

3 August 2006

Mr Ian Craig
Announcements Office
Bendigo Stock Exchange Limited

Dear Sir

TAKEOVER BID

As you are aware, Leyshon Developments No. 3 Limited and Leyshon Corporation Limited as responsible entity for Leyshon Property Trust No. 3, which together constitute the Leyshon Property Fund No. 3, are making a takeover bid for all of the units in Blue Tower Trust.

In accordance with section 633(1) of the *Corporations Act*, I hereby give notice that the Bidder's Statement and Offer Document dated 19 July 2006 and relating to Leyshon Property Fund No. 3's takeover bid for Blue Tower Trust has been sent to every person who was a Blue Tower Trust unit holder as at 5.00pm on 31 July 2006.

Yours faithfully

Christina Little
Company Secretary
Leyshon Developments No. 3 Limited and
Leyshon Corporation Limited as responsible entity for Leyshon Property Trust No. 3