



NOTICE FOR SUBDIVISION 12-H OF THE TAXATION ADMINISTRATION ACT 1953.

A Managed Investment Trust (MIT) that makes a “fund payment” to an Australian Intermediary must provide a “Notice” to assist the Australian Intermediary to fulfil their withholding tax obligations under Subdivision 12H.

Details noted below constitute a Notice in accordance with subsection 12-395 of Schedule 1 of the Taxation Administration Act 1953.

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

Suncorp Metway Investment Management Limited (SMIML) as Responsible Entity of the **Suncorp Property Growth Fund (RPG) ARSN 092 026 116 (with NIL Contribution Fees)** advises the following taxable components for **RPG** distribution for the year ended 31 December 2008. The distribution rate is 2.143900 cents per unit.¹

<u>Components</u>	<u>Cents per unit</u>
Capital Gain - Discount (TARP) ²	0.000000
<i>Sub total 'grossed up' amount</i>	<i>0.000000</i>
Capital Gains – Indexation Method (TARP)	0.000000
Capital Gains – Other Method (TARP)	0.000000
<i>Sub total Capital Gains</i>	<i>0.000000</i>
Australian Income – Other Income	1.155288
Fund Payment	1.155288
Excluded amounts	0.988612
Net Cash Distribution	2.143900

Australian resident unit holders should not rely on this information for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement, which will be sent to unit holders in July 2009.

Please note information contained in this document is a reference guide (Guide) only. The information contained in this Guide is based on Suncorp Metway Investment Management Limited's interpretation of the Australian taxation laws current up to 31 December 2008. This Guide is suited for use by non-resident unit holders invested into the Suncorp Property Growth Fund. This Guide is a summary only and is not intended to provide a detailed analysis of each and every aspect of the relevant Australian Taxation Laws. The effects of Australian taxation laws are very complex and this Guide should not be solely relied upon as being correct without further investigations or obtaining specialised taxation or other professional advice. We therefore recommend that you consult your financial adviser, accountant or obtain specialised taxation advice.

¹ Figures are subject to rounding.

² Taxable Australian Real Property