
Australian Property Custodian Holdings Limited in its capacity as responsible entity of The Prime Retirement and Aged Care Property Trust (ARSN 097 514 746)

(Prime Trust) (ASX Code PTN)

Company Notice

Notice under ASX Listing Rule 3.3

To: Australian Securities Exchange (ASX)

Australian Property Custodian Holdings Limited (APCH) in its capacity as responsible entity of The Prime Retirement and Aged Care Property Trust (ARSN 097 514 746) (Prime Trust) (ASX Code PTN) gives notice under ASX Listing Rule 3.3 that:

- (a) its proportional takeover offer for 40% of the stapled securities in Babcock & Brown Communities Group (ASX Code BBC) contained in the Prime Trust Bidder's Statement (Bidder's Statement) lodged with ASIC on 18 September 2008 expired at 7.00pm (AEST) on **Friday 28 November 2008**;
- (b) Prime Trust (and its associates) had a relevant interest of 1.57 % in the bid class securities at the expiry of the Offer Period at 7.00pm on 28 November 2008; and
- (c) compulsory acquisition of the stapled securities in BBC will not proceed.

The new PTN units will be issued on or about the 8 December 2008.

Dated 1 December 2008

Mahanthran Krishnan
Company Secretary