

18 December, 2009

The Manager, Companies
Australian Stock Exchange Limited
Company Announcement Office
Level 4, 20 Bridge Street
SYDNEY NSW 2000

Half-Year Distribution & Settlement of the Hotel Property sale

1. As outlined at the Redcape Property Group ("RPF", formerly Hedley Leisure & Gaming Property Fund) Annual General Meeting 26 November 2009, it has been determined that RPF will declare a nil distribution for the Half-Year ending 31 December 2009, with the cash instead to be primarily retained to offset debt.

Key Dates are:

Confirming nil distribution for half year ending 31 December 2009	18 December 2009
Expected Announcement of Half Year Results	24 February 2010

2. RPF today settled the sale of the Royal Hotel, sold for \$9.4 million as announced 18 November 2009. All sale proceeds, after normal transactions costs, will be applied to RPF debt reduction. Announcements in respect to other settlements will occur in due course.

Colin Henson
Executive Chairman
Redcape Property Fund Limited