

Level 3, 1C Homebush Bay Drive
RHODES NSW 2138

Locked Bag 2106
NORTH RYDE NSW 1670
DX 8419 Ryde

T 02 9767 2000
F 02 9767 2900
www.australand.com.au



ASX Announcement
ASX Code: ALZ

28 July 2008

DIVIDEND/DISTRIBUTION FOR THE QUARTER ENDED 30 JUNE 2008

Australand refers to its earlier announcement on 19 June 2008 and advises that following the finalisation of the profit for the quarter ended 30 June 2008, the actual dividend/distribution for the quarter ended 30 June 2008 to be paid on Friday, 1 August 2008 will be 4.0 cents per stapled security, comprising a 1.18 cents per share fully franked dividend from Australand Holdings Limited, a 1.98 cents per unit distribution from Australand Property Trust, a 0.49 cents per unit distribution from Australand Property Trust No. 4 and a 0.35 cents per unit distribution from Australand Property Trust No. 5.

Notice for the Purpose of Section 12-415 Tax Administration Act

The estimated taxable components of the distribution from Australand Property Trust (APT), Australand Property Trust No. 4 (APT4) and Australand Property Trust No. 5 (APT5) for the quarter ended 30 June 2008 are set out below.

| | Cents per unit | | |
|-----------------------------------|-----------------------|-----------------|-----------------|
| | APT | APT4 | APT5 |
| Capital gains – discounted amount | Nil | Nil | Nil |
| Capital gains – concession amount | 0.072970 | Nil | 0.106516 |
| Capital gains – other | 0.027714 | Nil | Nil |
| Interest income | 0.754402 | 0.001422 | 0.000611 |
| Tax deferred | 0.932475 | 0.414009 | 0.050784 |
| Other income | 0.192439 | 0.074569 | 0.192089 |
| Foreign income | Nil | Nil | Nil |
| Total distribution | 1.980000 | 0.490000 | 0.350000 |

These components are provided solely for the purposes of subdivision 12-H of the Taxation Administration Act 1953 (Cth) and should not be used for any other purpose.

Australand Property Trust, Australand Property Trust No. 4 and Australand Property Trust No. 5 declare that they are managed investment trusts for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 in respect of the year ending 30 June 2008.

Australand Holdings Limited
ABN12 008 443 696
Registered Office:
Level 3, 1C Homebush Bay Drive
Rhodes NSW 2138

Australand Property Limited
ABN 90 105 462 137; AFSL No. 231130
as the Responsible Entity of:
Australand Property Trust (ARSN 106 680 424)
Australand ASSETS Trust (ARSN 115 3338 513)

Australand Investments Limited
ABN 12 086 673 092; AFSL No. 228837
as the Responsible Entity of:
Australand Property Trust No.4 (ARSN 108 254 413)
Australand Property Trust No.5 (ARSN 108 254 771)



Australian resident security holders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of dividend/distributions will be provided in the annual tax statement which will be sent to security holders in August 2008.

Issued by:

Bev Booker
Company Secretary
Tel: +61 2 9767 2182
Email: bbooker@australand.com.au