

15 September, 2004

REF: QPT11 Annual Accounts.doc

Scott Evans
Stock Exchange of Newcastle Ltd
384 Hunter Street
NEWCASTLE NSW 2300

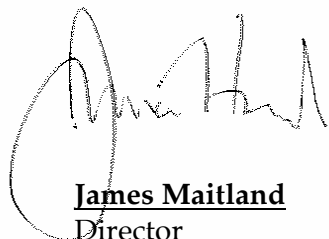
Dear Scott,

RE: DISTRIBUTION OF FINANCIAL REPORT TO MEMBERS

The financial report for Quantum Property Trust No.11 (the "Scheme") has been made available to members of the Scheme via electronic distribution, and a printed copy will be sent to all members of the Scheme over the next two weeks.

Notification of the annual general meeting has also been made available to all members of the Scheme.

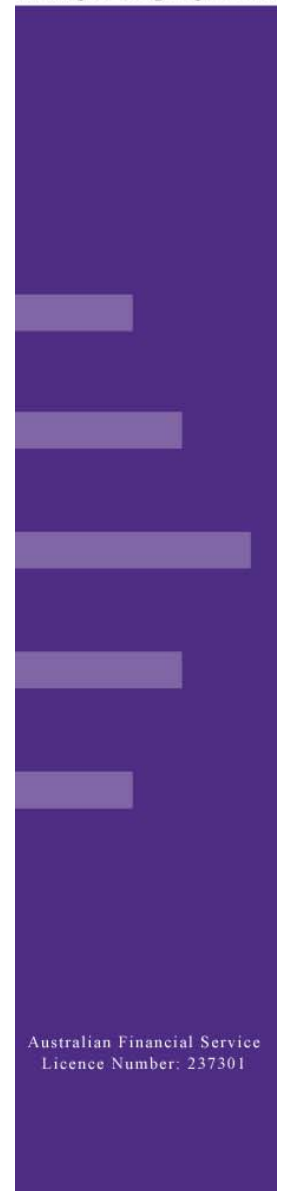
Yours sincerely,



James Maitland
Director



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