



5 September 2006

Bendigo Stock Exchange  
Announcements  
PO Box 191  
Flinders Lane VIC 8009

Dear Sirs

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

**CONDITION SATISFIED**

Please be notified that in compliance with section 630(4) of the Corporations Act, the condition in section 8.7(b) of the Bidder's Statement dated 19 July has been fulfilled. This condition required that before the end of the offer period, the stapled security holders approve resolutions 2A, 2B, 2C, 3, 4 and 5A as set out in the Notice of EGM. Each of these resolutions was passed at the EGM of Leyshon Property Fund No. 3 on 4 September 2006.

Yours faithfully

**Leyshon Developments No. 3 Limited and**  
**Leyshon Corporation Limited as responsible entity for Leyshon Property**  
**Trust No. 3**

Christina Little  
Company Secretary