



To: BSX Announcements
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Document Date: Thursday 30th June, 2005
Classification: June 2005 Distribution

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 30 June 2005 as shown below:

Entitlement Quarter	Distribution Payment Date	Quarterly Distribution Amount
June 2005	29 July 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



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 Classification: Capital Distributions - Proposed 2005/6 Dates

LEYSHON PROPERTY FUND NO. 3 (ARSN 109 093 816)
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It is the current policy that Capital 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. In accordance with BSX Business Rules, a purchase of Stapled Securities more than seven (7) business days prior to the books closing date entitles that purchaser to the distribution. A purchase less than seven (7) business days prior to the books closing date (or the seventh day) does not entitle the purchaser to the distribution (the previous owner receives the distribution). The day which is seven (7) days prior to the books closing date is the "ex date", meaning that on that day, the Units are without (ex) the distribution. Prior to this time, the Units are "cum" and entitle their owner to the distribution.

The quarterly distribution policy and proposed calendar for distributions for Leyshon Property Fund No. 3 for the quarters ended 30 September 2005, 31 December 2005, 31 March 2006 and 30 June 2006 has been determined as follows:

Entitlement Month	Cum period	Ex date	Books close	Proposed Distribution Payment Date	Proposed Quarterly Distribution Amount
September 2005	21 June	21 September	30 September	31 October 2005	8 cents per unit per annum
December 2005	21 September	21 December	30 December	31 January 2006	8 cents per unit per annum
March 2006	21 December	22 March	31 March	28 April 2006	8 cents per unit per annum
June 2006	22 March	21 June	30 June	31 July 2006	8 cents per unit per annum

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Christina Little
 COMPANY SECRETARY