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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 30 June 2010.

Ex Date: 24 June 2010
Record Date: 30 June 2010
Payable Date: 5 August 2010
Total Distribution Rate: 2.20 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	0.4047		0.4047
Tax deferred	0.9656		
Other income	0.8297	0.8297	
	2.2000	0.8297	0.4047

*All amounts are shown as cents per unit

This distribution includes a "Fund Payment" of 0.8297 cents 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 ended 30 June 2010.