

16 June, 2004

REF: QSM.doc

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

Dear Scott,

RE: QUANTUM PROPERTY TRUST NO.9 DISTRIBUTION

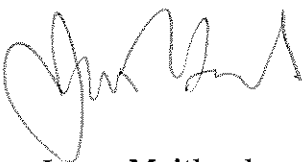
The Directors of the Responsible Entity, Quantum Syndicate Management Ltd, have resolved to pay a part year distribution of \$0.10 per unit totalling \$657,501.60 for the Scheme.

Therefore the Directors wish to advise that;

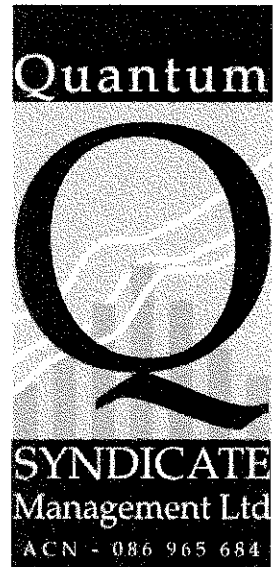
- The record date for the payment of the distribution is Friday 25th of June 2004
- The distribution per unit is \$0.10
- The payment date of the distribution is Friday 25th of June 2004

The Directors of the Responsible Entity note that the distribution is inline with Prospectus forecasts, and that a final year distribution will be calculated in August 2004. Any unpaid distribution will be reinvested in the Trust, in accordance with the Supplementary Prospectus, and new Units will be issued to holders of the Units on the record date.

Yours sincerely,



James Maitland
Director



Lvl 9, Shaw House
49 York St
GPO Box 2593
SYDNEY, NSW, 2000
Ph +612 9262 4443
Fax +612 9262 2071
qsm@quantumgroup.com.au
www.quantumgroup.com.au

Australian Financial Service
Licence Number: 237301