



PRE Services Limited
ACN 115 967 087
ABN 83 115 967 087
AFSL 301162

The Trust Company Ltd
ACN 59 004 027 749
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AFS Licence 235148



Mr Sam Sample
123 Sample Street
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30 June 2011

GROCON PROPERTY TRUST AUSTRALIA FINAL DISTRIBUTION

Distribution and Wind Up

Enclosed herewith is a cheque for the final distribution from Grocon Property Trust Australia ("GPTA" or "the Fund"). The final distribution of the Fund precedes the planned termination and wind up of the Fund as formally discussed in the Explanatory Memorandum dated 23 November 2010.

The distribution declared by the Fund is a distribution of 3.45 cents per GPTA unit. This distribution is within the estimated distribution range of 3.2 and 3.8 cents that was included in the abovementioned Explanatory Memorandum. This distribution has been calculated as representing the remaining cash of the Fund after payment of all current and forecast liabilities through to the Fund's wind up date.

In accordance with ASIC requirements, the Fund will be wound up upon completion of the audit of its final accounts and when the Fund is deregistered as a registered scheme.

It is expected that the audited final accounts of the Fund will be available sometime in the third quarter of the 2011 calendar year and will be made available to unitholders via the internet (accessed via www.wholesale.nabgroup.com). At the point the Fund is wound-up, investors will no longer hold units in the Fund.

General Enquiries

Investors can seek assistance in relation to general queries on GPTA via the following means:

- Email queries to NAB at global.markets.investments@nab.com.au
- Contact the GPTA Information Line 1800 652 669

Yours sincerely,

General Manager – Funds Management
Grocon Investment Management Pty Ltd