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Australand Property Trust No.4 - Fund Payment Notice

Following are the components for the Australand Property Trust No.4's distribution for the period ended 31 December 2008.

Ex Date: 23 December 2008
Record Date: 31 December 2008
Payable Date: 6 February 2009
Total Distribution Rate: 0.6104 cents per unit

Components of the Distribution	Total Cash Distribution	Component subject to fund payment withholding	Component subject to other non-resident withholding
Australian Income			
Interest income	0.00138		0.00138
Tax deferred	0.36951		
Other income	0.23951	0.23951	
	0.6104	0.23951	0.00138

*All amounts are shown as cents per unit

This distribution includes a "Fund Payment" of 0.23951cents per unit, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

Australand Property Trust No.4 declares that is a managed investment trust for the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*, in respect of the income year ending 30 June 2009.