



Sydney, 16th March 2010

PERLS III - QUARTERLY DIVIDEND PAYMENT

Today, before market close, the Directors of Preferred Capital Limited resolved to pay a fully franked PERLS III dividend of \$1.7882 per security to be paid on 6 April 2010.

The dividend rate is based on the following calculation:

Market rate (90 Bank Bill Rate as at 6 January 2010):	4.1300%
Plus Margin:	<u>1.0500%</u>
	5.1800% p.a
Multiplied by (1- Tax Rate):	0.70
Dividend Rate	3.6260% p.a

The record date for the dividend is 30 March 2010 with the ex-dividend date being 24 March 2010. The dividend will cover a period of 90 days.

For further information, please contact Warwick Bryan (Executive General Manager Investor Relations), on (02) 9118 7112.

Marzena Gellert Company Secretary Preferred Capital Limited