTS

It is with great pleasure that we present our review of the half-year performance of Quantum Property Trust No.11 to 31 December 2006, and the half-year financial report.

Key achievements during the period include:

- Net profit increase by 17% from December 2005 to December 2006
- Total revenue increased by 16% on the corresponding period to $303,619
- Earnings per unit increase of 17% to 9.31 cents per unit
- Total cash distributed to unit holders in respect of the half year was 5.0 cents per unit, representing cash on cash yield of 5.0% for the half year
- Net asset backing per unit of $0.47 ($1.47 per unit including equity classified as debt under AIFRS)

The trust's main asset is its 25% investment in Quantum Property Syndicate No.11, which owns a commercial property in Queen Street Mall, Brisbane. This asset has performed extremely well for the half-year to 31 December 2006.

The Directors of the Responsible Entity have been pleased with the results of the trust for the half-year and believe the trust is well placed to deliver a strong full year result for 2007.

Yours Sincerely

James Maitland
Director

FORM: Half yearly/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**		**31 DECEMBER 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**	**16%**	**to**	**304**
Operating profit (loss) before abnormal items and tax (item 1.4	**Up**	**17%**	**to**	**291**
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**	**17%**	**to**	**291**
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**	**17%**	**to**	**291**
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	**5¢**	N/A	¢	N/A
Previous corresponding period	**0¢**	¢	¢	¢

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

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

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NTA backing *(see note 7)*		Current period	Previous corresponding period
11.1	Net tangible asset backing per ordinary *security*	**$0.4727**	**$0.3796**

Income Distributions

15.1	Date the income distribution is payable	
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	

Amount per *security*

	Franking rate applicable		39%	36%	33%
	(Half yearly and preliminary final statements)				
15.6	**Interim income distribution:** Current year	**0¢**	**N/A**	**N/A**	**N/A**
15.7	Previous year	**0¢**	**¢**	**¢**	**¢**

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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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: .....16 March 2007 .....
(*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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QUANTUM PROPERTY TRUST NO. 11

ARSN: 108 475 476

half-year financial report

FOR THE HALF YEAR ENDED 31 DECEMBER 2006

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Responsible Entity
Quantum Syndicate Management Ltd

ABN: 37 086 965 684
AFSL: 237301

Level 9
49-51 York Street
SYDNEY NSW 2000

GPO Box 2593
SYDNEY NSW 2001

Telephone: (02) 9262 4443
Facsimile: (02) 9262 2071
Internet: www.quantumgroup.com.au

Custodian
Australian Executor Trustees Ltd
ABN: 84 007 869 794
Level 9
80 Alfred Street
MILSONS POINT NSW 2061

Auditor
Pascoe Whittle
Level 8
191 Clarence Street
SYDNEY NSW 2000

Share Registry
Newcastle Capital Markets
10 Murray Street
HAMILTON NSW 2303

DIRECTORS REPORT

The Directors of Quantum Syndicate Management Ltd, the Responsible Entity of Quantum Property Trust No.11 ("the Scheme") submit their report of the Scheme for the half-year ended 31 December 2006.

DIRECTORS

The names of the Directors of Quantum Syndicate Management Ltd in office during the half year and until the date of this report are:

Peter Gribble (Chairman)

James Maitland

JoAnna Fisher

Directors were in office from the beginning of the half year until the date of this report, unless otherwise stated.

OPERATING RESULTS

The net operating income is presented in the Income Statement. The net profit attributable to the Members of the Scheme for the half-year ending 31 December 2006 amounted to a profit of $290,519 (2005: $248,842).

REVIEW OF OPERATIONS

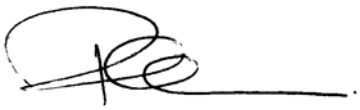
The Scheme owns a twenty-five percent interest in Quantum Property Syndicate No.11 ARSN: 108 475 716 (QPS11) the following information is some of the relevant financial information on this investment relating to QPS11 as a whole:

	FY06	*FY05*	*Increase/ (Decrease)*
Total Assets	16,709,482	13,481,108	24%
Total Equity	4,143,671	882,343	370%
Net Profit	338,954	260,760	30%
Earnings per Interest (cents)	2.72	2.09	30%
Net Asset Backing (cents)	33.20	7.07	370%

AUDITOR'S INDEPENDENCE DECLARATION

The Directors received the following independence declaration from the auditor of the Scheme, Pascoe Whittle.

Signed in accordance with a resolution of the Directors



Peter Gribble
Chairman
Quantum Syndicate Management Ltd

Sydney, 16 March 2007

INCOME STATEMENT
FOR THE HALF-YEAR ENDED 31 DECEMBER 2006

	Note	31 December 2006	31 December 2005
Share of profits of investments accounted for using the equity method		84,738	65,190
Other revenue		175,500	175,500
Interest income	3	43,381	20,435
Net investment income		303,619	261,125
Fund expenses		(13,101)	(12,282)
Finance costs		-	-
Net profit attributable to members		**290,519**	**248,842**
Basic earnings per interest	2	9.31	7.98
Diluted earnings per interest	2	9.31	7.98

BALANCE SHEET
AS AT 31 DECEMBER 2006

	Note	31 December 2006	30 June 2006
Current assets			
Cash and cash equivalents		4,693	1,254
Receivables		176,790	680
		181,483	**1,934**
Non current assets			
Receivables		827,257	915,474
Investments accounted for using the equity method		4,155,918	4,071,179
		4,983,175	**4,986,654**
Total assets		**5,164,658**	**4,988,588**
Current liabilities			
Payables		46,245	4,694
Provisions		523,457	679,457
		569,703	**684,152**
Non current liabilities			
Interests on issue	4	3,120,000	3,120,000
		3,120,000	**3,120,000**
Total liabilities		**3,689,703**	**3,804,152**
Net assets		**1,474,955**	**1,184,436**
Equity			
Undistributed profits		1,474,955	1,184,436
Total equity		**1,474,955**	**1,184,436**

STATEMENT OF CHANGES IN EQUITY
FOR THE HALF-YEAR ENDED 31 DECEMBER 2006

Note	31 December 2006	30 June 2006
Total equity at the begining of the year	1,184,436	292,955
Profit for the year	290,519	891,482
Total recognised income and expenses for the year	290,519	891,482
Total equity at the end of the year	**1,474,955**	**1,184,436**

STATEMENT OF CASH FLOWS
FOR THE HALF-YEAR ENDED 31 DECEMBER 2006

	Note	31 December 2006	31 December 2005
Cash flows from operating activities			
Distributions received from associates		44,596	4,631
Cash receipts in the course of operations		-	-
Interest received		43,381	20,435
Payments to suppliers		(16,756)	(6,982)
Borrowing costs paid		(156,000)	-
Net cash provided by operating activites		**(84,779)**	**18,084**
Cash flows from investing activities			
Provision of loans		88,217	(19,026)
Net cash used in investing activities		**88,217**	**(19,026)**
Cash flows from financing activities			
Proceeds from equity raising		-	-
Net cash used in financing activities		**-**	**-**
Net increase in cash and cash equivalents		**3,439**	**(942)**
Cash and cash equivalents at begining of year		1,254	2,873
Cash and cash equivalents at end of year		**4,693**	**1,931**

1 BASIS OF PREPARATION OF THE HALF-YEAR FINANCIAL REPORT

This general purpose financial report for the interim half-year reporting period ended 31 December 2006 has been prepared in accordance with Accounting Standard AASB 134, Interim Financial Reporting and the Corporations Act 2001.

The interim financial report does not include all notes of the type normally included within the annual financial report, Accordingly this report should be read in conjunction with any public announcements made by Quantum Property Trust No.11 during the half-year ended 31 December 2006 in accordance with the continuous disclosure obligations arising under the Corporations Act 2001.

(a) BASIS OF PREPARATION OF INTERIM FINANCIAL REPORT

The principal accounting policies adopted in the preparation of the financial report are consistent with those of the previous financial year and corresponding interim reporting period.

2 EARNINGS PER UNIT

	31 Dec 2006	31 Dec 2005
Basic earnings per Interest (cents)	9.31	7.98
Diluted earnings per Interest (cents)	9.31	7.98

3 DISTRIBUTIONS PAID OR PROVIDED

Distributions proposed and recognised as a liability		
-Gross distributions	-	-
Distributions paid during the half-year		
-Gross distributions	156,000	-
	156,000	**-**
Distributions proposed and not recognised as a liability		
-Gross distributions	-	-

4 EQUITY UNITS ISSUED

Ordinary units		
-Issued and fully paid	3,120,000	3,120,000
	3,120,000	3,120,000

5 CONTINGENT ASSETS AND LIABILITIES

Since the last annual reporting date, there has been no material change of any contingent liabilities or contingent assets.

6 SEGMENT REPORTING

The Scheme's only business activity is investing in property. Consequently there are no separate reportable segments. The Scheme operates wholly within Australia.

7 EVENTS AFTER THE BALANCE SHEET DATE

There have been no significant events or transactions that have arisen since the end of the financial period which, in the opinion of the Directors, would significantly affect the operations of the Scheme, the results of those operations, or the state of affairs of the Scheme.

DIRECTORS DECLARATION

In the opinion of the directors of Quantum Syndicate Management Ltd, the Responsible Entity of Quantum Property Trust No.11:

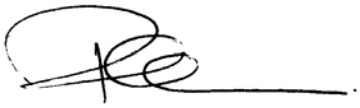
(a) the financial statements and notes of the Scheme:

(i) give a true and fair view of the financial position as at 31 December 2006 and the performance for the half-year ended on that date of the Scheme; and

(ii) comply with Accounting Standard AASB 134 "Interim Financial Reporting" and the Corporations Regulations 2001; and

(b) there are reasonable grounds to believe that the Scheme will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Directors of the Responsible Entity



Peter Gribble
Chairman
Quantum Syndicate Management Ltd

Sydney, 16 March 2007