

Quantum Property Syndicate No.9 & Quantum Property Trust No.9  
155 Queen Street, Brisbane





a) **Highlights for FY07 were:**

- Property gearing level of 57%;
- Property passing yield of 9.18%;
- Net asset backing of the combined group of \$1.44; and
- Distributions paid to trust investors of 11.5%.

**FY08 so far.....**

- Sale and settlement of the property in late November 2007, at an increase of 60% from purchaser price; and
- Distribution of capital and profit to Owners of \$1.90 and \$1.50 to Trust investors.

b) **Financial Performance as at 30 June 2007:**

	<i>Syndicate</i>	<i>Trust</i>	<i>Combined Group</i>
Total Assets (\$'000)	32,335	10,015	33,015
Net Assets (\$'000)	32,250	8,447	14,692
Equity Raised/Issued (\$'000)	26,300	6,575	10,191
<b>Net Asset Backing</b>	<b>\$1.23</b>	<b>\$1.28</b>	<b>\$1.44</b>
Net Profit (\$'000)	1,944	1,314	847
<b>Total Earnings Per Unit</b>	<b>7.39%</b>	<b>19.99%</b>	<b>8.31%</b>
<b>Total Return- Since Inception (27/06/2003)</b>	<b>32.7%</b>	<b>27.1%</b>	



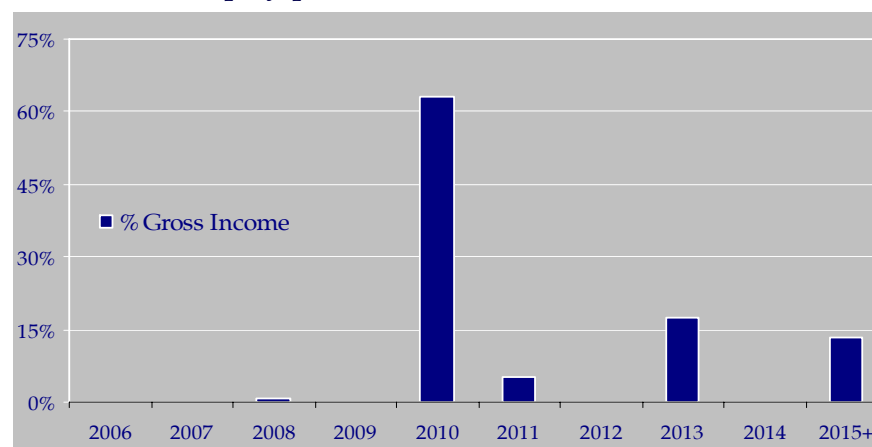


c) **Property Performance as at 30 June 2007:**

- Summary of key property statistics

Occupancy	100%
Weighted Average Lease Expiry (by income)	4.06 years
Property Book Value	\$32M
Increase in Value- Since Acquisition	35%
Property Gearing Level	57%
Net Property Income (\$'000)	2,175
Passing Yield- on cost	9.18%

- Lease expiry profile





d) **Outlook for FY08 and beyond.....**

- Final distribution of capital and profit to be paid out (Owners approx \$0.14, Trust approx \$0.14)