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24 July 2008

TO WHOM IT MAY CONCERN

UNI RESORT BRISBANE MANAGEMENT PERFORMANCE

In late 2006, Best Management Group was engaged via Management Agreement to operate this 304 room accommodation development.

The property had been open for almost a year and was struggling to achieve sufficient levels of occupancy or profit. As the major financier on the development, Abacus took a close interest in this arrangement.

Best Management Group acted swiftly to address the marketing and operational needs, installing professional reporting systems, operating procedures and marketing techniques. This achieved a growth in occupancy from 11% in Dec to 93% in Apr 07. A corresponding improvement in profitability occurred.

The excellent performance of the business has been sustained. This result was achieved in the environment of many challenges presented when establishing a new business, making the achievements of Best Management Group even more remarkable.

Our main contact at Best Management Group has been Bridget Catterall. At all times she has served the business in a most professional manner, assembling and supervising a great team of people on site supported by executives at their head office in Brisbane.

A handwritten signature in black ink, appearing to read "John L'Estrange".

John L'Estrange
General Manager Property Finance