

[INSERT DATE]

[name of client]
[company name if applicable]
[address details]

Dear [name of client]

I am writing to inform you of important developments in relation to the BlackRock [name of fund] Fund (Aust) (the "Fund") and the BlackRock Property Trust (Aust) (the "Property Trust") into which the Fund invests.

Liquidity

The Fund is currently "non-liquid" within the meaning of the Corporations Act (Act), a condition which prevents us from paying redemptions except through a withdrawal offer made to all investors in the Fund. Since determining the Fund and the Property Trust to be non-liquid, we have been working to restore liquidity through a carefully targeted program of asset sales, designed to retain the geographical and sector diversification of the Property Trust while at the same time aiming to provide cash to fund redemptions for those clients wishing to exit the Fund.

Our efforts to date have been partially successful. Through asset sales, we were able to make withdrawal offers in April 2010 and March 2011. Despite that, however, the Fund remains non-liquid. Given the current state of the Australian real estate market and the outlook for 2012, we do not see any change to this situation on the immediate horizon. As a result, we have determined it prudent to expand the scope of measures being considered to restore liquidity to unit holders.

These measures may include recapitalisation, material restructuring, or even sale of the entire portfolio of the Property Trust (which would result in a return of all capital to unit holders and termination of the Fund).

No more application for units accepted until further notice

Due to this change in approach, until further notice the Fund will not be accepting additional investments from existing unit holders (with the exception of distribution reinvestments) or applications from new investors. For this reason we are therefore withdrawing the Fund's offer documents until further notice.

Do I need to do anything?

Unit holders are not required to do anything, as a result of this letter. Fund distributions will continue to be paid in one of two ways.

Unit holders can continue to have distributions paid directly into their nominated bank account, or reinvested to purchase additional units in the Fund. Please contact us if you wish to change the way in which you receive your distributions.

BLACKROCK

Contact details if you have any questions

We will keep you informed of any further developments as we continue to pursue liquidity for our unit holders.

Should you have any questions or require further information please contact your financial adviser or our Client Services Centre on 1300 366 100.

Yours sincerely

Scott Phillips

Head of Retail