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Key Capital Limited  
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3 June 2010

Mr Neil Slonim  
Slonim Consulting  
5 Talbot Street  
**HAMPTON. VIC. 3188**

Dear Neil,

**Testimonial**

I am delighted to be able to provide you with the following testimonial which I am happy for you to publicise on your website or by other means and for the comments to be attributed to me.

*"The benefit of having a former senior banking executive on our team in the aftermath of the GFC cannot be overstated.*

*"Neil has been a tremendous asset to the business in helping us navigate a path with our bankers to ensure the best possible outcome is achieved for our investors.*

*"Neil's clear, outcomes focused style has set us and our property funds well on the road to recovery.*

*"Andrew Patrick  
Managing Director - Key Capital Ltd  
June 2010"*

Yours sincerely,  
Key Capital Ltd

A handwritten signature in blue ink, appearing to read 'Andrew Patrick'.

Andrew Patrick  
Managing Director