

3 August 2007

**MULTIPLEX PRIME PROPERTY FUND
COMPLIANCE COMMITTEE**

Multiplex Capital Management Limited as responsible entity of Multiplex Prime Property Fund, is pleased to advise in accordance with Rule 3.16.2(b) of the ASX Listing Rules that Rob Ryan has replaced Paul Harvey as the internal member on the Multiplex Capital Management Limited Risk and Compliance Committee.

The Multiplex Capital Management Limited Risk and Compliance Committee now consists of the following individuals:

Mr Kevin Neville (Chairman)	(External)
Mr Greg Goodman	(External)
Mr Rob Ryan	(Internal)

For more information please contact:

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About the Fund

Multiplex Prime Property Fund is a listed property trust that owns a portfolio of four CBD property assets valued at circa \$655 million. The Fund property assets are a 50% share in the Ernst & Young Centre and adjoining 50 Goulburn Street, Sydney, a 25% share in the Southern Cross Tower, Melbourne, Defence Plaza, Melbourne and the American Express Building currently being developed in Sydney (forecast completion date of September 2007). The Fund also owns a diversified portfolio of listed property trust investments valued at circa \$70 million.

Assuming the acquisition of the American Express Building as at today's date, the property assets of the Fund provide investors with exposure to a portfolio of four A-grade CBD property assets, three of which are 4.5 star rated, a strong mix of government and major commercial tenants (circa 77% by net income), substantially new properties with an average age of 3.6 years, circa 80% of property income subject to fixed rent reviews of between 3.5% and 4.75% per annum and a weighted average lease expiry of circa 9.1 years (by income).

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