Multiplex Capital Management Limited
ACN: 094 936 866
AFSL: 223809

5 September 2007

MULTIPLEX PRIME PROPERTY FUND
SECURITY HOLDER CORRESPONDENCE

In accordance with ASX Listing Rule 3.17 please find attached a copy of correspondence which is being sent to all security holders.

For more information please contact:

Rob Rayner Divisional Director – Funds Management (02) 9256 5937	Noella Choi Fund Manager (02) 9256 5974

About the Fund

Multiplex Prime Property Fund is a listed property trust that owns a portfolio of four CBD property assets valued at circa $655 million. The Fund property assets are a 50% share in the Ernst & Young Centre and adjoining 50 Goulburn Street, Sydney, a 25% share in the Southern Cross Tower, Melbourne, Defence Plaza, Melbourne and the American Express Building currently being developed in Sydney (forecast completion date of October 2007). The Fund also owns a diversified portfolio of listed property trust investments valued at circa $66 million.

Assuming the acquisition of the American Express Building as at today's date, the property assets of the Fund provide investors with exposure to a portfolio of four A-grade CBD property assets, three of which are 4.5 star rated, a strong mix of government and major commercial tenants (circa 77% by net income), substantially new properties with an average age of 3.9 years, circa 80% of property income subject to fixed rent reviews of between 3.5% and 4.75% per annum and a weighted average lease expiry of circa 9.0 years (by income).

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Upfront with Rob Rayner

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Property Fund Updates June Quarter 2007

Property and Economic Market Update

June 2007

Capital

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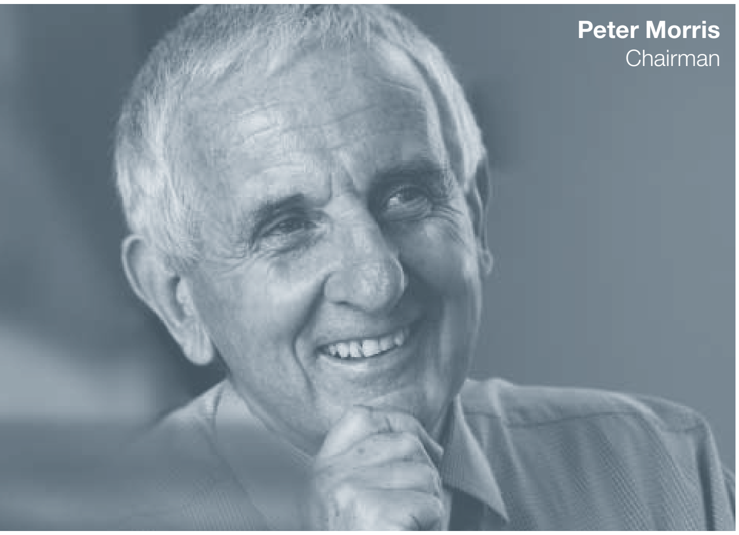
Letter from the Chairman



Peter Morris
Chairman

Dear Investor

Welcome to the second edition of *Capital*, the consolidated magazine providing an overview of the Multiplex Capital property funds management business, our people, and of course, our range of property funds.

I trust you enjoyed the first edition of *Capital*. In this edition, we are pleased to bring you an update on the performance of our funds, an insight into our finance team and an interview with Rob Rayner – Divisional Director of Funds Management within Multiplex Capital.

The June quarter has seen the Multiplex Capital constellation of funds portfolio increase in *value and breadth* with each fund providing outstanding results for our investors.

Our two new unlisted funds, the Multiplex Property Income Fund and Multiplex Diversified Property Fund, have increased both their initial portfolios and their market value.

Other highlights this quarter include:

› **Multiplex European Property Fund –** capital raising closed oversubscribed;

› **Multiplex Prime Property Fund –** valuation uplift of $20.5 million on the Ernst & Young Centre;

› **Multiplex Acumen Vale Syndicate –** declared second early dividend payment to investors; and

› **Multiplex New Zealand Property Fund –** purchase of Stage 2 of the Valley Mega Centre for $7.5 million (NZ$8.3 million).

I am pleased to also report that in view of the recent media attention surrounding the United States sub-prime mortgage market, none of the Multiplex Capital range of funds has any direct exposure to this market.

All of the Multiplex Capital funds are in a strong financial position and have recently been issued with unqualified audit reports by KPMG.

I encourage you to read this edition of *Capital*. Please contact your financial adviser or Multiplex Capital Customer Service if you have any enquiries about the Multiplex Capital range of products or questions in relation to your investment. Contact details for the Multiplex Capital team can be found on the inside back cover.

I hope you enjoy this edition of *Capital* and thank you for your ongoing support as a valued Multiplex Capital investor.

Yours sincerely

Peter Morris
Chairman

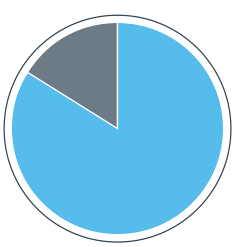
Multiplex Capital Snapshot

Multiplex Capital provides a diversified range of investment products. With a demonstrated ability to source and create new products through the Group's integrated property model, the funds management business has $7.6 billion of funds under management as at 30 June 2007.

Fund	FUM ($m)	Income	Growth	Investment term	Listed/ unlisted	Open/ closed	WRAP platform	Minimum investment amount ($)[4]
Multiplex Property Trust[1]	3,384.8	Yes	Yes	Medium to long	Listed	Open[3]	–	–
AMP NZ Office Trust[2]	1,273.9	Yes	Yes	Medium to long	Listed	Open[3]	–	–
Multiplex Prime Property Fund	705.0	Yes	Yes	Medium to long	Listed	Open[3]	–	–
Multiplex European Property Fund	625.6	Yes	Yes	Medium to long	Listed	Open[3]	–	–
Multiplex Acumen Property Fund	372.7	Yes	Yes	Medium to long	Listed	Open[3]	–	–
Multiplex New Zealand Property Fund	900.0	Yes	Yes	Medium to long	Unlisted	Closed	–	–
Multiplex Development and Opportunity Fund	158.8	Yes	–	Medium	Unlisted	Open	Yes	10,000
Multiplex Acumen Vale Syndicate	68.8	Yes	–	Medium	Unlisted	Closed	–	–
Multiplex Diversified Property Fund	60.1	Yes	Yes	Medium to long	Unlisted	Open	Yes	10,000
Multiplex Property Income Fund	42.8	Yes	–	Medium	Unlisted	Open	Yes	10,000
	7,592.5							

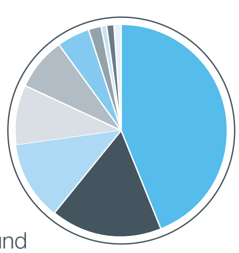
Fund type by value

84% Listed
16% Unlisted



Fund by value

44% Multiplex Property Trust
17% AMP NZ Office Trust
12% Multiplex New Zealand Property Fund
9% Multiplex Prime Property Fund
8% Multiplex European Property Fund
5% Multiplex Acumen Property Fund
2% Multiplex Development and Opportunity Fund
1% Multiplex Diversified Property Fund
1% Multiplex Property Income Fund
1% Multiplex Acumen Vale Syndicate



Notes:

1 For further details on Multiplex Property Trust visit www.mpt.com.au

2 Multiplex owns 50% of the manager. This Trust is listed on the New Zealand Stock Exchange. The FUM number shown is the total assets under management for this Trust. For further details please visit www.anzo.co.nz

3 As these funds are listed they are effectively continually open for investment.

4 For direct investors.

Our Team

The Multiplex Capital team continues to grow, and now consists of approximately 60 employees throughout Australia, New Zealand and the United Kingdom. Our staff have extensive industry experience within the property funds management industry, with further support provided in accounting, taxation, finance, treasury, legal, company secretarial, compliance and marketing.

Finance Team

Responsible for eight funds and one syndicate, our Finance team, headed by CFO Peter Gallagher, works with our Fund Managers to achieve the impressive results our investors have come to expect.

The busy team is also responsible for the delivery of tax statements, payment of distributions and manage the bi-annual audit of the Group's funds.

E-communications

Multiplex Capital is taking all appropriate measures to ensure we support the environment. We encourage investors to go green and receive investor correspondence electronically. In order to receive distribution statements, tax statements, annual reports and other communications electronically, please contact Multiplex Capital Customer Service or the share registry and elect electronic communication.

Board of Directors

Multiplex Capital has streamlined its Board structures, to now comprise one common Board of Directors across our various Responsible Entities. The Board comprises:

– Peter Morris, Non-executive Chairman
– Rex Bevan, Non-executive Director
– Robert McCuaig, Non-executive Director
– Brian Motteram, Non-executive Director
– Ian O'Toole, Executive Director
– Robert Rayner, Executive Director

Online Services

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

Accessing your investments online is one of the many ways that Multiplex Capital is ensuring convenience and accessibility to your investment holdings. Links to our share registries are available via our website to assist you in accessing your account balance, transaction history and distribution details. Please visit www.multiplexcapital.biz and click through to the investor section.

Multiplex Capital Finance Team

Feature

Alloheim Senioren Residenzen
Wetzlar, West Germany

Investment markets are becoming more liquid and more transparent. The world's poorer countries are saving like never before and major oil producers like Russia and the Middle Eastern kingdoms have more oil money than they know what to do with. Add in a strong global economy, and you can quickly find too much money chasing too few assets.

So what does this all mean for property investors?

According to Rob Rayner, Divisional Director – Funds Management at Multiplex Capital, it's changed many of the dynamics of the property game. "Property investment isn't just about the property itself – it's also about people and economics," he says. "Today investors have strong access to capital, and an ever increasing awareness to sensibly invest in quality assets such as property. Yet in many cases, there is a mismatch between the supply of capital and the availability of quality property assets. And it's getting harder to find the people who can manage those assets and create the sensible financial structures investors want around them."

With too much money chasing too few properties it's easy to get sucked into a bidding war and pursue deals that don't make financial sense. According to Rob, that's what sets an experienced property investment manager apart.

"Our job is to find quality property assets and to put them into financial structures that make sense and meet investor needs," Rob explains. "In this market you can do a whole lot of work on a deal: inspecting the property, doing due diligence, quizzing management and running all the financials only to find the price has gone too high to make the deal work for unitholders. It takes discipline to walk away, discipline not to pay too much. It is this discipline that has seen Multiplex Capital walk away from deals before, and no doubt, will see us walk away from some future deals. It is this discipline that has made our business what it is today – the easy option is to say yes.

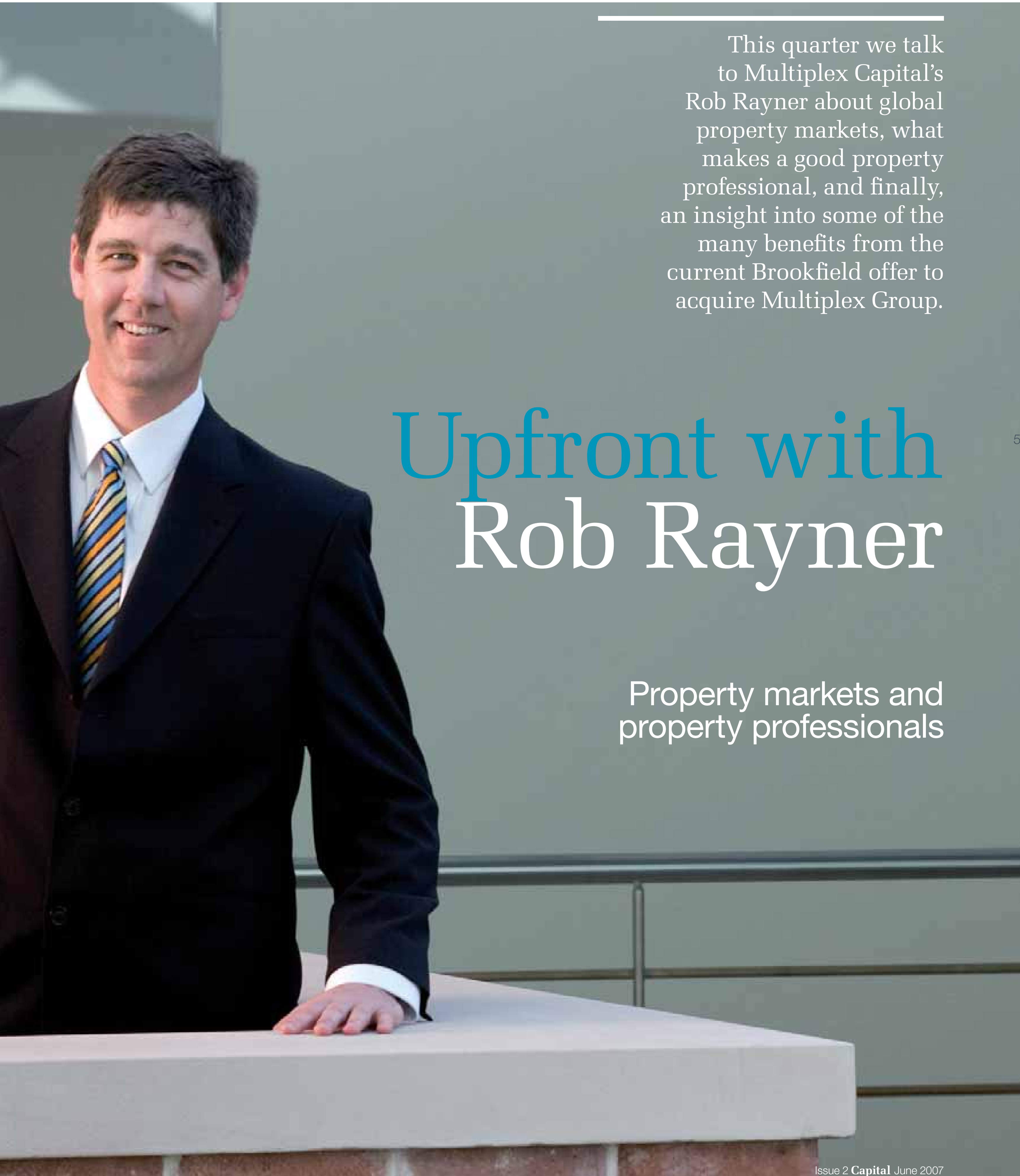
Because Multiplex Capital, and our people, are committed to our business for the long haul, the decision to purchase property assets isn't made lightly, and is only done so after extensive due diligence has been completed.

On globalisation

One solution for Multiplex Capital has been global diversification and the most obvious example of this strategy is Europe. The Multiplex European Property Fund listed recently with 67 German properties on its books and a value of around $625.6 million.

According to Rob Rayner, "Europe is a big, diversified, liquid market with an improving economic outlook and political stability." Most importantly, the financials in the northern hemisphere are more attractive than they presently are in Australia.

European property is currently offering yields around 5% to 7%.



This quarter we talk to Multiplex Capital's Rob Rayner about global property markets, what makes a good property professional, and finally, an insight into some of the many benefits from the current Brookfield offer to acquire Multiplex Group.

Upfront with Rob Rayner

Property markets and property professionals

A good property person is always looking outside the square and fitting investor needs.

Borrowing to buy property will cost you around 4% to 5%. “Effectively there’s a one or two per cent yield gap running in your favour in Europe,” says Rob. “In Australia, the calculations are much finer. Quite often there is no yield gap, and in many instances, the yield from the property is less than bank interest rates. Without the yield gap, you’re completely reliant upon capital growth to get your returns.”

Multiplex Capital has a clear philosophy when it comes to managing international assets. “We’re serving Australian investors, so the financial management is run from Australia,” says Rob. “But managing properties, that takes expertise on the ground so we have a team in the UK.”

Integration

Diversification into other property markets is one part of Multiplex Capital’s approach to the scarcity of quality properties. This places Multiplex Capital in an enviable position through its relationship with the Multiplex Group, a relationship that gives it access to a wide range of new developments both in Australia and overseas.

“People sometimes think the idea of an ‘integrated property group’ is just a cliché,” Rob notes. “It’s much more than that for us. Multiplex develops, builds, manages and owns a whole range of properties and our access to that pipeline is a key competitive advantage. We don’t spend all our time chasing properties. And we’ve got ‘skin in the game’, as our philosophy is to also invest ‘shoulder to shoulder’ alongside our unitholders. That too stops us chasing deals that might be marginal.”

The future

With strong worldwide liquidity, increasing transparency and the need for investments outside of equities, bonds and cash, quality property investments are in high demand, both here and overseas.

“Central banks around the world have been vigilant and that means inflation is under control. That’s good for us because inflation is the enemy of the property investor.”

In Australia, whilst interest rates are higher than they are in Europe, they are not crimping retail sales and of course the underlying economic landscape is positive. “Wherever you look there are positives for property investors,” he says. “White collar employment is up and that means demand for office space is strong. Manufacturing continues to be strong, which means there is strong demand for quality industrial property. The recent turbulence surrounding Westpoint, Fincorp and others has also benefited our business. This is because it has re-focused investors to look for quality property funds, with a history of performance, strong independent research and strict investment criteria. I know if I was investing, I’d prefer to receive a 7% to 8% income return with sound prospects for capital growth rather than chasing higher income returns and stay awake at night worrying about my investment. My sleep is important to me.”

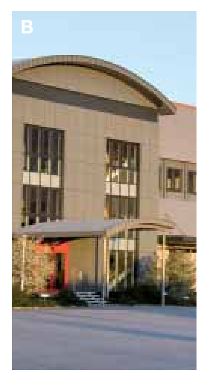
Brookfield

All these forces are good news for a diversified, integrated property group like Multiplex. So we asked Rob what effect the recent offer from Canada’s Brookfield Asset Management might have on the group’s future.

“I think there is genuine excitement about the positives Brookfield brings and a real belief the Multiplex culture can align with Brookfield’s” says Rob.

Rob believes Brookfield brings many benefits to both Multiplex Group and Multiplex Capital. To highlight this, and by way of example:

- Brookfield has a significant business in the US, Canada and Brazil whereas Multiplex has its strengths in Australia, New Zealand and the Middle East, with an increasing presence in Europe. So the two businesses complement each other geographically. This global footprint also offers Multiplex staff a wider range of career opportunities, and for our investors, a potential new supply of investment opportunities.
- Brookfield is a serious player in global property markets, expanding the potential opportunities for the Multiplex businesses and their investors.



A. Aldi
Halle, East Germany

B. Spicers Deutschland
Winkelhaid, West Germany

According to Rob, news of the potential sale hasn’t changed the focus at Multiplex Capital at all. “We’re about offering our people a strong career path and our investors good properties in sensible structures that meet their needs,” he says. “Of course, those needs change over time and a good property person is always looking outside the square and fitting investor needs and property features together.”

Profile

A property person

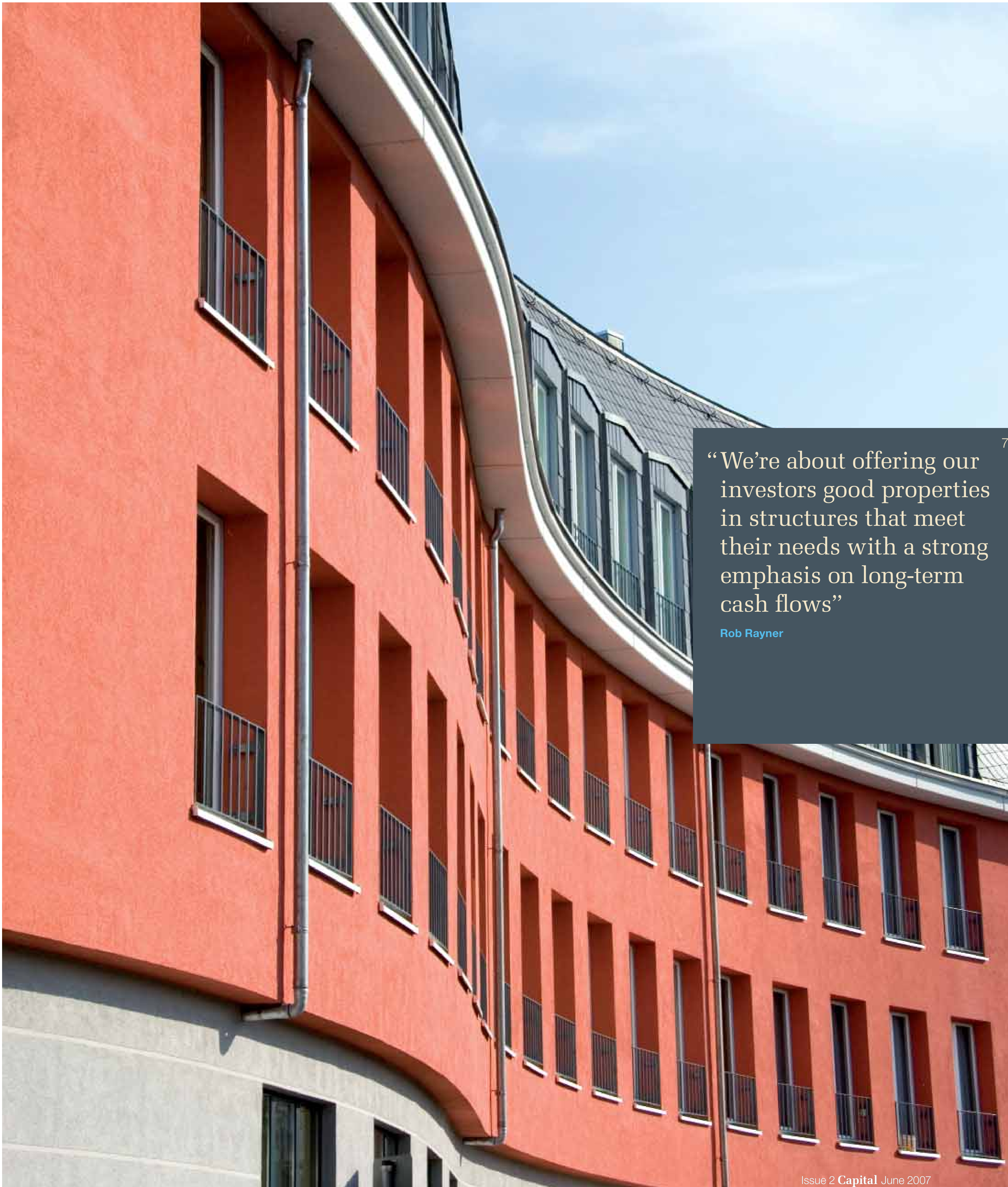
Rob Rayner has worked in property for 18 years but started his professional life as a Chartered Accountant. While he believes it taught him some valuable disciplines, after three years he realised he didn’t want to work in chargeable increments of six minutes.

“I’ve always liked property,” Rob says. “Like many people who work in this asset class, I love the fact that everyone has a view on property – everyone is an ‘expert’ so to speak.”

After working with Armstrong Jones, Rob set up his own property consultancy and then founded the Acumen Capital Funds Management business in 2000. Multiplex was a foundation shareholder in Acumen Capital, when the Multiplex Group was floated in 2003, it moved to full ownership of Acumen Capital.

Since then, Acumen Capital has been re-named Multiplex Capital and has grown to become a substantial property funds manager.

Sometimes, moving from ownership back into management can feel like you’ve got less involvement. The rapid growth within Multiplex Capital, the calibre of our people and the “can do” attitude of our business has ensured this was not the case.



> "We're about offering our investors good properties in structures that meet their needs with a strong emphasis on long-term cash flows"
>
> **Rob Rayner**

Property Market and Economic Update

Australian economic overview

The Australian and global economies continue to provide a very favourable environment for property markets in general. Office markets have fully recovered from the post tech-wreck slump of 2001 and the outlook is for solid growth for the next three to five years in most CBD markets and stronger economic growth, supported by a recovering housing market and stronger retail markets.

After two quarters of modest inflation data, the June quarter headline inflation showed surprising strength, rising 1.2% in the three months to June 2007. This was the biggest rise since June 2006 when headline CPI rose 1.6% on the quarter. Excluding the volatile items of food and fuel, underlying inflation grew at a somewhat stronger rate of 0.7% over the quarter but remains in the RBA's target band of 2 to 3%. The outlook for GDP growth has also increased with Access Economics now forecasting 4.5% GDP growth in 2007 and 2008, a solid acceleration on the 2.7% of 2006 and well above the 25-year average of 3.3%.

As with many western economies, Australia is suffering from a skills shortage. As the population continues to age, more of the "baby boomer" generation start to retire and this trend is not anticipated to abate in the near term. As of June 2007, the Australian unemployment rate was 4.3%, around its lowest levels in 33 years. The participation rate is also reaching record levels, and is currently hovering around 65% of the labour force. The tight conditions are forecast to continue with Access Economics projecting the national unemployment rate to stay sub 5.0% for the next 10 years.

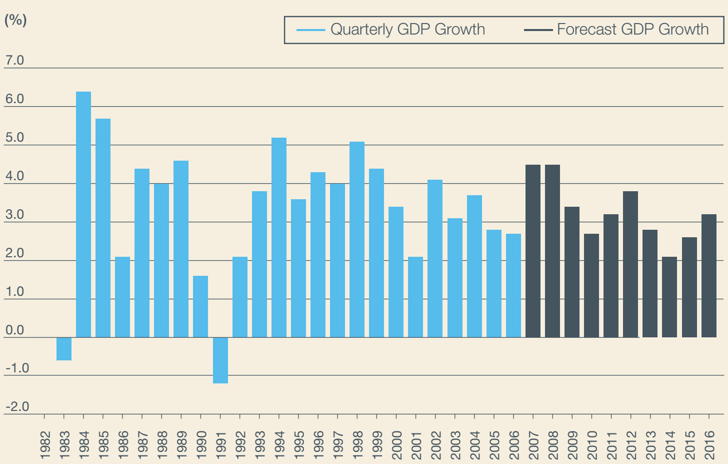
Office – Australia

The national CBD office market has continued to perform well with June 2007 seeing strong tenant demand, declining vacancy and solid rental growth in most markets. The weighted national average vacancy fell by 50 basis points to 5.2% and this has led to solid rental growth in most markets. The exception over the quarter was the Canberra office market where the anticipated supply has pushed vacancy levels up whilst softening rental growth.

13 completions were seen in June 2007 totalling over 138,000sqm across the major CBD office markets, bringing the 2007 total to 237,800sqm. Canberra saw the majority of this new supply, with over 77,000sqm of stock coming onto the market in the June quarter. There was also a significant 48,500sqm of stock completions in the Adelaide market, most notably the completion of the first City Central tower that completed with 90% pre-commitment. Pre-commitments were sitting at around 91.8% for all stock that has completed this year and around 55% for all stock under construction.

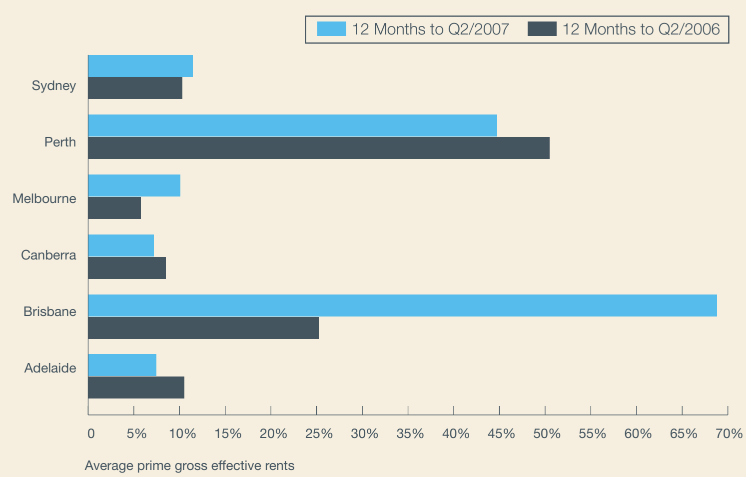
Tenant demand continues to be strong in recent quarters with over 170,000sqm of net absorption recorded in the second quarter of 2007. The strong result was achieved on the back of strong demand from the non-resource rich economies of Sydney, Melbourne and Canberra, as the Perth and Brisbane markets were constrained by limited supply. Nationally all major CBD office markets have seen positive growth in prime gross effective rents.

Australian GDP growth

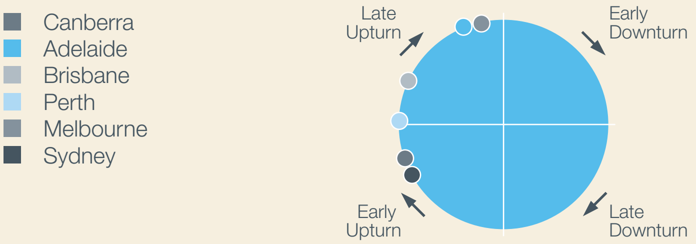


Source: Australian Bureau of Statistics, Access Economics

Office rent growth – capital city CBDs

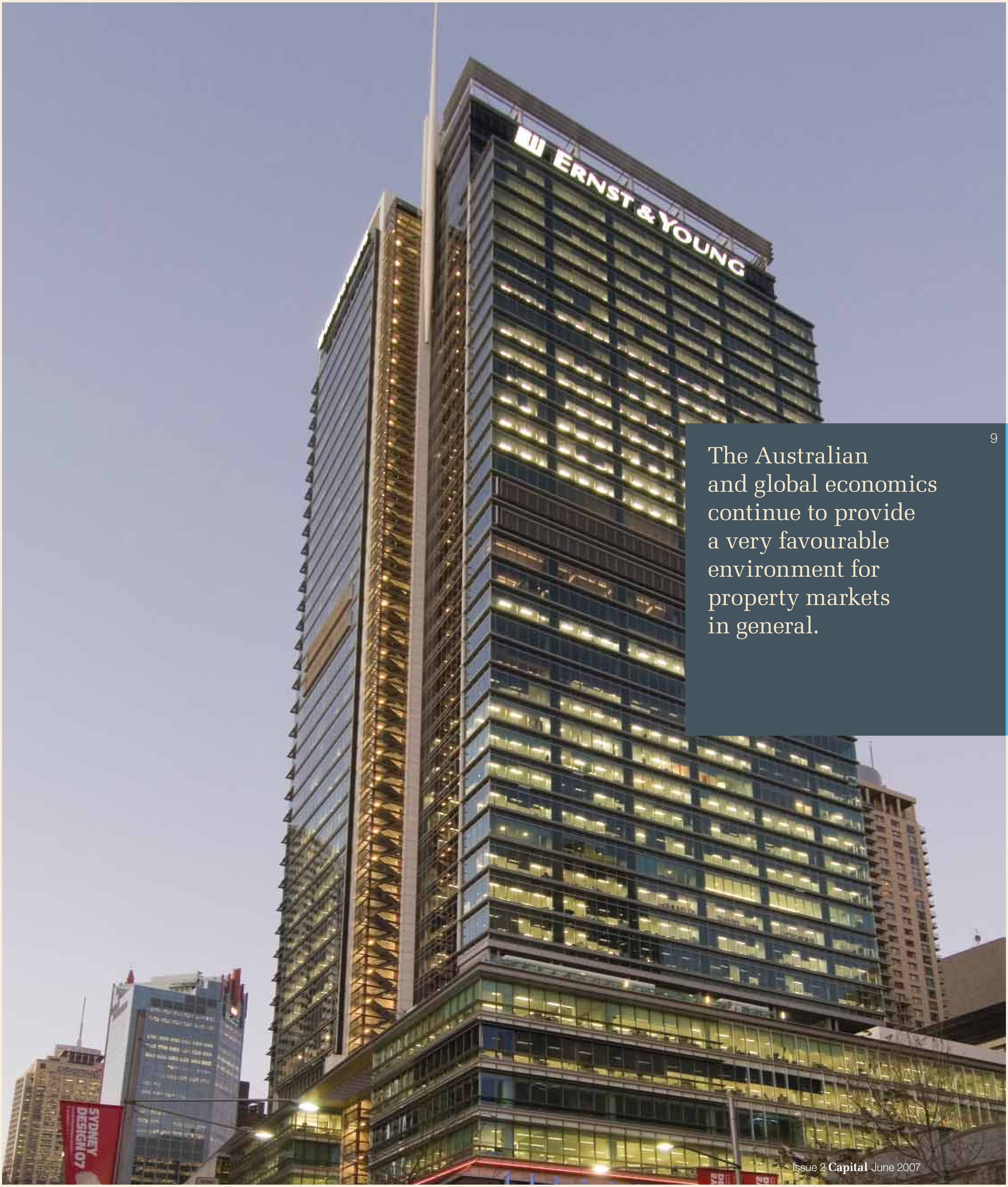


Office markets rental cycle as at June 2007



Source: Jones Lang LaSalle Research

The Australian and global economics continue to provide a very favourable environment for property markets in general.



Industrial – Australia

Sustained positive economic conditions continue to support a buoyant Australian industrial market, with record levels of construction activity over the first half of 2007. Projects totalling 605,000sqm were completed during June 2007, boosting the total of net industrial space for the first half of 2007 to 1,328,400sqm.

Robust industrial market fundamentals have translated into accelerated levels of rental growth nationally over the past 12 months. An average of 8.6% rental growth was recorded across the monitored industrial markets in the 12 months to June 2007, compared with 4.8% in the previous 12 months.

Tightening yields and increasing rents resulted in some level of capital value growth in all monitored precincts and markets during June 2007. However, subdued rental growth seen in the Melbourne and Sydney markets has helped keep capital value rises at less than 2.0%, with the exception of Melbourne's north, where strong demand is driving above average rental growth.

A severe shortage of suitable industrial land continues to push land value prices to record levels in the Perth market, with the inner northern suburb of Osborne Park seeing increases of 100% over the past 12 months (2,000sqm lots).

Retail – Australia

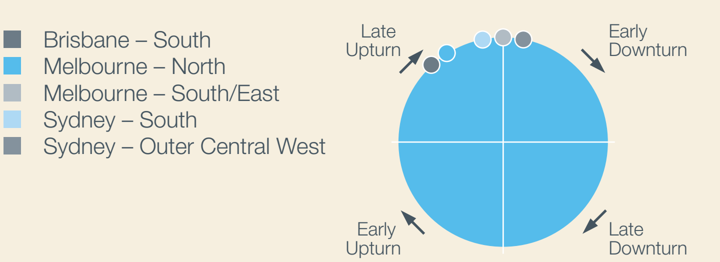
The retail sector is currently enjoying a period of high consumer and retailer sentiment, brought about by some of the best economic conditions witnessed in decades. Strong economic growth, low unemployment, low inflation, and rising wealth have fuelled healthy levels of retail spending since the start of the year. This, along with low vacancy rates, have continued to support solid levels of rental growth across the markets over the quarter.

New supply was moderate in June 2007, with 11 projects reaching completion across the markets, adding 88,000sqm to stock. Development activity remains strong, with over one million square metres of retail space currently under construction, 435,000sqm of which is expected to complete by year's end.

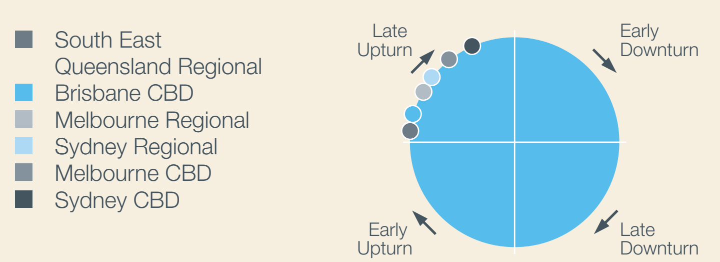
Retail turnover growth (nominal, seasonally adjusted) weakened over June 2007, declining by 0.3% in April followed by a 0.1% fall in May. However, this does not reflect a slowing trend in retail spending as weaker numbers were expected, given the exceptionally strong growth witnessed over the first quarter (January and February: 0.9%, March 1.1%).

Low vacancies and firm tenant demand has supported solid levels of rental growth across most markets and categories over the quarter. Strong retailer interest in Perth, due to its booming state economy and strong retail spending continues to see it record above average rental growth.

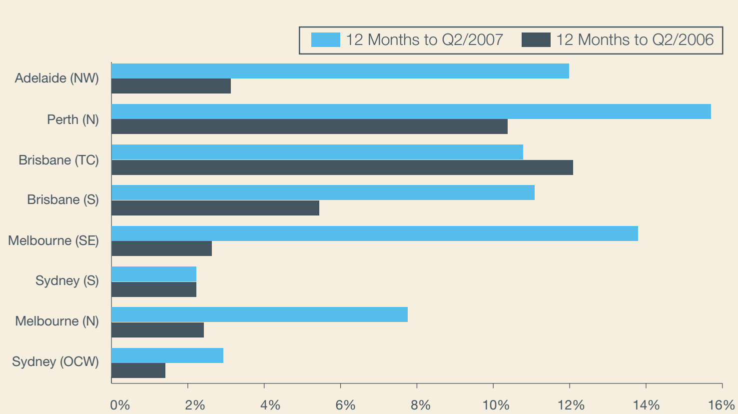
Industrial markets rental cycle as at June 2007



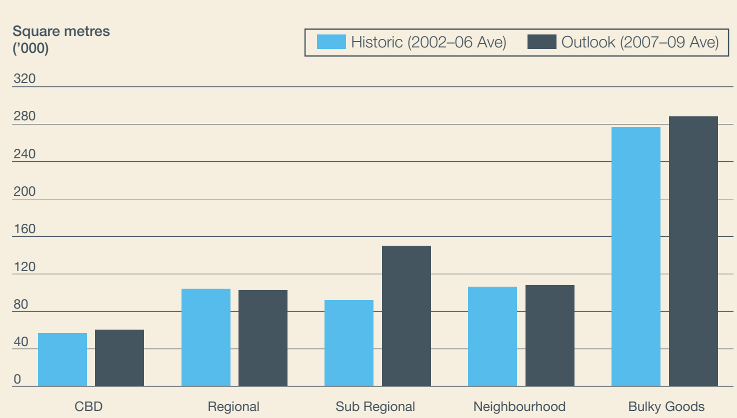
Retail markets rental cycle as at June 2007



Average prime industrial rents growth



Retail supply Australia as at June 2007



Source: Jones Lang LaSalle Research

New Zealand economic overview

Real GDP grew 1.0% in the March 2007 quarter, in line with market expectations but above the Reserve Bank of New Zealand's (RBNZ) forecast of 0.8%. Following an increase of 0.8% in December 2006, this has been the strongest quarterly growth since June 2005.

Annual GDP growth is down slightly to 1.7% from the 2.0% growth recorded in the March 2006 year. Growth is also spread across sectors. Retail trade and construction activity provided significant contribution to their respective industries' growth, and Government and Finance sectors continue to expand at above trend levels. Manufacturing and Wholesale Trade recovered from the December fall.

Unemployment remains low at 3.8%, and skills shortages are evident with New Zealand Institute of Economic Research (NZIER) reporting a net 42% of firms having difficulties in finding skilled labour in June 2007. The capacity utilisation eased slightly at 91.6%. Following strong growth through early 2007, the total sales in May 2007 for the Retail sector rose 1.2% on the preceding month.

Headline inflation increased 2.0% from the June 2006 quarter to the June quarter, well inside the RBNZ's mandated 1.0% to 3.0%. Higher prices of new housing and electricity provided significant contributions to the growth of inflation. The tight labour market, continuing buoyancy in the housing sector, increasing government spending and rising commodity prices will continue to create inflationary pressures within the economy.

To counteract such pressures, the RBNZ has resumed its monetary policy tightening cycle recently, increasing the OCR by 25bp to its current level of 8.25%. The Reserve Bank of New Zealand indicated in its most recent statement that the successive OCR increases would be sufficient to contain inflation.

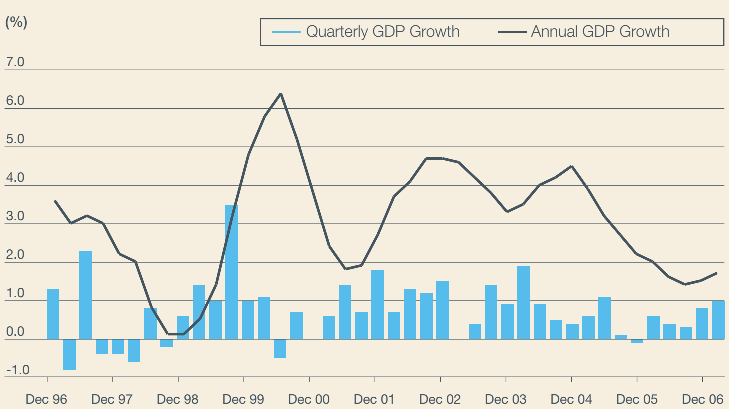
Office – New Zealand

The Auckland CBD Core vacancy rate is 4.7%, decreasing from 8.8% over the six months to June 2007. Vacancy in the CBD Frame has declined from 11.6% to 9.1% over the same period. The overall decrease in CBD vacancy was predominantly due to the absorption of about 60% of the total floor area at 92–96 Albert Street upon completion of its refurbishment. The total office vacancy rate in Wellington decreased by 1.8% to 5.0% over the six month period to 30 June 2007.

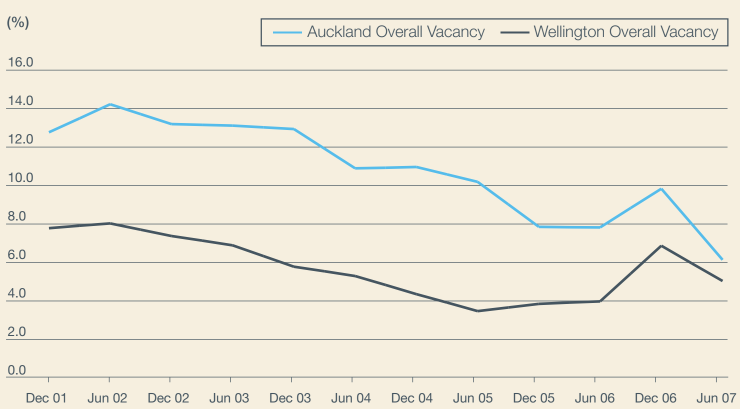
Auckland Landmark office rents increased at both the upper and lower end of the range to sit at $550 per sqm and $390 per sqm respectively. Prime rentals have also shown strength and now on average sit in a range of $250 per sqm to $360 per sqm. The average gross rents for office accommodation in Wellington continued to increase across all sectors with the continued lack of better quality office accommodation being the main driver of these rental increase.

Prime yields in Auckland ranged between 6.25% and 8.0%, while Secondary yields range between 7.5% and 8.5%. Recent transaction examples include the Fonterra Centre, which sold in April 2007 for $38.5 million at an initial yield of 7.3%, and GE Money Building (Quay Park) which sold in March 2007 for $90.55 million at an initial yield of 6.43%. In Wellington, average Prime CBD Core yields have continued to firm over the six months at 6.88% to 30 June 2007. The firming of yields is demonstrated by the recent sales of Prime Finance & Gleneagles Building which sold in May 2007 for $33.8 million at an initial yield of 5.18%, and Guardian Trust House, selling in May 2007 for $25 million at an initial yield of 6.3%.

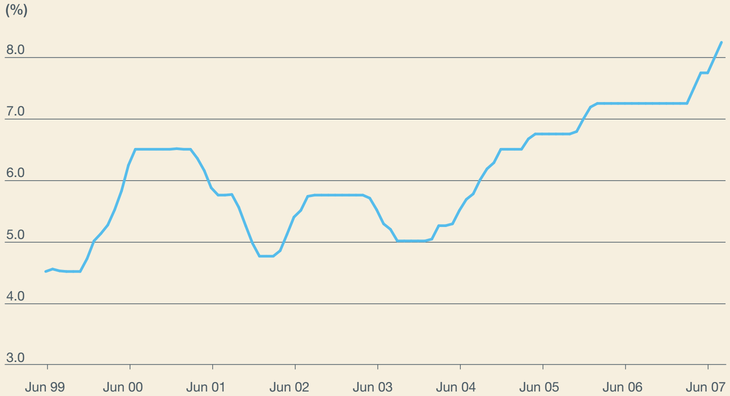
New Zealand GDP growth



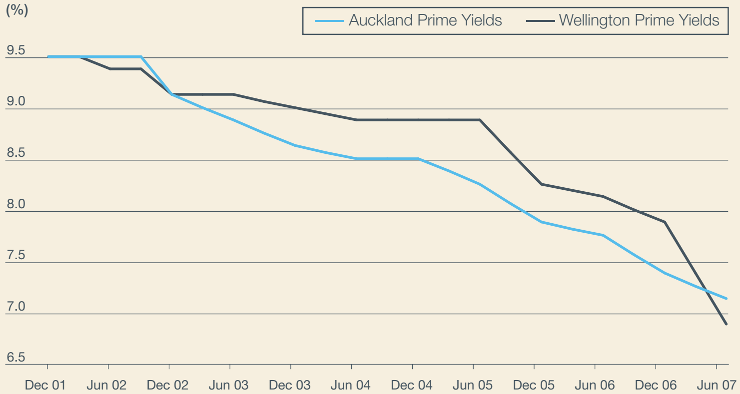
Auckland and Wellington office vacancy: overall



Official cash rate



Auckland and Wellington prime office yields



Source: Jones Lang LaSalle Research

Industrial – New Zealand

Industrial property markets throughout New Zealand remain buoyant with investment demand strong and occupation levels high. Low vacancy rates (3.1% in Auckland and 2.2% in Wellington) are underpinning rental growth, with the past five years seeing per annum growth of 6.9% and 7.1% respectively for Prime industrial. Prime yields for Auckland are nearing a point of stabilisation and now on average rest in a range of 7.25% to 8.75%. Prime yields for Wellington continued to firm and are now within a range of 6.50% to 8.75%.

Supply constraints are also providing support to the industrial sector, particularly within Auckland. Developable business land in the Auckland region is limited by an "Urban Metropolitan Limit", which was imposed to promote intensification.

Due to strong expansion during the past five years, this land has been absorbed more quickly than expected, resulting in rapidly increasing land valuations as developable supply has been diminished. Indeed, the average per metre rate for industrial land five years ago was $127 per sqm, but is now $364 per sqm. As such, affordability has become a major issue in many industrial precincts, as rentals at current levels are not providing enough value for traditional industrial development models to be feasible. As a result "higher value" usages are becoming more common in many traditional industrial locations.

Institutions however, remain active in the market, due to the long-term strategy employed by such market participants. Macquarie Goodman's Highbrook Business Park in East Tamaki in particular will add significant amounts of industrial stock during the next decade. Approximately 75,000sqm of development has already taken place, and the speed of future development is likely to be enhanced by the recent completion of a new motorway link.

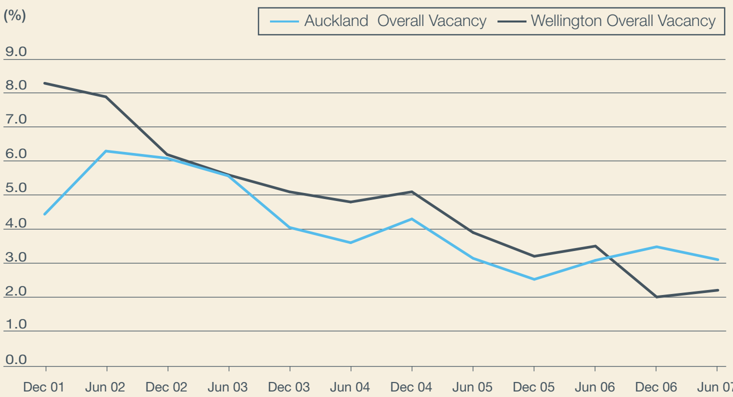
Retail – New Zealand

As the current positive economic conditions would suggest, the retail property sector continues to perform well. Vacancy within monitored locations are low, with Auckland at 2.4% and Wellington at 3.4%. As with other sectors, retail growth has been significantly above trend, with Prime properties in Auckland now attracting rentals of around $2,375 per sqm compared to approximately $1,500 per sqm in 2001. Positive retail spending and a tight labour market will continue to strengthen retailers' demand, putting competitive pressure on rents in the Prime retail market.

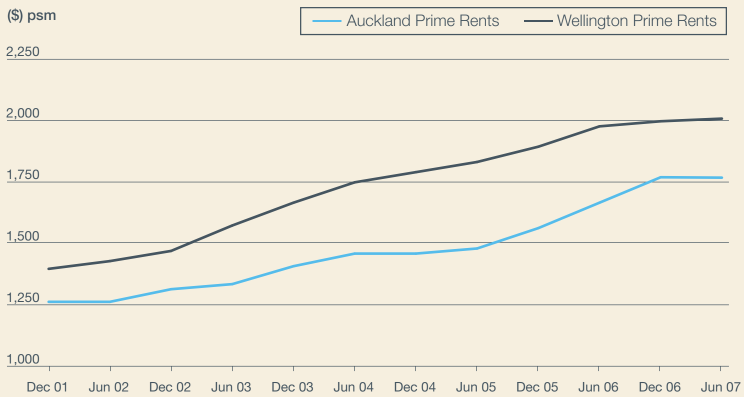
Market evidence indicates that Prime yields have firmed significantly since last year. AMP Capital investors recently purchased The Palms Shopping Centre in Christchurch for an undisclosed price. SkyCity Metro was sold conditionally for $55.1 million and Westfield have recently put Pakuranga and Glenfield Malls on the market. The increased liquidity in the market for these assets is resulting in a re-rating of valuations for such assets. Kiwi Income Property Trust's Sylvia Park was recently valued at a 6.0% cap rate compared to 7.0% the year before. Further sales evidence will provide an indication of the strength of investment demand.

However, the strong investment demand may be more subdued following the opening at Sylvia Park Stage Four of 7,000sqm this past June, the development at Westfield's Albany Centre of approximately 47,000sqm, with completion expected at year's end, and the development of Westfield's Town Centre on Hobsonville Road. The time frame for this project is not known.

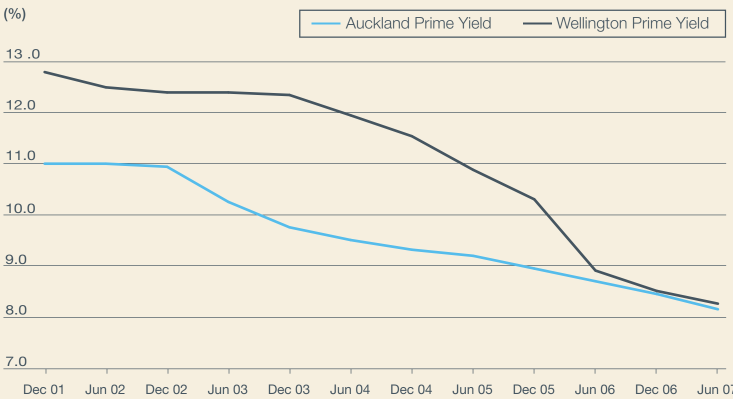
Auckland and Wellington industrial vacancy: overall



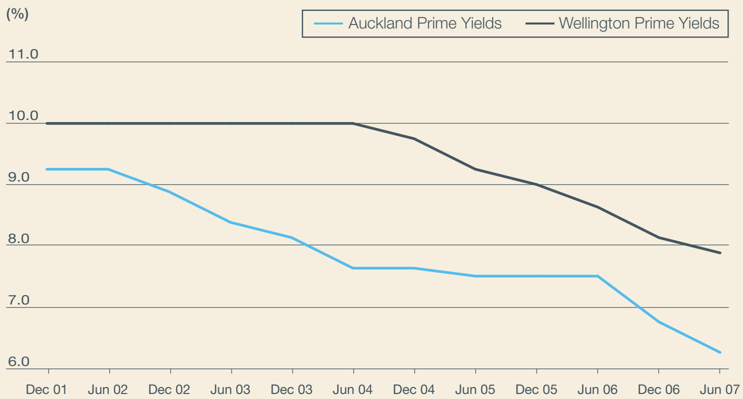
Auckland and Wellington prime retail rents



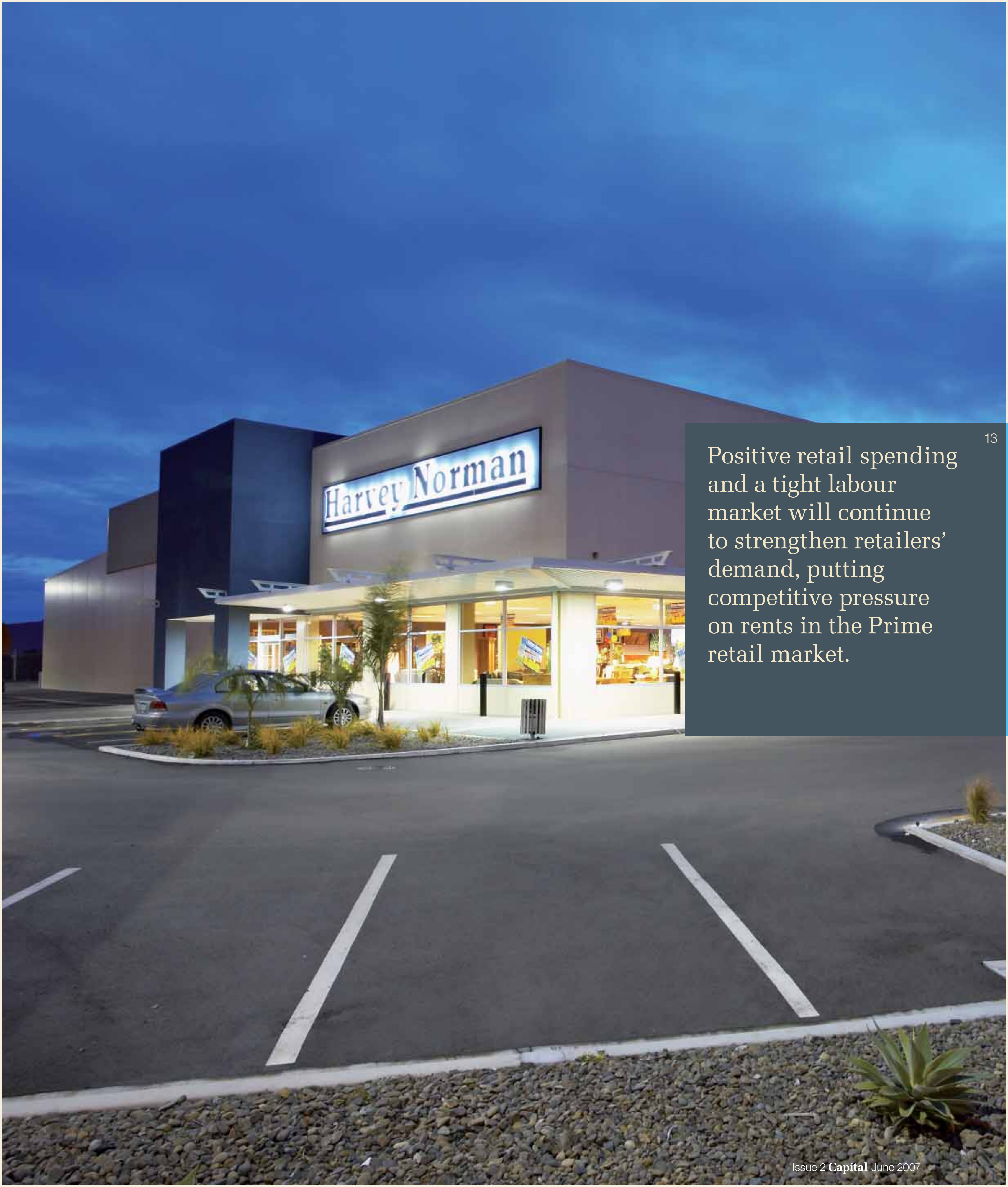
Auckland and Wellington prime industrial yields



Auckland and Wellington prime retail yields



Source: Jones Lang LaSalle



Positive retail spending and a tight labour market will continue to strengthen retailers' demand, putting competitive pressure on rents in the Prime retail market.

Multiplex Prime Property Fund

Noella Choi
Fund Manager

Fund size ($m)	724
Listed/Unlisted	Listed
Commencement date	September 2006
Income distribution (CPU)[1]	4.65
NTA per unit ($)[2]	0.76
ASX price per unit ($)[3]	0.64
Fund return since inception (%)[4]	16.7

Notes:
1 June quarter distribution annualised on a cents per unit (CPU) basis.
2 Net Tangible Asset (NTA) value per unit as at 30 June 2007. Excludes 6 cent NTA uplift arising from the May 2007 revaluation of the American Express Building.
3 Closing ASX price on 29 June 2007.
4 Internal rate of return (pre-tax) from fund inception to 30 June 2007. Past performance is no indication of likely future performance.

NTA has increased to $0.76 per unit as at 30 June 2007, an increase of 52% from NTA per unit at allotment of $0.50 in September 2006.

Fund Overview

Multiplex Prime Property Fund (ASX code MAFCA) is a listed property trust that owns a portfolio of four CBD property assets valued at $655 million, including a 50% share in the Ernst & Young Centre, Sydney; a 25% share in the Southern Cross Tower, Melbourne; Defence Plaza, Melbourne; and the American Express Building currently being developed in Sydney (forecast completion date of October 2007). The fund also owns a diversified portfolio of listed property trust securities valued at circa $69 million. Assuming the acquisition of the American Express Building at the date of this publication, the property assets of the fund provide investors with the following key fundamentals:

– high quality property portfolio – four A-grade commercial office buildings;

– diversified tenancy profile – tenants include the Victorian State Government, the Commonwealth Government of Australia, American Express and Ernst & Young;

– fixed rent reviews – 80% of property income is subject to fixed rent reviews of between 3.5% and 4.75% per annum;

– high portfolio occupancy at 99.9%;

– long term leases – weighted average lease expiry across the property portfolio of 9.1 years (by income); and

– tax deferred distributions – forecast to be 100% for the period to 30 June 2008 and possibly beyond.

Fund Objective

To deliver stable income returns and capital growth potential to investors through the quality and diversification of cash flows derived from investment assets which display strong property characteristics.

A. American Express Building
Sydney
B. Defence Plaza
Melbourne
C. Southern Cross Tower
Melbourne

Fund Update

Since the commencement of the fund in September last year, the fund has continued to deliver solid performance to its investors. It has done so by capturing the growth in performing CBD office markets such as Sydney and Melbourne, as well as maximising income potential by actively managing the property portfolio.

Over the course of the year, the fund recorded total revaluation gains of $82.4 million, which comprise $76.5 million in valuation uplifts from the property portfolio and $5.9 million in unrealised gains on the LPT portfolio.

As a result of these strong valuation gains, the net tangible asset (NTA) per unit of the fund has increased by 52% since inception, from $0.50 to $0.76 as at 30 June 2007 (excluding a further $0.06 NTA uplift from the American Express Building revaluation).

Property Update

Independent revaluations were completed for three of the fund's direct property assets during this quarter, resulting in a combined valuation uplift of $50.2 million. This uplift translates into a 13 cent (or 20.6%) increase in the NTA per unit from $0.63 as at 31 December 2006, to the current NTA of $0.76 (excluding a further $0.06 NTA uplift from the American Express Building revaluation).

The resulting gains at the Ernst & Young Centre were particularly pleasing for the fund, as the property recorded a further valuation uplift in May 2007 of $20.5 million, on the back of $23.75 million in gains already achieved following the December 2006 independent valuation completed by Savills.

A portion of the ground floor retail space at the American Express Building has been leased, increasing portfolio occupancy to 99.9% (by area). This asset is forecast to achieve full practical completion in October 2007. Base building works are 95% complete as at 30 June 2007, with fitout works continuing over the next few months.

In June this year, the fund achieved a successful resolution to the 1 July 2005 market rent review at Defence Plaza. The independent valuer determined a gross market rent of $325 per sqm, $15 per sqm above the passing rental paid at the time. As a result, the fund received an additional $300,000 income for FY06 and FY07. A market rent review is again due for 1 July 2007.

A fixed review of 3.9% was completed over the Victorian State Government (Department of Infrastructure) lease at the Southern Cross Tower on 1 July 2007. This lease covers 25,910 sqm and represents approximately 14% of the portfolio

LPT Portfolio

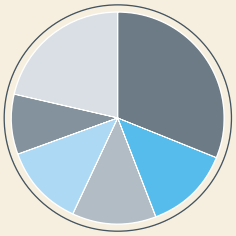
Management of the LPT portfolio was outsourced to SG Hiscock & Company during the quarter. SG Hiscock is a boutique investment manager who manages over $1.5 billion in listed property securities and has $3.3 billion in total funds under management. The appointment of SG Hiscock allows the fund's management team to focus on the portfolio management of the direct property assets within the fund. As the LPT portfolio management fee is being paid from the fund's current MER, no extra costs are attributable to the fund's unitholders.

The LPT portfolio closed at the end of the year with a market value of $68.9 million, delivering a $5.9 million or 9.4% unrealised gain on cost.

During the period, the portfolio reached highs of over $70 million before falling back to its current value. Rising interest rates have been the main contributor to the declining performance of the LPT index in the last quarter.

Top 5 managers by funds invested

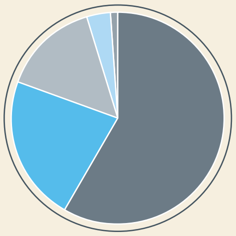
31.2%	Macquarie
13.1%	APN
12.7%	Rubicon
12.6%	Centro
9.2%	Mirvac
21.2%	Other



Other managers include Abacus, Challenger, ING, Reckson and Valad.

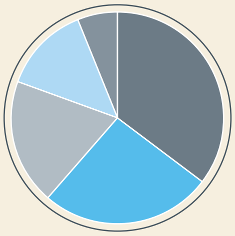
Geographic diversification

58.4%	United States
22.3%	Europe
14.8%	Australia
3.5%	Japan
1.0%	New Zealand



Sector diversification

35.3%	Retail
26.2%	Office
19.2%	Industrial
13.2%	Diversified
6.1%	Other



Summary of independent valuations completed during the period

Property	Valuation date	Current valuation ($m)	Current cap rate (%)	Previous valuation ($m)	Previous cap rate (%)
Ernst & Young Centre*	May 07	300.5	5.75	280.0	6.00
Defence Plaza	June 07	80.0	7.25	67.0	7.75
American Express Building**	May 07	142.0	5.63	125.3	6.25

* Fund's 50% share.

** The impact of the $0.06 uplift in net tangible assets per unit arising from the revaluation of this asset is expected to be recorded in the 2008 financial year upon full practical completion and commencement of the American Express Building lease.

Independent revaluations were completed for three of the fund's direct property assets, resulting in a combined valuation uplift of $50.2 million.

Portfolio occupancy now at 99.9%, up from 97% at fund inception.

Ernst & Young Centre and 50 Goulburn Street, Sydney
Ernst & Young Centre comprises 35 levels of office space with average floor plates of approximately 1,800sqm. The tower sits above a two-storey lobby containing a café and concierge. 50 Goulburn Street is located alongside with five podium style office levels. Both buildings are above extensive basement parking, storage facilities and World Square shopping centre.

Property details

Ownership	50%
Net lettable area (whole building)	67,998sqm
Occupancy	100%
Weighted Average Lease Expiry (years)	8.0

Major tenant

Tenant	Ernst & Young
Net lettable area	37,057sqm
Lease expiry	December 2016

Valuation details

Valuation (50%)	$300.5 million
Valuation date	31 May 2007

Southern Cross Tower, Melbourne
Southern Cross Tower is an A-grade, 37-level office tower situated at 121 Exhibition Street. The building is designed around a central core, having good natural light at all levels and excellent views of Melbourne from the mid and high rise floors.

Property details

Ownership	25%
Net lettable area (whole building)	79,326sqm
Occupancy	100%
Weighted Average Lease Expiry (years)	13.9

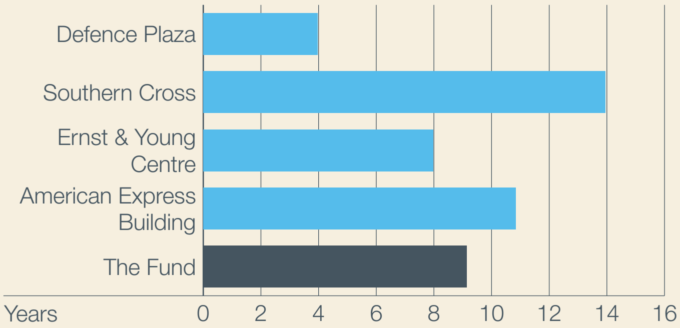
Major tenants

Tenant	Victorian State Government – Foundation lease
Net lettable area	51,584sqm
Lease expiry	April 2021
Tenant	Victorian State Government – Department of Infrastructure lease
Net lettable area	25,910sqm
Lease expiry	June 2022

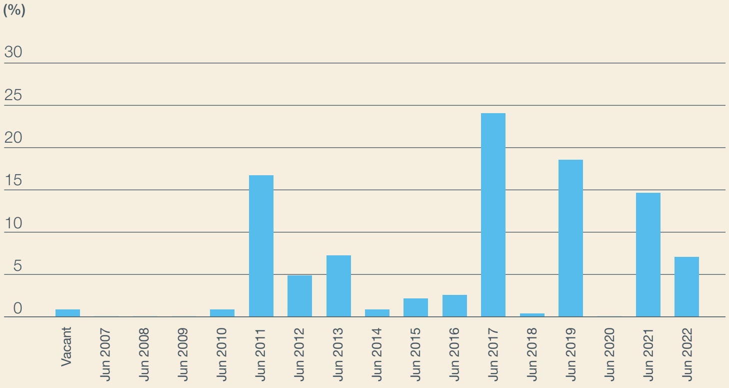
Valuation details

Valuation (25%)	$132.5 million
Valuation date	31 December 2006

Weighted average lease term (by income)



Lease expiry profile (by income)



Defence Plaza, Melbourne

The property comprises a modern A-grade commercial office building which was completed in 1990. The building is situated on the western fringe of the Melbourne CBD within the "Spencer" precinct, with the main entrance being from Bourke Street. It offers a ground level café, amenities and office accommodation with a further nine upper levels of office accommodation.

Property details

Ownership	100%
Net lettable area (whole building)	19,087sqm
Occupancy	100%
Weighted Average Lease Expiry (years)	4.0

Major tenant

Tenant	Commonwealth Government of Australia
Net lettable area	18,792sqm
Lease expiry	June 2011

Valuation details

Valuation (100%)	$80 million
Valuation date	30 June 2007

American Express Building, Sydney

The property will comprise an 11-storey A-grade commercial office tower with ground floor retail accommodation. The building is located within the western corridor precinct of Sydney's CBD in an area commonly known as King Street Wharf. The AMEX Building has been designed to incorporate sustainable development features and is set to achieve a 4.5 star ABGR rating and a 4 star Greenstar rating upon completion.

Property details

Ownership	100%
Net lettable area (whole building)	14,954sqm
Occupancy	98%
Weighted Average Lease Expiry (years)	10.8

Major tenant

Tenant	American Express
Net lettable area	14,492sqm
Lease expiry	December 2018

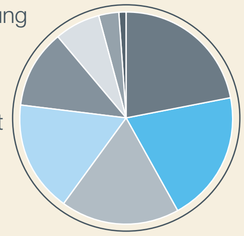
Valuation details

Valuation (100%)*	$142.0 million
Valuation date	31 May 2007

* Upon completion.

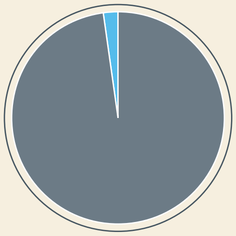
Tenancy mix (by income)

- 22.0% Ernst & Young
- 20.0% American Express
- 18.0% State Government
- 17.0% Cwlth of Australia
- 12.0% Other
- 7.0% AAPT
- 3.0% Austereo
- 1.0% Vacant



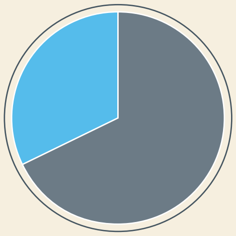
Sector diversification (by area)

- 98.0% Commercial
- 2.0% Retail

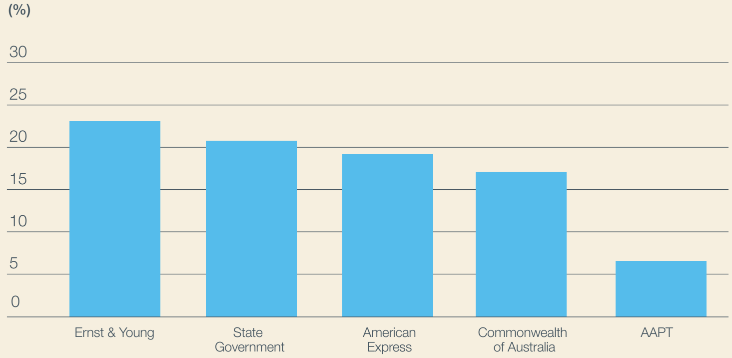


Geographic diversification (by value)

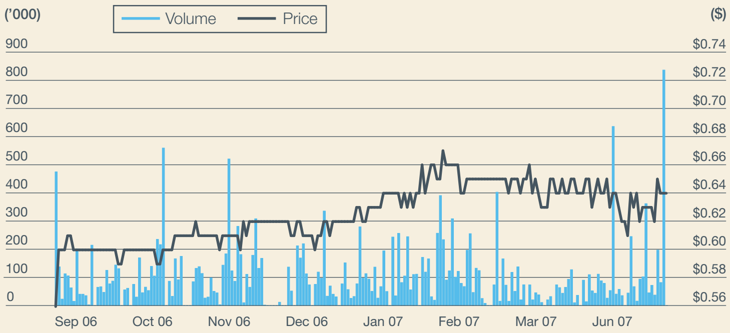
- 68.0% Sydney
- 32.0% Melbourne



Top 5 tenant exposure (by income)



Unit price/volume chart



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Multiplex European Property Fund

David Newling
Fund Manager

Fund size ($m)	626[2]
Listed/Unlisted	Listed
Commencement date	27 June 2007
ASX listing date	3 July 2007
Income distribution (CPU)[1]	n/a
NTA per unit ($)[2]	0.96
ASX price per unit ($)[3]	0.99
Fund return since inception (%)[1]	n/a

Notes:
1 The first distribution period will be from allotment of units to 30 September 2007.
2 As at allotment date as disclosed in the fund's PDS.
3 Closing price of the fund's units on the ASX Listing Date. Past performance is no indication of likely future performance.

Fund Overview
Multiplex European Property Fund (ASX code MUE) is an ASX listed property trust with a 94.9% interest in 67 properties located throughout Germany.

The 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.

Fund Update
The June quarter provided significant highlights for the fund: closing its capital raising oversubscribed and culminating in the fund's units being listed on the ASX official list on 3 July 2007. The fund is employing its active asset management strategy on the Initial Properties and continues to review future investment opportunities.

The fund closed its capital raising oversubscribed, culminating in the fund's units being listed on the ASX official list on 3 July 2007.

The fund has received ASX waivers from its financial reporting obligations for the period ending 30 June 2007 (allotment date being 27 June 2007). Accordingly, there are no financial statements for the fund currently available to investors. The fund's first financial statements will be prepared for the period from allotment date to 31 December 2007. The fund's first distribution to unitholders will be for the period from allotment to 30 September 2007 as disclosed in the fund's Product Disclosure Statement (PDS).

Investment Strategy
While the Initial Properties are located within Germany, the fund will continue to look for investment properties both within Germany and across Europe to further diversify the assets of the fund. New investment opportunities may be considered if they are expected to deliver appropriate returns to unitholders.

The focus will be on assets within the retail, office and industrial asset classes but the fund may make investments outside these sectors in alternative asset classes such as the residential, health and hospitality sectors.

The fund will target countries which have a legal structure that provides certainty as to legal title as well as economic fundamentals that support property investment. In addition to Germany, the primary focus of the fund will be Euro-zone countries such as France, Italy, Spain and Belgium.

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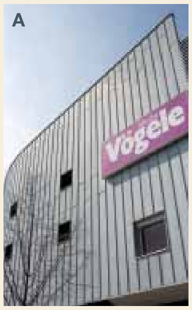


A. Promart
Gotha, Germany

Key Features

European mandate with a weighting to retail assets
The fund has a mandate to invest across Europe in all main property asset classes. The fund intends, over the medium to longer term, to maintain a minimum weighting of 45% (of fund assets) towards the retail sector, with the remaining fund assets to be primarily invested in office and industrial property sectors. Over the medium to longer term, no greater than 20% of fund assets may be invested in alternative asset classes such as the residential, health and hospitality sectors.

Strong and secure rental income plus high occupancy rate*
Greater than 75% of rental income from the Initial Properties is earned from national tenants, with Germany's largest supermarket chain operator, EDEKA, currently accounting for 27% of the rental income earned. The occupancy rate of the properties is 98.4% (by estimated rental value) with a weighted average lease term to expiry of 9.8 years (by income).

Rental growth*
A large majority of rent reviews within the leases are indexed to German CPI by an agreed formula which results in rents increasing between 60% and 100% of the cumulative CPI change each time the cumulative CPI increases by 10% from lease commencement or last rent review. This rent review structure is common throughout many German property leases.

Modern portfolio
90% of the initial properties (by value) have been constructed or redeveloped since 1997. The initial properties are therefore expected to have low capital expenditure requirements during the forecast period through until 30 June 2009.

Alignment of interests
Following allotment, Multiplex Property Trust (MPT) had an interest of 20.15% in the equity of the fund and Multiplex Acumen Property Fund (MPF) had an interest of 5.16%. The MPT holding is in line with Multiplex Group's current strategy of maintaining a core holding in the funds it manages of circa 20% to 30% of fund equity, thereby representing a strong alignment of interest between Multiplex Group and investors.

* As at date of PDS, 20 April 2007.

Fund snapshot

Book value of initial properties	€355.0 million ($599 million)
Independent valuation	€363.6 million ($614 million)
Portfolio occupancy	98.4%
Distributions	Quarterly

Forecast returns[1]

	Allotment date to 30 June 2008	Year ending 30 June 2009
Cash distribution per Unit (cents)	8.5	8.7
Cash distribution yield (%)	8.5*	8.7
Tax deferred component (%)	65	69

* Annualised.

Note:

1 All figures are forecasts only and are subject to assumptions and risks disclosed in the Product Disclosure Statement.

High occupancy with long Weighted Average Lease Expiry (WALE)

Description	Occupancy	Major tenants	WALE by Income (years)
55 retail properties comprising: – discount supermarkets – full supply supermarkets – DIY markets	97.4	EDEKA, Hornbach, Rewe	9.7
6 nursing homes	100.0	Kursana, Phönix	14.5
3 logistic/warehouses	100.0	Spicers, TNT	6.4
3 offices	99.2	State of Nord Rhine – Westphalia	4.9
Total portfolio	**98.4**		**9.8**

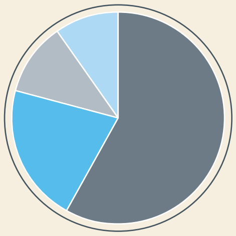
The fund identified Germany as the foundation market due to its position as the world's third largest economy.

A. TNT Logistics
Hallbergmoos, Germany

B. Netto Supermarket
Artern, Germany

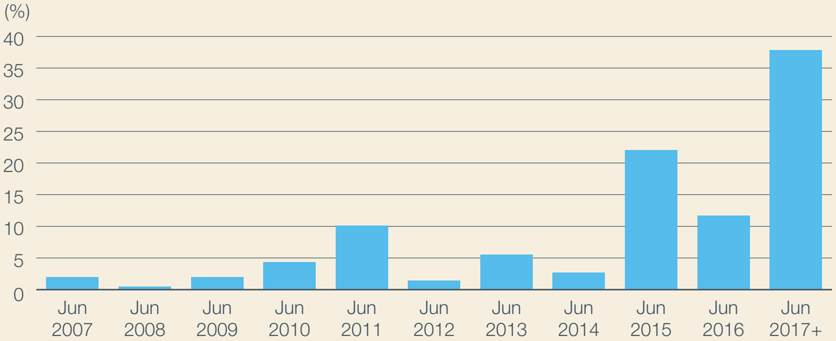
Sector diversification*

- 58.3% Retail
- 20.9% Nursing homes
- 11.1% Office
- 9.7% Logistics



* Calculated on the value of properties.

Lease expiry profile (by income)



Initial Property Locations


BÜROZENTRUM

Multiplex Acumen Property Fund

Fund size ($m)	402
Listed/Unlisted	Listed
Commencement date	July 2003
Income distribution (CPU)[1]	10.8
NTA per unit ($)[2]	1.43
ASX price per unit [3]	1.31
Fund return since inception (%)[4]	16.7

Notes:
1 June quarter distribution annualised on a cents per unit (CPU) basis.
2 Net Tangible Asset (NTA) value per unit as at 30 June 2007.
3 Closing ASX price on 29 June 2007.
4 Internal rate of return (pre-tax) from fund inception to 30 June 2007. Past performance is no indication of likely future performance.

Fund Overview
Multiplex Acumen Property Fund (ASX code MPF) is a listed property securities fund with a targeted 80/20 respective allocation to unlisted and listed property securities. The fund is strongly diversified across asset class, property sector, geographic location and manager.

At the end of the June 2007 quarter, the fund and its controlled entities had total assets of approximately $402 million spread over an investment portfolio of 61 different property security investments managed by 27 experienced managers. The portfolio provides indirect ownership of over 3,000 underlying property assets that reflect an average unexpired lease term to expiry of approximately six years. In line with its strict investment strategy and conservative management style, interest rates are fixed on 90% of debt

The portfolio provides indirect ownership of over 3,000 underlying property assets that reflect an average unexpired lease term to expiry of approximately six years.

at an interest rate of 6.9% for an average term of 3.9 years.

Fund Objectives and Strategies
The primary objectives of the fund are to provide investors with:

– secure income distributions with tax benefits;

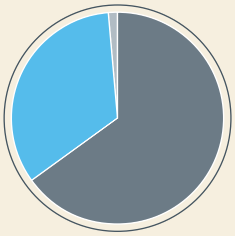
– a moderate level of capital growth; and

– a low level of unit price volatility.

As an asset class, direct or unlisted property is characterised by stronger returns, lower volatility and a high level of tax advantaged distributions relative to general equities and listed property trusts. In addition to providing these benefits to unitholders, the fund reduces risk by holding a strongly diversified portfolio of investments managed by a number of quality underlying property fund managers, and provides strong liquidity via its ASX listing. Further, the fund's size and track record enable it to earn additional wholesale fee and brokerage income on its unlisted investments, which is then available to be paid to fund unitholders.

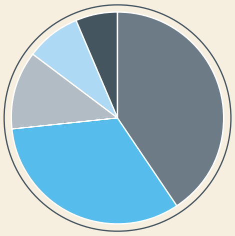
Asset diversification

74.5% Unlisted property
24.5% Listed property
1.0% Cash



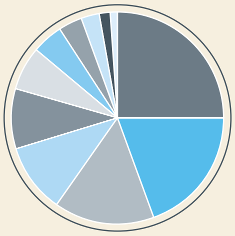
Sector diversification*

40.6% Office
32.8% Retail
11.9% Industrial
8.5% Other
6.2% Development



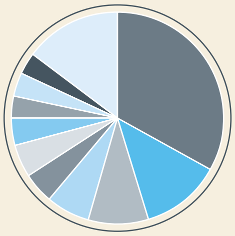
Geographic diversification*

25.2% New South Wales
19.4% New Zealand
15.3% Europe
10.4% Queensland
9.2% Victoria
6.8% Western Australia
4.7% United States
3.6% Tasmania
2.8% South Australia
1.7% Australian Capital Territory
0.9% Asia



Manager diversification*

33.3% Multiplex Capital
12.2% Investa
9.0% APN
6.7% Westpac
4.9% Orchard
4.8% Centro
4.1% DBRREEF
3.6% Cromwell
3.5% Pengana Credo
3.3% Mirvac
14.6% Other



Other managers include Macquarie MAB, Galileo, Australand, Colonial First State, St Hilliers, ING, Rimcorp, Valad, Austock, FKP, Rubicon, Stockland, Charter Hall, Aspen, Challenger and Reckson.

* As at 30 June 2007, by income.

Fund Update

At the end of the June 2007 quarter, the fund's investment and capital management strategies had produced an even more diversified portfolio and put the fund in a strong financial position.

At 30 June 2007, the property investment portfolio was valued at $381 million, up 30% on the previous year due to the revaluation of underlying property assets as well as new investments. As a result, the fund's NTA per unit increased 21% over the 12 months to $1.43.

Following an increase in distribution in the March 2007 quarter, which is the sixth straight increase since the fund listed in July 2003, the June quarter distribution for the fund unitholders was maintained at 10.80 cents per unit (annualised). Realised earnings (excluding unrealised gain on investment portfolio) were $13.1 million and are available to be paid to fund unitholders.

In the June quarter, the fund and its controlled entities made the following substantial investments:

– $10.4 million in the Pengana Credo European Property Trust;

– $5.0 million in the Charter Hall Diversified Property Fund; and

– $3.0 million in a portfolio of 19 listed property trusts.

The above investments were funded by debt and from the issue of income units in the recently launched Multiplex Property Income Fund.

A. South City Shopping Centre Multiplex New Zealand Property Fund

B. O'Connor Warehouse Facility Westpac Diversified Property Fund

C. Toom Baumarkt Hagen Pengana Credo European Property Trust

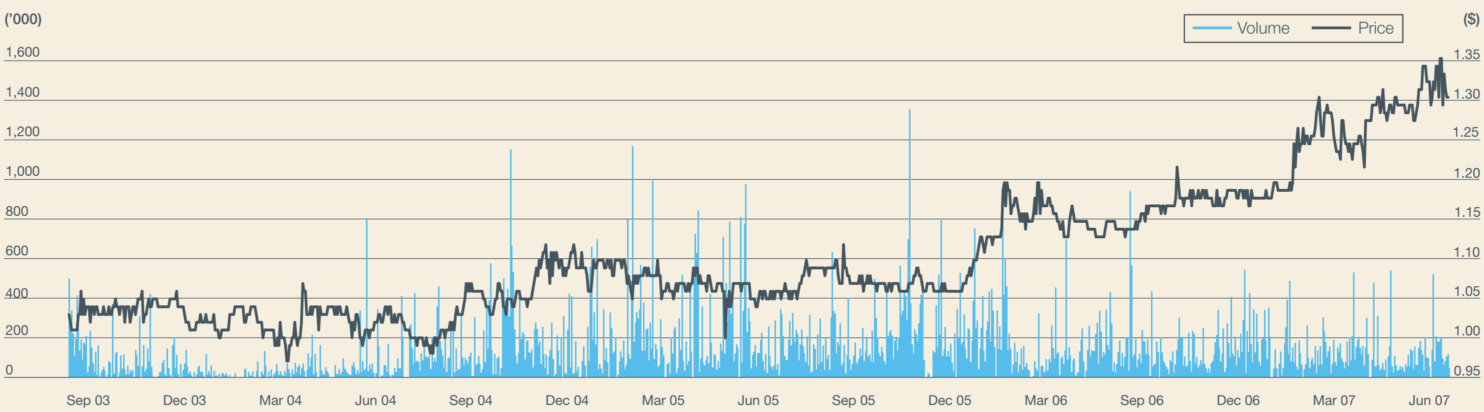
New investments for the fund's portfolio included Pengana Credo European Property Trust, Charter Hall Diversified Property Fund and a portfolio of 19 listed property trusts.

A

B

C

ASX trading performance (from listing to 30 June 2007)



Investment Portfolio

	Manager	Investment allocation (%)	Value at market ($m)	Number of properties[1]
Unlisted Property Funds				
Abbotsford Property Trust	DBRREEF	0.2	0.6	1
APN National Storage Property Trust	APN	0.5	1.7	44
APN Regional Property Fund	APN	0.9	3.4	5
APN UKA Poland Retail Fund	APN/UKA	1.2	4.5	1
APN UKA Vienna Retail Fund	APN/UKA	1.0	3.6	1
Austock Childcare Fund	Austock	0.3	1.2	31
Centro MCS 21	Centro	2.9	10.8	1
Centro MCS 22	Centro	0.4	1.4	1
Centro MCS 28	Centro	0.8	2.9	2
FKP Core Plus Fund	FKP	0.4	1.3	7
Gordon Property Trust	DBRREEF	1.1	3.9	1
ING Real Estate Direct Office Fund	ING	1.3	4.7	1
Investa Diversified Office Fund	Investa	9.0	33.0	12
Investa Fifth Commercial Trust	Investa	3.4	12.4	4
Investa First Industrial Trust	Investa	0.4	1.6	5
Investa Fourth Commercial Trust	Investa	0.0	0.0	2
Investa Second Industrial Trust	Investa	0.5	1.9	4
MAB Diversified Property Trust	MAB	1.4	5.1	11
Mirvac Industrial Fund	Mirvac	0.2	0.9	2
Mirvac Retail Portfolio	Mirvac	1.1	4.1	6
Multiplex Development and Opportunity Fund	Multiplex	2.6	9.6	16
Multiplex New Zealand Property Fund	Multiplex	19.9	72.9[2]	39
Multiplex Property Income Fund	Multiplex	8.6	31.8	1085[3]
Northgate Property Trust	DBRREEF	4.1	14.9	1
Pengana Credo European Property Trust	Pengana Credo	2.6	9.4	29
Rimcorp Property Trust #3	Rimcorp	0.2	0.7	2
St Hilliers Enhanced Property Fund #2	St Hilliers	0.5	1.8	2
Stockland Direct Retail Trust No 1	Stockland	0.4	1.5	4
The Child Care Property Fund	Orchard	0.9	3.4	183
The Essential Health Care Trust	Orchard	2.2	8.1	11
Westpac Diversified Property Fund	Westpac	5.5	20.3	10
Unlisted Property Securities Total		**74.5**	**273.4**	**1,524**
Listed Property Securities Total		**24.5**	**89.9**[4]	**1,615**
Cash		**1.0**	**3.7**	
Total Portfolio		**100.0**	**367.0**	**3,139**

Notes:

1 Last stated or Manager estimate.

2 Equity accounting value is $73.1 million.

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 above. MPF owns 100% of ordinary equity in MPIF.

4 Excludes deferred settlement of $8.7 million for the fund's investment in MAFCA (which is the present value of final call of $0.40 per unit in June 2011).

The property investment portfolio was valued at $381 million, up 30% on previous year.

Multiplex New Zealand Property Fund

Christopher Sutton
Fund Manager

Fund size (A$m)	900.0
Listed/Unlisted	Unlisted
Commencement date	September 2004
Income distribution (CPU)[1]	9.5
NTA per unit (A$)[2]	1.41
Fund return since inception (%)[3]	22.9

Notes:
1 Distributions for year to 30 June 2007.
2 Net Tangible Asset (NTA) value per unit as at 30 June 2007.
3 Internal rate of return (pre-tax) from fund inception to 30 June 2007. Past performance is no indication of likely future performance.

Fund Overview

Multiplex New Zealand Property Fund is an Australian unlisted investment vehicle 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 spread throughout New Zealand's North and South Islands.

Fund Objective and Strategy

The fund's objective is to maximise unitholder value by providing strong tax deferred income returns, with the potential for capital growth over the initial seven-year term of the fund. The fund may acquire further property assets which are well located, have strong tenant covenants and provide investors with secure returns.

The fund has had an exceptional year with a total investor return of 27.6% for the 12 months to 30 June 2007.

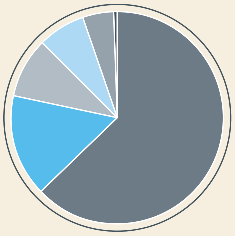
Fund Update

The June quarter provided the following significant highlights for the fund:

- Total investor return for the 12 months to 30 June 2007 was 27.6%.
- Conservation House and 143 Willis Street, Wellington settled on 30 May 2007 following completion of refurbishment works. This provided an immediate uplift to the fund of $1.9 million.
- Valley Mega Centre – Stage 2, New Plymouth was purchased on 7 May 2007 for $7.5 million. This will provide the fund further scope to expand the existing successful Valley Mega Centre, Bulky Goods retail centre.
- An option on the IRD Centre, Upper Hutt was not exercised and the property was sold back to the original vendor at $4.3 million. This transaction settled on 1 June 2007.
- Telco Building, Auckland was exchanged for sale at $19.1 million (NZ$21.1 million) which is a premium to valuation of $1.6 million. Settlement is expected on 5 July 2007.
- Farmers Car Parks, Auckland were exchanged for sale at $1.8 million (NZ$1.95 million) which is a premium to valuation of $0.4 million. Settlement is expected on 5 July 2007.

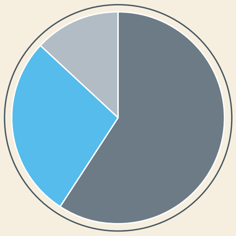
Geographic diversification

- 63.0% Auckland
- 15.5% Wellington
- 9.1% Provincial
- 7.2% Christchurch
- 4.7% New Plymouth
- 0.5% Hamilton



Sector diversification

- 59.2% Office
- 28.0% Retail
- 12.8% Industrial



Fund Performance

Distribution payments

The June quarterly distribution was 2.3685 cents per unit and delivered an annualised return of 9.5% to the fund's original investors who acquired units at $1.00 per unit. Investors entering at a unit price of $1.07 received an annualised return of 8.88%.

Fund performance

The investor total return for the 12 months to 30 June 2007 was 27.6% with an internal rate of return (pre-tax) from fund inception to 30 June 2007 of 22.9% for $1.00 invested.

The 39 properties within the fund have a Weighted Average Lease Expiry (WALE) of 7.2 years and overall the portfolio has a current vacancy of only 0.15%.

Fourth stage properties

The last two fourth stage properties – Conservation House and 143 Willis Street, Wellington – were settled following completion of refurbishment works for $51.4 million (NZ$56.7 million). This provided an immediate uplift of $1.9 million due to revaluations during the extended purchase period.

Valley Mega Centre – Stage 2, New Plymouth

An additional 2.43 hectare parcel of land was purchased on 7 May 2007 for $7.5 million. The purchase incorporates an existing building rented to Vehicle Testing New Zealand and the fund is in advanced negotiations with a major supermarket chain to anchor over 66% of the proposed Stage 2 buildings.

Property Portfolio

Property	Stage	Locality	Sector	Cap rate (%)	Purchase price (NZ$)	Current valuation[1] (NZ$)	Current valuation[1] (A$)	Percentage of portfolio (%)
Office and Car Park								
ASB Bank Centre	First	Auckland	Office	7.3	113.9	141.4	128.3	15.3
12 Whitaker Place	Second	Auckland	Office	–	0.7	0.9	0.8	0.1
AIA Building	Second	Auckland	Office	8.2	24.6	30.0	27.2	3.3
Gen-i Tower	Second	Auckland	Office	8.0	63.7	81.5	73.9	8.8
SAP Building	Second	Auckland	Office	8.3	19.4	21.8	19.7	2.4
Telecom House	Second	Auckland	Office	8.3	55.5	63.0	57.1	6.8
The Plaza	Second	Auckland	Office	8.4	10.5	13.0	11.8	1.4
Uniservices House	Second	Auckland	Office	8.4	17.5	20.7	18.8	2.3
University Building	Second	Auckland	Office	8.4	9.6	12.1	11.0	1.3
ANZ Business Centre	Fourth	Auckland	Office	7.8	26.7	27.5	24.9	3.0
Conservation House	Fourth	Wellington	Office	7.5	37.7	41.0	37.2	4.4
EDS House	Fourth	Wellington	Office	7.5	26.1	33.0	29.9	3.6
New Zealand Police[2]	Fourth	Wellington	Office	7.3	35.5	42.8	38.8	4.6
143 Willis Street	Fourth	Wellington	Office	7.8	19.0	17.8	16.1	1.9
Subtotal					**460.4**	**546.4**	**495.5**	**59.2**
Retail								
Countdown Botany	First	Auckland	Retail	6.5	14.8	19.4	17.6	2.1
Countdown Lynfield	First	Auckland	Retail	6.8	12.1	17.8	16.1	1.9
Countdown Porirua	First	Wellington	Retail	7.3	6.5	8.4	7.6	0.9
Foodtown Hamilton[3]	First	Hamilton	Retail	8.0	2.8	4.1	3.7	0.4
Woolworths Papakura	First	Auckland	Retail	7.5	3.9	5.7	5.2	0.6
Woolworths Grey Lynn	First	Auckland	Retail	6.8	8.7	12.7	11.5	1.4
Countdown Oamaru	Third	Provincial	Retail	7.3	3.7	4.4	4.0	0.5
Foodtown Pukekohe	Third	Provincial	Retail	7.0	8.2	9.7	8.8	1.0
Howick Shopping Centre	Third	Auckland	Retail	6.5	10.7	14.2	12.9	1.5
Woolworths Dargaville	Third	Provincial	Retail	7.0	5.2	5.7	5.2	0.6
Woolworths Invercargill	Third	Provincial	Retail	7.5	3.6	4.1	3.8	0.4
Woolworths Marton	Third	Provincial	Retail	7.0	1.4	1.8	1.6	0.2
Woolworths New Plymouth	Third	New Plymouth	Retail	7.0	7.5	8.8	8.0	1.0
Woolworths Paeroa	Third	Provincial	Retail	7.8	2.9	3.3	3.0	0.4
Woolworths Putararu	Third	Provincial	Retail	7.8	2.5	2.8	2.5	0.3
Woolworths Te Awamutu	Third	Provincial	Retail	7.3	5.5	6.1	5.5	0.7
Woolworths Wanganui[3]	Third	Provincial	Retail	7.8	4.2	3.7	3.4	0.4
South City Shopping Centre	Fourth	Christchurch	Retail	7.8	40.0	44.0	39.9	4.8
573–579 Colombo Street[4]	Fourth	Christchurch	Retail	8.5	–	4.6	4.2	0.5
The Hub	Fourth	Whakatane	Retail	7.8	43.3	42.8	38.8	4.6
Valley Mega Centre Stage 1	Fourth	New Plymouth	Retail	7.4	24.1	26.6	24.1	2.9
Valley Mega Centre Stage 2	Fourth	New Plymouth	Retail	–	8.3	8.3	7.5	0.9
Subtotal					**219.9**	**258.9**	**234.9**	**28.0**
Industrial								
Christchurch Distribution Centre[5]	First	Christchurch	Industrial	8.0	15.4	18.0	16.3	2.0
Mangere Distribution Centre[5]	First	Auckland	Industrial	7.8	55.5	74.2	67.3	8.0
Wiri Distribution Centre[3, 5]	First	Auckland	Industrial	9.8	20.5	25.5	23.1	2.8
Subtotal					**91.4**	**117.7**	**106.7**	**12.8**
Total					**771.7**	**923.0**	**837.1**	**100.0**

Notes:

1 The current valuations (excluding the industrial properties) are based upon Colliers International figures provided as at 1 March 2007.

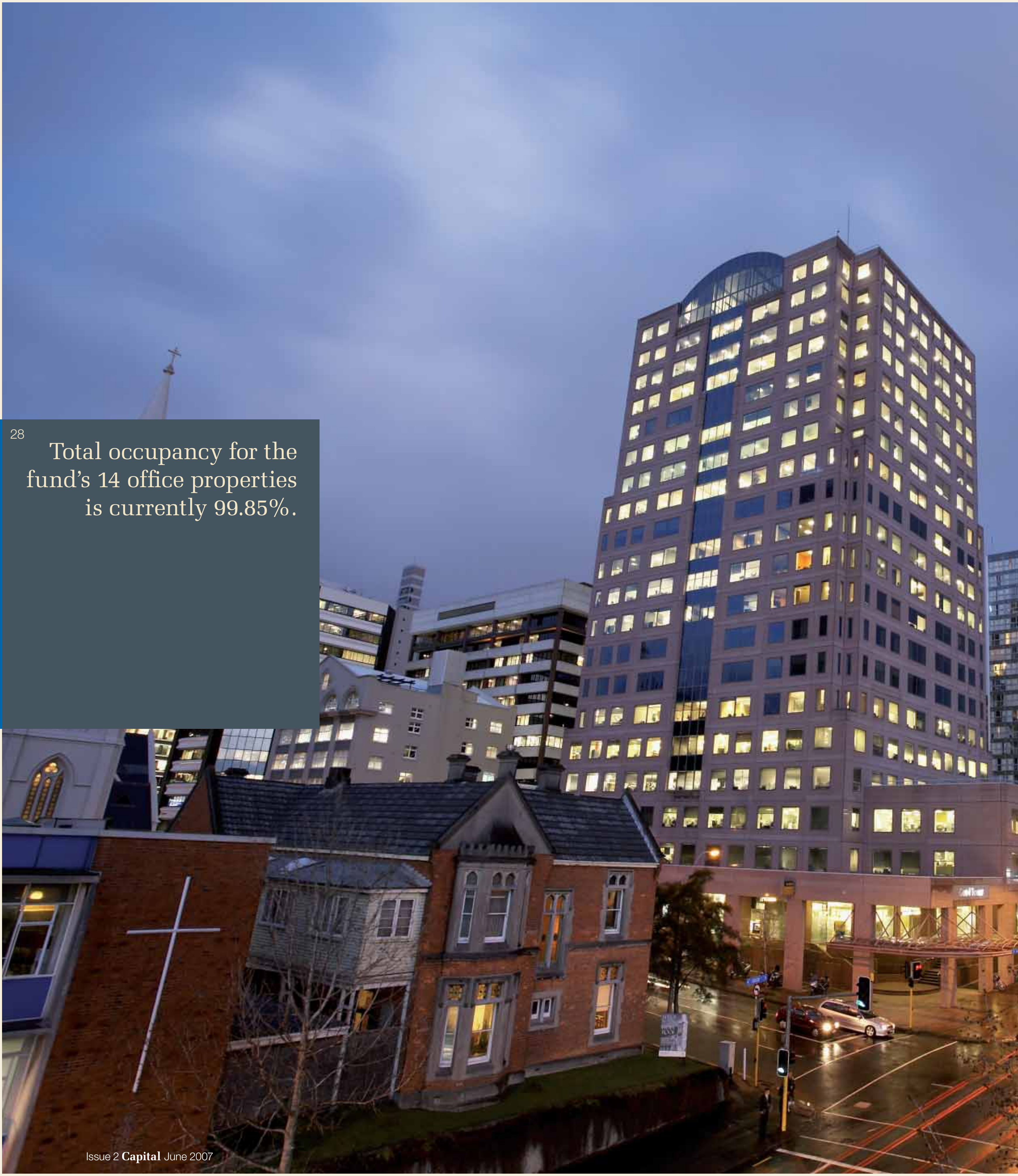
2 NZ Police – 180 Molesworth Street includes air rights.

3 Leasehold properties.

4 Purchased with the South City Shopping Centre.

5 The current valuations of the three industrial properties are based upon Colliers International figures provided as at 30 June 2006.

Total occupancy for the fund's 14 office properties is currently 99.85%.



A. Gen-i Tower
Auckland

B. ANZ Business Centre
Auckland

Office

Ten of the fund's office properties are situated within Auckland with a further four office properties located in Wellington. Occupancy of the office portfolio is 99.85%, equating to a vacancy of just 235sqm in a portfolio of 152,480sqm of Net Lettable Area (NLA). Of the leased office space, 933sqm of NLA is subject to a two-year vendor underwrite, thus the committed or leased occupancy is 99.23%.

The fund continues to enjoy a diverse tenant base with major corporate and government institutions, including Telecom NZ, ASB Bank, University of Auckland, the Inland Revenue Department (IRD), NZ Police, EDS and the Department of Conservation, accounting for approximately 67% of office income and 40% of total fund income.

Industrial Update

The industrial portfolio now comprises three properties after the sale of the IRD Centre in Upper Hutt. The industrial portfolio is fully leased to Woolworths for 15 to 20 years and provides 113,672sqm of Gross Lettable Area (GLA) with a WALE of 15.4 years and represents 12.8% of the fund's portfolio by value.

Retail Update

The retail portfolio comprises 17 supermarkets that are all leased by Woolworths and are geographically diversified across New Zealand's North and South Islands, providing an NLA of approximately 54,700sqm. The portfolio also includes a shopping centre in Christchurch (NLA of 17,400sqm) and two regional Bulky Goods centres in New Plymouth (Valley Mega Centre – NLA of 11,600sqm) and Whakatane (The Hub – NLA of 26,400sqm). Following completion of Stage 2 of the Valley Mega Centre Bulky Goods Centre, the retail NLA will increase by a further 7,500sqm.

The NLA of the retail portfolio is currently 111,464sqm across 22 properties with a WALE of 8.7 years. This represents 28% of the fund's portfolio by value.

Other Information

- The Manager made a $5 million liquidity facility available to fund unitholders in September 2006. Although the facility is now closed, an annual $5 million liquidity facility will be made available again in September 2007 and each year thereafter until September 2011, up to a maximum of $20 million.
- The fund has a Dividend Reinvestment Plan (DRP) where up to 100% of distributions can be reinvested in the form of additional units at a 5% discount to the current unit price.

  Further information on the DRP can be found at www.multiplexcapital.biz

The retail portfolio comprises 17 supermarkets geographically diversified across New Zealand.

Multiplex Development and Opportunity Fund

Emma Hunt
Fund Manager

Fund size ($m)	158.8
Listed/Unlisted	Unlisted
Commencement date	April 2002
Income distribution (CPU)[1]	15.19
NAV per unit ($)[2]	1.01
Fund return since inception (%)[3]	14.4

Notes:

1 June quarter distribution annualised on a cents per unit (CPU) basis.

2 Net Asset Value (NAV) per unit as at 30 June 2007.

3 Internal rate of return (pre-tax) from fund inception to 30 June 2007. Past performance is no indication of likely future performance.

Fund Overview

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

Fund Objective and Strategy

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

Multiplex Development and Opportunity Fund recently purchased 95.5 hectares of land at Henley Brook, Perth.

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

Fund Update

The fund continues to increase its exposure to broadacre land in the “growth corridor” to the north-east of the Perth CBD with the purchase of 95.5 hectares of land at Henley Brook. The property will be developed as a staged master-planned community of up to 1,265 residential housing lots.

The fund’s significant return to unitholders for the June quarter was due to:

– the successful close out of its investment in the Esplanade in Nedlands, Perth, realising a 20% per annum return over the 24-month investment period; and

– the fund receiving a $0.14 per share dividend from its investment in Multiplex Acumen Vale Syndicate.

The fund is investigating numerous other investment opportunities, which if deemed to meet the fund’s minimum investment requirements will be presented to the Board for consideration.

Other Information

Change of responsible entity

Following the notification to the fund investors dated 21 June 2007 of the proposed change of responsible entity from Multiplex Capital Investments Limited to Multiplex Capital Management Limited, Multiplex Capital Management Limited has been successfully appointed as responsible entity for the fund with effect from 13 July 2007. The fund unit registry and Multiplex Capital contact details remain the same.

Liquidity

The Manager, in its personal capacity, has offered to acquire units from unitholders seeking to exit the fund, up to a maximum in aggregate holding of $20 million. Whilst the Manager holds units, all new applications for units will be satisfied by transfer of the Manager’s units to new investors before any new units are issued. As at 30 June 2007, the manager held no units in the fund.

Income return guarantee

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

Priority return entitlement and excess return split

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

Non-Multiplex developments

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

Development returns risk profile

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

The fund seeks to provide investors with exposure to a range of property projects at various stages of the development cycle.

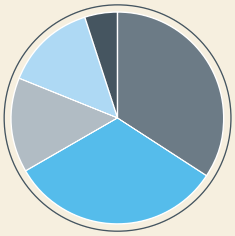
A. Arcadia at Tarneit
Melbourne
Victoria

B. Claremont Residences
Perth
Western Australia

C. Latitude Site C (East)
Sydney
New South Wales

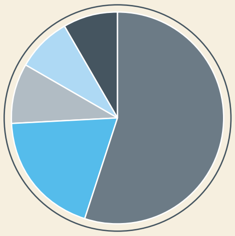
Geographic diversification

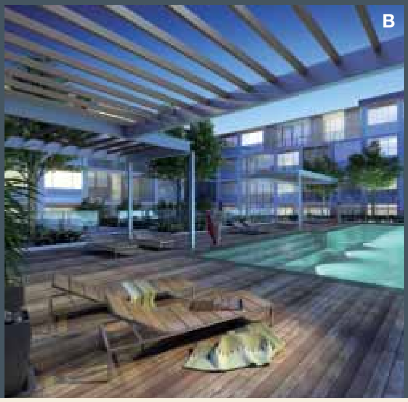
- 34.4% Western Australia
- 32.4% New South Wales
- 14.5% Queensland
- 13.9% New Zealand
- 4.8% Victoria



Sector diversification

- 55.0% Broadacre land
- 19.4% Commercial office
- 9.0% Residential
- 8.3% Mixed use
- 8.3% Tourism/Leisure





Property Development Investments	Sector	Location	Capital invested ($m)	Forecast realisation
Abel Point Marina	Tourism/Leisure	Queensland	10.0	April 2008
Arcadia at Tarneit	Broadacre Land	Victoria	1.1	August 2007
Bluewater Stages 1 to 4	Broadacre Land	Queensland	11.3	June 2009
Claremont Residences	Mixed use	Western Australia	8.5	July 2009
Cotton Beach	Residential	New South Wales	8.3	September 2008
Dee Why Town Centre	Mixed use	New South Wales	3.8	July 2009
East Quarter	Residential	New South Wales	5.0	July 2009
Henley Brook	Broadacre Land	Western Australia	15.1	August 2014
King Street Wharf Site 1	Commercial Office	New South Wales	10.0	April 2009
Latitude Site C (East)	Commercial Office	New South Wales	12.5	September 2007
Multiplex Acumen Vale Syndicate	Broadacre Land	Western Australia	14.9	June 2009
Outrigger Ettalong	Tourism/Leisure	New South Wales	2.6	September 2007
Pegasus Town	Broadacre Land	New Zealand	20.4	December 2011
Rhodes	Broadacre Land	New South Wales	5.9	January 2009
Southern Cross West Tower	Commercial Office	Victoria	6.0	July 2009
Vale Stages 7 to 11	Broadacre Land	Western Australia	12.2	June 2011
	Cash		11.6	
	Total		**158.8**	

Multiplex Acumen Vale Syndicate

Company size ($m)	68
Listed/Unlisted	Unlisted
Commencement date	June 05
NTA per share ($)[1]	1.00
Income distribution (CPS)[2]	Nil
Forecast return (%)[3]	20.3

Notes:

1 Original application price per share.

2 A dividend of $0.13 per share and a dividend of $0.14 per share were declared in December 2006 and June 2007 respectively.

3 Per prospectus dated 16 August 2005. Past performance is no indication of likely future performance.

Syndicate Overview

Multiplex Acumen Vale Syndicate is a closed ended unlisted public company that offered investors the opportunity to purchase shares in a residential land subdivision of the property known as Vale, which is located in the north-eastern suburb of Aveley in Perth, Western Australia.

Shareholders in the Syndicate participate in returns generated from the development of the property over an estimated development period commencing June 2005 through until late 2009. The Syndicate closed oversubscribed in November 2005.

Syndicate Objective

To maximise returns for the shareholders of the company.

During the June quarter the Syndicate declared another early dividend of $0.14 cents per share.

Syndicate Update

As at 30 June 2007, the Syndicate has achieved sales (exchanged or settled) of 921 allotments to the value of $166.2 million (31 March 2007: $147.3 million). During the month of June 2007, there were 200 settlements for a gross value of $49.5 million. The large number of settlements in the period has resulted in an increase of $19,100 in the average value of a settled lot.

During the period 246 residential lots settled for a value of $53.6 million (at $217,945 per lot average) and two commercial lots settled during the period for a value of $5.8 million. All releases during the period continued to be sold out within hours and to date 57.1% of the forecast total number of lots have been sold.

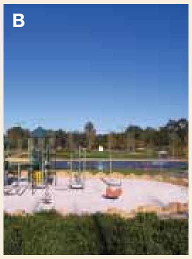
During the quarter, the Syndicate declared a dividend of $0.14 cents per share on 29 June 2007 which was paid on 27 July 2007.

Syndicate Performance

Project sales status

The suburb of Aveley where the project is located has established itself as one of Australia's most successful master-planned communities.

The sales achieved to 30 June 2007 continue to track ahead of the Prospectus forecast, exceeding forecast sales volumes as well as forecast gross sales revenue.



A. B. and C. Vale Master-planned Community
Perth, WA

The average settled residential sale price has increased to approximately $170,167 per lot (increasing from $151,025 in the last quarter). These average prices reflect contracts that were exchanged since the first settlement in December 2005 and thus does not fully reflect the rapid increases in lot prices that occurred in the last six to eight months. During the period under review, the average residential price of a lot settled was $217,945.

Revised dividend and return of capital schedules

Due to the overwhelming response from purchasers for land at Vale, combined with price increases in the lots sold, the Syndicate was in a position to make a second dividend ahead of the forecast date in the Prospectus.

In this regard, a dividend of $0.14 per share was declared by the Syndicate in June 2007 and was paid in July.

At this point in time, due to the success of the sales achieved, it is our intention to pay dividends quarterly from the September quarter 2007 onwards. The revised schedule is contingent on the Syndicate meeting its expected level of sales and controlling future projects costs.

Other Information

Development program

Construction and staging are being met in accordance with the developed programs and minimal time delays have being experienced. This is enabling continued planned sales releases.

Multiplex Diversified Property Fund

Tina Raftopoulos
Fund Manager

Fund size ($m)	60.1
Listed/Unlisted	Unlisted
Commencement date	March 2007
Income distribution (CPU)[1]	2.44
NTA per unit ($)[2]	1.05
Fund return since inception (%)[3]	36.52

Notes:

1 CPU payable for the period 19 March 2007 to 30 June 2007.

2 Net Tangible Asset (NTA) value per unit as at 30 June 2007.

3 Internal rate of return (pre-tax) from fund inception to 30 June 2007, based on an entry price of $1.00 per unit. Past performance is no indication of likely future performance.

As at 30 June 2007 the fund had gross assets of $60.1 million through its investments in Multiplex Acumen Property Fund and Multiplex New Zealand Property Fund.

Fund Overview

Multiplex Diversified Property Fund is an unlisted, open-ended unit trust that invests into a diversified portfolio of property investments comprising:

– unlisted property trusts;

– listed property trusts;

– direct real property;

– property investment companies; and

– cash and fixed interest securities.

At 30 June 2007, the fund had gross assets of approximately $60.1 million through its investments in the listed Multiplex Acumen Property Fund and the unlisted Multiplex New Zealand Property Fund. These investments provide the fund with enhanced diversification, namely indirect exposure to over 2,900 properties, 28 managers, 32 unlisted and 29 listed property trusts. The fund is currently looking to acquire direct property assets to add to its portfolio.

Fund Objectives

The fund objective is to deliver to investors a highly diversified property fund which aims to optimise total returns and provide stable, tax deferred income returns.

The fund aims to provide investors with a number of benefits, including:

– property investment diversification in terms of geographic location, property sector and tenant exposure;

– income returns paid quarterly, a component of which is tax deferred;

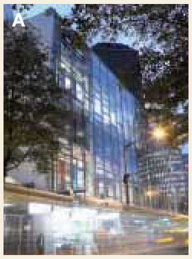
– an enhanced level of liquidity to that offered by many other unlisted property trusts, supported by a cash liquidity facility of up to $50 million[1] from the Multiplex Group;

– alignment of interests through Multiplex Group co-investing into the fund;

– daily unit pricing;

– a competitive fee structure; and

– the ability for investments to be made through Administration Services.



A. Conservation House
Multiplex New Zealand Property Fund

B. ABC Childcare Centre
Orchard Childcare Fund

The fund's revised strategy in the short to medium term is to increase the weighting to direct property to the upper range permitted under the PDS, that is, up to 50%, and possibly beyond this in range in the short to medium term. We expect the first acquisition to be from the commercial office sector, although the fund is also permitted to acquire retail and industrial assets. These acquisitions should provide the fund with an opportunity to benefit from the positive fundamentals currently experienced in these sectors. In the longer term, the fund may also invest in non-traditional property sectors such as child care centres, car park complexes or medical centres.

As a result of this change to the investment strategy, the target allocation to unlisted property trusts will reduce from 50% to 20%. The revised target weightings to listed property trusts and to cash and fixed interest asset classes remain unchanged.

Fund Update

The fund completed the June 2007 quarter with an increase in gross assets from approximately $54 million at inception to approximately $60 million. This was predominantly due to an increase in the unit price of the fund's investment in Multiplex Acumen Property Fund (MPF) and Multiplex New Zealand Property Fund (MNZPF). The unit price for MPF increased based upon improving fundamentals for this fund and the NTA of MNZPF increased as a result of positive revaluations of the majority of its underlying assets.

The distribution paid from fund inception to 30 June 2007 was 2.44 cents per unit which reflects an annualised yield of 8.65% based on the opening unit price of $1.00 per unit.

An updated listing of the fund's Portfolio can be viewed at www.multiplexcapital.biz

Note:

1 Limited to 20% of the gross asset value of the fund up to a maximum of $50 million.

Multiplex Diversified Property Fund – Investment Portfolio

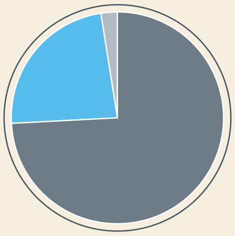
As at 30 June 2007	Investment allocation (%)	Value at market ($m)	Yield on cost (%)
Unlisted			
Multiplex New Zealand Property Fund	6.4	3.9	8.4*
Listed			
Multiplex Acumen Property Fund	92.4	55.5	8.9*
Cash	1.2	0.7	–
Total portfolio/weighted average	100	60.1	8.8**

* Based on actual distributions paid by MPF and MNZPF for the quarter ended 30 June 2007.
** Weighted average.

All pie charts reflect the fund's underlying property diversification based upon a "look-through" of the fund's existing investments.

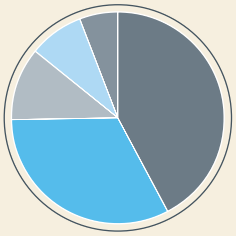
Asset diversification

- 74.3% Unlisted property trusts
- 23.4% Listed property trusts
- 2.3% Cash and fixed interest securities



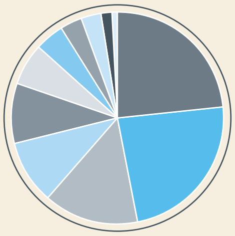
Sector diversification

- 42.3% Office
- 32.7% Retail
- 11.1% Industrial
- 8.2% Other
- 5.7% Development



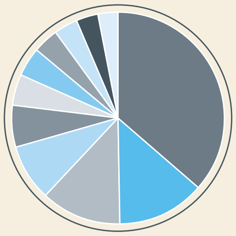
Geographic diversification

- 23.6% New South Wales
- 23.4% New Zealand
- 14.5% Europe
- 9.8% Queensland
- 9.0% Victoria
- 6.6% Western Australia
- 4.4% United States
- 3.4% Tasmania
- 2.9% South Australia
- 1.6% Australian Capital Territory
- 0.8% Asia



Manager diversification

- 36.4% Multiplex
- 13.5% Other*
- 12.1% Investa
- 8.7% APN
- 6.3% Westpac
- 4.7% Orchard
- 4.6% Centro
- 3.8% Deutsche
- 3.6% Cromwell
- 3.3% Pengana Credo
- 3.0% Mirvac



* Other managers include MAB, Galileo, Australand, Colonial First State, St Hilliers, ING, Rimcorp, Valad, Austock, FKP, Rubicon, Stockland, Pengana Credo, Aspen, Macquarie and Reckson.


A


B


C

A. ASB Bank Centre, Auckland
Multiplex New Zealand Property Fund

B. Allananda Private Hospital
The Essential Health Care Property Trust

C. Shopping Centre Nord, Vienna
APN UKA Vienna Retail Fund

Multiplex Property Income Fund

Tim Spencer
Fund Manager

Fund size ($m)	43
Listed/Unlisted	Unlisted
Commencement date	March 2007
Income distribution (CPU)[1]	7.93
NTA per unit ($)[2]	1.00
Fund return since inception (%)[3]	7.89

Notes:
1 June quarter distribution annualised on a cents per unit (CPU) basis.
2 For units issued on the first of each month.
3 Internal rate of return from fund commencement date to 30 June 2007. Past performance is no indication of likely future performance.

Total assets of approximately $43 million are spread over 39 funds with 22 different managers and over 2,000 underlying properties.

Fund Overview
Multiplex Property Income Fund is an unlisted property fund with a targeted 80/20 respective allocation to unlisted and listed property securities.

The fund is highly diversified across asset class, property sector, geographic allocation and manager. Total assets of approximately $43 million are spread over 39 funds with 22 different managers and over 2,000 underlying properties.

The fund's initial investment portfolio was acquired from the ASX listed Multiplex Acumen Property Fund (MPF). The consideration received by MPF was 30.1 million Ordinary Units in the fund.

Fund Objectives
To provide investors with the opportunity for:

– a steady and attractive level of income distributions of between 7.5% and 8.5% per annum (based on a $1.00 per unit issue price);

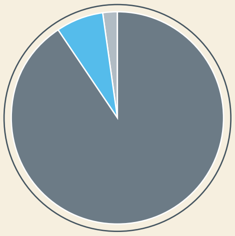
– a component of income distributions which are tax deferred; and

– capital stability on invested funds.

As an asset class, direct/unlisted property is characterised by stronger returns, lower volatility and a high level of tax deferred distributions relative to general equities and listed property trusts. In addition to providing these benefits to unitholders, the fund reduces risk by holding a strongly diversified portfolio of investments managed by a number of quality underlying property fund managers. The fund's business model enables it to earn additional wholesale fee and brokerage income on its unlisted investments.

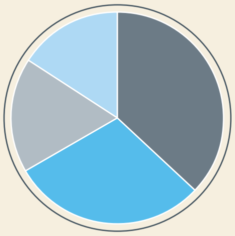
Asset diversification

90.7% Unlisted property
7.1% Listed property
2.2% Cash



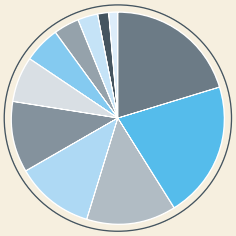
Sector diversification*

37.2% Retail
29.6% Office
17.4% Other
15.8% Industrial



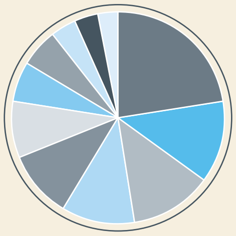
Geographic diversification*

20.3% New South Wales
20.9% Europe
13.8% Western Australia
11.7% Victoria
11.0% Queensland
7.0% South Australia
5.4% New Zealand
3.8% United States
3.2% Tasmania
1.7% Asia
1.2% Australian Capital Territory



Manager diversification*

22.7% APN
12.5% Investa
12.4% Charter Hall
11.1% Other
10.2% Orchard
8.7% Centro
6.1% MAB
5.8% Westpac
3.9% Multiplex Capital
3.7% DBRREEF
2.9% Pegana Credo



Other managers include Rimcorp, Rubicon, ING, Macquarie, Galileo, Challenger, Mirvac, Reckson, Austock PFM, Cromwell and Aspen.

* As at 30 June 2007, by income.

Fund Update

The fund was launched on 13 March 2007 and had a strong first period of operation.

The initial $30.1 million investment portfolio grew 37% to $41.1 million as at June 2007. Solid inflows to the fund from new Income Unitholders enabled $9.0 million in new investments to be made which further diversified the investment portfolio. This portfolio also experienced revaluation gains of $2.1 million.

The distribution for the fund unitholders for the month of June was 7.93cpu (annualised), meaning an average monthly distribution of 7.89cpu was paid to Income Unitholders since inception.

In the June quarter, the fund made the following substantial investments:

- $1.0 million in the Pengana Credo European Trust;
- $5.0 million in the Charter Hall Diversified Property Fund; and
- $3.0 million in a portfolio of 19 listed property trusts.

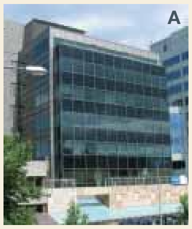
These investments were funded through the issue of income units.

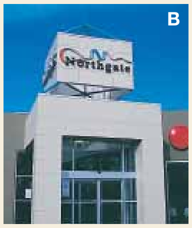
The managers of these unlisted property funds are well established and have a demonstrated history of delivering regular income returns to their investors.

Protection Measures

There are a number of protection measures in place to give Income Unitholders greater security above and beyond the high levels of diversification and management track record:

- Priority Distribution Payment (PDP) – to the extent the Manager determines there will be a distribution of income each month, Income Unitholders will be entitled to receive monthly income distributions in priority to any distribution paid to MPF (as the holder of the Ordinary Units);





A. Horwood Place, Parramatta
MAB Diversified Property Trust

B. Northgate Shopping Centre
Northgate Property Trust

- Distribution Stopper – the responsible entity of MPF is prohibited from paying cash distributions to the ASX listed MPF unitholders unless Income Unitholders have been paid the PDP for the past 12 months.
- In the event the fund is wound up, investors will receive capital in priority to MPF as the holder of Ordinary Units to the extent required for Income Unitholders to receive $1.00 per income unit.

Risks and Benefits to MPF Unitholders

Through holding these ordinary units, MPF expects to receive:

- the excess income of the fund (if any) after the payment of the PDP to investors; and
- the change in capital value, up or down, in the assets of the fund.

Investment Portfolio

	Manager	Investment allocation (%)	Value at market ($m)	Number of properties[1]
Unlisted Property Securities				
Abbotsford Property Trust	DBRREEF	0.1	0.1	1
APN National Storage Property Trust	APN	4.1	1.7	44
APN Regional Property Fund	APN	2.1	0.8	5
APN UKA Poland Retail Fund	APN/UKA	7.3	3.0	1
APN UKA Vienna Retail Fund	APN/UKA	5.8	2.4	1
Centro MCS 21	Centro	2.9	1.2	1
Centro MCS 22	Centro	3.4	1.4	1
Centro MCS 28	Centro	3.0	1.2	2
Charter Hall Diversified Property Fund	Charter Hall	11.5	4.7	6
Gordon Property Trust	DBRREEF	1.0	0.4	1
Investa Diversified Office Fund	Investa	9.6	3.9	12
Investa Fifth Commercial Trust	Investa	7.5	3.1	4
MAB Diversified Property Trust	MAB	5.3	2.2	11
Multiplex New Zealand Property Fund	Multiplex	4.5	1.9	39
Northgate Property Trust	DBRREEF	4.0	1.7	1
Pengana Credo European Property Trust	Pengana Credo	2.4	1.0	29
Rimcorp Property Trust #3	Rimcorp	1.7	0.7	2
The Child Care Property Fund	Orchard	5.5	2.2	183
The Essential Health Care Trust	Orchard	3.5	1.4	11
Westpac Diversified Property Fund	Westpac	5.5	2.3	10
Unlisted property securities total		**90.7**	**37.3**	**365**
Listed property securities total		**7.1**	**2.9**	**1,677**
Cash		**2.2**	**0.9**	
Total portfolio		**100.0**	**41.1**	**2,042**

Note:
1 Last stated or Manager estimate.

Multiplex Group Update

Construction

Multiplex is a fully integrated property and funds management group with activities in Funds Management, Property Development, Construction and Facilities Management and operations in Australia, New Zealand, the United Kingdom and the Middle East.

The Group's operations can be summarised as follows:

- Property Funds Management
  Total funds under management of approximately $7.6 billion covering Multiplex Property Trust and a range of third party listed and unlisted funds;
- Property Development
  A portfolio of 55 projects and a gross development value of approximately $17.9 billion across a diverse range of property sectors including office, retail, apartments, land and major urban regeneration schemes;
- Construction
  A workbook of 47 projects with a total contract value of approximately $7.6 billion across Australia, the United Kingdom, the Middle East and New Zealand; and
- Facilities Management
  Management of 106 contracts for a diverse range of clients across sectors including commercial, retail, residential, education and health.

Multiplex Constructions was awarded 29 new contracts during the past 12 months, taking its current portfolio to 47 projects with a total contract value of circa $7.6 billion across the residential, commercial, health, retail and engineering sectors within Australia, New Zealand, the United Kingdom and the Middle East.

New construction contracts include: Century City, Bishops See Stage 1 and Claremont Shopping Centre in Western Australia; Macquarie Bank Building, Sydney Water and Auburn Hospital in New South Wales; Bank of New Zealand Centre in New Zealand; Lucient Apartments, 111 Bourke Street and Convention Centre Hotel in Victoria and Newport Quays in South Australia; Alkimos engineering joint venture in Western Australia; Peterborough, Castle House and Eaton Place in the UK; and UP Motor City and Emirates Park Hotel in Dubai.

Property Development

Multiplex Developments continues to develop landmark projects with 55 projects in its portfolio and a gross development value of approximately $17.9 billion across Australia, New Zealand, the United Kingdom and Europe. The Communities portfolio has grown strongly during the past 12 months with the addition of the $1.0 billion Rocksberg development.

The gross development value (GDV) of the apartments division of Multiplex Developments increased by circa $1.6 billion mainly as a result of the reclassification of the Newport Quays project to apartments and the acquisition of the 50% joint venture partner for the Castle House project.

Facilities Management

Multiplex Facilities Management, with 106 contracts under management, provides integrated property service solutions to property owners across a wide range of sectors including commercial, retail, residential, defence, education and health.

During the past 12 months, 20 new contracts were secured or commenced including Luna Park Carp Park, Dee Why Shopping Centre, Pavilions on the Bay and Pittwater Place Project Management.

Funds Management

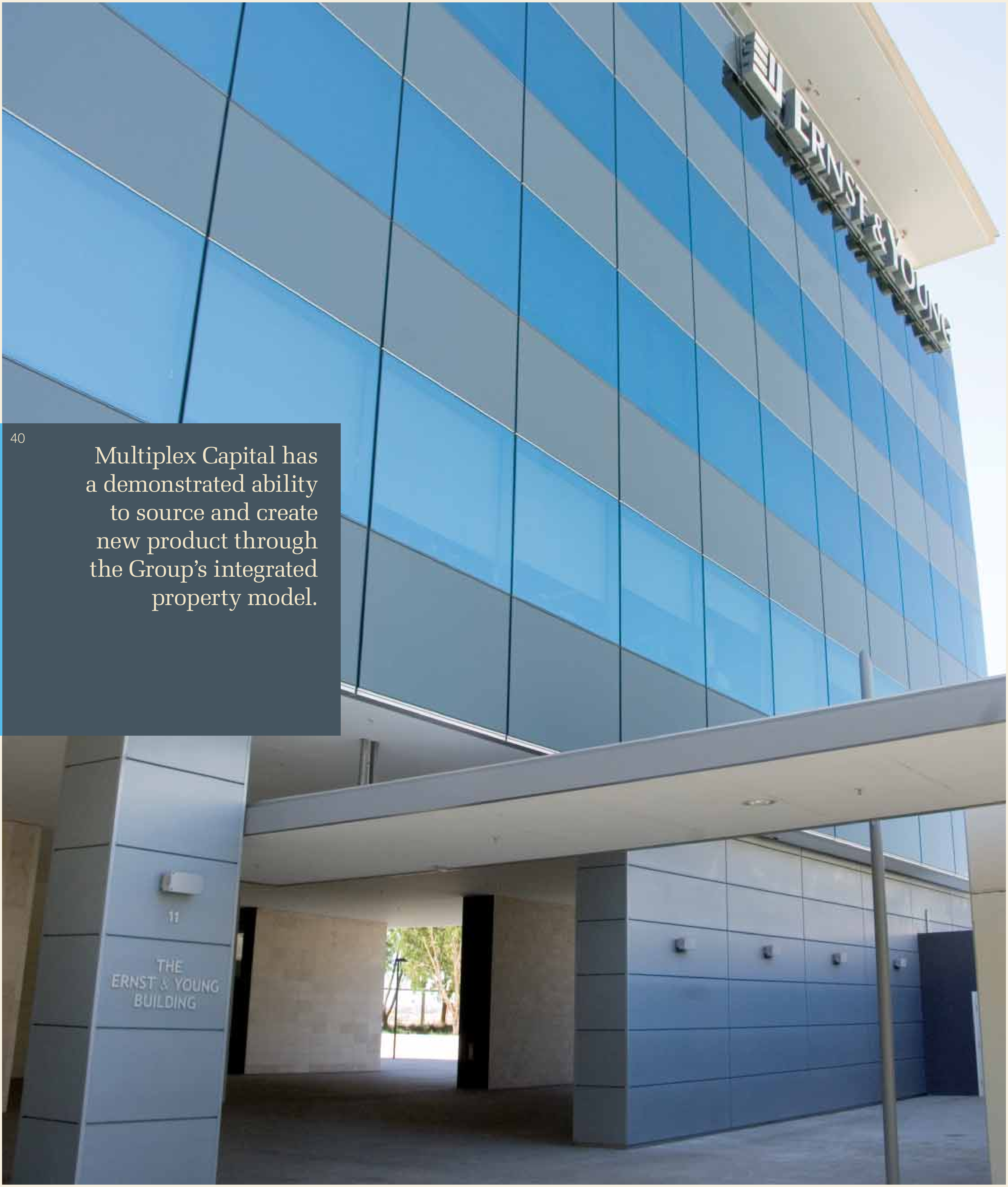
Multiplex Capital, the property fund's management division of Multiplex Group, manages a diversified range of listed and unlisted property funds and continues to be a significant profit contributor for Multiplex Group.

With extensive experience across the full breadth of the property fund's management industry, Multiplex Capital's growth strategy, across a range of investment vehicles and geographic markets, has successfully grown total funds under management to $7.6 billion, since inception in 2003.

In addition, Multiplex Capital manages the Multiplex Property Trust (MPT), which has a portfolio of 24 direct investments in office, retail and industrial properties located in Sydney, Melbourne, Brisbane, Perth and Canberra, generating rent from over 800 tenants. In addition, MPT has investments in five Multiplex Capital managed funds.

In the past 12 months, MPT achieved $426.1 million in portfolio revaluation increases, a 17.8% uplift to net tangible assets.

Multiplex Capital has a demonstrated ability to source and create new product through the Group's integrated property model.



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For up-to-date information on Multiplex Capital and our managed funds, please visit our website.

Important Notice

Interests in Multiplex Development and Opportunity Fund ARSN 100 563 488 (the MDOF Fund), Multiplex New Zealand Property Fund ARSN 110 281 055 (the MNZP Fund), Multiplex Prime Property Fund ARSN 110 096 663 (the MPP Fund) and Multiplex European Property Fund ARSN 124 527 206 (the MEP Fund) are issued by Multiplex Capital Management Limited ACN 094 936 866 (AFSL 223 809), the responsible entity of the MDOF Fund, the MNZP Fund, the MPP Fund and the MEP Fund. Interests in Multiplex Acumen Property Fund ARSN 103 736 081 (the MAP Fund), Multiplex Property Income Fund ARSN 117 674 049 (the MIP Fund) and Multiplex Diversified Property Fund ARSN 123 879 630 (the MDP Fund) are issued by Multiplex Capital Securities Limited ACN 103 736 081 (AFSL 226 442), the responsible entity of the MAP Fund, the MIP Fund and the MDP Fund. Interests in Multiplex Acumen Vale Syndicate are jointly issued by Multiplex Acumen Vale Syndicate Limited ACN 114 814 603 and MPX DT Pty Ltd ACN 099 788 397.

A Product Disclosure Statement (PDS) for the MDOF Fund dated 14 September 2005 and a Supplementary Product Disclosure Statement (SPDS) for the MDOF Fund dated 28 July 2006; a Product Disclosure Statement (PDS) for the MPP Fund dated 22 June 2006; a Product Disclosure Statement (PDS) for the MEP Fund dated 20 April 2007; a Product Disclosure Statement (PDS) for the MAP Fund dated 29 May 2003; a Product Disclosure Statement (PDS) for the MIP Fund dated 13 March 2007; and a Product Disclosure Statement (PDS) for the MDP Fund dated 19 March 2007 are available which detail the terms of each offer as well as the various assumptions on which forecast financial information is based. Investors who wish to acquire (or continue to hold) an interest in the MDOF Fund, MPP Fund, MEP Fund, MAP Fund, MIP Fund and the MDP Fund, should first read and consider the relevant PDS and, where applicable, the relevant SPDS and seek their own advice before making any decision about whether to invest. The PDSs and SPDS may be viewed online at www.multiplexcapital.biz. A paper copy of the PDSs and SPDS is available free of charge to any person in Australia by telephoning 1800 570 000. Applications must be made by completing the application form in or accompanying the relevant PDS and SPDS. The MAP Fund, MEP Fund and MPP Fund are listed on the ASX (ASX Codes MPF, MUE and MAFCA respectively). The MNZP Fund and Multiplex Acumen Vale Syndicate are closed to further investment.

This notice is not intended as personal advice and has been prepared without taking account of any investor's investment objectives, financial situation or needs. For that reason, an investor should, before acting on this advice, consider the appropriateness of the advice, having regard to their investment objectives, financial situation and needs.

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