

20 April 2010

TO THE UNIT HOLDERS

TRIO CAPITAL LIMITED
Formerly known as Astarra Capital Limited
A.C.N. 001 277 256
(ADMINISTRATORS APPOINTED)
("the Company")

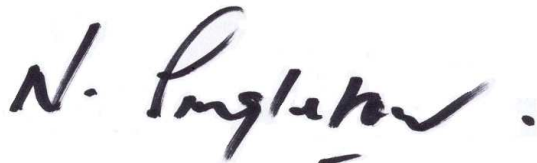
Further to our Update to Unit Holders of 1 March 2010, please note there is a correction to Item 4 of paragraph 1.1 on page 1.

It should read:

"Silverhall Holdings Pty Ltd was appointed as a representative defendant to represent all Unit Holders in the MARQ Capital Diversified Property Fund at the hearing of the application on 4 March 2010 on the condition that it be indemnified out of the assets of the MARQ Capital Diversified Property Fund for its costs of and relating to acting in a representative capacity."

We apologise if this has caused Unit Holders any confusion or inconvenience.

Yours faithfully

A handwritten signature in black ink, appearing to read "N. Singleton". The signature is written in a cursive style with a horizontal line underneath the name.

Neil G Singleton, Stephen J Parbery and Nicholas J Martin
Joint & Several Administrators
Trio Capital Limited