

27 October, 2004

REF: QPT9 NSX AGM Resolutions 261004.doc

Mr Scott Evans
Stock Exchange of Newcastle Limited
Ground floor
384 Hunter Street
Newcastle NSW 2300

Dear Scott,

RE: ANNUAL GENERAL MEETING OF QUANTUM PROPERTY TRUST NO.11

The Annual General Meeting of Quantum Property Trust No.11 was held on 20 October 2004, in conjunction with the Annual General Meeting of Quantum Property Syndicate No.11.

We advise that each of the two resolutions put to the unit holders and contained in the Notice of Meeting were passed at the Annual General Meeting.

Any unit holder questions regarding the above information should be directed to the Manager, Quantum Syndicate Management Ltd on (02) 9262 4443.

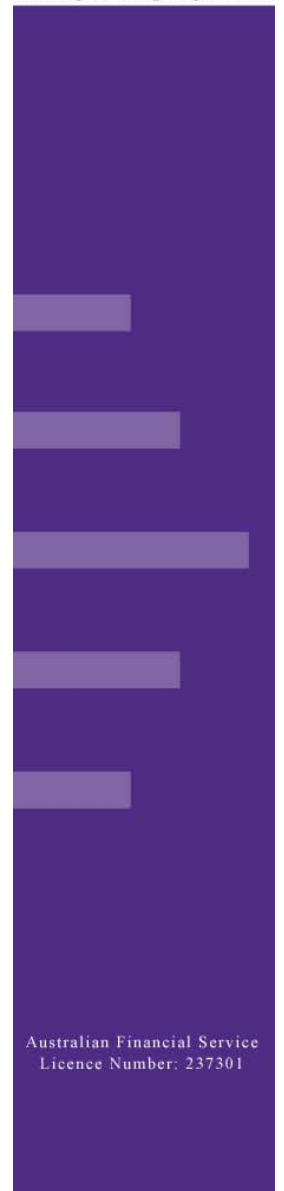
Yours sincerely,



James Maitland
Director



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**RESULTS OF THE ANNUAL GENERAL MEETING OF
QUANTUM PROPERTY TRUST NO.11
COMMENCING AT 5.30PM ON TUESDAY 20 OCTOBER 2004
AT THE UNIVERSITY AND SCHOOLS CLUB
60 PHILLIP STREET, SYDNEY**

RESOLUTIONS

Resolution 1: The meeting RESOLVED on a show of hands to approve the change of
Change custodian custodian of the Trust and Quantum Property Syndicate No.11 (of which the Trust holds a 25% equity interest).

Proxies held: Total number of proxies to vote for the resolution: 6

Total number of proxies to vote against the resolution: 1

Total number of proxies to abstain on the resolution: 0

Total number of proxies where the proxy may vote at the proxy's discretion: 0

Resolution 2: The meeting RESOLVED on a show of hands to approve the change
Change to quarterly distributions from annual distributions to quarterly distributions for the Trust and Quantum Property Syndicate No.11.

Proxies held: Total number of proxies to vote for the resolution: 7

Total number of proxies to vote against the resolution: 0

Total number of proxies to abstain on the resolution: 0

Total number of proxies where the proxy may vote at the proxy's discretion: 0