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7 September 2007

OFFER TO PURCHASE UNITS IN THE NEW ZEALAND RURAL PROPERTY TRUST

Rural Equities Limited ("REL") currently owns 50.4% of the units in the New Zealand Rural Property Trust (the "Trust"). New Zealand Rural Property Trust Management Limited, a wholly owned subsidiary of REL, owns 3.8% of the units in the Trust. New Zealand Rural Property Trust Management Limited is the manager of the Trust.

REL is a long term holder of Trust units and is seeking to increase its holding by acquiring a further 4,700,000 units, being approximately 10% of the units on issue. Accordingly, REL offers to purchase your units in the Trust upon the terms contained in this letter and the terms of the accompanying Acceptance and Transfer Form. You can, if you wish, accept for part of your holding only.

The price offered for each unit is \$2.80 payable in cash.

Please note that:

- The offer price represents a 19% premium above the weighted average price of units sold on the Unlisted trading platform during the month of August 2007.
- To the knowledge of the Directors of REL, the offer price represents the highest price at which units in the Trust have ever traded.
- An independent adviser's report prepared by KPMG dated 7 June 2007 in relation to a partial takeover of REL valued 100% of the units in the Trust in a range from \$2.37 per unit to \$3.22 per unit. However that report was for the purpose of valuing REL and not the Trust and KPMG were not required to, and did not, express any opinion on the value of the units in the Trust not owned by REL.
- There is no brokerage payable by you if you accept the offer.
- The transfer of your units will not be registered before 17 September 2007 (the first business day after the registration date for the entitlement to the Trust's 2007 income distribution) therefore if you accept the offer you will still receive the 1 cent per unit (gross) income distribution to be paid by the Trust on 28 September 2007.
- A cheque for the payment for your units will be posted to you within five business days of the registration of the transfer of your units.
- REL will process acceptances received on a first in, first accepted basis. Your units may not be purchased under this offer if, prior to the processing of your acceptance, the offer is closed. We therefore recommend that if you wish to accept the offer you do so without delay.

Before determining whether or not to accept this offer, you are urged to read the information recently sent to Unitholders by New Zealand Rural Property Trust Management Limited, the manager of the Trust. This information sets out details concerning the Trust and its recent performance. If you did not receive that communication or cannot locate it, a further copy can be found on the Trust's website (www.nzrpt.co.nz).

You are free to accept the offer for such number of units as you elect, however if you do not accept the offer for all your units you must retain at least 500 units to satisfy the Trust Deed's minimum unitholding requirement.

This offer is open for acceptance until either REL receives acceptances for 4,700,000 units or 5.00pm 5 October 2007 – whichever happens first (unless the offer is varied as set out in the Acceptance and Transfer Form).

If you would like to sell all or some of your units pursuant to this offer, at a price of \$2.80 per unit, please:

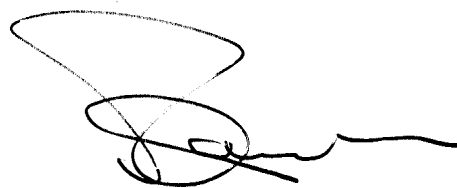
- Complete the enclosed Acceptance and Transfer Form in accordance with the instructions set out in that form.
- Return the completed Acceptance and Transfer Form (and your unit certificate/s for at least the number of units in respect of which you are accepting this offer) to Computershare Investor Services Limited in the enclosed reply paid envelope as soon as possible. If you cannot locate your certificate/s please contact Computershare.

The Acceptance and Transfer Form forms part of this offer.

If you have any queries regarding this offer please contact REL on the numbers listed above or Computershare on 0800 228 811.



Sir Selwyn Cushing
CHAIRMAN



Murray Gough
DEPUTY CHAIRMAN