

**KAPLAN FUNDS MANAGEMENT
PTY LIMITED**

(A B N 9 8 0 7 9 2 1 8 6 4 3)

ASX and Media Announcement

28 May 2010

\$64.6 million capital raising to fund growth opportunities

Kaplan Funds Management Pty Limited (KFM), manager of the KFM Diversified Infrastructure and Logistics Fund (Fund) today announces that the Fund has secured commitments for a placement to institutional investors of 36 million new units at \$0.78 per unit to raise around \$28 million. The placement was strongly supported by institutional investors and was significantly oversubscribed. The issue price represents a 10% discount to the volume weighted average price at which KIL units traded over the 3 trading days prior to the placement.

Additionally, the Fund will be undertaking a fully underwritten 1 for 10 rights issue at an issue price of \$0.78 per unit to raise an additional \$36.5 million. The issue is fully underwritten by CCZ Corporate Finance Pty Limited.

The funds raised through the placement and the rights issue will provide the Fund with additional capacity to fund further investment in its existing logistics businesses and to undertake new strategic logistics investments. Several possible new acquisitions are presently being considered by the Fund and the operating logistics businesses.

Chris Corrigan, Chairman of the Fund's Investment Advisory Committee, said "We are very pleased by the strong support shown for this capital raising from institutional investors notwithstanding the recent volatile equity markets. I am confident our retail unitholders will also continue to show their support for our businesses through participation in the rights issue. The Fund is now very well positioned to continue to grow its business and progress the transition towards becoming a sizeable, focused logistics operating entity".

Following the completion of the capital raising, the Fund will have gross assets of over \$500 million and a market capitalisation of around \$450 million based on the last closing price of \$0.87 per unit. The record date for the rights issue is expected to be 16th June. Units issued under the placement will participate in the rights issue pari passu with existing units. An offer document in respect of the issue is presently being prepared and is expected to be issued around the 4th June.

Completion of the placement is scheduled for 2 June 2010. An Appendix 3B and cleansing notice under section 1012DA(6) of the Corporations Act in respect of the placement will be issued following completion of the placement.

SUITE 2, LEVEL 14
3 SPRING ST
SYDNEY NSW 2000

TELEPHONE: (02) 8917 0300 • FAX: (02) 8917 0377

KFM Commitment to Internalisation of the Management of the Fund

KFM has previously indicated that, subject to reaching commercial agreement with the Fund and unitholder approval, it would support the internalisation of the management of the Fund.

KFM reaffirms its commitment to the internalisation and will target completing this process as soon as possible and in any event within 12 months from the date of this announcement. As part of this process, the benefits of restructuring the Fund from a trust to a company will also be evaluated.

The terms on which KFM would terminate the management agreement are yet to be discussed with the responsible entity of the Fund. However, if the management agreement is terminated following these discussions, KFM commits to set a maximum amount on the termination payment of \$40 million (ex GST). KFM also commits that, subject to receipt of all necessary approvals, it will reinvest at least 80% of the consideration payable into a subscription for new units. The terms of the termination of the management agreement and related payment to KFM will be subject to receipt of an independent expert's report and unitholder approval.

Managing Director of KFM, Sam Kaplan, said "Having completed the merger with KEL and renamed the fund Qube Logistics, the internalisation of management will be another important step in the development of these businesses. We believe that moving to a more traditional management structure will provide a greater level of operational focus on the assets held under the Qube Logistics brand."

Further Enquiries:

Media

Paul White 0417 224 920

Investors

Sam Kaplan / Paul Lewis

Kaplan Funds Management

+61 2 8917 0300