

# Multiplex Development and Opportunity Fund

**MULTIPLEX**  
CAPITAL

## Fund Facts December 2007

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### About the Fund

Multiplex Development and Opportunity Fund is an unlisted open-ended unit trust that seeks to provide investors with exposure to a range of property projects at various stages of the development cycle, as well as other forms of direct and indirect property investments.

### Management

The fund is managed by Multiplex Capital which is backed by the powerful capabilities of the Brookfield Multiplex Group, with global funds under management of US\$95 billion. We are a specialist property investment manager.

### Fund Update

The Board approved investment in Little Bay South – a staged development of 216 luxury apartments located in Sydney. The fund has co-invested with Multiplex Developments in the project.

The investment in Southern Cross West Tower was closed out and the realised funds were reinvested into Vale Stages 7 to 11.

The fund received a further dividend from its investment in Multiplex Acumen Vale Syndicate. The dividend of \$0.10 per share was declared as at 31 December 2007 and paid in late January 2008.

A distribution of 10.3% per annum annualised was declared for the quarter. The fund's return since inception to 31 December 2007 is 14.3% per annum.

We continue to investigate numerous other investment opportunities, which if deemed to meet the fund's minimum investment requirements, will be presented to the Board for consideration.

### Objective and Strategy

The objective of the fund is to maximise returns to unitholders through investments in a variety of property developments as well as other direct and indirect property-related transactions in countries where the Multiplex Group operates. The fund can invest into both Multiplex and non-Multiplex developments.

The fund aims to meet or exceed a benchmark pre-tax return of 15% per annum net of management fees and operating expenses. The fund seeks to meet or outperform its benchmark return by maintaining a diversified portfolio of property developments and property-related "value add" opportunities. This is not a forecast or indication of likely future returns, but rather it is the benchmark against which the Responsible Entity measures the performance of the fund.

### Fund Performance

|                                     | Total annualised return <sup>1</sup> (%) |
|-------------------------------------|--|
| Since inception to 31 December 2007 | 14.3                                     |

### Fund Snapshot

|  |                  |
|--|------------------|
| Fund size (\$m)                        | 165              |
| Listed/unlisted                        | Unlisted         |
| Commencement date                      | April 2002       |
| Income distribution (CPU) <sup>2</sup> | 10.3             |
| NAV per unit (\$) <sup>3</sup>         | 1.00             |
| Minimum initial investment             | \$10,000         |
| Distributions <sup>4</sup>             | Quarterly        |
| Dividend reinvestment plan             | Open             |
| Management fee per annum               | 1.5%             |
| Fund operating expenses (capped at)    | 0.3%             |
| Liquidity facility                     | Yes <sup>5</sup> |

#### Notes:

- 1 Internal rate of return (pre-tax) and net of management fees. Total return includes income and capital growth
- 2 December quarter distribution annualised on a cents per unit (CPU) basis
- 3 Net Asset Value (NAV) per unit as at 31 December 2007
- 4 Calculated monthly and paid quarterly
- 5 Capped at \$20 million

Past performance is no indication of likely future performance. All figures are unaudited unless otherwise indicated

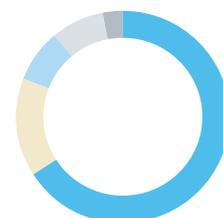
### Geographic diversification

- 41% Western Australia
- 31% New South Wales
- 14% Queensland
- 14% New Zealand



### Sector diversification

- 66% Broadacre land
- 15% Commercial office
- 8% Tourism/Leisure
- 8% Mixed use
- 3% Residential



## Fund Facts December 2007

### Portfolio allocation by property sector and location as at 31 December 2007

| Property Sector                 | Sector            | Location          | Capital invested (\$m) | Forecast realisation |
|---------------------------------|-------------------|-------------------|------------------------|----------------------|
| Abel Point Marina               | Tourism/Leisure   | Queensland        | 10.0                   | April 2008           |
| Bluewater Stages 1 to 4         | Broadacre Land    | Queensland        | 11.3                   | November 2010        |
| Mantra Ettalong Resort          | Tourism/Leisure   | New South Wales   | 2.0                    | June 2008            |
| Henley Brook                    | Broadacre Land    | Western Australia | 17.6                   | August 2014          |
| Rhodes                          | Broadacre Land    | New South Wales   | 5.9                    | January 2009         |
| Multiplex Acumen Vale Syndicate | Broadacre Land    | Western Australia | 14.8                   | June 2009            |
| Vale Stages 7 to 11             | Broadacre Land    | Western Australia | 21.5                   | June 2011            |
| Cotton Beach                    | Broadacre Land    | New South Wales   | 8.3                    | September 2008       |
| Claremont Residences            | Mixed Use         | Western Australia | 8.4                    | July 2009            |
| Dee Why Town Centre             | Mixed Use         | New South Wales   | 3.8                    | July 2009            |
| East Quarter                    | Residential       | New South Wales   | 5.0                    | July 2009            |
| Pegasus Town                    | Broadacre Land    | New Zealand       | 20.4                   | December 2011        |
| King Street Wharf Site 1        | Commercial Office | New South Wales   | 10.0                   | April 2009           |
| Latitude Site C (East)          | Commercial Office | New South Wales   | 12.5                   | June 2008            |
| <b>Total</b>                    |                   |                   | <b>151.7</b>           |                      |
| Cash                            |                   |                   | 13.0                   |                      |
| <b>Total – including Cash</b>   |                   |                   | <b>164.9</b>           |                      |

## Other Information

### Liquidity

The Responsible Entity, in its personal capacity, has offered to acquire units from unitholders seeking to exit the fund, up to a maximum in aggregate holding of \$20 million. Whilst the Responsible Entity holds units, all new applications for units will be satisfied by transfer of the Responsible Entity's units to new investors before any new units are issued. As at 31 December 2007, the Responsible Entity held 726,686 units in the fund.

### Income return guarantee

The Multiplex Group has agreed to ensure that the fund is in a position to make pre-tax distributions of 8.0% per annum on the Net Asset Value of the fund until 30 June 2008, net of fees and expenses. Capital remains at risk. Any amount paid by the Multiplex Group under this guarantee is a liability of the fund and must be repaid to Multiplex. As at 31 December 2007, the fund has a liability of \$8.6 million to Multiplex (which is included in the NAV per unit).

### Priority return entitlement and excess return split

The fund has priority entitlement in the allocation of net returns from Multiplex Development projects which the fund has invested. The priority return, which is paid after payment of all project development costs (including funding costs), is equal to the return of the fund's invested capital plus a return equal to 16.8% per annum on the invested capital. This return equates to 15% per annum after 1.8% in operating expenses and management fees are deducted. In addition to the priority entitlement return, the fund is entitled to 50% of any excess net return on each project above the 16.8% per annum priority entitlement return. The remaining 50% is payable to Multiplex Developments.

### Non-Multiplex developments

Where the fund has invested in a non-Multiplex project, the Manager will endeavour to negotiate with the relevant developer a priority return to the fund on similar terms to the entitlement from Multiplex Development projects.

### Development returns risk profile

Development-related projects carry a higher degree of risk than investments in built or tenanted properties. The fund seeks to mitigate its risks by undertaking an extensive due diligence review of all potential investments and also through diversification of its investment portfolio across transaction, geographical and sectoral types.

### Customer Service

Ph: 1800 570 000  
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Interests in Multiplex Development and Opportunity Fund ARSN 100 563 488 (the Fund) are issued by Multiplex Capital Management Limited ACN 096 936 866 (AFSL 241 178), the responsible entity of the Fund. A Product Disclosure Statement (PDS) for the Fund dated 14 September 2005 and a Supplementary Product Disclosure Statement (SPDS) for the Fund dated 28 July 2006 are available which detail the terms of the offer as well as the various assumptions on which forecast financial information is based. Investors who wish to acquire (or continue to hold) an interest in the Fund, should first read and consider the PDS and SPDS and seek their own advice before making any decision about whether to invest. The PDS and SPDS may be viewed online at [www.multiplexcapital.biz](http://www.multiplexcapital.biz). A paper copy of the PDS and SPDS is available free of charge to any person in Australia by telephoning 1800 570 000. Applications must be made by completing the application form in or accompanying the PDS. This notice is not intended as personal advice and has been prepared without taking account of any investor's investment objectives, financial situation or needs. For that reason, an investor should, before acting on this advice, consider the appropriateness of the advice, having regard to their investment objectives, financial situation and needs. Past performance is no indication of likely future performance. Every effort has been made to ensure the accuracy of the financial information herein but it may be based on unaudited figures.

Adviser Stamp: