



COMMENCEMENT OF OFFICIAL QUOTATION

Leyshon Property Trust No 3 and Leyshon Developments No 3 Limited known together as Leyshon Property Fund No 3 (the “entity”) have been admitted to the official list of Bendigo Stock Exchange with quotation of stapled securities commencing from 23rd December 2004.

Quoted securities:	25,297,000	FULLY PAID STAPLED SECURITIES
--------------------	------------	----------------------------------

BSX Code: LEY

Deferred Settlement: First settlement date Tuesday 11th January 2005 for trades occurring on dates up to and including Tuesday 4th January 2005.

Registered Offices: c/- Leyshon Corporation
Level 1, 295 Elizabeth Street
Brisbane Qld 4000

Company Secretary: Ms Christina Little

Share Registry: c/- Leyshon Corporation
Level 1, 295 Elizabeth Street
Brisbane Qld 4000
(Postal: GPO Box 3119, Brisbane, Qld 4001)
Telephone 07 3004 1222

Balance Date: 30 June

Restricted Securities: nil

Activities: Commercial Property Trust
Property Development Company

Classification: Sector: Financials, Industry Group: Real Estate, Industry: Real Estate, Sub Industry (Trust): Real Estate Investment Trusts, Sub Industry (Company) Real Estate Management and Development

Ian Craig
Markets Manager
22 December 2004.