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DATE: 4 June 2012
SEND TO: Australian Stock Exchange
ATTENTION: Company announcements office
OFFICE LOCATION: Sydney
FROM: Tim Atkins
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Urgent Reply ASAP Please Comment Please Review For Your Information

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COMMENTS:

Re: Substantial Shareholder notice for Becton Group

Please find attached a form 603 Substantial Shareholders notice for the purchase of Becton Group shares listed on the ASX by Titanium Property Investment ATF Ti Bluesky Unit Trust.

Please do not hesitate to contact the undersigned for any further information.

Regards

Tim Atkins



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ASX ANNOUNCEMENT

Monday 4th June 2012

Titanium Property Investment invests in Becton

Titanium Property Investments have purchased on behalf of the Ti Blue Sky Unit Trust a 7% stake in Becton and options that can be converted ordinary shares at no cost up until June 2021. This would take Titanium's total stake to 14%(assuming there is no other change to the capital structure) from Australian Capital Reserve ("ACR") in an off market transfer of ACR's interests to a number of investors.

Tim Atkins, Titanium Director says,

"Becton faces not inconsiderable challenges to ensure that it is able to navigate the aftermath of the Global Financial Crisis however we feel that that the projects that are currently being undertaken by Becton provide a significant opportunity for the future of the company.

We as a new shareholder wish to support and assist the management and board in any way we can to ensure that Becton can capitalise on its current projects and assets."

Titanium Property Investment provides expert advisory, investment management and funding services to the sophisticated property investor. Titanium brings over 30 years of combined property industry experience its principle's having working experience on development projects worth over \$3.2 billion and managed funds in excess of \$3.3billion. For more information please visit www.titaniumproperty.com.au.

For more information please contact Tim Atkins on +61 419 29 892

Form 603Corporations Act 2001
Section 671B**Notice of initial substantial holder**To: Company Name/Scheme **Becton Property Group**ACN/ARSN **ACN 095 067 771****1. Details of substantial holder (1)**Name **Titanium Property Investment ATF Ti Blue Sky Unit Trust**

ACN/ARSN (if applicable)

The holder became a substantial holder on **4 / 6 / 2012****2. Details of voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary Shares	515,181	515,181	515,181

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Titanium Property Investment Pty Ltd	Corporate Trustee	515,181
Timothy John Atkins	Relevant interest under section 606(3) of the Corporations Act being a relevant interest through a body corporate in which Tim Atkins's voting power is above 20%	

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Titanium Property Investment Pty Ltd	Titanium Property Investment Pty Ltd	Titanium Property Investment Pty Ltd	515,181

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
Titanium Property Investment Pty Ltd	4 June 2012	180,313.35	-	Ordinary Shares 515,181

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
Titanium Property Investment	Corporate Trustee of Ti Blue Sky Unit Trust
Timothy John Atkins	Sole shareholder of Titanium Property Investment Pty Ltd

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Titanium Property Investment	75 Francis St Bondi Beach
Timothy John Atkins	75 Francis St Bondi Beach

Signature

print name Timothy John Atkins capacity Director of Titanium Property Investment
 sign here  date 4 / 6 / 2012

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.