



To: BSX Announcements  
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(1 page)

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**LEYSHON PROPERTY FUND NO. 3 (ARSN 109 093 816)**  
**BSX CODE: LEY**

Leyshon Corporation Limited as responsible entity for Leyshon Property Trust No. 3 in conjunction with Leyshon Developments No. 3 Limited, has determined the quarterly distribution for the quarter ended 31 December 2005 as shown below:

Entitlement Quarter	Distribution Payment Date	Quarterly Distribution Amount
December 2005	31 January 2006	8 cents per unit per annum

This quarterly distribution policy is subject to review at all times and may be changed for any reason and without notice particularly if material events not contemplated in the forecasts should occur.

Christina Little  
COMPANY SECRETARY