



To: BSX Announcements
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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 March 2005 as shown below:

Entitlement Quarter	Distribution Payment Date	Quarterly Distribution Amount
March 2005	29 April 2005	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