



FACSIMILE TRANSMISSION

Fax No. (03) 5444-0033

Date: 22 August 2005

Attention: BSX Announcements

From: Leyshon Corporation Limited

Subject: BLUE TOWER TRUST BSX CODE:BTT

If this transmission is unreadable or incomplete, please notify us immediately.

BLUE TOWER INDEPENDENTLY VALUED AT \$166.7 MILLION

The Directors of Leyshon Corporation Limited as trustee for Blue Tower Trust ("the Directors") have received a new independent valuation of Comalco Place (Blue Tower), 12 Creek Street, Brisbane which values Blue Tower at \$166.7 million.

Blue Tower Trust purchased Comalco Place in November 2003 for \$113 million. The new valuation represents a 47% increase in the capital value of the building in less than two years.

After allowing for outstanding lessor works, accrued management fees, capitalised formation and borrowing expenses, the new valuation of \$166.7 million is \$29.8 million higher than the book carrying cost of \$136.9 million.

The Directors intend to record this \$29.8 million as an increase in the Asset Revaluation Reserve in Blue Tower Trust's Financial Statements as at 30 June 2005.

Attached are the draft Management Accounts of Blue Tower Trust as at 30 June 2005 which includes the re-valuation of the property.

It should be noted that the attached Management Accounts are draft as they are currently being audited by Ernst & Young. It is expected that the audited Statutory Accounts will be completed and available for distribution in mid September 2005.

On the basis of the attached draft Management Accounts, Unitholders' Funds at 30 June 2005 are \$58.93 million which equates to \$1.96 per unit issued.

Christina Little
Company Secretary

Balance Sheet

DRAFT

Blue Tower Trust

As At 30 June 2005

	\$
<u>UNITHOLDERS' FUNDS</u>	
UNITS ISSUED AND PAID UP	27,017,904
ASSET REVALUATION RESERVE	29,759,628
RETAINED EARNINGS	531,923
PROFIT CURRENT YEAR	1,625,790
TOTAL UNITHOLDERS' FUNDS	<u>58,935,245</u>
 <u>ASSETS</u>	
CURRENT ASSETS	
CASH	
Cash at Bank	27
Monies held in Trust - Property Manager	10,236
Monies held in Trust - Public Trustee	917,655
TOTAL CASH	<u>927,918</u>
 RECEIVABLES	
Trade Debtors	263,865
Income Receivable	459,439
TOTAL RECEIVABLES	<u>723,304</u>
 OTHER CURRENT ASSETS	
Prepayments	1,013,184
TOTAL OTHER CURRENT ASSETS	<u>1,013,184</u>
 TOTAL CURRENT ASSETS	<u>2,664,406</u>
 NON CURRENT ASSETS	
PROPERTY PLANT AND EQUIPMENT	
Property Investments held directly	151,220,000
TOTAL PROPERTY PLANT AND EQUIPMENT	<u>151,220,000</u>
 OTHER NON CURRENT ASSETS	
Formation Expenses	295,117
Accumulated Amortisation - Formation Expenses	(93,419)
Borrowing Expenses	1,775,396
Accumulated Amortisation - Borrowing Expenses	(556,006)
TOTAL OTHER NON CURRENT ASSETS	<u>1,421,088</u>
 TOTAL NON CURRENT ASSETS	<u>152,641,088</u>
 TOTAL ASSETS	<u>155,305,494</u>

Balance Sheet

Blue Tower Trust

As At 30 June 2005

	\$
<u>LIABILITIES</u>	
CURRENT LIABILITIES	
ACCOUNTS PAYABLE	
Trade Creditors	12,436
Accrued Expenses	1,496,438
Prepaid Income	561,375
TOTAL ACCOUNTS PAYABLE	<u>2,070,249</u>
LOANS	
Other Loans	600,000
TOTAL LOANS	<u>600,000</u>
TOTAL CURRENT LIABILITIES	<u>2,670,249</u>
NON CURRENT LIABILITIES	
LOANS	
Bank Loan	93,700,000
TOTAL LOANS	<u>93,700,000</u>
TOTAL NON CURRENT LIABILITIES	<u>93,700,000</u>
TOTAL LIABILITIES	<u>96,370,249</u>
NET ASSETS	<u>58,935,245</u>

Profit & Loss Statement

Blue Tower Trust

For the Period Ending 30 June 2005

	<u>JUNE 2005</u>	<u>JUN 2004 *</u>	<u>VARIANCE</u>
INCOME			
INTEREST REVENUE	61,652	91,818	(30,166)
RENTAL REVENUE	<u>12,626,733</u>	<u>6,717,496</u>	<u>5,909,237</u>
TOTAL INCOME	<u>12,688,384</u>	<u>6,809,314</u>	<u>5,879,070</u>
EXPENSES			
OPERATING EXPENSES	<u>11,062,595</u>	<u>6,277,391</u>	<u>(4,785,204)</u>
TOTAL EXPENSES	<u>11,062,595</u>	<u>6,277,391</u>	<u>(4,785,204)</u>
NET PROFIT	<u>1,625,790</u>	<u>531,923</u>	<u>1,093,866</u>

* The prior year figures are from the date of acquisition (28 November 2003) to 30 June 2004.

Income Analysis**Blue Tower Trust**

For the Period Ending 30 June 2005

	<u>JUNE 2005</u>	<u>JUNE 2004*</u>	<u>VARIANCE</u>
OTHER INCOME			
Interest Received - Bank	61,641	91,818	(30,177)
Interest Received - Other	12	-	12
Rent Received	12,277,804	6,395,494	5,882,310
Outgoings Recovered	348,929	322,002	26,927
TOTAL OTHER INCOME	<u>12,688,384</u>	<u>6,809,314</u>	<u>5,879,071</u>
 TOTAL OTHER INCOME	 <u>12,688,384</u>	 <u>6,809,314</u>	 <u>5,879,071</u>

* The prior year figures are from the date of acquisition (28 November 2003) to 30 June 2004.

Expense Analysis

Blue Tower Trust

For the Period Ending 30 June 2005

	<u>JUNE 2005</u>	<u>JUNE 2004*</u>	<u>VARIANCE</u>
EXPENSES			
OPERATING EXPENSES			
Accounting Fees	1,820	650	(1,170)
Airconditioning Expenses	358,484	221,438	(137,046)
Amortisation of Formation Expenses	54,757	38,662	(16,095)
Amortisation of Borrowing Costs	353,957	202,049	(151,908)
Asset Management Fees	600,000	354,932	(245,068)
Audit Fees	40,200	9,500	(30,700)
Bank Charges	203	598	395
Cleaning	34,629	44,451	9,822
Consultancy Fees	88,436	30,762	(57,674)
Custodian Fees	26,743	0	(26,743)
Electricity	101,905	40,665	(61,240)
Fees & Licences	1,081	0	(1,081)
Finance Charges - Loans	91,500	55,000	(36,500)
Fire Protection	78,393	18,511	(59,882)
Gardening	4,253	1,983	(2,270)
Guarantee Fees	100,000	58,333	(41,667)
Insurance	162,410	130,524	(31,886)
Interest Paid - Bank	7,068,391	4,037,343	(3,031,048)
Interest Paid - Other	14,378	0	(14,378)
Land Tax	224,678	127,749	(96,929)
Leasing Expenses	43,795	73,730	29,935
Legal Costs	32,590	1,635	(30,955)
Lift Expenses	295,011	168,021	(126,990)
Miscellaneous Expenses	8,768	2,892	(5,876)
Pest Control	7,203	1,270	(5,933)
Printing & Stationery	7,082	2,275	(4,807)
Property Management Fees	153,911	61,557	(92,354)
Public Relations	933	0	(933)
Rates	623,342	356,500	(266,842)
Repairs and Maintenance	352,508	152,774	(199,734)
Security	123,352	83,587	(39,765)
Telephone & Fax	7,882	0	(7,882)
TOTAL OPERATING EXPENSES	<u>11,062,595</u>	<u>6,277,391</u>	<u>(4,785,204)</u>

* The prior year figures are from the date of acquisition (28 November 2003) to 30 June 2004.