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National Stock Exchange of Australia Limited
ABN: 11 000 902 063

Initial or Final Director's Interest Notice

Information or documents not available now must be given to NSX as soon as available. Information and documents given to NSX become NSX's property and may be made public.

Name of entity QUANTUM PROPERTY TRUST NO.12
ABN 38 697 941 993

We (the entity) give NSX the following information under section 205G of the Corporations Act.

Name of director/secretary	JOE GOOI
Date of last notice	N/A
Date that director become a director (if initial notice)	16/02/2009
Date that director ceased to be director (if final notice)	N/A

Part 1 – Director's relevant interests in securities of which the director is the registered holder

Number & class of securities - NIL

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Name of holder & nature of interest Note: Provide details of the circumstances giving rise to the relevant interest	Number & class of securities - NIL

Detail of contract	N/A
Nature of interest	N/A
Name of registered holder (if issued securities)	N/A
No. and class of securities to which interest relates	N/A