

15 December 2009

REF: 311209 NSXA QPT12 Dist Announcement.doc

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

daVinci



daVinci Funds Management Limited

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Dear Scott,

**RE: NOTIFICATION OF DISTRIBUTION**

The Directors of the responsible entity, daVinci Funds Management Limited, for Quantum Property Trust No.12 (NSXA Code QPTXXL), have resolved to defer its next distribution due on 31 December 2009.

The asset is currently undergoing a valuation and refinance process. Until such time as this is resolved and the Trust cash flow requirements can be clearly identified, the Manager feels it is prudent to delay the distribution.

The Manager is hopeful it can resume distributions for the March quarter 2010.

Any unit holder questions regarding the above information should be directed to daVinci Funds Management Limited on (02) 8823 5222.

Yours sincerely,

**Peter Gribble**  
Director

Innovators  
in Investment

TOKYO

LOS ANGELES

SYDNEY