

daVinci



daVinci Funds Management Limited

ACN: 086 965 684

AUSTRALIAN FINANCIAL SERVICES LICENCE 237301

20 January 2010

Ref: QPT12 Delisting Request_100120.doc

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

Level 24, Grosvenor Place
225 George Street
GPO Box 2593
SYDNEY NSW 2000
DX 51 Sydney Exchange
Tel +61-2-8823-5222
Fax +61-2-8823-5281
www.davinciadvisors.com.au

Dear Scott,

RE: DELISTING REQUEST

The Manager requests the delisting of Quantum Property Trust No.12 from the National Stock Exchange of Australia and hereby give 90 days notice from 20 January 2010. This will complete the delisting on 20 April 2010.

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

Yours sincerely,

Peter Gribble

Director

Innovators
in Investment

TOKYO

LOS ANGELES

SYDNEY