



RG198 announcement

**Becton Industrial Fund
ARSN: 009 380 252**

Date: 4 March 2010

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Becton Industrial Fund settles the sale of 245-247 Balcatta Road, Balcatta

On 24 February 2010 Becton Industrial Fund settled the sale of 245-247 Balcatta Road, Balcatta (“**the Property**”) to an undisclosed purchaser for the sum of \$16.65 million.

The Property is a purpose built two level office, warehouse, and hi-tech electronics manufacturing facility situated in a prime main road location in the Balcatta industrial area. The property provides two levels of high quality office space with extensive amenities, laboratories, change rooms, two large lunchrooms and common amenities over 11,085 square metres of lettable space. The Property is let to Vix Engineering Ltd (ERG).

The net proceeds of sale will be applied towards debt reduction.