

INVESTOR INFORMATION

Assets

Assets in the Trusts are owned by the investors in Industry Superannuation Property Trust No. 1 and Industry Superannuation Property Trust No. 2 (collectively known as ISPT Core Fund) and are not investments, deposits or other facilities of ISPT Pty Ltd. They are subject to investment and other risks, including the loss of income and principal invested. The repayment of capital and the performance of the Trusts are not guaranteed by ISPT Pty Ltd.

Distributions

Distributions are declared annually. Twenty-six investors elected to reinvest their 2005/06 distributions. Three investors elected not to reinvest.

Income Equalisation Reserve

Clause 19.6 of the respective Trust Deeds allows the Trustee to retain income to smooth distributions between each annual distribution. The Trusts may pay tax on any undistributed taxable income other than minor amounts. The policy of the Trustee is to fully distribute the annual income.

Period of the Trust

ISPT No. 1 commenced on 28 June 1994 and ISPT No. 2 on 13 March 1998. The ISPT Core Fund commenced on 1 October 2005.

Purchase and Sale of Units

Details of the procedure and rights relating to the purchase and sale of units are contained in Clauses 12 to 14 of the Trust Deeds.

Statutory Disclosure

ISPT Pty Ltd confirms that, other than as disclosed in this report:

- i) no initial service charges, ongoing services charges and other fees and charges have been paid or are payable;
- ii) no commissions are paid or allowable;
- iii) no bonus issue has been made; and
- iv) no circumstances that materially affect the holders of prescribed interests are known to exist.

Voting Rights

Details of voting rights attached to each unit are in Clause 28 of the Trust Deeds. The Trust Deeds may be examined at the registered office of the Trustee, ISPT Pty Ltd, Level 13, 114 William Street, Melbourne.

Insurance

Industrial special risks, professional indemnity insurance and directors' and officers' policies have been renewed for 12 months from 1 July 2006. Public liability insurance was renewed from 1 January 2006 for 18 months.

Trustee/Manager

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ABN 28 064 041 283
AFS Licence No 247280

Auditor

Ernst & Young

Internal Auditor

Pitcher Partners

Legal Service Providers

Holding Redlich
Gadens Lawyers

Accounting Service Provider

Knight Frank

Valuers

CB Richard Ellis
Colliers International
Egan National Valuers
Jones Lang LaSalle
Knight Frank
Landmark White
m3 Property Strategists
Savills
Urbis JHD

Managing Agents

CB Richard Ellis
Jones Lang LaSalle
Knight Frank
McKenzie Hall
Colliers International
Savills

Investor Inquiries

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PROPERTY INDEX

New South Wales

Hilton Office Tower and Car Park, 255 Pitt Street, Sydney	24
Epicentre, Riverside Corporate Park, North Ryde	24
477 Pitt Street, Sydney	25
The Barrington, 10 Smith Street, Parramatta	25
100 Pacific Highway, North Sydney	25
Fujitsu House, 2 Julius Avenue, North Ryde	25
1 Julius Avenue, North Ryde	26
55 Hunter Street, Sydney	26
165-169 Macquarie Street, Sydney	26
15 Bourke Road, Mascot	26
Defence Plaza, 270 Pitt Street, Sydney	27
Eastgate Shopping Centre, Bondi Junction	27
Wagga Wagga Marketplace and 109 Baylis Street, Wagga Wagga	27
Richmond Marketplace, Richmond	27
Southgate Shopping Centre, Sylvania	28
Fairfield Forum Shopping Centre, Fairfield	28
Totally Home Bella Vista, Baulkham Hills	28
Parklands Estate, 13-21 South Street, Rydalmere	28
Parklands Estate, 9-11 South Street, Rydalmere	29
23-29 South Street, Rydalmere	29
195 Newton Road, Wetherill Park	29
Bessemer Business Park, 13 Bessemer Street, Blacktown	29
9 Bessemer Street, Blacktown	30

Australian Capital Territory

18 Marcus Clark Street, Canberra	30
7 London Circuit, Canberra	30
Robert Garran Offices, 2-4 National Circuit, Barton	31
One National Circuit, Barton	31
3-5 National Circuit, Barton	31
2 Constitution Avenue, Canberra City	31

Victoria

500 Bourke Street, Melbourne	32
447 Collins Street, Melbourne	32
Casselden Place, 2 Lonsdale Street, Melbourne	32
468 St Kilda Road, Melbourne	33
114 William Street, Melbourne	33
Greenwood Business Park, 301 Burwood Highway, Burwood	33
Lot 1 and Lot 2, 658 Church Street, Richmond	33
Melbourne GPO, Corner Bourke and Elizabeth Streets, Melbourne	34
Barkly Square, Brunswick	34
Campbellfield Plaza, Campbellfield	34
Thomastown HomeMaker Centre, Thomastown	34
St Helena Marketplace, Diamond Creek	35
261 Salmon Street, Port Melbourne	35
8 Dunlop Court, Bayswater	35
40 Weston Street, Brunswick	35
522 Flinders Lane, Melbourne	36
Petrol Station, 40-44 Princes Highway, Doveton	36

Queensland

Building 1, Green Square, Fortitude Valley	36
Building 2, Green Square, Fortitude Valley	37
255 Adelaide Street, Brisbane	37

Wintergarden Shopping Centre and Car Park, Brisbane	37
Wintergarden Hilton Hotel, Brisbane	37
Arana Hills Kmart Plaza, Arana Hills	38
Toowoomba Kmart Plaza, Toowoomba	38
Kessels Court, MacGregor	38
Kessels Central, MacGregor	38
Bunnings Warehouse, Capalaba	39
250 South Pine Road, Brendale	39
1035-1051 Nudgee Road, Banyo	39
10 Buchanan Road, Banyo	39
Petrol Station, 92-102 Johnson Road, Browns Plains	40
Petrol Station, 180 Braun Street, Deagon	40
Petrol Station, 869 Manly Road, Tingalpa	40
Petrol Station, Corner Kessels Road and Springwood Street, MacGregor	40

South Australia

148 Frome Street, Adelaide	41
Riverside Centre, North Terrace, Adelaide	41
Welland Plaza, Welland	41
Firle Plaza Shopping Centre, Firle	42
Southgate Plaza Shopping Centre, Morphett Vale	42
Charles Sturt Industrial Estate, Woodville	42

Western Australia

100 St Georges Terrace, Perth	43
Forrest Chase Shopping Centre, Perth	43
Russell Park Industrial Estate, Henderson	43
Petrol Station, 207 Burslem Drive, Maddington	44

Tasmania

Shoreline Shopping Centre, Howrah	44
Petrol Station, 463-465 Main Road, Glenorchy	44