



*You'll be glad you stayed!*

**Sundowner Motor Inns Limited**

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5 March 2007

The Manager,  
Company announcements Office,  
Australian Stock Exchange,  
Sydney

**RE: Payment of Special Dividend**

Lend Lease Funds Management ATF Lend Lease Real Estate Partners 2 Motor Inns Trust has today declared their Takeover Offer ("the Offer") for all the issued capital of Sundowner Motor Inns Limited ("SMIL" or "the Company") to be unconditional. Consequently, and in accordance with the Offer, the Directors of SMIL have declared the fully franked special dividend of 2.5 cents per ordinary share. The relevant dates are:

Record date - 14 March 2007

Payment Date - 28 March 2007

The fully franked special dividend is payable to all shareholders of the Company holding ordinary shares on the record date regardless of whether they have accepted the takeover offer or not at that time.

ME Lucas-Smith  
Company Secretary

NSW: Albury Hovell Tree – Paddi Steamer – Bathurst – Coonabarabran – Cootamundra – Dubbo – Maitland – Moama –  
Moree – Orange – Yass. QLD: Gladstone – Ipswich – Rockhampton SA: Adelaide  
VIC: Bendigo – Bright – Echuca – Geelong – Horsham – Shepparton – Swan Hill – Wangaratta – Warrnambool

**RESERVATIONS: 1800 654 576**