

16 February, 2004

REF: QSM.doc

Stock Exchange of Newcastle
Ground Floor
384 Hunter Street
NEWCASTLE NSW 2300

To Whom It May Concern:

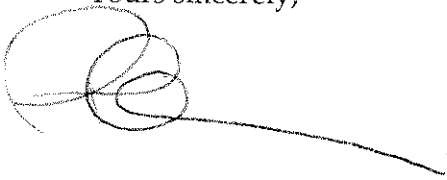
RE: QUANTUM PROPERTY TRUST NO.9 DISTRIBUTION

The Directors of the Responsible entity have resolved to pay a part year distribution of \$0.0152 per unit totalling \$100,000 for the Scheme.

Therefore the Directors wish to advise that;

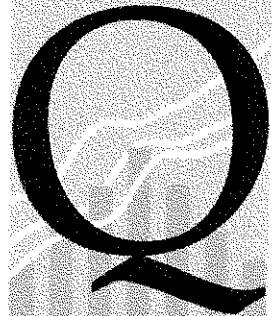
- The record date for the payment of the distribution is Wednesday 25th of February 2004
- The distribution per unit is \$0.0152
- The payment date of the distribution is Friday 27th of February 2004

Yours sincerely,



Peter Gribble
Director

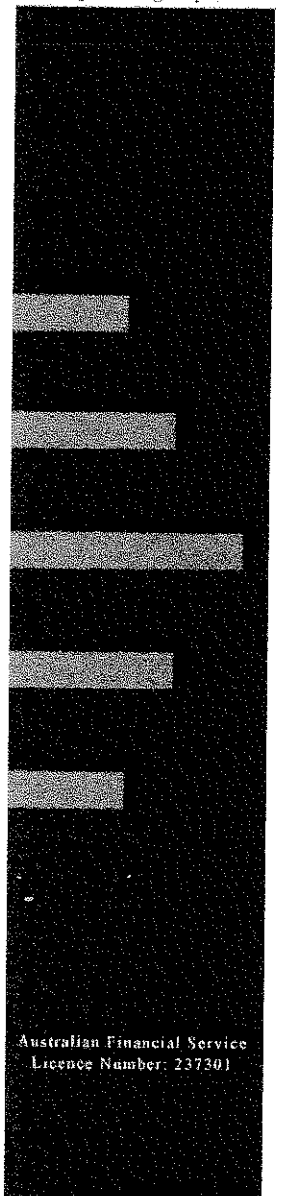
Quantum



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