

**CUSTODIAN CUNNINGHAM RISE
SYNDICATE LIMITED (“Company”)**

21 November 2011

Dear Investor,

Despite the challenging market conditions experienced in the Queensland residential property market in general during the year, together with the flooding events which impacted Brisbane in January 2011 the development works associated with stage 7 (comprising 36 allotments) are progressing and we anticipate that titles to the allotments in that stage will be available during February 2012.

The Company has repaid its development lender the finance facility associated with stages 5 and 6 of the project and holds sales contracts for the 10 allotments, which remain unsettled in stages 5 and 6.

A finance facility to facilitate the ongoing construction works for the project for \$2,625,000 is in place, which will be applied to the cost of the stage 7 development works.

To date, the Company:

- has effected settlement of the sale of 40 of the 42 allotments in stage 5;
- has effected settlement of the sale of 16 of the 24 allotments in stage 6;
- is carrying out the development works associated with stage 7 (comprising 36 allotments); and
- has obtained the operational works approvals necessary to commence the development works for stage 8 (18 allotments).

We will continue to keep you informed of our progress with the project but if you have any queries in the meantime please do not hesitate to contact us.

Kind regards,



John Fitzgerald
CEO, Custodian Cunnin Syndicate Limited

Please note, this is not an offer to subscribe in securities. Any investment in Custodian Sunbury Syndicate Limited can only be made on the Application Form contained in the Supplementary Prospectus dated 30 August 2010 and lodged with the Australian Securities and Investments Commission. The comments made in this letter do not take into account your specific objectives, financial situation or needs. Accordingly, before deciding to apply for shares in the Company, you should seek advice from an appropriately qualified and independent adviser.