

Annual Report 2007  
Multiplex Acumen  
Property Fund

ARSN 104 341 988

**MULTIPLEX**  
CAPITAL

**Responsible Entity**

Multiplex Capital Securities Limited  
ACN 103 736 081, AFSL 226442



# Annual Report

# Multiplex Capital

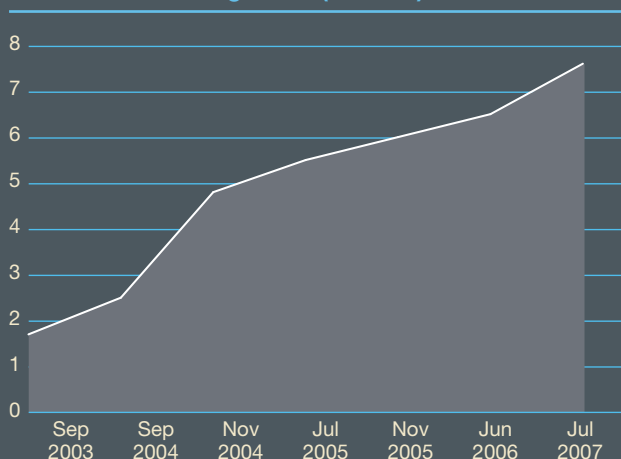
Multiplex Capital is the property funds management division of Multiplex Group. Multiplex Capital manages \$7.6 billion of property assets on behalf of more than 31,000 investors across a diversified range of listed and unlisted property funds.

Multiplex Capital is responsible for the creation and strategic direction of all investment products of Multiplex Group. Our proven investment processes ensure investors' returns are optimised and where possible, leveraged off the complementary skills within other divisions of Multiplex Group.

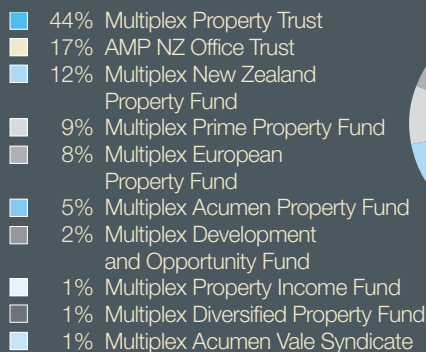
Our aim is to build investors' wealth, delivering consistent earnings and capital growth potential, whilst expanding our operations in the markets in which we operate.

Multiplex Capital is one of four major business divisions within Multiplex Group, a fully integrated and diversified property business with operations throughout Australia, the United Kingdom, the Middle East and New Zealand.

Funds Under Management (\$ billion)



Fund by value



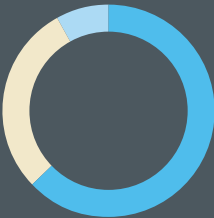
Multiplex Capital Funds Under Management (FUM)

|   | Listed<br>Unlisted | Open<br>Closed    | Multiplex<br>Investment<br>% | Interest in<br>Manager % | Multiplex<br>FUM A\$m<br>(30 Jun 2007) |
|---|--------------------|-------------------|------------------------------|--------------------------|--|
| <b>Listed Funds</b>                               |                    |                   |                              |                          |  |
| Multiplex Property Trust (MPT)                    | Listed             | Open <sup>1</sup> | –                            | 100                      | 3,384.8                                |
| AMP NZ Office Trust (ANZO)                        | Listed             | Open <sup>1</sup> | 15                           | 50                       | 1,273.9                                |
| Multiplex Prime Property Fund (MAFCA)             | Listed             | Open <sup>1</sup> | 32                           | 100                      | 705.0                                  |
| Multiplex European Property Fund (MUE)            | Listed             | Open <sup>1</sup> | 25                           | 100                      | 625.6                                  |
| Multiplex Acumen Property Fund (MPF)              | Listed             | Open <sup>1</sup> | 21                           | 100                      | 401.9                                  |
|   |                    |                   |                              |                          | <b>6,391.2</b>                         |
| <b>Unlisted Funds</b>                             |                    |                   |                              |                          |  |
| Multiplex New Zealand Property Fund (MNZPF)       | Unlisted           | Closed            | 48                           | 100                      | 900.0                                  |
| Multiplex Development and Opportunity Fund (MDOF) | Unlisted           | Open              | 6                            | 100                      | 158.8                                  |
| Multiplex Acumen Vale Syndicate (Vale)            | Unlisted           | Closed            | –                            | 100                      | 68.3                                   |
| Multiplex Diversified Property Fund (MDPF)        | Unlisted           | Open              | 99                           | 100                      | 60.1                                   |
| Multiplex Property Income Fund (MPIF)             | Unlisted           | Open              | –                            | 100                      | 42.8                                   |
| <b>Total Funds Under Management</b>               |                    |                   |                              |                          | <b>7,621.2</b>                         |
| <b>Less: Cross Investments in Multiplex Funds</b> |                    |                   |                              |                          | <b>518.2</b>                           |
|   |                    |                   |                              |                          | <b>7,103.0</b>                         |

Note:  
1 As these funds are listed they are effectively continually open for investments.

Geographic spread by value

- 63% Australia
- 29% New Zealand
- 8% Europe



Fund type by value

- 84% Listed Funds
- 16% Unlisted Funds



\$402m

3,000

27

Total  
assets

Underlying  
property assets

Experienced  
managers

## Contents

|   |    |  |     |
|---|----|--|-----|
| <a href="#">Performance Highlights</a>                              | 2  | <a href="#">Board of Directors</a>             | 24  |
| <a href="#">Portfolio Analysis</a>                                  | 6  | <a href="#">Corporate Governance Statement</a> | 26  |
| <a href="#">Message from the Chairman<br/>and Managing Director</a> | 8  | <a href="#">Investor Relations</a>             | 30  |
| <a href="#">Fund Manager's Year in Review</a>                       | 10 | <a href="#">Financial Report</a>               | 32  |
| <a href="#">Investment Portfolio</a>                                | 16 | <a href="#">Corporate Directory</a>            | IBC |
| <a href="#">Top 12 Unlisted Property Investments</a>                | 18 |  |     |

21.2%

NTA per unit  
increase

\$61.0m

New  
investments

\$29.8m

Net  
profit

Multiplex Acumen Property Fund is an ASX listed property trust that predominantly invests in unlisted property securities. Total funds under management of \$402 million are spread over an investment portfolio of 61 different property investments, with 27 experienced managers. These investments provide the fund with indirect exposure to more than 3,000 properties that reflect an average lease term to expiry of approximately six years.



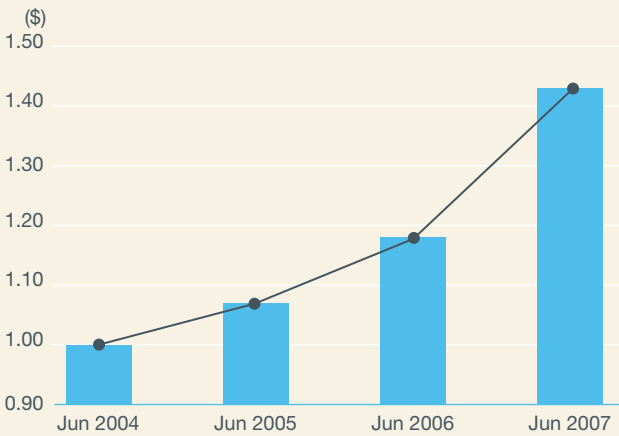
The fund's total return on the ASX for the year to 30 June 2007 was 25.5%.



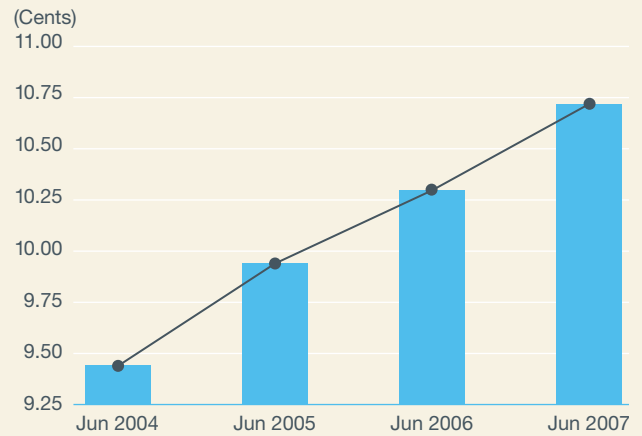


# 4 Performance Highlights

### NTA growth per unit



### Distribution growth per unit



### Unit price history and NTA growth





The fund's size and track record entitle it to earn additional brokerage income on its investments.

#### Multiplex Acumen Property Fund statistics

|   | FY2007    | FY2006    |
|---|-----------|-----------|
| Normalised earnings per unit (EPU)                  | 12.32 cpu | 12.16 cpu |
| Cash distribution paid (for the year ended 30 June) | 10.72 cpu | 10.30 cpu |
| Closing unit price                                  | \$1.305   | \$1.125   |
| Tax deferred component                              | 55%       | 32%       |
| Number of investments – unlisted                    | 32        | 28        |
| Number of investments – listed                      | 29        | 15        |
| Value of investments – unlisted                     | \$279.7m  | \$204.9m  |
| Value of investments – listed                       | \$101.3m  | \$89.3m   |
| Total value of investments                          | \$381.0m  | \$294.2m  |

Unlisted property provides strong returns, low volatility, higher relative yield and highly tax advantaged distributions. The fund builds on those advantages with its strong diversification and ASX listing.

#### Fund snapshot as at 30 June 2007

|   |   |
|---|---|
| Listing date  | 8 July 2003                               |
| Market capitalisation   | \$262.6 million                           |
| Total assets  | \$401.9 million                           |
| NTA per unit  | \$1.43                                    |
| Portfolio weighted average lease term                           | Approximately 6.0 years                   |
| FY07 portfolio weighted average property yield (on cost)        | 9.0%                                      |
| FY07 yield on \$1.305 closing price at 10.72 cpu distribution   | 8.2%                                      |
| FY07 S&P/ASX 200 Listed Property Trust Accumulation Index yield | 5.6%                                      |
| ASX daily trading volumes (three month average)                 | 137,000 units/day                         |
| Distributions paid  | Quarterly                                 |
| Tax advantaged status   | 55%                                       |
| Fund gearing (net debt/total assets)                            | 21.2%                                     |
| Management fee  | 0.5% (including GST) of gross asset value |
| Performance fee   | 20% of benchmark* outperformance          |

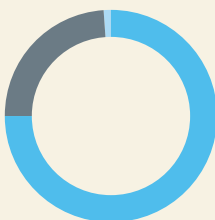
\* S&P/ASX 200 LPT Accumulation Index



The fund's total value of investments grew by \$86.8 million over the past 12 months.

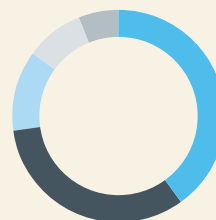
#### Asset allocation by value

- 75% Unlisted property
- 24% Listed property
- 1% Cash



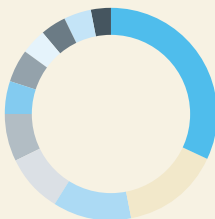
#### Sector allocation by value

- 40% Office
- 33% Retail
- 12% Industrial
- 9% Other
- 6% Development



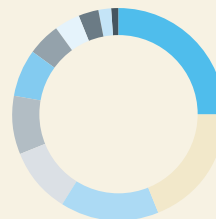
#### Manager allocation by value

- 32% Multiplex
- 15% Other
- 12% Investa
- 9% APN
- 7% Westpac
- 5% Orchard
- 5% Centro
- 4% DB RREEF
- 4% Cromwell
- 4% Pengana Credo
- 3% Mirvac



#### Geographic allocation by value

- 25% New South Wales
- 19% New Zealand
- 15% Europe
- 10% Queensland
- 9% Victoria
- 7% Western Australia
- 5% United States
- 4% Tasmania
- 3% South Australia
- 2% Australian Capital Territory
- 1% Asia



# 8

## Message from the Chairman and Managing Director

On behalf of the board, we are pleased to report the Multiplex Acumen Property Fund has delivered another strong year of performance with solid growth underpinned by the fund's high quality and well diversified property investment portfolio.

Over the year, the fund generated a total ASX return for unitholders of 25.5% and once again has produced growth in profits and distributions paid to unitholders.

### **Solid Income and Capital Growth**

Consistent with the fund's track record of delivering year-on-year distribution growth, the fund increased distributions by 4.1% on the previous year. Based upon the distribution of 10.72 cents per unit and a closing market price for fund units of \$1.305 as at 30 June 2007, unitholders were provided with an income yield of 8.2% per annum, which is a 260 basis point premium to the weighted average yield of 5.6% from the S&P/ASX 200 LPT Index.

Quarterly distributions were increased again during the year and the fund benefited from revaluations of its investment portfolio leading to a 21.2% increase in NTA to \$1.43 per unit.

### **Diversified Portfolio**

During the year, the fund's quality unlisted and listed property securities investment portfolio grew by 29.5% to \$381.0 million. The portfolio's highly diversified profile spanning asset class, property sectors, managers and geographic regions has been instrumental to the growth and stability of the fund.

A significant contributor to fund performance in 2007 was from Multiplex Property Income Fund (Income Fund), which was successfully launched on 13 March 2007. The fund's investment in 100% of the ordinary equity of the Income fund generated an annualised return of 9.5% for the period from inception to 30 June 2007.

### **Corporate Governance Focussed**

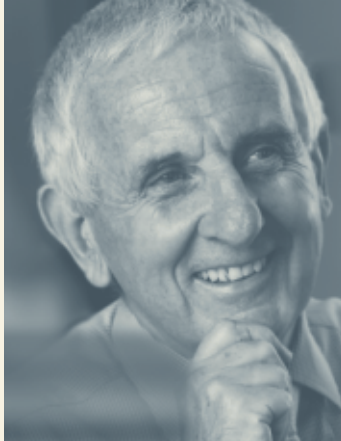
The board and management continue to place great emphasis on good corporate governance and are committed to maintaining this framework. Conflicts of interest between Multiplex Group and the fund are mitigated by the majority of directors of the responsible entity of the fund being independent of Multiplex Group.

### **Brookfield Asset Management**

On 5 July 2007, Brookfield Asset Management Inc (Brookfield) made a takeover offer to acquire all of the stapled securities of Multiplex Group for cash consideration of \$5.05 per security by means of an off-market takeover offer.

The offer is subject to a number of conditions, including obtaining foreign investment and regulatory approvals, as well as a minimum acceptance condition that Brookfield has a relevant interest in more than 50% of Multiplex Securities. The detailed terms and conditions governing the offer are contained in Brookfield's Bidder's Statement, a copy of which is available at [www.multiplex.biz](http://www.multiplex.biz).

Brookfield is one of the largest owners of commercial properties in the world. It is focused on property, power and infrastructure assets and has over US\$75 billion of assets under management. Brookfield is co-listed on the New York and Toronto Stock Exchanges under the symbol BAM.



The directors of Multiplex Group have previously indicated they support Brookfield's offer, subject to:

- receiving an independent expert's report that concludes the offer is both fair and reasonable; and
- there being no superior offer.

The directors of Multiplex Group have since received the independent expert's report concluding the Brookfield offer is both fair and reasonable and on this basis, they have therefore recommended Multiplex Security holders accept the offer.

Brookfield have advised that they view Multiplex as an integral part of their international growth strategy and intend to use Multiplex and its local management team to grow in the regions in which Multiplex operates.

For Multiplex Capital, the funds management division of Multiplex Group, we believe the Brookfield offer supports our business strategy, and that any change in ownership of Multiplex Group by virtue of the Brookfield offer should have no adverse impact on your investment in the fund.

If the takeover is successful, the following points should be noted:

- the responsible entity of the fund will be ultimately owned by Brookfield; and
- all existing rights owned by the fund will remain.

Furthermore, it should be made clear Brookfield's offer is to purchase Multiplex Group stapled securities only and not units in the fund. Therefore, the Brookfield offer will mean that you will not be required to sell your existing investment(s) in the fund.

Please be assured Multiplex Capital is committed to keeping investors informed throughout this process and will communicate further once the takeover is completed.

### **Fund Strategy and Outlook**

Both the board and management team have been active in the development of strategic plans for further earnings accretive growth of the fund.

Heading into the new financial year, the fund is well positioned to add to its proven track record in making accretive investments for unitholders, and the management team aims to continue to grow profits and enhance total returns by seeking out new investment opportunities to complement the fund's existing investment portfolio.

**Peter Morris**  
Independent Chairman

**Ian O'Toole**  
Managing Director

## Fund Manager's Year in Review

The 2007 financial year has been another successful year for the fund. Solid growth in NTA per unit, profit and distribution income were the result of the fund's strongly performing, high quality and well diversified property investment portfolio. This portfolio was boosted by \$61.0 million of new investments made during the year, and strong upward revaluations in many of the fund's investments.

Reflecting this growth, fund distributions increased for a sixth successive time since listing in July 2003 to an annualised distribution of 10.80 cents per fund unit. Actual 2007 distributions of 10.72 cents were an increase of 4.1% on the previous year.

The key measures of the fund's performance over financial year 2007 in comparison to the previous year were:

- NTA per unit was \$1.43, an increase of 21.2%;
- distribution income from investments was \$21.7 million, an increase of 31.5%;
- net profit for the year was \$29.8 million, an increase of 1.7%;
- total assets were \$401.9 million, an increase of 31.4%; and
- \$2.7 million in brokerage income earned.

The fund's bank of retained earnings at 30 June 2007 stood at \$34.9 million, or 17.34 cents per unit. Realised retained earnings available for distribution at year end were up 27.9% on the previous year to \$13.3 million, or 6.61 cents per unit.

A major contributor to fund performance in 2007 was from the Income Fund, following its launch in March 2007. As a result of inflows of circa \$9.6 million up until 30 June 2007, the Income Fund's total assets increased by 37.5% over the value of the seed portfolio of \$30.1 million. The fund's investment in 100% of the Ordinary equity of the Income Fund

generated an annualised return of 9.5% over the period from inception of the Income Fund to 30 June 2007.

The fund's quality unlisted and listed property securities investment portfolio was valued at \$381.0 million, an increase of 29.5% or \$86.8 million over the year.

Actual fund net profit for the year was \$29.8 million. After equity accounting adjustments for the fund's investment in the Multiplex New Zealand Property Fund and other AIFRS accounting adjustments, the fund's normalised net profit for the year was \$24.4 million, an increase of 7.0% on the previous year.

This increase was driven by growth in distribution income from investments and brokerage income.

Importantly, excluding brokerage income, normalised earnings per fund unit were 10.96 cents, which was above the 10.72 cents per unit in distributions paid to unitholders.

### Total Return

The fund generated a total return for unitholders of 25.5% over the year, comprising a 9.5% income yield and 16.0% growth in unit price. The result is even more impressive when compared to the S&P/ASX 200 LPT Accumulation Index's total return of 25.9%, which includes a number of investment vehicles with additional higher risk sources of income, in comparison to the fund's conservative position of primarily receiving property rental income from a diversified portfolio of well leased and well located property assets.

### NTA Growth

NTA per unit grew to \$1.43 at 30 June 2007, an increase of 21.2% in comparison to the NTA per unit of \$1.18 a year ago. The fund's net assets grew \$66.1 million year on year, primarily driven by a \$42.3 million increase in the value of those property investments held for more than one year.





### Growth in Earnings Per Unit

Actual earnings per unit (EPU) was 15.02 cents, down 4.0% on the previous year. After equity accounting adjustments for the fund's investment in the Multiplex New Zealand Property Fund and other AIFRS accounting adjustments, the fund's normalised EPU was 12.32 cents, an increase of 1.3% on the previous year, driven by higher distribution income from investments and only a small increase in units on issue as a result of the Distribution Reinvestment Plan (DRP).

### Capital Management

The fund continued its prudent capital management strategy over 2007 with the introduction of the Income Fund, relative use of gearing and the absence of any capital raising on the ASX (other than the fund's DRP).

In light of the success to date of the Income Fund, the fund's DRP was suspended from 11 September 2007 until further notice.

Accretive investments in suitable unlisted and listed funds worth \$61.0 million were made during the year, funded by a further \$28.4 million in borrowings, \$9.6 million of Income Fund inflows, DRP proceeds of \$7.0 million and \$15.0 million in net proceeds from the sale of listed property securities. These acquisitions, as well as independent revaluations of unlisted property fund investments as discussed earlier, grew the fund's total assets by 31.4%, to \$401.9 million over the year.

### Debt

As at 30 June 2007, the fund's total borrowings were \$89.0 million, reflecting a gearing level of 21.2% (net debt to total assets), up 1.7% on the previous corresponding period, but well inside the fund's 30% gearing limit.

Over the year, the fund secured a \$30 million increase in the size of its borrowing facility to \$98.8 million and improved loan terms. The activation fee was reduced by 10 basis points, resulting in a forecast interest saving of \$89,000 over the next 12 months. The average interest rate on the fund's borrowings is 6.9% (including margins), with interest rates fixed on over 90% of borrowings for an average duration of 3.9 years.

### Investment Portfolio

#### Unlisted property investments

As at 30 June 2007, the fund's portfolio of unlisted property investments was valued at \$279.7 million, a 36.5% increase over the previous corresponding period. On a like for like basis, those unlisted funds held for more than one year increased in value by an average of 21.8% over the year.

The fund made \$48.2 million worth of investments in unlisted property funds over the year, including:

| Unlisted property investment               | \$ million  |
|--|-------------|
| Pengana Credo European Property Trust      | 10.4        |
| Orchard Essential Healthcare Fund          | 10.0        |
| APN UKA Poland Retail Fund                 | 7.5         |
| APN UKA Vienna Retail Fund                 | 6.0         |
| Westpac Diversified Property Fund          | 5.7         |
| Charter Hall Diversified Property Fund     | 5.0         |
| FKP Core Plus Fund                         | 2.0         |
| Stockland Direct Retail Trust No.1         | 1.6         |
| <b>Total unlisted property investments</b> | <b>48.2</b> |

These investments earned the fund \$1.8 million in brokerage income.



**Tamworth Home Space**  
Stockland Direct Retail Trust No 1



# Fund Manager's Year in Review

Over the year, Investa North Sydney Property Trust wound up, returning capital (and a small gain) to the fund for reinvestment at substantially higher yields. Also, the previously unlisted Cromwell Diversified Property Fund listed on the ASX as the Cromwell Group in December 2006 at a premium, creating an additional \$1.7 million unrealised gain for the fund.

Prior to year end, Investa, the manager of the Investa Brisbane Commercial Trust, Investa Fourth Commercial Trust, Investa Fifth Commercial Trust and Investa Sixth Commercial Trust, proposed a merger of its four trusts into the Investa Diversified Office Fund. The fund voted against the merger on the basis that unitholders would experience an erosion in NTA through the payment of transaction fees to Investa and that unitholders were not receiving sufficient reward to compensate for the erosion in NTA. As a result of Investa related entities and other Investa unitholders voting their units held in each trust (except in the case of Investa Fifth where no units were held by Investa) in favour of the proposal, all trusts except Investa Fifth were merged into the Investa Diversified Office Fund. As a result of the fund's opposition to the merger, fund unitholders received a lower level of NTA erosion of \$1.5 million which is partially offset by a small increase in distributions of \$0.2 million per annum as an ongoing investor in the Investa Diversified Office Fund.

## Listed property investments

As at 30 June 2007 the fund's portfolio of listed property investments was valued at \$101.3 million, a 13.4% increase over the previous period.

The fund's most significant listed investment made during the year was \$12.8 million into Multiplex European Property Fund (ASX code MUE), earning the fund \$0.9 million in brokerage income.

In line with its stated investment strategy, the fund also re-weighted selected listed property securities over the year, generating profits on sale of \$1.5 million on the net sale of \$15.0 million of listed property securities.

SG Hiscock & Co, a highly regarded boutique listed property funds manager, was selected in May to manage the fund's listed property securities portfolio. This enables management to concentrate on its core competitive advantage in unlisted property investment and secures SG Hiscock's skills and experience for no extra cost for unitholders.

## Brokerage Income

In addition to the fund's impressive 31.5% growth in distribution income from the fund's property investment portfolio over the year, the fund earned \$2.7 million in brokerage income during the year, or 1.3 cents per unit. This takes the total amount of brokerage income earned since listing in July 2003 to \$13.5 million, or 5.5 cents per unit.

## Multiplex Property Income Fund

The fund is pleased to report on the successful launch of the Income Fund on 13 March 2007. Although only in operation for three and a half months, at year end the Income Fund's total assets were 37.5% above the value of the original seed portfolio, as a result of inflows of \$9.6 million into the Income Fund up until 30 June 2007.

This demonstrates the Income Fund's high level of appeal to investors looking for a capital stable investment, with a secure tax-advantaged income return.

The fund's investment in 100% of the ordinary equity of the Income Fund provided an annualised return of 9.5% for the period from inception to 30 June 2007.

# Fund Manager's Year in Review

## Increased Fund Resources

During the year, we welcomed Lawrence Wong as the fund's dedicated Financial Analyst. Lawrence assists in developing the fund's already strong financial position and communicating the fund's attractive underlying business model to investors. Lawrence has over 5 years' experience in corporate finance.

The fund also has at its disposal the considerable experience and skills of a team of more than 60 senior members who have an average of over 14 years' experience covering all areas of the property sector.

## Outlook

Looking forward, the fund is well positioned to add to its proven track record in making accretive investments for unitholders.

The fund is in a strong financial position with \$13.3 million in realised retained earnings that is available to be paid to investors and a further \$71.8 million of unrealised gains on its investment portfolio.

It is extremely pleasing to see the fund continuing to meet its original strategy of providing investors with attractive income returns, liquidity, portfolio diversification and capital growth through exposure to an expansive portfolio of underlying property assets.

For financial year 2008, we aim to continue to grow profits and enhance total returns by seeking out new investment opportunities to complement the fund's existing investment portfolio.

With a sound pipeline of future investment opportunities, a strong fund balance sheet and the success of the Income Fund, I look forward to further successes in the financial year ahead and thank you for your support.



## Tim Spencer

Fund Manager  
Multiplex Acumen Property Fund

**Conservation House, Wellington**  
Multiplex New Zealand Property Fund





| Fund Investments                           | Manager       | Location    | Sector      |
|--|---------------|-------------|-------------|
| <b>Unlisted Property Funds</b>             |               |             |             |
| Abbotsford Property Trust                  | DB RREEF      | Australia   | Office      |
| APN National Storage Property Trust        | APN           | Australia   | Other       |
| APN Regional Property Fund                 | APN           | Australia   | Diversified |
| APN UKA Poland Retail Fund                 | APN UKA       | Europe      | Retail      |
| APN UKA Vienna Retail Fund                 | APN UKA       | Europe      | Retail      |
| Austock Childcare Fund                     | Austock       | Australia   | Other       |
| Centro MCS 21                              | Centro        | Australia   | Retail      |
| Centro MCS 22                              | Centro        | Australia   | Industrial  |
| Centro MCS 28                              | Centro        | Australia   | Retail      |
| FKP Core Plus Fund                         | FKP           | Australia   | Development |
| Gordon Property Trust                      | DB RREEF      | Australia   | Retail      |
| ING Real Estate Direct Office Fund         | ING           | Australia   | Office      |
| Investa Diversified Office Fund            | Investa       | Australia   | Office      |
| Investa Fifth Commercial Trust             | Investa       | Australia   | Office      |
| Investa First Industrial Trust             | Investa       | Australia   | Industrial  |
| Investa Fourth Commercial Trust            | Investa       | Australia   | Office      |
| Investa Second Industrial Trust            | Investa       | Australia   | Industrial  |
| MAB Diversified Property Trust             | MAB           | Australia   | Diversified |
| Mirvac Industrial Fund                     | Mirvac        | Australia   | Industrial  |
| Mirvac Retail Portfolio                    | Mirvac        | Australia   | Retail      |
| Multiplex Development and Opportunity Fund | Multiplex     | Australia   | Development |
| Multiplex New Zealand Property Fund        | Multiplex     | New Zealand | Diversified |
| Multiplex Property Income Fund             | Multiplex     | Australia   | Diversified |
| Northgate Property Trust                   | DB RREEF      | Australia   | Retail      |
| Pengana Credo European Property Trust      | Pengana Credo | Europe      | Retail      |
| Rimcorp Property Trust #3                  | Rimcorp       | Australia   | Industrial  |
| St Hilliers Enhanced Property Fund #2      | St Hilliers   | Australia   | Development |
| Stockland Direct Retail Trust No 1         | Stockland     | Australia   | Retail      |
| The Child Care Property Fund               | Orchard       | Australia   | Other       |
| The Essential Health Care Trust            | Orchard       | Australia   | Other       |
| Westpac Diversified Property Fund          | Westpac       | Australia   | Diversified |

**Unlisted Total/Weighted Average****Listed Total/Weighted Average****Cash****Total Portfolio/Weighted Average**

| Investment<br>allocation<br>% | Value at<br>market<br>\$m | Number of<br>properties <sup>2</sup> | Weighted average<br>lease expiry <sup>2</sup><br>years | Tax<br>advantaged <sup>2</sup><br>% |
|-------------------------------|---------------------------|--------------------------------------|--|-------------------------------------|
| 0.2                           | 0.6                       | 1                                    | 1.8  | 13                                  |
| 0.5                           | 1.7                       | 44                                   | 12.6   | 75                                  |
| 0.9                           | 3.4                       | 5                                    | 7.6  | 85                                  |
| 1.2                           | 4.5                       | 1                                    | 1.5  | 40                                  |
| 1.0                           | 3.6                       | 1                                    | 2.5  | 100                                 |
| 0.3                           | 1.2                       | 31                                   | 6.4  | 46                                  |
| 2.9                           | 10.8                      | 1                                    | 5.3  | 50                                  |
| 0.4                           | 1.4                       | 1                                    | 8.5  | 16                                  |
| 0.8                           | 2.9                       | 2                                    | 4.2  | 75                                  |
| 0.4                           | 1.3                       | 7                                    | 3.5  | 0 <sup>1</sup>                      |
| 1.1                           | 3.9                       | 1                                    | 6.1  | 4                                   |
| 1.3                           | 4.7                       | 1                                    | 1.9  | 60                                  |
| 9.0                           | 33.0                      | 12                                   | 4.5  | 72                                  |
| 3.4                           | 12.4                      | 4                                    | 3.9  | 100                                 |
| 0.4                           | 1.6                       | 5                                    | 2.3  | 100                                 |
| 0.0                           | 0.0                       | 2                                    | 5.2  | 100                                 |
| 0.5                           | 1.9                       | 4                                    | 3.9  | 15                                  |
| 1.4                           | 5.1                       | 11                                   | 5.0  | 75                                  |
| 0.2                           | 0.9                       | 2                                    | 6.3  | 35                                  |
| 1.1                           | 4.1                       | 6                                    | 5.2  | 58                                  |
| 2.6                           | 9.6                       | 16                                   | 0.0  | 0 <sup>1</sup>                      |
| 19.9                          | 72.9 <sup>4</sup>         | 39                                   | 7.3  | 100                                 |
| 8.6                           | 31.8                      | 1,085 <sup>3</sup>                   | 5.3  | 73                                  |
| 4.1                           | 14.9                      | 1                                    | 3.9  | 4                                   |
| 2.6                           | 9.4                       | 29                                   | 8.7  | 62                                  |
| 0.2                           | 0.7                       | 2                                    | 10.5   | 100                                 |
| 0.5                           | 1.8                       | 2                                    | 0.0  | 0 <sup>1</sup>                      |
| 0.4                           | 1.5                       | 4                                    | 7.2  | 100                                 |
| 0.9                           | 3.4                       | 183                                  | 8.0  | 100                                 |
| 2.2                           | 8.1                       | 11                                   | 17.2   | 100                                 |
| 5.5                           | 20.3                      | 10                                   | 7.7  | 100                                 |
| <b>74.5</b>                   | <b>273.4</b>              | <b>1,524</b>                         | <b>6.0</b>   | <b>74</b>                           |
| <b>24.5</b>                   | <b>89.9<sup>5</sup></b>   | <b>1,615</b>                         | <b>6.9</b>   | <b>67</b>                           |
| <b>1.0</b>                    | <b>3.7</b>                |                                      |  |                                     |
| <b>100.0</b>                  | <b>367<sup>6</sup></b>    | <b>3,139</b>                         | <b>6.1</b>   | <b>71</b>                           |

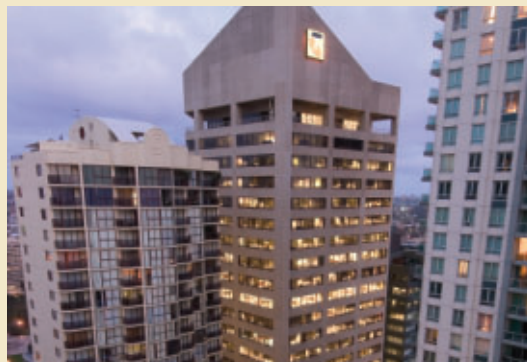
## Notes:

- 1 Franked distributions.
- 2 Last stated or manager estimate.
- 3 Additional properties held by Multiplex Property Income Fund (MPIF) not already held by MPF. MPIF and MPF are co-investors in 20 of the 31 funds shown. MPF owns 100% of MPIF ordinary equity.
- 4 Equity accounting value is \$74.9 million.
- 5 Balance sheet value of \$101.3 million includes deferred settlement of \$8.8 million for Multiplex Prime Property Fund (an LPT) as the present value of the final call of \$0.40 per unit due June 2011, and some minor accounting adjustments.
- 6 Balance sheet value of \$381.0 million includes new MPIF investments of \$8.9 million on a gross basis. Parent entity investment portfolio value is \$363.3 million before cash of \$3.7 million.

**ASB Tower**  
Auckland, New Zealand



**320 Pitt Street**  
Sydney, Australia



### Multiplex New Zealand Property Fund

|                                       |       |
|---------------------------------------|-------|
| Consolidated portfolio allocation (%) | 20.1  |
| Funds under management (\$ million)   | 900.0 |
| FY07 yield on cost (%)                | 9.2   |
| Weighted average lease expiry (years) | 7.3   |

#### Sector allocation

- 59% Office
- 28% Retail
- 13% Industrial



#### Geographic allocation

- 100% New Zealand



#### Investment description

Multiplex New Zealand Property Fund (MNZPF) is an Australian unlisted property fund which owns a diversified portfolio of New Zealand property assets. The portfolio of 39 properties, comprising 14 office, 22 retail and three industrial assets, provides investors with a quality, diversified and well leased portfolio of properties throughout New Zealand.

#### Manager description

The manager, Multiplex Capital Management Limited, is part of Multiplex Capital, the funds management division of Multiplex Group. Multiplex Capital manages \$7.6 billion of funds in an extensive portfolio of properties worldwide.

### Investa Diversified Office Fund

|                                       |       |
|---------------------------------------|-------|
| Consolidated portfolio allocation (%) | 9.9   |
| Funds under management (\$ million)   | 354.9 |
| FY07 yield on cost (%)                | 8.4   |
| Weighted average lease expiry (years) | 4.5   |

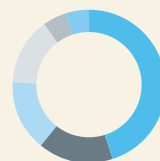
#### Sector allocation

- 100% Office



#### Geographic allocation

- 45% New South Wales
- 16% South Australia/  
Northern Territory
- 15% Victoria
- 14% Queensland
- 5% Western Australia
- 5% Australian Capital Territory



#### Investment description

The fund invests in 12 well located predominantly A-grade office buildings in five of Australia's major cities, with a substantial weighting toward Sydney CBD. The fund is highly diversified with multinational or Government tenants including Telstra, Department of Employment and Workplace Relations, Westpac and General Electric.

#### Manager description

The manager, Investa Funds Management Limited, is part of the Investa Property Group, an experienced ASX listed integrated property investment manager with funds under management of \$7.0 billion. In addition to managing its own portfolio, Investa manages a number of property funds and syndications on behalf of retail and wholesale investors.



**Foodland Associated Limited**  
 Perth, Western Australia

**Westpac Diversified Property Fund**

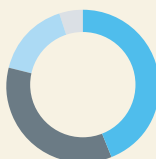
|                                       |        |
|---------------------------------------|--------|
| Consolidated portfolio allocation (%) | 6.1    |
| Funds under management (\$ million)   | 305.3* |
| FY07 yield on cost (%)                | 8.1    |
| Weighted average lease expiry (years) | 7.7*   |

**Sector allocation**

- 46% Industrial
- 35% Office
- 19% Retail


**Geographic allocation**

- 44% Western Australia
- 35% New South Wales
- 16% Queensland
- 5% South Australia/  
Northern Territory


**Investment description**

Westpac Diversified Property Fund owns a portfolio of 10 industrial, retail and commercial properties, with a substantial exposure to Western Australia. Circa 88% of the current rental income is secured by leases to investment grade and government tenants.

**Manager description**

The manager, Westpac Funds Management Limited, with approximately \$3.6 billion\* in funds under management, is a wholly owned subsidiary of Westpac and one of Westpac Institutional Bank's specialist alternative asset fund managers. The manager is the issuer of leading alternative investment products, both listed and unlisted, across property, infrastructure and other markets, with a focus on generating sustainable returns.

**Northgate Shopping Centre**  
 Hobart, Australia

**Northgate Property Trust**

|                                       |       |
|---------------------------------------|-------|
| Consolidated portfolio allocation (%) | 4.5   |
| Funds under management (\$ million)   | 91.0* |
| FY07 yield on cost (%)                | 9.7   |
| Weighted average lease expiry (years) | 3.9*  |

**Sector allocation**

- 100% Retail


**Geographic allocation**

- 100% Tasmania


**Investment description**

Northgate Shopping Centre is the major shopping centre in Glenorchy, north-west of Hobart CBD, and one of two major shopping centres in Hobart. It comprises 19,241sqm of net lettable area and parking for 867 cars. Tenants include Coles supermarket, Target and Best & Less. Since inception, the Centre has experienced strong retail sales growth, reflecting in strong NTA growth in the Trust.

**Manager description**

DB RREEF Funds Management Ltd, a division of the DB RREEF Group, one of Australia's largest real estate fund managers responsible for assets valued at more than \$13 billion. It currently manages more than 125 industrial, office and retail properties in Australia and New Zealand, and over 120 properties in the United States, Germany and France.

\* Information from December 2006



**Investa Fifth Commercial Trust**

|                                       |       |
|---------------------------------------|-------|
| Consolidated portfolio allocation (%) | 4.2   |
| Funds under management (\$ million)   | 134.9 |
| FY07 yield on cost (%)                | 12.0  |
| Weighted average lease expiry (years) | 5.6   |

**Sector allocation**

■ 100% Office



**Geographic allocation**

■ 41% Victoria  
■ 25% New South Wales  
■ 19% South Australia  
■ 15% Western Australia



**Investment description**

Investa Fifth Commercial Trust’s well diversified portfolio comprises 50% interests in three A-grade office properties (Melbourne, Adelaide and Sydney) as well as a B-grade office property in Perth. The tenant profile is strong with the Government and Telstra generating over 87% of net income.

**Manager description**

The Manager, Investa Funds Management Limited, is part of the Investa Property Group, an experienced ASX listed fully integrated property investment manager with funds under management of \$7.0 billion. In addition to the management of its own portfolio, Investa manages a number of property funds and syndications on behalf of retail and wholesale investors.



**Centro MCS 21**

|                                       |       |
|---------------------------------------|-------|
| Consolidated portfolio allocation (%) | 3.2   |
| Funds under management (\$ million)   | 167.5 |
| FY07 yield on cost (%)                | 10.2  |
| Weighted average lease expiry (years) | 5.3   |

**Sector allocation**

■ 100% Retail



**Geographic allocation**

■ 100% New South Wales



**Investment description**

Roselands Shopping Centre is a three-level major regional shopping centre located 15km south-west of the Sydney CBD. Gross lettable area is 61,576sqm with 3,600 parking bays. Major retailers include Myer, Target, Coles and Woolworths Food for Less. There are 183 specialty retailers.

**Manager description**

The manager is part of Centro Properties Group, an ASX listed property investment organisation specialising in ownership, management and development of retail properties throughout Australia. Following its acquisition of the MCS Property business, Centro has retail property under management of circa \$7.5 billion.

### DIY Supermarket West Germany



#### Pengana Credo European Property Fund

|                                       |       |
|---------------------------------------|-------|
| Consolidated portfolio allocation (%) | 2.8   |
| Funds under management (\$ million)   | 162.3 |
| FY07 yield on cost (%)                | 9.3   |
| Weighted average lease expiry (years) | 8.9   |

#### Sector allocation

■ 100% Retail



#### Geographic allocation

■ 100% Europe



#### Investment description

The Pengana Credo European Property Fund owns 29 retail properties in Germany. The portfolio is diversified and well tenanted with 72% located in West Germany. The portfolio is 99% occupied with a weighted average lease expiry of 8.9 years and 83% leased to large national retailers.

#### Manager description

The manager is a joint venture between Pengana European Asset Management and Credo Property Group. Pengana is a diversified funds management business focused on delivering high quality traditional and alternative funds management products. Pengana manages over \$900 million of funds in the Australian listed property sector. Credo specialises in acquiring and maintaining commercial property in Europe and manages two property funds valued at €164.0 million.

### Residential/Retail Development Claremont, Western Australia



#### Multiplex Development and Opportunity Fund

|                                       |       |
|---------------------------------------|-------|
| Consolidated portfolio allocation (%) | 2.6   |
| Funds under management (\$ million)   | 158.8 |
| FY07 yield on cost (%)                | 15.0  |
| Weighted average lease expiry (years) | n/a   |

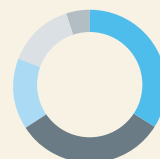
#### Sector allocation

■ 100% Development



#### Geographic allocation

■ 34% Western Australia  
■ 32% New South Wales  
■ 15% Queensland  
■ 14% New Zealand  
■ 5% Victoria



#### Investment description

Multiplex Development and Opportunity Fund is an unlisted fund that provides 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. It seeks to provide investors with returns in excess of those generally achieved through traditional direct property investments.

#### Manager description

The manager, Multiplex Capital Management Limited, is part of Multiplex Capital, the funds management division of Multiplex Group. Multiplex Capital manages \$7.6 billion of funds in an extensive portfolio of properties worldwide.

**Allamanda Private Hospital**  
Southport, Queensland



**Manhattan Shopping Centre**  
Gdansk, Poland



**Orchard Essential Health Care Trust**

|                                       |       |
|---------------------------------------|-------|
| Consolidated portfolio allocation (%) | 2.6   |
| Funds under management (\$ million)   | 173.0 |
| FY07 yield on cost (%)                | 9.2   |
| Weighted average lease expiry (years) | 17.2  |

**Sector allocation**

■ 100% Other



**Geographic allocation**

■ 57% Queensland  
■ 30% New South Wales  
■ 7% Victoria  
■ 6% Tasmania



**Investment description**

Orchard Essential Health Care Trust consists of eight hospitals and three medical centres. The portfolio is located along the eastern seaboard of Australia and is 99% occupied with a weighted average lease expiry of 17.2 years. Its major tenants are Healthscope and Health Care.

**Manager description**

Orchard Funds Management is an emerging property funds manager with over \$3.5 billion in funds under management. Orchard's focus is on structuring commercial property trusts and funds to deliver high income, tax sheltering and capital growth.

**APN UKA Poland Retail Fund**

|                                       |       |
|---------------------------------------|-------|
| Consolidated portfolio allocation (%) | 2.0   |
| Funds under management (\$ million)   | 110.0 |
| FY07 yield on cost (%)                | 9.0   |
| Weighted average lease expiry (years) | 2.1   |

**Sector allocation**

■ 100% Retail



**Geographic allocation**

■ 100% Europe



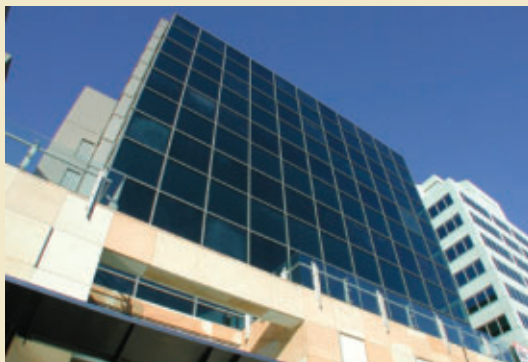
**Investment description**

APN UKA Poland Retail Fund owns 80% of Manhattan Shopping Centre located in Gdansk, Poland. The shopping centre has a gross lettable area of 22,250sqm, including 515 car parks and 185 retail shops. Gdansk is the sixth largest city in Poland and its principal seaport.

**Manager description**

The Manager, APM FM, is a wholly owned subsidiary of APN Property Group Limited. APN FM currently manages 13 funds with total assets under management of over \$4.5 billion.

**3 Horwood Place**  
Parramatta, Australia



### MAB Diversified Property Trust

|                                       |       |
|---------------------------------------|-------|
| Consolidated portfolio allocation (%) | 2.0   |
| Funds under management (\$ million)   | 163.3 |
| FY07 yield on cost (%)                | 9.0   |
| Weighted average lease expiry (years) | 4.1   |

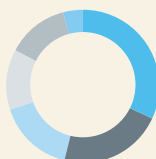
### Sector allocation

- 65% Retail
- 31% Office
- 4% Industrial



### Geographic allocation

- 32% New South Wales
- 22% New Zealand
- 16% Queensland
- 13% Victoria
- 13% Australian Capital Territory
- 4% Western Australia



### Investment description

MAB Diversified Property Trust owns 11 properties, seven are retail properties, three are A or B-grade offices and one is industrial. Nine of the properties are located in Australia and two retail properties are in New Zealand. Retail properties are anchored by Woolworths, Kmart, Safeway, BI-LO and Coles.

### Manager description

MAB is an emerging properties fund manager formed in 2001. MAB FM has four property investment funds and has established a successful track record in managing property assets throughout Australia and New Zealand. MAB FM has funds under management of approximately \$240 million and has institutional, wholesale and retail investors.

**Shopping Centre Nord**  
Vienna, Austria



### APN UKA Vienna Retail Fund

|                                       |       |
|---------------------------------------|-------|
| Consolidated portfolio allocation (%) | 1.6   |
| Funds under management (\$ million)   | 152.4 |
| FY07 yield on cost (%)                | 9.0   |
| Weighted average lease expiry (years) | 2.5   |

### Sector allocation

- 100% Retail



### Geographic allocation

- 100% Europe



### Investment description

APN UKA Vienna Retail Fund owns 80% of Shopping Centre Nord located in Vienna, Austria. The gross lettable area of the shopping centre is 32,358sqm including 1,500 car parks and a cinema complex. The shopping centre is 6km from the centre of Vienna and has 82 stores.

### Manager description

The Manager, APM FM, is a wholly owned subsidiary of APN Property Group Limited. APN FM currently manages 13 funds with total assets under management of over \$4.5 billion.



**Peter Morris**  
Independent Chairman

Peter has over 35 years' experience in property, initially in project and development management and more recently in funds management. He is a recognised leader in the development and project management fields, having played a major role in the growth of professional project management as a specialist skill in Australia. For 14 years he acted as Managing Director of Bovis Australia (now part of Bovis Lend Lease) and its forerunners. During this time he was responsible for the delivery of some of Australia's largest and most high profile commercial projects. Peter acts as Independent Chairman of Multiplex Capital Management Limited, Multiplex Capital Investments Limited and Multiplex Capital Securities Limited.

**Robert McCuaig**  
Independent Director

Robert is Chairman of the Advisory Board of Colliers International Property Consultants in Australia. Along with David Collier, he formed McCuaig and Collier, which in 1988 became the New South Wales office of Colliers International. He was a forerunner in the establishment of Colliers in Australia, now one of the world's largest professional property services groups. Robert has acted as a property adviser to the University of Sydney, Westpac, Qantas Airways, Presbyterian Church, Sydney Ports Authority, Benevolent Society of NSW, the State of New South Wales and the Commonwealth of Australia.

**Rex Bevan**  
Independent Director

Rex has many years' business experience in the areas of financial management, investment banking and the provision of economic and investment advice. From 1988 to 2005 he filled a number of roles within Western Pacific Portfolio Planning Pty Ltd (now Western Pacific Finance Ltd), including the position of Research Manager, and later, Managing Director. From 1994 to 1998 Rex was a director of the master trust operator, Flexiplan Australia Ltd, prior to its acquisition by MLC.

**Ian O'Toole**  
Managing Director

Ian has responsibility for the overall direction and strategy of the Multiplex Capital funds management business, including both Multiplex Property Trust (MPT) and the external funds management business of Multiplex Capital. He has over 24 years' experience in funds management and prior to joining Multiplex Capital in 2003, was responsible for both capital transactions and asset management within ING Real Estate Investment Management Limited.

**Brian Motteram**  
Independent Director

Brian has in excess of 30 years' experience working in the area of finance and accounting. He has worked with international accounting firms, in his own private practice, and during the last 18 years in private enterprise in both the mining and property industries. He spent eight years (from 1996 to 2004) as an executive of a private Perth-based property group in positions of Chief Financial Officer and later, Finance Director.

**Robert Rayner**  
Executive Director

Robert has responsibility for the day-to-day operation and development of Multiplex Capital's funds management activities. Robert has been involved in property and property funds management for more than 17 years and has extensive property and financial experience in both the listed and unlisted sectors of the funds management industry. Robert was a founding shareholder and director of the Acumen Capital funds management business, since renamed Multiplex Capital.

**Rob Rayner**  
Executive Director  
**Robert McCuaig**  
Independent Director

**Brian Motteram**  
Independent Director  
**Peter Morris**  
Independent Chairman

**Rex Bevan**  
Independent Director  
**Ian O'Toole**  
Managing Director





# Corporate Governance Statement

ASX CGC Best Practice Recommendations and the compliance comment following each recommendation are as follows:

## **a. Lay solid foundations for management and oversight**

### **Recognise and publish the respective roles and responsibilities of the board and management.**

Multiplex Capital Securities Limited (MCSL) is the responsible entity of the fund, the holder of Australian Financial Services License (AFSL) No. 226442 and is a wholly owned subsidiary of Multiplex Limited. MCSL is subject to duties imposed by its AFSL, the fund constitution, the Corporations Act, the ASX Listing Rules, the fund's compliance plan and the general law.

MCSL is an experienced responsible entity. It is aware of its statutory and fiduciary duties and has established processes in place to make sure that it is compliant with them.

The fund has entered into a custody agreement with ANZ Nominees Limited for the provision of custodian services, and has entered into a portfolio management agreement with SG Hiscock & Co Limited for the management of the fund's listed property security portfolio.

The board has established a charter and a summary of this is available at [www.multiplexcapital.biz](http://www.multiplexcapital.biz). The board's terms of reference include, for example, directing the strategic position of the company.

## **b. Structure the board to add value**

### **Have a board of an effective composition, size and commitment to adequately discharge its responsibilities and duties.**

The majority of the directors of MCSL are independent. For details of the board of MCSL please refer to [www.multiplexcapital.biz](http://www.multiplexcapital.biz) or page 24 of this annual report.

The Chairman, Peter Morris, is an independent director. The roles of the Chair and CEO/Managing Director are not exercised by the same person.

MCSL has established an Audit Committee. Details about the Audit Committee are provided in the description of principle (d).

MCSL has established a Risk and Compliance Committee comprised of two independent members and a Multiplex Group executive. The Committee's Members are not MCSL directors. The Committee considers compliance, governance, risk management and internal control matters and reports to the board on its deliberations. It has a charter and a summary of this is available at [www.multiplexcapital.biz](http://www.multiplexcapital.biz).

MCSL has established a Management Committee to exercise the power and authority delegated to it by MCSL and the Multiplex Group board on fiduciary and non-fiduciary matters respectively. The Management Committee has respective charters on both fiduciary and non-fiduciary matters, summaries of which are available at [www.multiplexcapital.biz](http://www.multiplexcapital.biz).

MCSL has established a Mandate Conflict Committee to consider conflicts of interest, related party transactions and allocation matters which may arise in the course of managing the business of the responsible entity and the fund. The Mandate Conflict Committee has a charter and a summary of this is available at [www.multiplexcapital.biz](http://www.multiplexcapital.biz).

Pursuant to Part 5C of the Corporations Act, MCSL has lodged with ASIC a compliance plan for the fund. The compliance plan for the fund describes the procedures that MCSL will apply in operating the fund to ensure compliance with the Corporations Act, the fund's constitution, MCSL's AFSL and the PDS.

The MCSL board has not established a nomination committee as it believes that the consideration of director appointments is a matter for the full board in conjunction with the nomination committee of the Multiplex Group.

The MCSL board has not established a remuneration committee as it believes that the consideration of remuneration matters is a matter for the full board in conjunction with the remuneration committee of the Multiplex Group.

### **c. Promote ethical and responsible decision-making**

#### **Actively promote ethical and responsible decision-making.**

MCSL is subject to the Multiplex Group Securities Trading Policy. This policy applies to all directors and staff and places restrictions and reporting requirements, including limiting trading in units in the fund to specific trading windows and in a specific manner.

The independent directors of MCSL receive fees for serving as directors of MCSL. These fees are not linked to the performance of the fund. The executive directors of MCSL do not receive payment for their role as a director of MCSL. They receive remuneration in their capacity as employees of the Multiplex Group.

MCSL is also subject to the Multiplex Group Code of Conduct, which articulates standards of honesty and ethical behaviour to be carried out by all relevant staff in undertaking their duties. Employees are encouraged to report any breaches of the Code of Conduct in accordance with the Multiplex Group Whistle Blower Policy. A copy of the Multiplex Group Code of Conduct and Whistleblower Policy is available at [www.multiplex.biz](http://www.multiplex.biz).

# Corporate Governance Statement

## **d. Safeguard integrity in financial reporting** **Have a structure to independently verify and safeguard the integrity of the fund's financial reporting.**

As noted earlier, the board of MCSL has established an Audit Committee. The duties and responsibilities of the Audit Committee are set out in the committee charter, a summary of which is available at [www.multiplexcapital.biz](http://www.multiplexcapital.biz). The Audit Committee comprises three independent directors. The Chairman of the Committee, Mr Brian Motteram, is an independent director.

The Audit Committee will report to the MCSL board in relation to the financial statements and notes, and the external audit report. An external auditor, KPMG, has been appointed to audit the fund and the fund's compliance plan.

## **e. Make timely and balanced disclosure** **Promote timely and balanced disclosure of all material matters concerning the fund.**

MCSL is subject to the Multiplex Group Continuous Disclosure Policy, which is designed to ensure compliance with the ASX Listing Rules and its continuous disclosure obligations. All price sensitive information will be disclosed to ASX. A copy of the Multiplex Group Continuous Disclosure Policy is available at [www.multiplex.biz](http://www.multiplex.biz).

## **f. Respect the rights of Unitholders** **Respect the rights of unitholders and facilitate the effective exercise of those rights.**

All price sensitive information concerning the fund will be disclosed to Unitholders as discussed earlier. MCSL will provide regular communications to unitholders, including publication of:

- the fund's half-yearly update which provides an update on the investments held, operation of the fund and the performance for the period
- the fund annual report including audited financial statements for each year ending 30 June
- quarterly distribution statements
- annual taxation statements
- any continuous disclosure notices given by the fund. The fund has its own section on the Multiplex Capital website which provides up-to-date information including current unit price and access to half year and annual reports and distribution information.

**g. Recognise and manage risk****Establish a sound system of risk oversight and management and internal control.**

The board, through the Audit Committee and the Risk and Compliance Committee and in conjunction with the Multiplex Group Audit Committee and Investment and Risk Committee, is responsible for ensuring that there are adequate policies in relation to risk management, compliance and internal control systems. These policies are designed to ensure relevant risks are identified, assessed, effectively and efficiently managed and monitored to enable the achievement of MCSL's and the fund's business objectives. Management is responsible for developing and implementing policies and procedures to identify, manage and mitigate risks across the fund's operations.

**h. Encourage enhanced performance****Fairly review and actively encourage enhanced board and management effectiveness.**

The performance fees payable to MCSL are set out in the constitution. All staff have performance agreements with the Multiplex Group and these are reviewed and updated on at least an annual basis.

**i. Remunerate fairly and responsibly****Ensure that the level and composition of remuneration is sufficient and reasonable and that its relationship to corporate and individual performance is defined.**

MCSL receives fees and costs for acting as responsible entity of the fund, set out in the constitution, and in the Remuneration Report as included in the Directors' Report. Please refer to principle (b) as to the remuneration committee of the Multiplex Group.

The independent directors of MCSL receive fees for serving as directors. These fees are not linked to the performance of the fund. The executive directors of MCSL do not receive payment for their role as a director. They receive remuneration in their capacity as employees of the Multiplex Group. Please refer to principle 2 as to the remuneration committee of the Multiplex Group.

**j. Recognise the legitimate interests of stakeholders****Recognise the legal and other obligations to all legitimate stakeholders.**

The fund's investment policy is set out in its PDS dated 23 May 2003.

The Audit Committee and Risk and Compliance Committee are responsible for monitoring the responsible entity, the fund and the Fund Manager.

**ASX Listing**

Multiplex Acumen Property Fund is listed on the Australian Stock Exchange (ASX). The ASX code under which the fund trades is MPF. Daily unit prices can be found in all major Australian newspapers, on the ASX website and at [www.multiplexcapital.biz](http://www.multiplexcapital.biz)

**Distributions**

Distribution payments are payable quarterly to investors approximately four to five weeks after record date for March, June, September and December.

**Distribution Reinvestment Plan (DRP)**

The fund has a Distribution Reinvestment Plan, however, due to the strong levels of inflows to date for the Income Fund, it has been decided to indefinitely suspend the DRP. Please visit [www.multiplexcapital.biz](http://www.multiplexcapital.biz) or contact the registry for further updates on the DRP.

**Annual Taxation Statements**

An annual taxation statement is sent to unitholders each year. The statement summarises the distribution/s paid for the previous financial year. Unitholders should retain this statement for their taxation records.

**Online Services**

Accessing investments online is one of the many ways that Multiplex Capital is ensuring convenience and accessibility to unitholder investment holdings. Links to the registry providers are available via the Multiplex Capital website. Unitholders can access their account balance, transaction history and distribution details.

**E-communications**

In line with recent Corporations Act changes, the default for future Multiplex Capital reports will be electronic. This means that future annual reports and interim reports will be made available at [www.multiplexcapital.biz](http://www.multiplexcapital.biz). If you would like to continue receiving hard copy annual reports, please contact Multiplex Capital Customer Service on 1800 570 000.



### Contact Us

Multiplex Capital has a dedicated Customer Service Officer to assist with all investor and financial adviser enquiries.

There are several ways of accessing information about the fund and providing feedback to Customer Service:

#### By post

GPO Box 172  
Sydney NSW 2001

#### By phone

1800 570 000 (within Australia)  
+61 2 9256 5700 (outside Australia)

#### By fax

+61 2 9256 5188

#### By email

[enquiries@multiplexcapital.biz](mailto:enquiries@multiplexcapital.biz)

#### By internet

The Multiplex Capital website provides investors with up-to-date information on all funds as well as reports, media releases, fund performance, unit price information and corporate governance guidelines.

[www.multiplexcapital.biz](http://www.multiplexcapital.biz)

### Contact the Registry

Queries relating to individual unit holdings or requests to change investment record details such as:

- change of address (issuer sponsored holdings only)
- update method of payment for receiving distributions
- tax file number notification
- annual report election
- Dividend Reinvestment Plan (DRP)

should be addressed to:

Registries Limited  
Level 2  
28 Margaret Street  
Sydney NSW 2000  
Freecall: 1800 766 011  
Email: [multiplex@registriesltd.com.au](mailto:multiplex@registriesltd.com.au)

### Investor Complaints

Multiplex Capital is a member of an independent dispute scheme, the Financial Industry Complaints Service (FICS). Investors wishing to register a complaint should direct it to:

The Complaints Manager  
Multiplex Capital  
GPO Box 172  
Sydney NSW 2001

|   |                    |
|---|--------------------|
| <a href="#">Directors' Report</a>                       | <a href="#">33</a> |
| <a href="#">Lead Auditor's Independence Declaration</a> | <a href="#">41</a> |
| <a href="#">Income Statements</a>                       | <a href="#">42</a> |
| <a href="#">Distribution Statements</a>                 | <a href="#">43</a> |
| <a href="#">Balance Sheets</a>                          | <a href="#">44</a> |
| <a href="#">Statements of Changes in Equity</a>         | <a href="#">45</a> |
| <a href="#">Statement of Cash Flows</a>                 | <a href="#">46</a> |
| <a href="#">Notes to Financial Report</a>               | <a href="#">47</a> |
| <a href="#">Directors' Declaration</a>                  | <a href="#">69</a> |
| <a href="#">Audit Report from KPMG</a>                  | <a href="#">70</a> |
| <a href="#">ASX Additional Information</a>              | <a href="#">72</a> |

# Directors' Report

For the year ended 30 June 2007

## Introduction

The Directors of Multiplex Capital Securities Limited (formerly Acumen Capital Securities Limited) (ACN 103 736 081), the responsible entity of Multiplex Acumen Property Fund (ARSN 104 341 988) (the fund), present their financial report together with the financial report of the fund and the consolidated entity, being the fund and its subsidiaries and the consolidated entity's interest in associates, for the year ended 30 June 2007 and the Auditor's Report thereon.

## Responsible Entity

The responsible entity of the fund is Multiplex Capital Securities Limited, which has been the responsible entity since the inception of the fund. The registered office and principal place of business of the responsible entity and the fund is 1 Kent Street, Sydney.

On 21 January 2007 the responsible entity changed its name from Acumen Capital Securities Limited to Multiplex Capital Securities Limited.

## Directors

The following persons were Directors of the responsible entity at any time during or since the end of the year:

### Name

|                |  |
|----------------|--|
| Peter Morris   | (Appointed 19 February 2007)                         |
| Rex Bevan      | (Appointed 29 April 2003)                            |
| Brian Motteram | (Appointed 14 February 2003)                         |
| Robert McCuaig | (Appointed 19 February 2007)                         |
| Ian O'Toole    | (Appointed 19 February 2007)                         |
| Robert Rayner  | (Appointed 14 February 2003)                         |
| Brian Hewitt   | (Appointed 14 August 2003, retired 15 February 2007) |

## Information on Directors

### Peter Morris

#### Independent Chairman

Peter has over 35 years' experience in property, initially in project and development management and more recently in funds management. He is a recognised leader in the development and project management fields, having played a major role in the growth of professional project management as a specialist skill in Australia. For 14 years he acted as Managing Director of Bovis Australia (now part of Bovis Lend Lease) and its forerunners. During this time he was responsible for the delivery of some of Australia's largest and most high profile commercial projects. Peter acts as Independent Chairman of Multiplex Capital Management Limited, Multiplex Capital Investments Limited and Multiplex Capital Securities Limited.

### Rex Bevan

#### Independent Director

Rex has many years' business experience in the areas of financial management, investment banking and the provision of economic and investment advice. From 1988 to 2005 he filled a number of roles within Western Pacific Portfolio Planning Pty Ltd (now Western Pacific Finance Ltd), including the position of Research Manager, and later, Managing Director. From 1994 to 1998 Rex was a director of the master trust operator, Flexiplan Australia Ltd, prior to its acquisition by MLC.

# Directors' Report

For the year ended 30 June 2007

## **Brian Motteram**

### **Independent Director**

Brian has in excess of 30 years' experience working in the area of finance and accounting. He has worked with international accounting firms, in his own private practice, and during the last 18 years in private enterprise in both the mining and property industries. He spent eight years (from 1996 to 2004) as an executive of a private Perth-based property group in positions of Chief Financial Officer and later, Finance Director.

## **Robert McCuaig**

### **Independent Director**

Robert is Chairman of the Advisory Board of Colliers International Property Consultants in Australia. Along with David Collier, he formed McCuaig and Collier, which in 1988 became the New South Wales office of Colliers International. He was a forerunner in the establishment of Colliers in Australia, now one of the world's largest professional property services groups. Robert has acted as a property adviser to the University of Sydney, Westpac, Qantas Airways, Presbyterian Church, Sydney Ports Authority, Benevolent Society of NSW, the State of New South Wales and the Commonwealth of Australia.

## **Ian O'Toole**

### **Managing Director**

Ian has responsibility for the overall direction and strategy of the Multiplex Capital funds management business, including both Multiplex Property Trust (MPT) and the external funds management business of Multiplex Capital. He has over 24 years' experience in funds management and prior to joining Multiplex Capital in 2003, was responsible for both capital transactions and asset management within ING Real Estate Investment Management Limited.

## **Robert Rayner**

### **Executive Director**

Robert has responsibility for the day-to-day operation and development of Multiplex Capital's funds management activities. Robert has been involved in property and property funds management for more than 17 years and has extensive property and financial experience in both the listed and unlisted sectors of the funds management industry. Robert was a founding shareholder and director of the Acumen Capital funds management business, since renamed Multiplex Capital.

## **Company Secretary**

Alex Carrodus was appointed to the position of Company Secretary on 21 February 2005.

## **Information on Company Secretary**

### **Alex Carrodus**

Alex has over 12 years experience in the areas of company secretarial practice and compliance in the funds management industry having worked for the ASX listed Ronin Property Group (prior to its acquisition by the Multiplex Group), AMP and ASX Limited. Prior to this period Alex worked for eight years in the insolvency and audit divisions of a number of local and international accounting firms both in Sydney and London. Alex is a Chartered Accountant and Chartered Secretary.

## **Directorships of other listed entities**

No Director has held directorships in other listed entities in the three years immediately preceding the end of the financial year.

### Directors' interests

The following table sets out each Director's relevant interest in the units, debentures, rights or options over such instruments, issued interests in registered schemes and rights or options over such instruments issued by the companies within the consolidated entity and other related bodies corporate as at the date of this report:

| Director        |                              | Multiplex Acumen Property Fund Units held ('000) |
|-----------------|------------------------------|--|
| Peter Morris    | (Appointed 19 February 2007) | –  |
| Rex Bevan       |                              | 728  |
| Brian Motteram  |                              | 300  |
| Robert McCuaig  | (Appointed 19 February 2007) | 30   |
| Ian O'Toole     | (Appointed 19 February 2007) | –  |
| Robert Rayner   |                              | 361  |
| Dr Brian Hewitt | (Retired 15 February 2007)   | 2  |

No options are held by/have been issued to Directors.

### Directors' meetings

| Director        |                              | Board Meetings |    | Audit Committee Meetings |   |
|-----------------|------------------------------|----------------|----|--------------------------|---|
|                 |                              | A              | B  | A                        | B |
| Peter Morris    | (Appointed 19 February 2007) | 5              | 5  | —*                       | — |
| Rex Bevan       |                              | 17             | 17 | 3                        | 3 |
| Brian Motteram  |                              | 16             | 16 | 3                        | 3 |
| Robert McCuaig  | (Appointed 19 February 2007) | 5              | 5  | —*                       | — |
| Ian O'Toole     | (Appointed 19 February 2007) | 4              | 4  | —*                       | — |
| Robert Rayner   |                              | 18             | 18 | —*                       | — |
| Dr Brian Hewitt | (Retired 15 February 2007)   | 10             | 10 | 2                        | 2 |

A – Number of meetings attended.

B – Number of meetings held during the time the Director held office during the year.

\* Not members of the audit committee.

### Committee meetings

There were no other Board meetings held during the year, other than those shown above which the above Directors attended.

### Principal activities

The principal activity of the consolidated entity is the investment in unlisted property securities and listed property securities.

The consolidated entity did not have any employees during the year or subsequent to balance date.



# Directors' Report

For the year ended 30 June 2007

## Review of operations

### Multiplex Acumen Property Fund as a consolidated entity

At the end of the 2007 financial year, the fund owned total assets of \$402 million, primarily consisting of a diverse portfolio of unlisted and listed properties. The fund's property securities investment portfolio is spread over 61 different property investments that own almost 3,000 properties and reflect an average lease term to expiry of approximately six years. The fund's property investment portfolio is strongly diversified across three asset classes, five property sectors, 11 geographic locations and 27 experienced managers.

Investors received an income distribution of 8.02 cents per unit (paid) (2006: 7.7250 cents per unit) and 2.70 cents per unit (unpaid) (2006: 2.5750 cents per unit).

Total quarterly distributions paid or payable in respect of the year were \$21,461,506 (2006: \$19,420,227).

The fund's net profit for the year was \$29,810,620 (2006: \$29,266,000).

Key highlights in comparison to the prior year include:

- net profit for the year ended 30 June 2007 was \$29,810,620, up 2%.
- the unlisted and listed property investments portfolio has been valued at 30 June 2007 at \$381 million, up 30%.
- NTA per unit was \$1.43 cents, up 21%.
- earnings per unit (EPU) was 15.02 cents, down 4%.
- distributions per unit (DPU) was 10.72 cents (2006: 10.30 cents), up 4.1%.
- the fund's total return for unitholders for the year was 25.5%, fractionally below the 25.9% total return for the S&P/ASX 200 LPT Index over the same period.

### Multiplex Property Income Fund

On 13 March 2007, Multiplex Property Income Fund (MPIF) was launched. MPIF was seeded with \$30.08 million of investments from the Multiplex Acumen Property Fund (MPF) with a portfolio of 20 unlisted property securities. MPF holds ordinary units in MPIF and other investors hold income units which are represented by minority interests in the financial statements.

At the end of the 2007 financial year, MPIF owned a diverse portfolio of unlisted and listed property assets valued at \$40.29 million. MPIF's property securities investment portfolio is spread over 39 different property investments that own over 2,000 properties and reflect an average lease term to expiry of approximately six years. MPIF's property investment portfolio is strongly diversified across three asset classes, four property sectors, 11 geographic locations and 22 experienced managers.

Investors received an income distribution of 1.534 cents per unit (paid) and 0.653 cents per unit (unpaid) (2006: nil).

Total monthly distributions paid or payable in respect of the year were \$125,305 to Income unitholders and \$1,160,862 to the Ordinary unitholder.

The net profit for MPIF (prior to any inter-fund transactions) for the year was \$1,286,167.

### Units on issue

The movement in units on issue for the year was as follows:

|  | 2007<br>units | 2006<br>units |
|--|---------------|---------------|
| <b>MPF Ordinary Units</b>                        |               |               |
| Opening units on issue                           | 195,229,230   | 177,503,331   |
| Units issued during the year                     | 5,986,108     | 17,725,899    |
| Units redeemed during the year                   | –             | –             |
| Units on issue as at 30 June – Ordinary          | 201,215,338   | 195,229,230   |
| <b>MPIF Income Units</b>                         |               |               |
| Opening units on issue                           | –             | –             |
| Units issued during the year                     | 9,557,652     | –             |
| Units redeemed during the year                   | –             | –             |
| Units on issue as at 30 June – Income            | 9,557,652     | –             |
|  | \$'000        | \$'000        |
| Value of total consolidated assets as at 30 June | 401,919       | 305,798       |

### Interests of the responsible entity

Responsible entity fees paid directly by the fund during the year were \$1,475,672 (2006: \$1,269,416).

The responsible entity has not held any units in the fund during the financial year.

### Significant changes in the state of affairs

In the opinion of the Directors there were no significant changes in the state of affairs of the fund that occurred during the financial year not otherwise disclosed in this report or in the financial report.

### Events subsequent to reporting date

There are no matters or circumstances which have arisen since the reporting date which significantly affected or may significantly affect the operations of the consolidated entity, the results of those operations, or the state of affairs of the consolidated entity in subsequent financial years.

### Likely developments

Information on likely developments in the operations of the consolidated entity in future financial years and the expected results of those operations has not been included in this report because the Directors believe that to do so would be likely to result in unreasonable prejudice to the consolidated entity.

### Environmental regulation

The consolidated entity has systems in place to manage its environmental obligations. Based upon the results of inquiries made, the responsible entity is not aware of any significant breaches or non-compliance issues during the year covered by this report.

# Directors' Report

For the year ended 30 June 2007

## Distributions

Distributions paid to unitholders or declared by the consolidated entity were as follows:

|   | Cents<br>per unit | Total amount<br>\$'000 | Date of<br>payment |
|---|-------------------|------------------------|--------------------|
| <b>MPF Ordinary fund units</b>  |                   |                        |                    |
| June 2007 distribution  | 2.700             | 5,440                  | 31 July 2007       |
| March 2007 distribution   | 2.700             | 5,391                  | 30 April 2007      |
| December 2006 distribution  | 2.660             | 5,273                  | 31 January 2007    |
| September 2006 distribution   | 2.660             | 5,232                  | 31 October 2006    |
| <b>Total distribution for the<br/>year ended 30 June 2007</b>                           | <b>10.720</b>     | <b>21,336</b>          |                    |
| <b>MPIF Income Units – minority interest</b>  |                   |                        |                    |
| June 2007 distribution  | 0.653             | 62                     | 9 July 2007        |
| May 2007 distribution   | 0.671             | 59                     | 7 June 2007        |
| April 2007 distribution   | 0.653             | 3                      | 10 May 2007        |
| March 2007 distribution   | 0.210             | 1                      | 20 April 2007      |
| <b>Total distribution to income<br/>unitholders for the year ended<br/>30 June 2007</b> | <b>2.187</b>      | <b>125</b>             |                    |
| <b>MPF Ordinary fund units</b>  |                   |                        |                    |
| June 2006 distribution  | 2.5750            | 5,027                  | 28 July 2006       |
| March 2006 distribution   | 2.5750            | 4,915                  | 28 April 2006      |
| December 2005 distribution  | 2.5750            | 4,796                  | 31 January 2006    |
| September 2005 distribution   | 2.5750            | 4,682                  | 31 October 2005    |
| <b>Total distribution for the<br/>year ended 30 June 2006</b>                           | <b>10.300</b>     | <b>19,420</b>          |                    |

There were no MPIF Income units issued for the year ended 30 June 2006.

### **Indemnification and insurance premiums**

Under the fund's Constitution, the responsible entity's officers and employees are indemnified out of the fund's assets for any loss, damage, expense or other liability incurred by it in properly performing or exercising any of its powers, duties or rights in relation to the fund.

The fund has not indemnified any auditor of the consolidated entity.

No insurance premiums are paid out of the fund's assets in relation to cover for the responsible entity, its officers and employees, the Compliance Committee or auditors of the fund.

### **Non-audit services**

Payments made out of the scheme assets to the consolidated entity's auditor KPMG for non-audit services during the year were in relation to an agreed upon audit procedures review in relation to MPIF's NTA amounting to \$13,760. All amounts paid to KPMG are disclosed in Note 5.

### **Remuneration Report – Audited**

#### **(a) Remuneration of Directors and Key Management Personnel of the Responsible Entity**

The fund does not employ personnel in its own right. However, it is required to have an incorporated responsible entity to manage the activities of the fund and this is considered the key management personnel (KMP).

The Directors and Executives of the responsible entity are key management personnel of that entity and their names are:

Peter Morris – Independent Chairman

Rex Bevan – Independent Director

Brian Motteram – Independent Director

Robert McCuaig – Independent Director

Dr Brian Hewitt – Independent Director (retired 15 February 2007)

Ian O'Toole – Managing Director

Robert Rayner – Executive Director

The responsible entity is entitled to a management fee which is calculated as a proportion of gross asset value. Details of the fees are shown in part (b) of this remuneration report.

No compensation is paid directly by the fund to Directors or to any of the KMP of the responsible entity.

Since the end of the financial year, no Director or KMP of the responsible entity has received or become entitled to receive any benefit because of a contract made by the responsible entity with a Director or KMP, or with a firm of which the Director or KMP is a member, or with an Entity in which the Director or KMP has a substantial interest, except at terms set out in the Fund Constitution.

#### **Loans to Directors and Key Management Personnel of the Responsible Entity**

The Fund has not made, guaranteed or secured, directly or indirectly, any loans to the Directors and KMP or their personally-related entities at any time during the reporting period.

# Directors' Report

For the year ended 30 June 2007

## Other transactions with Directors and specified Executives of the Responsible Entity

From time to time, Directors and KMP or their personally-related entities, may buy or sell units in the fund. These transactions are subject to the same terms and conditions as those entered into by other fund investors.

No Director or KMP has entered into a contract for services with the responsible entity since the end of the previous financial year and there were no contracts involving Directors or KMP subsisting at year end.

## (b) Responsible Entity fees and other transactions

The management fee paid by the consolidated entity for 30 June 2007 was \$1,475,672 (2006: \$1,269,416).

## Rounding of amounts

The fund is of a kind referred to in ASIC Class Order 98/100, dated 10 July 1998 (updated by CO 05/641 effective 28 July 2005 and CO 06/51 effective 31 January 2006), and in accordance with that Class Order, all financial information presented in Australian dollars has been rounded to the nearest thousand dollars, unless otherwise stated.

## Lead auditor's independence declaration

The lead auditor's independence declaration is set on page 41 and forms part of the Directors' report for the financial year ended 30 June 2007.

Dated at Sydney this 27th day of August 2007.

Signed in accordance with a resolution the Directors made pursuant to Section 306(3) of the *Corporations Act 2001*.

On behalf of the Directors



**Ian O'Toole**

Managing Director

Multiplex Capital Securities Limited



# Lead Auditor's Independence Declaration

Under Section 307C of the *Corporations Act 2001*

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**To: the directors of Multiplex Capital Securities Limited as the Responsible Entity of  
Acumen Property Fund**

I declare that, to the best of my knowledge and belief, in relation to the audit for the financial year ended 30 June 2007 there have been:

- (i) no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- (ii) no contraventions of any applicable code of professional conduct in relation to the audit.

A handwritten signature in blue ink, appearing to read 'KPMG'.

KPMG

A handwritten signature in blue ink, appearing to read 'T. Gilerman'.

**Tanya Gilerman**  
Partner

Sydney, NSW  
24 August 2007

KPMG, an Australian partnership, is part of the KPMG International network.  
KPMG International is a Swiss cooperative.

# Income Statements

For the year ended 30 June 2007

|  |      | Consolidated   |                | Fund           |                |
|--|------|----------------|----------------|----------------|----------------|
|  | Note | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| <b>Revenue and other income</b>  |      |                |                |                |                |
| Share of net profit of investments accounted for using the equity method | 6    | 10,310         | 27,650         | –              | 27,650         |
| Distribution income – listed and unlisted property trusts                |      | 21,737         | 16,482         | 25,373         | 16,482         |
| Distribution income from controlled entities                             |      | –              | –              | 1,161          | –              |
| Brokerage income   |      | 2,691          | 2,430          | 2,536          | 2,430          |
| Impairment loss on investment in associate                               | 6    | –              | (5,612)        | –              | (5,612)        |
| Interest income  |      | 499            | 337            | 478            | 337            |
| Gain on disposal of investments  |      | 1,521          | 2,234          | 6,196          | 2,234          |
| <b>Total revenue and other income</b>                                    |      | <b>36,758</b>  | <b>43,521</b>  | <b>35,744</b>  | <b>43,521</b>  |
| <b>Expenses</b>  |      |                |                |                |                |
| Finance costs – external parties   |      | 4,721          | 3,089          | 4,721          | 3,089          |
| Finance costs – distribution to unitholders*                             |      | –              | 9,478          | –              | 9,478          |
| Responsible entity fees  |      | 1,476          | 1,269          | 1,476          | 1,269          |
| Other expenses   |      | 751            | 419            | 327            | 419            |
| <b>Total expenses</b>  |      | <b>6,948</b>   | <b>14,255</b>  | <b>6,524</b>   | <b>14,255</b>  |
| <b>Profit for the period</b>   |      | <b>29,810</b>  | <b>29,266</b>  | <b>29,220</b>  | <b>29,266</b>  |
| <b>Attributable to:</b>  |      |                |                |                |                |
| Ordinary unitholders   |      | 29,685         | 29,266         | 29,220         | 29,266         |
| Minority interest – income unitholders                                   |      | 125            | –              | –              | –              |
| <b>Profit for the period</b>   |      | <b>29,810</b>  | <b>29,266</b>  | <b>29,220</b>  | <b>29,266</b>  |

## Earnings per unit

|  |      |      |      |      |
|--|------|------|------|------|
| Basic and diluted earnings per ordinary unit (cents) | 15.0 | 15.6 | 14.7 | 15.6 |
|--|------|------|------|------|

\* Due to the changes in the Trust Constitution, distributions for the comparative period of \$9.478 million (5.15 cents per unit) were classified as a finance cost. However, from 1 January 2006, distributions of \$9.942 million and all future distributions will be classified as equity distributions.

The above income statement should be read in conjunction with the accompanying notes to the financial report as set out on pages 47 to 68.

# Distribution Statements

For the year ended 30 June 2007

|  | Note | Consolidated   |                |
|--|------|----------------|----------------|
|  |      | 2007<br>\$'000 | 2006<br>\$'000 |
| Net profit before minority interests                                   |      | 29,810         | 29,266         |
| <b>Adjusted for:</b>   |      |                |                |
| Finance costs – distribution to unitholders                            |      | –              | 9,478          |
| Share of profit from investments accounted for using the equity method |      | (10,310)       | (27,650)       |
| Distributions received and receivable from associate                   |      | 4,947          | 5,018          |
| Impairment loss on investment in associate                             |      | –              | 5,612          |
| <b>Total income available for distribution</b>                         |      | <b>24,447</b>  | <b>21,724</b>  |
| <b>Transfer to undistributed income</b>                                |      | <b>(2,985)</b> | <b>(2,304)</b> |
| <b>Distribution paid and payable</b>                                   |      | <b>21,462</b>  | <b>19,420</b>  |
| <b>Distribution paid and payable represented by:</b>                   |      |                |                |
| Ordinary units   |      | 21,337         | 19,420         |
| Income units   |      | 125            | –              |
| <b>Distribution per unit (cents) – ordinary</b>                        |      | <b>10.72</b>   | <b>10.30</b>   |
| <b>Distribution per unit (cents) – MPIF income</b>                     |      | <b>1.40</b>    | <b>–</b>       |

The above distribution statements should be read in conjunction with the accompanying notes to the financial report as set out on pages 47 to 68.

# Balance Sheets

For the year ended 30 June 2007

|   | Note  | Consolidated   |                |                | Fund           |
|---|-------|----------------|----------------|----------------|----------------|
|   |       | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| <b>Assets</b>                                     |       |                |                |                |                |
| <b>Current assets</b>                             |       |                |                |                |                |
| Cash and cash equivalents                         |       | 4,653          | 1,382          | 3,726          | 1,382          |
| Trade and other receivables                       | 7     | 14,392         | 9,282          | 13,959         | 9,282          |
| <b>Total current assets</b>                       |       | <b>19,045</b>  | <b>10,664</b>  | <b>17,685</b>  | <b>10,664</b>  |
| <b>Non-current assets</b>                         |       |                |                |                |                |
| Investments – available for sale                  | 8     | 306,093        | 231,313        | 340,546        | 231,313        |
| Investments accounted for using the equity method | 6     | 74,909         | 62,935         | –              | 62,935         |
| Investments in controlled entities                | 10    | –              | –              | 30,076         | –              |
| Fair value of financial derivatives               | 16(d) | 1,872          | 886            | 1,872          | 886            |
| <b>Total non-current assets</b>                   |       | <b>382,874</b> | <b>295,134</b> | <b>372,494</b> | <b>295,134</b> |
| <b>Total assets</b>                               |       | <b>401,919</b> | <b>305,798</b> | <b>390,179</b> | <b>305,798</b> |
| <b>Liabilities</b>                                |       |                |                |                |                |
| <b>Current liabilities</b>                        |       |                |                |                |                |
| Trade and other payables                          | 11    | 1,280          | 605            | 1,048          | 605            |
| Distributions payable                             | 11    | 5,495          | 5,027          | 5,433          | 5,027          |
| <b>Total current liabilities</b>                  |       | <b>6,775</b>   | <b>5,632</b>   | <b>6,481</b>   | <b>5,632</b>   |
| <b>Non-current liabilities</b>                    |       |                |                |                |                |
| Deferred settlement                               | 12    | 8,782          | 8,272          | 8,782          | 8,272          |
| Interest bearing liabilities                      | 13    | 89,000         | 60,650         | 89,000         | 60,650         |
| <b>Total non-current liabilities</b>              |       | <b>97,782</b>  | <b>68,922</b>  | <b>97,782</b>  | <b>68,922</b>  |
| <b>Total liabilities</b>                          |       | <b>104,557</b> | <b>74,554</b>  | <b>104,263</b> | <b>74,554</b>  |
| <b>Net assets</b>                                 |       | <b>297,362</b> | <b>231,244</b> | <b>285,916</b> | <b>231,244</b> |
| <b>Equity</b>                                     |       |                |                |                |                |
| Units on issue – Ordinary units                   | 14    | 200,777        | 194,287        | 200,777        | 194,287        |
| Minority interest – MPIF Income units             | 14    | 9,596          | –              | –              | –              |
| Reserves  | 15    | 52,049         | 10,365         | 66,916         | 10,365         |
| Undistributed income                              | 15    | 34,940         | 26,592         | 18,223         | 26,592         |
| <b>Total equity</b>                               |       | <b>297,362</b> | <b>231,244</b> | <b>285,916</b> | <b>231,244</b> |

Due to the changes in the trust Constitution, units are classified as equity which were previously classified as debt.

The above distribution statements should be read in conjunction with the accompanying notes to the financial report as set out on pages 47 to 68.

# Statements of Changes in Equity

For the year ended 30 June 2007

|   | Note | Consolidated   |                | Fund           |                |
|---|------|----------------|----------------|----------------|----------------|
|   |      | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| <b>Opening equity</b>   |      | 231,244        | 189,138        | 231,244        | 189,138        |
| <b>Units on issue</b>   |      |                |                |                |                |
| Reinvested distributions  |      | 6,490          | 18,729         | 6,490          | 18,729         |
| Capital raising costs of issue  |      | –              | (301)          | –              | (301)          |
| <b>Minority interests (Income units)</b>  |      |                |                |                |                |
| Minority interest – MPIF Income units issued                                      |      | 9,596          | –              | –              | –              |
| <b>Hedge reserve</b>  |      |                |                |                |                |
| Fair value movement in financial derivatives                                      |      | 986            | 897            | 986            | 897            |
| <b>Available for sale reserve</b>   |      |                |                |                |                |
| Fair value movement in unlisted investments                                       |      | 19,531         | 8,568          | 40,985         | 8,568          |
| Fair value movement in listed investments   |      | 6,525          | 2,941          | 6,618          | 2,941          |
| <b>Foreign currency translation reserve</b>                                       |      |                |                |                |                |
| Share of movement in reserves of investment accounted for using the equity method |      | 14,642         | (8,052)        | 8,052          | (8,052)        |
| <b>Undistributed income</b>   |      |                |                |                |                |
| Net profit attributable to:   |      |                |                |                |                |
| Ordinary unitholders  |      | 29,685         | 29,266         | 29,220         | 29,266         |
| Minority interest   |      | 125            | –              | –              | –              |
| Reversal of prior year retained earnings  | 6    | –              | –              | (16,253)       | –              |
| Distributions – Ordinary unitholders*   |      | (21,337)       | (9,942)        | (21,336)       | (9,942)        |
| Distributions – Income unitholders  |      | (125)          | –              | –              | –              |
| <b>Closing equity</b>   |      | <b>297,362</b> | <b>231,244</b> | <b>285,916</b> | <b>231,244</b> |

\* Due to changes in the Trust Constitution, distributions for the comparative period of \$9.478m (5.15 cents per unit) were classified as a finance cost. However, from 1 January 2006, distribution of \$9.942 million and all future distributions will be classified as equity distributions.

The above distribution statements should be read in conjunction with the accompanying notes to the financial report as set out on pages 47 to 68.



# Statement of Cash Flows

For the year ended 30 June 2007

|  | Note | Consolidated    |                 | Fund            |                 |
|--|------|-----------------|-----------------|-----------------|-----------------|
|  |      | 2007<br>\$'000  | 2006<br>\$'000  | 2007<br>\$'000  | 2006<br>\$'000  |
| <b>Cash flows from operating activities</b>        |      |                 |                 |                 |                 |
| Cash receipts in the course of operations          |      | 19,771          | 21,183          | 19,900          | 21,183          |
| Cash payments in the course of operations          |      | (1,061)         | (2,022)         | (1,716)         | (2,022)         |
| Interest received                                  |      | 444             | 337             | 429             | 337             |
| Financing costs paid                               |      | (5,088)         | (3,021)         | (5,088)         | (3,021)         |
| Distributions paid to unitholders*                 |      | —               | (6,548)         | —               | (6,548)         |
| <b>Net cash flows from operating activities</b>    | 17   | <b>14,066</b>   | <b>9,929</b>    | <b>13,525</b>   | <b>9,929</b>    |
| <b>Cash flows from investing activities</b>        |      |                 |                 |                 |                 |
| Purchase of investments                            |      | (65,260)        | (60,986)        | (56,133)        | (60,986)        |
| Cash received on the sale of investments           |      | 31,022          | 26,161          | 31,022          | 26,161          |
| <b>Net cash flows used in investing activities</b> |      | <b>(34,238)</b> | <b>(34,825)</b> | <b>(25,091)</b> | <b>(34,825)</b> |
| <b>Cash flows from financing activities</b>        |      |                 |                 |                 |                 |
| Proceeds from issue of units                       |      | —               | 13,085          | —               | 13,085          |
| Proceeds from issue of income units                |      | 9,596           | —               | —               | —               |
| Issue and debt establishment costs paid            |      | —               | (301)           | —               | (301)           |
| Proceeds from interest bearing liabilities         |      | 28,350          | 18,850          | 28,350          | 18,850          |
| Distributions paid                                 |      | (14,503)        | (6,639)         | (14,440)        | (6,639)         |
| <b>Net cash flows from financing activities</b>    |      | <b>23,443</b>   | <b>24,995</b>   | <b>13,910</b>   | <b>24,995</b>   |
| <b>Net increase in cash and cash equivalents</b>   |      | <b>3,271</b>    | <b>99</b>       | <b>2,344</b>    | <b>99</b>       |
| Cash and cash equivalents at 1 July                |      | 1,382           | 1,283           | 1,382           | 1,283           |
| <b>Cash and cash equivalents at 30 June</b>        |      | <b>4,653</b>    | <b>1,382</b>    | <b>3,726</b>    | <b>1,382</b>    |

\* In 2006 due to the AIFRS requirements, distributions paid relating to the first half of the current year of \$6.548 million were classified as cash flows from operating activities. Current year distributions are shown as cash flows from financing activities. Changes to the fund Constitution have ensured that all subsequent distributions are again classified as cash flows from financing activities.

The above distribution statements should be read in conjunction with the accompanying notes to the financial report as set out on pages 47 to 68.

# Notes to Financial Report

For the year ended 30 June 2007

## 1 Reporting entity

Multiplex Acumen Property Fund is an Australian registered managed investment scheme under the *Corporations Act 2001*. Multiplex Capital Securities Limited, the responsible entity of the fund, is incorporated and domiciled in Australia. The consolidated financial statements of the fund as at and for the year ended 30 June 2007 comprise the fund, its subsidiaries (together referred to as the consolidated entity) and the consolidated entity's interest in associates.

## 2 Basis of preparation

### (a) Statement of compliance

The financial report is a general purpose financial report which has been prepared in accordance with the *Corporations Act 2001*, Australian Accounting Standards (AASBs) (including Australian interpretations) adopted by the Australian Accounting Standards Board (AASB) and the *Corporations Act 2001*.

The financial statements were authorised for issue by the Directors on 27 August 2007.

### (b) Basis of measurement

The consolidated financial statements have been prepared on the basis of historical cost, except for the following:

- derivative financial instruments which are measured at fair value; and
- available for sale financial assets which are measured at fair value.

The methods used to measure fair value are discussed further in note 3.

The financial statements are presented in Australian dollars, which is the fund's functional and presentation currency.

The fund is of a kind referred to in ASIC Class Order 98/100, dated 10 July 1998 (updated by CO 05/641 effective 28 July 2005 and CO 06/51 effective 31 January 2006), and in accordance with that Class Order, all financial information presented in Australian dollars has been rounded to the nearest thousand dollars, unless otherwise stated.

The following significant accounting policies have been adopted in the preparation and presentation of the financial report:

## 3 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

### (a) Principles of consolidation

The consolidated financial statements incorporate the financial statements of the fund and entities controlled by the fund and its subsidiaries, (referred to as 'the consolidated entity' in these financial statements). Control is achieved where the fund has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with those used by the consolidated entity.

**3 Significant accounting policies** *continued*

All intra-fund transitions, balances, income and expenses including unrealised profits arising from intra-fund transactions are eliminated in full in the consolidated financial statements. In the separate financial statements of the fund, intra-fund transactions are generally accounted for by reference to the existing carrying value of the items.

Where the transaction value differs from the carrying value, the difference is recognised as a contribution by or distribution to equity participants by the transacting entities.

Income units issued in Multiplex Property Income Fund are shown as minority interest in the consolidated financial statements.

In the fund's financial statements investments in controlled entities are carried at cost.

**(b) Segment reporting**

A segment is a distinguishable component of the consolidated entity that is engaged either in providing products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. The fund is organised into one main segment which operates in the business of investment management within Australia.

**(c) Revenue recognition**

Revenues are recognised at the fair value of the consideration received for the sale of goods and services, net of the amount of Goods and Services Tax (GST), rebates and discounts.

Exchange of goods or services of the same nature and value without any cash consideration are not recognised as revenues. Revenue is recognised to the extent that it is probable that the economic benefits will flow to the consolidated entity and the revenue can be reliably measured. The following specific criteria for the major business activities must also be met before revenue is recognised. Where amounts do not meet these recognition criteria, they are deferred and recognised in the period in which the recognition criteria are met.

**Dividends and distributions**

Revenue from dividends and distributions is recognised when the right of the consolidated entity to receive payment is established. In the case of distributions and dividends from listed property equity investments, this is when they are declared.

Dividends and distributions received from associates reduce the carrying amount of the investment of the consolidated entity in that associate and are not recognised as revenue.

**Interest revenue**

Interest revenue is recognised as it accrues, taking into account the effective yield on the financial asset.

**Realised profits on available for sale financial assets**

Unlisted and listed investments are classified as being available for sale and are stated at fair value, with any resulting gain or loss recognised directly in equity in the balance sheet, except for impairment losses, which are recognised directly in the income statement. Where these investments are derecognised, the cumulative gain or loss previously recognised directly in equity in the balance sheet is recognised in the income statement.

The fair value of listed investments is the quoted bid price at the balance sheet date.

**(d) Expense recognition****Finance costs**

Finance costs are recognised as expenses using the effective interest rate method, unless they relate to a qualifying asset.

Finance costs include:

- interest on bank overdrafts and short-term and long-term borrowings, including amounts paid or received on interest rate swaps;
- amortisation of discounts or premiums relating to borrowings;
- amortisation of ancillary costs incurred in connection with the arrangement of borrowings;
- finance lease charges; and
- certain exchange differences arising from foreign currency borrowings.

**Other expenditure**

Expenditure including rates, taxes, other outgoings, performance fees and responsible entity fees are brought to account on an accrual basis.

**(e) Goods and Services Tax (GST)**

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an expense item.

Receivables and payables are stated with the amount of GST. The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the balance sheet.

Cash flows are included in the cash flow statement on a gross basis. The GST components of cash flows arising from investing and financing activities which are recoverable from, or payable to, the ATO are classified as operating cash flows.

**(f) Income tax**

Under current income tax legislation, the consolidated entity and its controlled entities are not liable for Australian income tax, provided that the taxable income is fully distributed to unitholders each year, and any taxable capital gain derived from the sale of an asset acquired after 19 September 1985 is fully distributed to unitholders.

The consolidated entity fully distributes its taxable income each year, calculated in accordance with the Trust Constitution and applicable legislation, to unitholders who are presently entitled to income under the Constitution.

Tax allowances for building and plant and equipment depreciation are distributed to unitholders in the form of a tax deferred component of distributions.

**(g) Cash and cash equivalents**

For purposes of the Cash Flow Statement, cash includes cash balances, deposits at call with financial institutions and other highly liquid investments (with short periods to maturity), which are readily convertible to cash on hand and are subject to an insignificant risk of changes in value, net of outstanding bank overdrafts.

**3 Significant accounting policies** continued**(h) Trade and other receivables**

Trade debtors and other receivables are stated at their amortised cost using the effective interest rate method less any identified impairment losses. Impairment charges are brought to account as described in Note 1(p). Non-current receivables are measured at amortised cost using the effective interest rate method.

**(i) Available for sale assets**

Unlisted and listed investments are classified as being available for sale. Subsequent to initial recognition they are measured at fair value, with any resulting gain or loss recognised directly in equity. Where there is evidence of impairment in the value of the investment, the impairment loss will be recognised directly in profit and loss. Where unlisted and listed investments are derecognised, the cumulative gain or loss previously recognised directly in equity is recognised in the profit and loss.

**(j) Associates**

The consolidated entity's investments in associates are accounted for using the equity method of accounting in the consolidated financial report. An associate is an entity in which the consolidated entity has a significant influence, but not control, over their financial and operating policies.

Under the equity method, investments in associates are carried in the consolidated Balance Sheet at cost plus post-acquisition changes in the consolidated entity's share of net assets of the associates. After application of the equity method, the consolidated entity determines whether it is necessary to recognise any additional impairment loss with respect to the consolidated entity's net investment in the associates. The consolidated Income Statement reflects the consolidated entity's share of the results of operations of the associates.

When the consolidated entity's share of losses exceeds its interest in an associate, the consolidated entity's carrying amount is reduced to nil and recognition of further losses is discontinued except to the extent that the consolidated entity has incurred legal or constructive obligations or made payments on behalf of an associate.

Where there has been a change recognised directly in the associate's equity, the consolidated entity recognises its share of changes and discloses this in the consolidated Statement of Changes in Equity.

Intra-fund balances, and any unrealised income and expenses arising from intra-fund transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains arising from transactions with equity accounted investees are eliminated against the investment to the extent of the fund's interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment. Gains and losses are recognised when the contributed assets are consumed or sold by the equity accounted investees.

In the fund financial statements, the investment in the associate is classified as being available for sale. The cost and the evaluation gains are shown in the balance sheet, with any resulting gain or loss shown directly in equity.

**(k) Derivative financial instruments**

The consolidated entity uses derivative financial instruments to hedge its exposure to interest rate arising from operational, financing and investments. The consolidated entity does not hold or issue derivative financial instruments for trading purposes.

### Hedging activities

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured at their fair value. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

The consolidated entity only enters into hedges of actual and highly probable forecast transactions (cash flow hedges). It does not enter into, nor does it have any, hedges of the fair value of recognised assets or liabilities or a firm commitment (fair value hedges) or hedges of net investments in foreign operations (net investment hedges).

The consolidated entity documents at the inception of the transaction the relationship between hedging instruments and hedged items, as well as its risk management objective and strategy for undertaking various hedge transactions. The consolidated entity also documents its assessment, both at the inception of the hedge and on an ongoing basis, of whether the derivatives that are used in hedging transactions are highly effective in offsetting changes in the fair values of cash flows of the hedged items.

The effective portion of changes in the fair value of cash flow hedges is recognised directly in equity. Movements on the hedging reserve are shown in the Statement of Changes in Equity. The gain or loss relating to any ineffective portion is recognised immediately in the Income Statement.

Amounts accumulated in equity are transferred in the Income Statement in the period when the hedged item will affect profit or loss (for instance when the forecast sale that is hedged takes place). However, when the forecast transaction that is hedged results in the recognition of a non-financial asset or a liability, the gains or losses previously deferred in equity are transferred from equity and included in the initial measurement of the cost of the asset or liability.

The fair value of interest rate swaps is the estimated amount that the consolidated entity would receive or pay to terminate the swap at the Balance Sheet date, taking into account current interest rates and the current creditworthiness of the swap counterparties. The fair value of forward exchange contracts is their quoted market price at the Balance Sheet date, being the present value of the quoted forward price.

### (l) Trade and other payables

Trade and other payables are stated at amortised cost using the effective interest rate method and represent liabilities for goods and services provided to the consolidated entity prior to the end of the financial period and which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

### (m) Interest bearing liabilities

Interest bearing liabilities are recognised initially at fair value less any attributable transaction costs. Subsequent to initial recognition, interest bearing borrowings are stated at amortised cost with any difference between cost and redemption value being recognised in the Income Statement over the period of the borrowings on an effective interest rate basis.

Interest bearing liabilities are classified as current liabilities unless the Fund has an unconditional right to defer settlement of the liability for at least 12 months of the balance date.

# Notes to Financial Report

For the year ended 30 June 2007

## **(n) Distributions**

A provision for distribution is recognised in the Balance Sheet if the distribution has been declared prior to the balance date.

Distributions paid and payable on units are recognised in equity as a reduction of undistributed income for the year. Distributions paid are included in cash flows from investing activities in the Cash Flow Statement.

## **(o) Equity**

Issued and paid up units are recognised at the fair value of the consideration received by the consolidated entity. Incremental costs directly attributable to the issue of new units are shown in equity under unit issue costs.

## **(p) Impairment**

### **(1) Financial assets**

A financial asset is considered to be impaired if objective evidence indicates that one or more events have had a negative effect on the estimated future cash flow of that asset.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount, and the present value of the estimated future cash flows discounted at the original effective interest rate. An impairment loss in respect of an available for sale financial asset is calculated by reference to its current fair value.

Individually significant financial assets are tested for impairment on an individual basis. The remaining financial assets are assessed collectively in groups that share similar credit risk characteristics.

All impairment losses are recognised in profit and loss. Any cumulative loss in respect of an available for sale financial asset recognised previously in equity is transferred to profit and loss.

An impairment loss is reversed if the reversal can be related objectively to an event occurring after the impairment loss was recognised. For financial assets measured at amortised cost and available for sale financial assets that are debt securities, the reversal is recognised in profit and loss. For available for sale financial assets that are equity securities, the reversal is recognised directly in equity.

### **(2) Non-financial assets**

The carrying amount of the consolidated entity's non-financial assets, other than investment property, inventories and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If such indication exists then the asset's recoverable amount is estimated.

An impairment loss in respect of goodwill is not reversed. In respect of all other assets (other than goodwill), impairment losses recognised in prior periods are assessed at each reporting date for any indication that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

## **(q) Earnings per unit (EPU)**

The fund presents basic and diluted earnings per unit data for all its unitholders. Basic EPU is calculated by dividing the profit or loss attributable to unitholders of the Fund by the weighted average number of units outstanding during the period. Diluted EPU is determined by adjusting the profit or loss attributable to unitholders and the weighted average number of units outstanding for the effects of all dilutive potential units.



#### (r) New standards and interpretations not yet adopted

The following standards, amendments to standards and interpretations have been identified as those which may impact the Fund in the period of initial application. They are available for early adoption at 30 June 2007, but have not been applied in preparing these financial statements:

- AASB 101 *Presentation of Financial Statements* (October 2006) has deleted the Australian specific Illustrative Financial Report Structure and reinstated the current IASB 1 guidance on Illustrative Financial Statement Structure. The revised AASB 101 is applicable for annual reporting periods beginning on or after 1 January 2007.
- AASB 7 *Financial Instruments: Disclosures* (August 2005) replaces the presentation requirements of financial instruments in AASB 132. AASB 7 is applicable for annual reporting periods beginning on or after 1 January 2007, and will require extensive additional disclosures with respect to the fund's financial instruments.
- AASB 2005–10 *Amendments to Australian Accounting Standards* (September 2005) makes consequential amendments to AASB 132 *Financial Instruments: Disclosure and Presentation*, AASB 101 *Presentation of Financial Statements*, AASB 114 *Segment Reporting*, AASB 139 *Financial Instruments: Recognition and Measurement* and AASB 1 *First-time Adoption of Australian Equivalents to International Financial Reporting Standards*. AASB 2005–10 is applicable for annual reporting periods on or after 1 January 2007 and is expected to only impact disclosures contained within the consolidated financial report.

#### 4 Distributions

Distributions paid to unitholders or declared by the consolidated entity were as follows:

|   | Cents<br>per unit | Total amount<br>\$'000 | Date of<br>payment |
|---|-------------------|------------------------|--------------------|
| <b>Ordinary units</b>   |                   |                        |                    |
| June 2007 distribution  | 2.700             | 5,440                  | 31 July 2007       |
| March 2007 distribution   | 2.700             | 5,391                  | 30 April 2007      |
| December 2006 distribution  | 2.660             | 5,273                  | 31 January 2007    |
| September 2006 distribution   | 2.660             | 5,232                  | 31 October 2006    |
| <b>Total distribution for the<br/>year ended 30 June 2007</b>                     | <b>10.720</b>     | <b>21,336</b>          |                    |
| <b>MPIF income units – minority interest</b>                                      |                   |                        |                    |
| June 2007 distribution  | 0.653             | 62                     | 9 July 2007        |
| May 2007 distribution   | 0.671             | 59                     | 7 June 2007        |
| April 2007 distribution   | 0.653             | 3                      | 10 May 2007        |
| March 2007 distribution   | 0.210             | 1                      | 20 April 2007      |
| <b>Total distribution to MPIF unitholders<br/>for the year ended 30 June 2007</b> | <b>2.187</b>      | <b>125</b>             |                    |
| <b>Ordinary units</b>   |                   |                        |                    |
| June 2006 distribution  | 2.5750            | 5,027                  | 28 July 2006       |
| March 2006 distribution   | 2.5750            | 4,915                  | 28 April 2006      |
| December 2005 distribution  | 2.5750            | 4,796                  | 31 January 2006    |
| September 2005 distribution   | 2.5750            | 4,682                  | 31 October 2005    |
| <b>Total distribution for the<br/>year ended 30 June 2006</b>                     | <b>10.300</b>     | <b>19,420</b>          |                    |

# Notes to Financial Report

For the year ended 30 June 2007

## 5 Auditors' remuneration

|   | Consolidated   |                | Fund           |                |
|---|----------------|----------------|----------------|----------------|
|   | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| <b>Audit services</b>                     |                |                |                |                |
| Auditors of the Fund – KPMG:              |                |                |                |                |
| Audit and review of the financial reports | 85,000         | 30,000         | 60,000         | 30,000         |
| Other assurance services                  | 13,760         | –              | –              | –              |
|   | <b>98,760</b>  | <b>30,000</b>  | <b>60,000</b>  | <b>30,000</b>  |

## 6 Investments accounted for using the equity method

|                                      | Consolidated   |                | Fund           |                |
|--------------------------------------|----------------|----------------|----------------|----------------|
|                                      | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| Multiplex New Zealand Property Fund* | 74,909         | 62,935         | –              | 62,935         |

\*The fund has a 24.39% interest in Multiplex New Zealand Property Fund (2006: 24.39%). The cost of the investment in Multiplex New Zealand Property Fund is \$53,410,500. In the financial statements of the fund at 30 June 2007 this investment is accounted for as available for sale and is shown in Note 8 whereas at 30 June 2006 it formed part of the investment accounted for using the equity method (as above). Refer (a) below.

### Share of profit in the period from investments accounted for using the equity method is as follows:

|   |               |               |          |               |
|---|---------------|---------------|----------|---------------|
| Multiplex New Zealand Property Fund             |               |               |          |               |
| Share of net profit/(loss) of investments       | 1,257         | (2,369)       | –        | (2,369)       |
| Share of net profit of investments – Fair Value |               |               |          |               |
| Adjustments through property revaluation gains  | 9,053         | 30,019        | –        | 30,019        |
|   | <b>10,310</b> | <b>27,650</b> | <b>–</b> | <b>27,650</b> |
| Impairment loss on investment in associate      | –             | (5,612)       | –        | (5,612)       |
| Share of associates' assets and liabilities     |               |               |          |               |
| Total assets                                    | 219,277       | 175,268       | –        | 172,465       |
| Total liabilities                               | 144,368       | 112,333       | –        | 109,530       |
|   | <b>74,909</b> | <b>62,935</b> | <b>–</b> | <b>62,935</b> |

(a) In accordance with AASB 128 'investments in associates' is not applied in the separate financial statements of the fund and only on consolidation. There were no separate consolidated accounts in 2006 as there were no subsidiaries. The adjustments made in relation to this can be seen in reserves. This is not a change in policy nor is it a change in accounting treatment. It is a change due to the fund structure. There has been no effect on consolidation.

Included within 2006 share of profit from associate is \$5.612 million being an impairment loss of investment in associate which was a result of the carrying amount of the Fund's investment in Multiplex New Zealand Property Fund being above its percentage ownership of net assets of the associate. This resulted from the share of associates' net profit not being reduced by the equity issue costs included within the net assets of the associate, thereby inflating the equity accounted cost of investment.

**7 Trade and other receivables**

|  | Consolidated   |                | Fund           |                |
|--|----------------|----------------|----------------|----------------|
|  | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| Distributions receivable – unlisted and listed investments | 8,386          | 6,404          | 7,425          | 6,404          |
| Distributions receivable – controlled entities             | –              | –              | 1,161          | –              |
| Brokerage receivable                                       | 161            | 2,139          | 11             | 2,139          |
| Other receivables  | 4,104          | –              | 4,104          | –              |
| Prepayments  | 1,741          | 739            | 1,258          | 739            |
|  | <b>14,392</b>  | <b>9,282</b>   | <b>13,959</b>  | <b>9,282</b>   |

**8 Investments – available for sale**

|  | Consolidated   |                | Fund           |                |
|--|----------------|----------------|----------------|----------------|
|  | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| <b>Listed investments</b>                                |                |                |                |                |
| Listed investments at cost                               | 53,957         | 62,002         | 50,960         | 62,002         |
| Fair value adjustments                                   | 8,820          | 2,295          | 8,913          | 2,295          |
|  | <b>62,777</b>  | <b>64,297</b>  | <b>59,873</b>  | <b>64,297</b>  |
| <b>Unlisted investments</b>                              |                |                |                |                |
| Unlisted investments at cost                             | 160,389        | 116,900        | 124,354        | 116,900        |
| Fair value adjustments                                   | 34,759         | 15,228         | 35,254         | 15,228         |
|  | <b>195,148</b> | <b>132,128</b> | <b>159,608</b> | <b>132,128</b> |
| <b>Related unlisted and listed investments (Note 18)</b> |                |                |                |                |
| Related unlisted and listed investments*                 | 48,010         | 35,008         | 101,421        | 35,008         |
| Fair value adjustments                                   | 158            | (120)          | 19,644         | (120)          |
|  | <b>48,168</b>  | <b>34,888</b>  | <b>121,065</b> | <b>34,888</b>  |
|  | <b>306,093</b> | <b>231,313</b> | <b>340,546</b> | <b>231,313</b> |

\* Multiplex New Zealand Property Fund is accounted for in the fund as an available for sale investment in the fund's financial statements. In the consolidated financial statement this investment is equity accounted (see Note 6).

Details of the material investments in both the consolidated entity and the fund are shown overleaf.

# Notes to Financial Report

For the year ended 30 June 2007

## 9 Investments – available for sale (continued)

### Unit holdings – consolidated

Material investments are stated below as follows:

| Unlisted Managed Investment Schemes        | 2007<br>units | 2007 %<br>ownership | 2006<br>units | 2006 %<br>ownership |
|--|---------------|---------------------|---------------|---------------------|
| Abbotsford Property Trust                  | 314,000       | 6.3                 | 314,000       | 6.3                 |
| APN Regional Property Fund                 | 3,571,428     | 10.9                | 3,571,428     | 10.9                |
| APN UKA Poland Retail Fund                 | 7,542,100     | 19.9                | –             | 0.0                 |
| APN UKA Vienna Retail Fund                 | 6,000,000     | 13.6                | –             | 0.0                 |
| Austock Childcare Fund                     | 1,000,000     | 7.4                 | 1,000,000     | 7.4                 |
| Centro MCS 21                              | 5,525,000     | 13.9                | 5,525,000     | 13.9                |
| Centro MCS 22                              | 1,291,743     | 11.6                | 1,291,743     | 11.6                |
| Charter Hall Diversified Property Fund     | 4,783,316     | 11.2                | –             | 0.0                 |
| Gordon Property Trust                      | 1,683,000     | 7.8                 | 1,683,000     | 7.8                 |
| ING Real Estate Direct Office Fund         | 2,000,000     | 18.8                | 2,000,000     | 18.8                |
| Investa Diversified Office Fund            | 27,116,330    | 16.1                | 13,390,000    | 19.9                |
| Investa Fifth Commercial Trust             | 9,540,000     | 19.1                | 9,540,000     | 19.1                |
| Investa First Industrial Trust             | 1,452,652     | 5.5                 | 1,452,652     | 5.5                 |
| Investa Second Industrial Trust            | 1,479,154     | 5.5                 | 1,479,154     | 5.5                 |
| MAB Diversified Property Trust             | 7,000,000     | 10.6                | 7,000,000     | 10.6                |
| Mirvac Retail Portfolio                    | 2,678,000     | 6.2                 | 2,678,000     | 6.2                 |
| Multiplex Development and Opportunity Fund | 9,320,388     | 6.5                 | 9,320,388     | 6.5                 |
| Multiplex New Zealand Property Fund        | 53,025,391    | 24.4                | 53,025,391    | 24.4                |
| Northgate Property Trust                   | 5,136,191     | 22.9                | 5,136,191     | 22.9                |
| Pengana Credo European Property Trust      | 10,400,000    | 19.9                | –             | 0.0                 |
| Rimcorp Property Trust #3                  | 1,500,000     | 18.5                | 1,500,000     | 18.5                |
| St Hilliers Enhanced Property Fund #2      | 2,000,000     | 10.0                | 2,000,000     | 10.0                |
| The Child Care Property Fund               | 5,000,000     | 5.8                 | 5,000,000     | 5.8                 |
| The Essential Health Care Trust            | 8,713,838     | 14.5                | –             | 0.0                 |
| Westpac Diversified Property Fund          | 22,108,000    | 19.9                | 16,400,000    | 19.9                |
| <b>Listed Investments</b>                  |               |                     |               |                     |
| Multiplex Prime Property Fund*             | 27,894,723    | 10.0                | 27,894,723    | 10.0                |
| Multiplex European Property Fund           | 12,750,000    | 5.1                 | –             | 0.0                 |

\* The fund's investment in Multiplex Prime Property Fund of 27,894,723 units at \$25.82 million comprises \$17.04 million being an initial call partly paid to \$0.60 per unit and \$8.78 million (2006: \$8.27 million) being the present value of the final call of \$0.40 per unit payable in June 2011. The final call also creates a deferred settlement liability of \$8.78 million. The discount rate used to determine the present value is 6.0%.

### Unit holdings – fund

Material investments are stated below as follows:

| Unlisted Managed Investment Schemes        | 2007<br>units | 2007 %<br>ownership | 2006<br>units | 2006 %<br>ownership |
|--|---------------|---------------------|---------------|---------------------|
| Abbotsford Property Trust                  | 282,600       | 5.7                 | 314,000       | 6.3                 |
| APN Regional Property Fund                 | 2,857,142     | 8.8                 | 3,571,428     | 10.9                |
| APN UKA Poland Retail Fund                 | 4,525,260     | 11.9                | –             | 0.0                 |
| APN UKA Vienna Retail Fund                 | 3,600,000     | 8.2                 | –             | 0.0                 |
| Austock Childcare Fund                     | 1,000,000     | 7.4                 | 1,000,000     | 7.4                 |
| Centro MCS 21                              | 4,972,500     | 12.5                | 5,525,000     | 13.9                |
| Centro MCS 22                              | 645,871       | 5.8                 | 1,291,743     | 11.6                |
| Gordon Property Trust                      | 1,514,700     | 7.0                 | 1,683,000     | 7.8                 |
| ING Real Estate Direct Office Fund         | 2,000,000     | 18.8                | 2,000,000     | 18.8                |
| Investa Diversified Office Fund            | 24,228,435    | 14.4                | 13,390,000    | 19.9                |
| Investa Fifth Commercial Trust             | 7,632,000     | 15.3                | 9,540,000     | 19.0                |
| Investa First Industrial Trust             | 1,452,652     | 5.5                 | 1,452,652     | 5.5                 |
| Investa Second Industrial Trust            | 1,479,154     | 5.5                 | 1,479,154     | 5.5                 |
| MAB Diversified Property Trust             | 4,900,000     | 7.4                 | 7,000,000     | 10.6                |
| Mirvac Retail Portfolio                    | 2,678,000     | 6.2                 | 2,678,000     | 6.2                 |
| Multiplex Development and Opportunity Fund | 9,320,388     | 6.5                 | 9,320,388     | 6.5                 |
| Multiplex New Zealand Property Fund        | 51,699,756    | 23.8                | 53,025,391    | 24.4                |
| Multiplex Property Income Fund             | 30,075,861    | 100.0               | –             | 0.0                 |
| Northgate Property Trust                   | 4,622,572     | 20.6                | 5,136,191     | 22.9                |
| Pengana Credo European Property Trust      | 9,400,000     | 18.0                | –             | –                   |
| Rimcorp Property Trust #3                  | 750,000       | 9.3                 | 1,500,000     | 18.5                |
| St Hilliers Enhanced Property Fund #2      | 2,000,000     | 10.0                | 2,000,000     | 10.0                |
| The Essential Health Care Trust            | 7,406,762     | 12.3                | –             | 0.0                 |
| Westpac Diversified Property Fund          | 19,897,200    | 18.0                | 16,400,000    | 19.9                |
| <b>Listed Investments</b>                  |               |                     |               |                     |
| Multiplex Prime Property Fund*             | 27,894,723    | 10.0                | 27,894,723    | 10.0                |
| Multiplex European Property Fund           | 12,750,000    | 5.1                 | –             | 0.0                 |

\* The fund's investment in Multiplex Prime Property Fund of 27,894,723 units at \$25.82 million comprises \$17.04 million being an initial call partly paid to \$0.60 per unit and \$8.78 million (2006: \$8.27 million) being the present value of the final call of \$0.40 per unit payable in June 2011. The final call also creates a deferred settlement liability of \$8.78 million. The discount rate used to determine the present value is 6.0%.

# Notes to Financial Report

For the year ended 30 June 2007

## 10 Investment in controlled entities

| Unlisted Managed Investment Schemes                           | % ownership | Fund           |                |
|---|-------------|----------------|----------------|
|   |             | 2007<br>\$'000 | 2006<br>\$'000 |
| Investment in Multiplex Property Income Fund – Ordinary units | 100         | 30,076         | –              |

On 13 March 2007 Multiplex Property Income Fund (MPIF) was launched. Multiplex Acumen Property Fund owns 30.076 million units in MPIF representing all the issued ordinary units in MPIF. 9.59 million Income Units were issued during the period. The income unitholders are not entitled to any profits from the Income Fund other than the income distribution and have no right to influence or control the Income Fund.

## 11 Trade and other payables

|   | Consolidated   |                | Fund           |                |
|---|----------------|----------------|----------------|----------------|
|   | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| Management fee payable                                  | 398            | 342            | 398            | 342            |
| Accruals and other payables                             | 882            | 263            | 650            | 263            |
|   | <b>1,280</b>   | <b>605</b>     | <b>1,048</b>   | <b>605</b>     |
| Distributions – Ordinary unitholders                    | 5,432          | 5,027          | 5,433          | 5,027          |
| Distributions – Income unitholders (minority interests) | 63             | –              | –              | –              |
|   | <b>5,495</b>   | <b>5,027</b>   | <b>5,433</b>   | <b>5,027</b>   |
|   | <b>6,775</b>   | <b>5,632</b>   | <b>6,481</b>   | <b>5,632</b>   |

## 12 Deferred settlement

The fund's investment in Multiplex Acumen Prime Property Fund of 27,894,723 units at \$25.82 million comprises \$17.04 million being an initial call partly paid to \$0.60 per unit and \$8.78 million (2006: \$8.27 million) being the present value of the final call of \$0.40 per unit payable in June 2011. The final call also creates a deferred settlement liability of \$8.78 million. The discount rate used to determine the present value is 6.0%.

### 13 Interest bearing liabilities

#### Secured bank debt

|                                  | Consolidated   |                | Fund           |                |
|----------------------------------|----------------|----------------|----------------|----------------|
|                                  | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| <b>Non-current liabilities:*</b> |                |                |                |                |
| Bank loans – secured             | 89,000         | 60,650         | 89,000         | 60,650         |
|                                  | <b>89,000</b>  | <b>60,650</b>  | <b>89,000</b>  | <b>60,650</b>  |

The interest bearing liabilities relate to secured bank debt in the form of a bill facility, in Australian dollars. The bill facility has a limit of \$98.80 million which expires in December 2008.

The drawdown from the bill facility at 30 June 2007 is \$89 million. \$9.8 million is the undrawn debt on the facility.

The fund has given various representations, warranties, covenants and undertakings to the banks, including in relation to its corporate status. This debt is 90% hedged at a fixed base rate of 6.94% via interest rate swap instruments.

### 14 Capital

#### (a) Units on issue

|   | 2007<br>\$'000 | 2007<br>units      | 2006<br>\$'000 | 2006<br>units      |
|---|----------------|--------------------|----------------|--------------------|
| <b>Ordinary units</b>                                     |                |                    |                |                    |
| Opening balance   | 194,287        | 195,229,230        | 175,859        | 177,503,331        |
| Units redeemed  | –              | –                  | –              | –                  |
| Capital raising costs                                     | –              | –                  | (301)          | –                  |
| Units issued  | 6,490          | 5,986,108          | 18,729         | 17,725,899         |
| <b>Closing balance – total capital fund</b>               | <b>200,777</b> | <b>201,215,338</b> | <b>194,287</b> | <b>195,229,230</b> |
| <b>Minority interest – MPIF Income units</b>              |                |                    |                |                    |
| Opening balance   | –              | –                  | –              | –                  |
| Issue of income units                                     | 9,596          | 9,557,653          | –              | –                  |
| Profit attributable to minority interest                  | 125            | –                  | –              | –                  |
| Distributions to minority interest                        | (125)          | –                  | –              | –                  |
| <b>Closing balance – minority interest – Income units</b> | <b>9,596</b>   | <b>9,557,653</b>   | <b>–</b>       | <b>–</b>           |

The above table for ordinary units represents the ordinary units for the consolidated entity and the fund. The minority interest represents income units issued by MPIF and as such these are only shown on consolidation.

In accordance with the fund's constitution, each unitholder is entitled to receive distributions as declared from time to time and are entitled to one vote at unitholder meetings. In accordance with the fund's Constitution, each unit represents a right to an individual share in the fund and does not extend to a right to the underlying assets of the fund.



# Notes to Financial Report

For the year ended 30 June 2007

## 15 Reserves

|   | Note | Consolidated   |                | Fund           |                |
|---|------|----------------|----------------|----------------|----------------|
|   |      | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| <b>Available for sale reserve</b>                                     |      |                |                |                |                |
| Opening balance   |      | 17,520         | 6,011          | 17,520         | 6,011          |
| Fair value increases in relation to listed and unlisted investments   |      | 26,056         | 11,509         | 47,513         | 11,509         |
| <b>Closing balance</b>  |      | <b>43,576</b>  | <b>17,520</b>  | <b>65,033</b>  | <b>17,520</b>  |
| <b>Foreign currency translation reserve</b>                           |      |                |                |                |                |
| Opening balance   |      | (8,052)        | –              | (8,052)        | –              |
| Share of movement of investment accounted for using the equity method |      | 14,642         | (8,052)        | 8,052          | (8,052)        |
| <b>Closing balance</b>  |      | <b>6,590</b>   | <b>(8,052)</b> | <b>–</b>       | <b>(8,052)</b> |
| <b>Hedge reserve</b>  |      |                |                |                |                |
| Opening balance   |      | 897            | –              | 897            | –              |
| Fair value increases in relation to interest rate swap hedges         |      | 986            | 897            | 986            | 897            |
| <b>Closing balance</b>  |      | <b>1,883</b>   | <b>897</b>     | <b>1,883</b>   | <b>897</b>     |
| <b>Closing balance</b>  |      | <b>52,049</b>  | <b>10,365</b>  | <b>66,916</b>  | <b>10,365</b>  |

|   | Note | Consolidated   |                | Fund           |                |
|---|------|----------------|----------------|----------------|----------------|
|   |      | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| <b>Undistributed income</b>                       |      |                |                |                |                |
| Opening balance                                   |      | 26,592         | 6,767          | 26,592         | 6,767          |
| Net profit  |      | 29,685         | 29,266         | 29,220         | 29,266         |
| Transfer from reserves on implementation of AIFRS |      | –              | 501            | –              | 501            |
| Reversal of equity accounted profit*              | 6    | –              | –              | (16,253)       | –              |
| Distributions – Ordinary unitholders              |      | (21,337)       | (9,942)        | (21,336)       | (9,942)        |
| <b>Closing balance</b>                            |      | <b>34,940</b>  | <b>26,592</b>  | <b>18,223</b>  | <b>26,592</b>  |

\* In accordance with AASB 128, 'investments in associates' is not applied in the separate financial statements of the fund and only on consolidation. There were no separate consolidated accounts in 2006 as there were no subsidiaries. This is not a change in policy nor is it a change in accounting treatment. It is a change due to fund structure. There has been no effect on consolidation.

**16 Financial instruments**

The consolidated entity maintains positions in financial instruments and various other financial assets and liabilities, which arise directly from its operations. The consolidated entity's investing activities expose it to various types of risk that are associated with the financial instruments and markets in which it invests. The main type of financial risks to which the consolidated entity is exposed to are market risk, credit risk and liquidity risk. The nature and extent of the financial instruments outstanding at the balance sheet date and the risk management policies employed by the consolidated entity are discussed below:

**(a) Market risk**

Market risk embodies the potential for both gains and losses and includes currency risk, interest rate risk and price risk.

The fund's strategy on the management of such risk is driven by the fund's investment objectives. The fund's market risk is managed in accordance with the investment guidelines as outlined in the fund's product disclosure statement.

# Notes to Financial Report

For the year ended 30 June 2007

## 16 Financial instruments continued

### (b) Interest rate risk

Interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates. The fund's exposure to interest rate risk and the effective weighted average interest rate for classes of interest bearing financial assets and interest bearing financial liabilities is set out below:

#### Consolidated

|                                     | Effective<br>interest rate<br>% | Floating<br>interest rate<br>maturing in<br>one year or less<br>\$'000 | Floating<br>interest rate<br>maturing in more<br>than one year<br>\$'000 | Non-interest<br>bearing<br>\$'000 | Total<br>\$'000 |
|-------------------------------------|---------------------------------|--|--|-----------------------------------|-----------------|
| <b>2007</b>                         |                                 |  |  |                                   |                 |
| <b>Assets</b>                       |                                 |  |  |                                   |                 |
| Cash                                | 5.70                            | 4,653  | –  | –                                 | 4,653           |
| Investments                         |                                 | –  | –  | 381,002                           | 381,002         |
| Receivables                         |                                 | –  | –  | 14,392                            | 14,392          |
| Fair value of financial derivatives |                                 | –  | 1,872  | –                                 | 1,872           |
|                                     |                                 | <b>4,653</b>   | <b>1,872</b>   | <b>395,394</b>                    | <b>401,919</b>  |
| <b>Liabilities</b>                  |                                 |  |  |                                   |                 |
| Payables                            |                                 | –  | –  | 1,280                             | 1,280           |
| Interest bearing liabilities        | 6.94                            | –  | 89,000*  | –                                 | 89,000          |
| Deferred Settlement                 |                                 | –  | –  | 8,782                             | 8,782           |
| Distributions payable               |                                 | –  | –  | 5,495                             | 5,495           |
|                                     |                                 | <b>–</b>   | <b>89,000</b>  | <b>15,557</b>                     | <b>104,557</b>  |
| <b>2006</b>                         |                                 |  |  |                                   |                 |
| <b>Assets</b>                       |                                 |  |  |                                   |                 |
| Cash                                | 5.40                            | 1,382  | –  | –                                 | 1,382           |
| Investments                         |                                 | –  | –  | 294,248                           | 294,248         |
| Receivables                         |                                 | –  | –  | 9,282                             | 9,282           |
|                                     |                                 | <b>1,382</b>   |  | <b>303,530</b>                    | <b>304,912</b>  |
| <b>Liabilities</b>                  |                                 |  |  |                                   |                 |
| Payables                            |                                 | –  | –  | 605                               | 605             |
| Interest bearing liabilities        | 6.77                            | –  | 60,650*  | –                                 | 60,650          |
| Distributions payable               |                                 | –  | –  | 5,027                             | 5,027           |
|                                     |                                 | <b>–</b>   | <b>60,650</b>  | <b>5,632</b>                      | <b>66,282</b>   |

\* \$80.2 million (2006: \$54.7 million) of the interest bearing liability is fixed at the weighted average interest rate of 6.05% (2006: 5.81%).

**(c) Currency risk**

The fund does not invest in financial instruments and enter into transactions denominated in currencies other than its functional currency. The fund is not exposed to any currency risks arising from any foreign exchange movements.

**(d) Price risk**

Price risk is the risk that the value of the instrument will fluctuate as a result of change in market prices whether caused by factors specific to an individual instrument, its issuer or all factors affecting all instruments traded in the market. As the majority of the consolidated entity's financial instruments are carried at fair value, price risk is mitigated by the fund's Manager by entering into a diversified portfolio of instruments held across various markets.

**(e) Credit risk**

Credit risk represents the loss that would be recognised if counterparties failed to perform as contracted. Market prices generally incorporate credit assessments into valuations and risk of loss is implicitly provided for in the carrying value of balance sheet financial assets and liabilities as they are marked to market. The total credit risk for balance sheet items including securities is therefore limited to the amount carried on the balance sheet. The consolidated entity had no significant concentration of credit risk with any single counterparty or group of counterparties at 30 June 2007 or 30 June 2006.

The fund minimises concentrations of credit risk by ensuring that counterparties are either recognised and reputable or are recognised financial intermediaries with acceptable credit ratings determined by a recognised rating agency.

**(f) Liquidity risk**

The consolidated entity's liquidity objective is to deliver working capital, fund the equity portion of consolidated entity assets and invest surplus assets. The consolidated entity maintains sufficient cash resources to maintain operations, meet its financial obligations and liabilities and provide funds for capital expenditure and investment opportunities as they arise. The fund's listed investment securities are considered to be readily realisable as they are all listed on the Australian Stock Exchange.

# Notes to Financial Report

For the year ended 30 June 2007

## 16 Financial instruments *continued*

### (g) Specific instruments

#### Derivatives

##### *Hedging*

The fund has entered into interest rate swaps during the financial year ended 30 June 2006 and 30 June 2007. The expiration date of this interest rate swap is 2011. As these derivatives are deemed effective hedges for accounting purposes, fair value changes are recognised in the profit and loss. The fund's holdings in derivatives are specified in the table below.

| Type of contract          | Expiration | Underlying        | Fixed rate<br>% | Notional<br>amount of<br>contracts<br>outstanding<br>\$m | Fair value<br>(assets)<br>\$'000 | Fair value<br>(liabilities)<br>\$'000 |
|---------------------------|------------|-------------------|-----------------|--|----------------------------------|---------------------------------------|
| <b>As at 30 June 2007</b> |            |                   |                 |  |                                  |                                       |
| Interest rate swap        | Jun 2009   | Floating to fixed | 6.30            | 15.2   | 136                              | –                                     |
| Interest rate swap        | Aug 2010   | Floating to fixed | 5.62            | 39.5   | 1,403                            | –                                     |
| Interest rate swap        | Nov 2011   | Floating to fixed | 6.35            | 3.5  | 72                               | –                                     |
| Interest rate swap        | Nov 2012   | Floating to fixed | 6.45            | 3.0  | 58                               | –                                     |
| Interest rate swap        | May 2014   | Floating to fixed | 6.57            | 6.5  | 130                              | –                                     |
| Interest rate swap        | Jun 2014   | Floating to fixed | 6.88            | 6.0  | –                                | (19)                                  |
| Interest rate swap        | May 2014   | Floating to fixed | 6.57            | 6.5  | 92                               | –                                     |
|                           |            |                   | <b>6.05</b>     | <b>80.2</b>  | <b>1,891</b>                     | <b>(19)</b>                           |
| <b>As at 30 June 2006</b> |            |                   |                 |  |                                  |                                       |
| Interest rate swap        | Jun 2009   | Floating to fixed | 6.30            | 15.2   | –                                | (30)                                  |
| Interest rate swap        | Aug 2010   | Floating to fixed | 5.62            | 39.5   | 916                              | –                                     |
|                           |            |                   | <b>5.81</b>     | <b>54.7</b>  | <b>916</b>                       | <b>(30)</b>                           |

### (h) Estimation of fair values

A number of the group's accounting policies and disclosures require the determination of fair value, for both financial and non-financial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes based on the methods outlined in Note (3).

**17 Reconciliation of cash flows from operating activities**

|  | Consolidated   |                | Fund           |                |
|--|----------------|----------------|----------------|----------------|
|  | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| <b>Profit for the year</b>                                 | 29,810         | 29,266         | 29,220         | 29,266         |
| <b>Adjustments for</b>                                     |                |                |                |                |
| Gain on sale of investments                                | (1,521)        | (2,234)        | (6,197)        | (2,234)        |
| Share of associates' profit                                | (10,310)       | (27,650)       | –              | (27,650)       |
| Impairment loss on investment in associate                 | –              | 5,612          | –              | 5,612          |
| Distribution to income unitholders – minority interest     | 125            | –              | –              | –              |
| <b>Operating profit before changes in working capital</b>  | 18,104         | 4,994          | 23,024         | 4,994          |
| <b>Changes in assets and liabilities during the period</b> |                |                |                |                |
| Increase in receivables                                    | (17,203)       | (3,044)        | (19,431)       | (3,044)        |
| Increase in payables                                       | 13,165         | 7,979          | 9,932          | 7,979          |
| <b>Net cash provided by operating activities</b>           | <b>14,066</b>  | <b>9,929</b>   | <b>13,525</b>  | <b>9,929</b>   |

**18 Segment reporting**

The fund is organised into one main segment which operates solely in the business of investment management within Australia.

**19 Related parties****Responsible entity**

The responsible entity of Multiplex Acumen Property Fund is Multiplex Capital Securities Limited whose immediate and ultimate holding company is Multiplex Limited (ABN 96 008 687 063) which is incorporated and domiciled in Australia.

**Key management personnel**

The consolidated entity does not employ personnel in its own right. However, it is required to have an incorporated responsible entity to manage the activities of the consolidated entity and this is considered the key management personnel. The Directors of the responsible entity are key management personnel of that entity and their names are Mr Peter Morris, Mr Rex Bevan, Mr Brian Motteram, Mr Robert McCuaig, Mr Robert Rayner and Mr Ian O'Toole.

The responsible entity is entitled to a management fee which is calculated as a proportion of gross assets attributable to unitholders.

During the year, the consolidated entity expensed an amount of \$1,475,672 (2006: \$1,269,416) in relation to responsible entity fees and at balance date an amount of \$397,765 (2006: \$342,255) owing to the responsible entity was included in accounts payable.

No compensation is paid to Directors or directly by the consolidated entity to any of the key management personnel of the responsible entity.

No loans were made to any of the Directors during the year.

# Notes to Financial Report

For the year ended 30 June 2007

## 19 Related parties continued

### Directors' interests

The following table sets out each Director's relevant interest in the units, debentures, rights or options over such instruments, issued interests in registered schemes and rights or options over such instruments issued by the companies within the consolidated entity and other related bodies corporate as at the date of this report:

| Director          |                              | 2007   | 2006   |
|-------------------|------------------------------|--|--|
|                   |                              | Multiplex Acumen<br>Property Fund<br>Units held ('000) | Multiplex Acumen<br>Property Fund<br>Units held ('000) |
| Mr Peter Morris   | (Appointed 19 February 2007) | –  | –  |
| Mr Rex Bevan      |                              | 728  | 677  |
| Mr Brian Motteram |                              | 300  | 244  |
| Mr Robert McCuaig | (Appointed 19 February 2007) | 30   | –  |
| Ian O'Toole       | (Appointed 19 February 2007) | –  | –  |
| Robert Rayner     |                              | 361  | 237  |
| Dr Brian Hewitt   | (Retired 15 February 2007)   | 2  | 2  |

### Responsible entity's fees and other transactions

#### Management fee

A base management fee up to 0.50% per annum (including GST) of the gross value of assets is payable to the responsible entity. The fee is payable by the fund quarterly in arrears.

|   | 2007<br>\$ | 2006<br>\$ |
|---|------------|------------|
| Management fees   | 1,475,672  | 1,269,416  |
| Fees payable to the responsible entity as at balance date | 397,765    | 342,255    |

### Related party unitholders

The fund had the following investments in related parties of Multiplex Capital Securities Limited at balance date.

|  | Consolidated   |                | Fund           |                |
|--|----------------|----------------|----------------|----------------|
|  | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| Multiplex New Zealand Property Fund        | 74,909         | 62,935         | 72,897         | 62,935         |
| Multiplex Development and Opportunity Fund | 9,600          | 9,879          | 9,600          | 9,879          |
| Multiplex Prime Property Fund              | 25,818         | 25,009         | 25,818         | 25,009         |
| Multiplex European Property Fund           | 12,750         | –              | 12,750         | –              |
| Multiplex Property Income Fund             | –              | –              | 30,076         | –              |



The following amounts were received or receivable from related parties of Multiplex Capital Securities Limited during the year. Refer to Note 7.

### Distributions

|  | Consolidated   |                | Fund           |                |
|--|----------------|----------------|----------------|----------------|
|  | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| Multiplex New Zealand Property Fund        | 4,947          | 5,013          | 4,911          | 5,013          |
| Multiplex Development and Opportunity Fund | 1,500          | 887            | 1,500          | 887            |
| Multiplex Prime Property Fund              | 1,295          | 139            | 1,295          | 139            |
| Multiplex European Property Fund           | 255            | -              | 255            | -              |
| Multiplex Property Income Fund             | -              | -              | 1,161          | -              |

### Brokerage and interest income

|  | Consolidated   |                | Fund           |                |
|--|----------------|----------------|----------------|----------------|
|  | 2007<br>\$'000 | 2006<br>\$'000 | 2007<br>\$'000 | 2006<br>\$'000 |
| Multiplex Capital Management Limited – brokerage | 767            | 2,139          | 767            | 2,139          |
| Multiplex Capital Management Limited – interest  | 48             | -              | 48             | -              |

As at 30 June 2007 the responsible entity held no units in the fund (2006: nil).

The fund may purchase and sell units in other approved schemes managed by MCSL or its associates in the ordinary course of the business at application and redemption prices calculated in accordance with the Constitutions of those schemes.

## 20 Earnings per unit

### Classification of securities as ordinary units

All securities have been classified as ordinary units and included in basic earnings per unit, as they have the same entitlement to distributions.

There are no dilutive potential ordinary units, therefore diluted EPU has not been calculated or disclosed.

|  | Consolidated |             | Fund        |             |
|--|--------------|-------------|-------------|-------------|
|  | 2007         | 2006        | 2007        | 2006        |
| Net profit attributable to unitholders (\$'000)  | 29,810       | 29,266      | 29,220      | 29,266      |
| Weighted average number of ordinary units used in the calculation of basic earnings per unit (thousands) | 198,487      | 187,117     | 198,487     | 187,117     |
| <b>Basic earnings per unit (cents)</b>   | <b>15.0</b>  | <b>15.6</b> | <b>14.7</b> | <b>15.6</b> |

# Notes to Financial Report

For the year ended 30 June 2007

## **21 Contingent liabilities and assets**

No contingent liabilities or assets existed at 30 June 2007 and 30 June 2006.

## **22 Events subsequent to reporting date**

There are no matters or circumstances, which have arisen since the end of the financial period which significantly affected or may significantly affect the operations of the fund, the results of those operations, or the state of affairs of the fund in subsequent financial years.

## **23 Capital commitments**

There were no capital commitments at 30 June 2007 and 30 June 2006.

# Directors' Declaration

## Multiplex Acumen Property Fund Directors' Declaration

1 In the opinion of the Directors of Multiplex Capital Securities Limited as responsible entity for Multiplex Acumen Property Fund:

- (a) The consolidated financial statements and notes set out on pages 42 to 68 are in accordance with the *Corporations Act 2001*, including:
  - (i) giving a true and fair view of the financial position of the fund and the consolidated entity as at 30 June 2007 and of their performance, for the financial year ended on that date; and
  - (ii) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Regulations 2001;
- (b) There are reasonable grounds to believe that the fund will be able to pay its debts as and when they become due and payable.

2 The Directors have been given the declarations required by Section 295A of the *Corporations Act 2001* from the chief executive officer and chief financial officer for the financial year ended 30 June 2007.

This declaration is made in accordance with a resolution of the Directors pursuant to Section 303 (5) of the *Corporations Act 2001*, and signed in accordance with a resolution of the Directors of Multiplex Capital Securities Limited.

Dated at Sydney, this 27th day of August 2007.

On behalf of the Directors



**Ian O'Toole**  
Managing Director  
Multiplex Capital Securities Limited



### **Independent auditor's report to the unitholders of Multiplex Acumen Property Fund** **Report on the financial report**

We have audited the accompanying financial report of Multiplex Acumen Property Fund, which comprises the balance sheets as at 30 June 2007, and the income statements, statements of changes in equity and statements of cash flows for the year ended on that date, a description of significant accounting policies and other explanatory notes 1 to 23 and the directors' declaration set out on page 69, of the Consolidated entity comprising the Fund and the entities it controlled at the year's end or from time to time during the financial year.

#### **Directors' responsibility for the financial report**

The directors of Multiplex Capital Securities Limited (the responsible entity) are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards (including Australian Accounting Interpretations) and the Corporations Act 2001. The responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

#### **Auditor's responsibility**

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgements, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors of the Responsible Entity, as well as evaluating the overall presentation of the financial report.

We performed the procedures to assess whether in all material respects the financial report presents fairly, in accordance with the Corporations Act 2001 and Australian Accounting Standards (including the Australia Accounting Interpretations) a view which is consistent with our understanding of the Fund and the Consolidated Entity's financial position, and of their performance.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Auditor's opinion**

In our opinion the financial report of Multiplex Acumen Property Fund is in accordance with the Corporations Act 2001, including:

- (i) giving a true and fair view of the financial position of the Fund and the Consolidated Entity as at 30 June 2007 and of their performance for the financial year ended on the date; and
- (ii) complying with Australian Accounting Standards (including the Australia Accounting Interpretations) and the Corporations Regulations 2001.



KPMG



**Tanya Gilerman**

Partner

Sydney, NSW

24 August 2007

KPMG, an Australian partnership, is part of the KPMG International network.  
KPMG International is a Swiss cooperative.

Additional information required by the Australian Stock Exchange Limited Listing Rules and not disclosed elsewhere in this report is set out below. The equity holder information set out below was applicable as at 15 August 2007.

### 1. Substantial holders

| Company name   | No of units | % of units on issue |
|--|-------------|---------------------|
| J P Morgan Nominees Australia Limited                  | 46,962,292  | 23.15               |
| Avanteos Investments Ltd                               | 18,328,614  | 9.04                |
| RBC Dexia Investor Services Australia Nominees Pty Ltd | 13,330,822  | 6.57                |
| UBS Wealth Management Australia Nominees Pty Ltd       | 11,856,654  | 5.84                |

### 2. Distribution of ordinary units

Analysis of numbers of unitholders by size of holding:

|                  | Units       | Unitholders |
|------------------|-------------|-------------|
| 1 – 1,000        | 44,134      | 122         |
| 1,001 – 5,000    | 1,062,436   | 316         |
| 5,001 – 10,000   | 4,145,231   | 499         |
| 10,001 – 100,000 | 59,877,303  | 2,002       |
| 100,001 and over | 137,731,826 | 134         |
|                  | 202,860,930 | 3,073       |

There were 72 holders with less than a marketable parcel of units.

### 3. Unitholders

#### Twenty largest quoted unitholders

The twenty largest holders of Ordinary units are listed below:

| Name   | Ordinary units |                     |
|--|----------------|---------------------|
|  | Number held    | % of ordinary units |
| J P Morgan Nominees Australia Ltd                      | 46,962,292     | 23.15               |
| Avanteos Investments Ltd                               | 18,328,614     | 9.04                |
| RBC Dexia Investor Services Australia Nominees Pty Ltd | 13,330,822     | 6.57                |
| UBS Wealth Management Australia Nominees Pty Ltd       | 11,856,654     | 5.84                |
| Avanteos Investments Ltd                               | 6,568,246      | 3.24                |
| ANZ Nominees Ltd                                       | 3,099,699      | 1.53                |
| Bond Street Custodians Ltd                             | 2,708,929      | 1.34                |
| M F Custodians Ltd                                     | 2,215,376      | 1.09                |
| HSBC Custody Nominees (Australia) Ltd                  | 1,402,802      | 0.69                |
| Share Direct Nominees Pty Ltd                          | 1,329,145      | 0.66                |
| Mr Robert Otto Albert                                  | 1,000,000      | 0.49                |
| Collier Charitable Fund Custodian Corporation          | 1,000,000      | 0.49                |
| Multiplex APF Pty Ltd                                  | 932,437        | 0.46                |
| National Nominees Ltd                                  | 926,768        | 0.46                |
| Cambooya Pty Ltd                                       | 861,825        | 0.42                |
| Ms Danita Rae Lowes                                    | 762,200        | 0.38                |
| UBS Nominees Pty Ltd                                   | 460,000        | 0.23                |
| Favermead Pty Ltd                                      | 442,000        | 0.22                |
| Mr Salvatore Cutuli & Mrs Dina Cutuli                  | 425,000        | 0.21                |
| Szalmuk Nominees Pty Ltd                               | 424,034        | 0.21                |

#### 4. On-market buy-back

There is no current on-market buy-back.

#### 5. Class of units

The only class of units on issue are Ordinary units.

#### 6. Transactions during the period

There were a total of 74 listed and 10 unlisted transactions relating to the purchase of securities during the period, with a total brokerage cost of \$23,414.



**7. Summary of investments**

At 15 August 2007, the consolidated entity held the following investments:

| Unlisted                                   | Units held |
|--|------------|
| Multiplex New Zealand Property Fund        | 53,025,391 |
| Investa Diversified Office Fund            | 27,143,411 |
| Westpac Diversified Property Fund          | 22,108,000 |
| Pengana Credo European Property Trust      | 10,400,000 |
| PFA Diversified Property Trust             | 10,400,000 |
| Investa Fifth Commercial Trust             | 9,550,000  |
| Multiplex Development and Opportunity Fund | 9,320,388  |
| The Essential Health Care Trust            | 8,713,838  |
| APN UKA Poland Retail Fund                 | 7,542,100  |
| MAB Diversified Property Trust             | 7,000,000  |
| APN UKA Vienna Retail Fund                 | 6,000,000  |
| Centro MCS 21                              | 5,525,000  |
| Northgate Property Trust                   | 5,136,191  |
| The Child Care Property Fund               | 5,000,000  |
| Charter Hall Diversified Property Fund     | 4,783,316  |
| APN Regional Property Fund                 | 3,571,428  |
| Centro MCS 28                              | 3,030,000  |
| Mirvac Retail Portfolio                    | 2,678,000  |
| APN National Storage Property Trust        | 2,285,714  |
| ING Real Estate Direct Office Fund         | 2,000,000  |
| St Hilliers Enhanced Property Fund #2      | 2,000,000  |
| Gordon Property Trust                      | 1,683,000  |
| Stockland Direct Retail Trust No 1         | 1,642,000  |
| Rimcorp Property Trust #3                  | 1,500,000  |
| Investa Second Industrial Trust            | 1,479,154  |
| Investa First Industrial Trust             | 1,452,652  |
| Centro MCS 22                              | 1,291,743  |
| Austock Childcare Fund                     | 1,000,000  |
| FKP Core Plus Fund                         | 1,000,000  |
| Mirvac Industrial Fund                     | 800,000    |
| Abbotsford Property Trust                  | 314,000    |
| Investa Fourth Commercial Trust            | 28,000     |

| Listed                                | Units held |
|---------------------------------------|------------|
| Multiplex Prime Property Fund         | 27,894,723 |
| Multiplex European Property Fund      | 12,750,000 |
| Cromwell Group                        | 10,382,877 |
| APN UKA European Retail Trust         | 6,824,168  |
| Mirvac Industrial Trust               | 4,961,769  |
| Centro Shopping America Trust         | 3,496,648  |
| Rubicon Japan Trust                   | 2,366,578  |
| Australand Property Group             | 2,002,126  |
| Macquarie Office Trust                | 1,982,497  |
| Valad Property Group                  | 1,935,500  |
| Macquarie DDR Trust                   | 1,771,000  |
| Rubicon Europe Trust Group            | 1,549,000  |
| DB RREEF Trust                        | 1,545,000  |
| Macquarie Countrywide Trust           | 1,090,000  |
| Australian Education Trust            | 1,052,500  |
| Commonwealth Property Office Fund     | 1,036,500  |
| Investa Property Group                | 1,035,000  |
| Galileo Japan Trust                   | 1,006,429  |
| Reckson New York Trust                | 255,500    |
| ING Real Estate Communities Group     | 245,000    |
| Mirvac Real Estate Investment Trust   | 141,000    |
| Challenger Diversified Property Group | 138,000    |
| Challenger Wine Trust                 | 108,000    |
| Tishman Speyer Office Fund            | 87,000     |
| Rubicon America Trust                 | 85,000     |
| ING Industrial Fund                   | 80,500     |
| Cento Retail Group                    | 69,500     |
| ING Real Estate Entertainment Fund    | 50,000     |
| Aspen Group                           | 32,000     |

## 8. Voting rights

The following is an extract from Section 23.1 of the Multiplex Acumen Property Fund Constitution:

- (a) Subject to any rights or restrictions for the time being attached to any class or classes of units and to this Constitution:
  - (i) on a show of hands, each Member present in person and each other person present as a proxy, attorney or representative of a Member has one vote; and
  - (ii) on a poll, each Member present in person has one vote for each one dollar of the value of the Units held by the Member and each person present as proxy, attorney or representative of a Member has one vote for each one dollar of the value of the Units held by the Member that the person represents.
- (b) A Member is not entitled to vote at a General Meeting in respect of Units which are the subject of a current Restriction Agreement for so long as any breach of that agreement subsists.

**The Hub, Whakatane**  
Multiplex New Zealand Property Fund



# Corporate Directory

## Responsible Entity

Multiplex Capital Securities Limited  
1 Kent Street  
Sydney NSW 2000  
Telephone: (02) 9256 5000  
Facsimile: (02) 9256 5001

## Directors

Peter Morris  
Rex Bevan  
Brian Motteram  
Robert McCuaig  
Ian O'Toole  
Robert Rayner

## Company Secretary

Alex Carrodus

## Registered Office

1 Kent Street  
Sydney NSW 2000  
Telephone: (02) 9256 5000  
Facsimile: (02) 9256 5001

## Custodian

ANZ Nominees Limited  
Level 25, 530 Collins Street  
Melbourne VIC 3000  
Telephone: 1800 177 254

## Stock Exchange

The Fund is listed on the Australian Stock Exchange (ASX Code: MPF). The Home Exchange is Sydney.

## Auditor

KPMG  
10 Shelley Street  
Sydney NSW 2000  
Telephone: (02) 9335 7000  
Facsimile: (02) 9299 7077



Annual Report 2007  
Multiplex Acumen  
Property Fund