



22 June 2007

REF: 300607 QPT12 Dist Announcement

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Scott Evans
National Stock Exchange of Australia
Ground floor
384 Hunter Street
NEWCASTLE NSW 2300

Dear Scott,

**RE: NOTIFICATION OF DISTRIBUTION
QUANTUM PROPERTY TRUST NO.12**

The Directors of the responsible entity, Quantum Syndicate Management Ltd, in accordance with the Trusts Distribution Schedule, have resolved to pay a part year distribution of 3.00¢ per unit, totalling \$187,751 for the Trust.

Therefore the Directors wish to advise that;

- The record date for payment of distribution is Friday, 29 June 2007;
- The distribution per unit is 3.00¢;
- The payment date for the distribution is Friday, 29 June 2007

Any unit holder questions regarding the above information should be directed to Quantum Syndicate Management Ltd on (02) 8823 5222.

Yours sincerely,



James Maitland
Director