



## Quarterly Update – 31 December 2011

### DECEMBER 2011 DISTRIBUTION

- The Fund has paid cash distributions of **2.30 cents per unit** (“cpu”) for the quarter ended 31 December 2011.
- Cash distributions paid for the first two quarters of this financial year now total **4.60 cpu**.
- This quarterly distribution equates to an annualised cash distribution of **9.20 cpu**, an increase on the previous year’s total cash distribution of 9.05 cpu.
- Distributions for the year to 30 June 2012 are forecast to be **100% tax deferred**.
- Your quarterly distribution payment statement is enclosed or as been emailed to you.

### FUND PERFORMANCE

The Directors of the Responsible Entity are pleased to confirm that the Fund remains in full compliance with banking covenants and the Directors are satisfied that the financial position of the Fund is sound. No significant changes to operating conditions were experienced during the quarter and the following key measures remain unchanged since 30 June 2011:

- Net tangible asset backing per unit of \$1.18; and
- Gearing on the Fund’s external debt of 55.3% (bank covenant requires this not to exceed 60%); and
- Property valuation, for determining fair value as at 31 December 2011, unchanged from the independent valuation adopted as at 30 June 2011 of \$120.0 million.

### DISCLOSURE TO INVESTORS

In accordance with ASIC’s Regulatory Guide 46 (“RG46”), the Responsible Entity is required to disclose certain information regarding the Fund which is aimed at improving disclosure to retail investors in unlisted registered property schemes.

Key principles such as gearing and distribution practices are addressed in this Quarterly Update and an updated commentary on each of the eight disclosure principles is available for viewing by investors on the website at [www.lexproperty.com.au/lpf\\_fund.php](http://www.lexproperty.com.au/lpf_fund.php).

For further information about the Fund, please visit the website at [www.lexproperty.com.au](http://www.lexproperty.com.au). If you have any questions regarding your investment in the Fund, please do not hesitate to contact LEX Investor Services on 1800 502 464.

A handwritten signature in black ink, appearing to read 'Nick Wyatt'.

**Nick Wyatt**  
Managing Director  
**LEX Property Management Limited**  
20 January 2012