

ASX / Media Release – 3 June 2009

Becton confirms implementation of strategic partnership with Oman Investment Fund

Becton Property Group (**Becton**) is pleased to confirm the completion of the previously announced strategic partnership with the Oman Investment Fund (“OmlF”). Becton has received \$31.1 million from OmlF consisting of:

- \$3.1 million for 20,277,235 stapled securities issued to OmlF at a price of \$0.15 per security under the private placement, resulting in OmlF holding a 9.9% interest in Becton; and
- \$28.0 million for OmlF’s 50% interest in the Retirement Alliance which will provide additional funding to Becton’s four completed retirement villages and three of its retirement development assets.

Becton Chief Executive Officer Matthew Chun said “This represents the first milestone in our strategic partnership with the Oman Investment Fund with the satisfactory completion of all conditions precedent. The Retirement Alliance, though in its early stages, is working well and we are looking forward to our continued focus on the retirement industry where Becton has a demonstrated track record and competitive advantage.

“We also welcome OmlF as a significant investor in Becton’s business.”

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