

17 September 2007

**MULTIPLY EUROPEAN PROPERTY FUND  
DISTRIBUTION FOR THE SEPTEMBER 2007 QUARTER**

The Directors of Multiplex Capital Management Limited, the Responsible Entity for the Multiplex European Property Fund, are pleased to announce the following distribution details for the quarter ended 30 September 2007:

ASX Code	MUE
Distribution Rate (cents per unit)	2.235
Ex-distribution date	Monday, 24 September 2007
Record date	Friday, 28 September 2007
Payment date	Wednesday, 31 October 2007

The cash distribution rate of 2.235 cents per unit for the period 27 June 2007 to 30 September 2007 is in line with the Fund's Product Disclosure Statement dated 20 April 2007.

For more information please contact:

**Rob Rayner**  
Divisional Director – Funds Management  
(02) 9256 5937

**David Newling**  
Fund Manager  
(02) 9256 5348

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**About the Fund**

Multiplex European Property Fund is a listed property trust that owns a 94.9% interest in 67 properties (Initial Properties) located throughout Germany. The Initial Properties are diversified by asset class, tenant and geographical location. Germany was identified as the foundation market for the Fund due to its position as the world's third largest economy and improving economic outlook.