

Kareelya Investments Limited

PO Box 706 (6 Bowman Street)
South Perth WA 6951
Telephone +61 08 9368 8200
Facsimile +61 08 9368 8280
www.kareelya.com.au

22 July 2003

Dear Unitholder

Westralia Property Trust ("Trust")

I previously wrote to you in relation to the general meeting of unitholders that was called to consider and vote on a resolution that, if approved, would authorise Kareelya Investments Limited ("Kareelya"), as the responsible entity of the Trust, to issue further units in the Trust to raise up to \$15,000,000 in new capital. This would have been done through the issue of a Product Disclosure Statement ("PDS") for the Trust.

The meeting was held on 5 June 2003, however, at that time Kareelya was not in a position to issue a PDS in relation to the proposed issue of new units in the Trust because it was not sufficiently advanced in negotiations for the purchase of a significant investment property. After discussion amongst the unitholders present at the meeting, and in the absence of a PDS, it was agreed that the meeting should be adjourned until the PDS is ready to be issued.

As the previous meeting was adjourned it is now necessary that it be formally closed. The Chairman of the meeting has today declared that meeting closed and this letter serves as notice of the closure of the meeting.

Kareelya intend continuing negotiations to acquire a significant investment property and to proceed with a new capital raising. Accordingly, a new meeting will be called to invite unitholders to approve a similar resolution to authorise Kareelya to issue further units in the Trust. We will advise unitholders of the date of the next meeting as soon as negotiations for the purchase of a suitable investment property have reached an advanced stage.

Yours sincerely

A handwritten signature in black ink, appearing to read "Brett Jackson", is written over a long, thin horizontal line that extends across the width of the page.

Brett Jackson
Chief Executive Officer
Kareelya Investments Limited