

MULTIPLEX

Multiplex SITES Trust
(ARSN 111 903 747)

Multiplex Funds Management Limited
(ABN 15 105 371 917)

03 July 2006

The Manager
Company Announcements Office
Australian Stock Exchange Limited
20 Bridge Street
SYDNEY
NSW 2000

Dear Madam

MULTIPLEX SITES – QUARTER DISTRIBUTION RATE DETERMINED

Multiplex Funds Management Limited (as responsible entity of Multiplex SITES Trust) today announces the distribution rate for the period between 01 July 2006 and 30 September 2006.

As detailed in the product disclosure statement dated 9 December 2004 the distribution rate will be the three month bank bill rate determined on the first business day of each relevant distribution period plus the margin of 1.90%.

The three month bank bill rate on 03 July 2006 is 5.960% per annum and accordingly the distribution rate for the distribution period between 01 July 2006 and 30 September 2006 is 7.860% per annum.

If securityholders have any questions concerning their Multiplex SITES holding they should contact the Multiplex SITES Trust security registrars on 1800 68 54 55 between 9.00 am and 5.00 pm Sydney time on business days.

Yours faithfully

Mark Wilson
Company Secretary
Multiplex Funds Management Limited