



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

It is the current policy that distributions are paid to owners of Stapled Securities in Leyshon Property Fund No. 3 each quarter. The registration of ownership of these Stapled Securities must be completed prior to the books closing date in order to ensure entitlement to receipt of the distribution. The books closing date (or record date), is the last business day of the calendar month.

The quarterly distribution policy and proposed distribution date for Leyshon Property Fund No. 3 for the quarter ended 30 September 2006 has been determined as follows:

Quarter	Books close (Record Date)	Proposed Distribution Payment Date	Proposed Quarterly Distribution Amount
September 2006	29 September 2006	31 October 2006	2.12 cents per Stapled Security

This quarterly distribution policy is subject to review and may be changed for any reason and without notice.

Christina Little  
**COMPANY SECRETARY**