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> ASX Announcement ASX Code: ALZ

9 February 2011

COMPONENTS OF FINAL DISTRIBUTION FOR YEAR ENDED 31 DECEMBER 2010

Australand refers to its announcement on 20 December 2010 that the components of the final distribution of 10.5 cents per stapled security for the year ended 31 December 2010 comprise a 6.79 cents per unit distribution from Australand Property Trust, a 2.51 cents per unit distribution from Australand Property Trust No.4 and a 1.20 cents per unit distribution from Australand Property Trust No.5.

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

The fund payment notices for the purposes of Section 12-415 Tax Administration Act have been published on the Australand website at the following link http://www.australand.com.au/ALZ-Fund-Payment-Notices/default.aspx.

Australian resident securityholders should not rely on these notices 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 securityholders in early August 2011.

Issued by:

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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)