

Multiplex Hybrid Investment Trust
Financial Report 2007

ARSN 111 903 747

Financial Report

MULTIPLEX



Table of Contents

Multiplex Hybrid Investment Trust

For the year ended 30 June 2007

Income Statement	3
Balance Sheet	4
Statement of Changes in Equity	5
Cash Flow Statement	6
Notes to the Financial Statements	7
Directors' Declaration	11
Lead Auditor's Independence Declaration	12
Independent Auditor's Report	13

Income Statement

Multiplex Hybrid Investment Trust

3

For the year ended 30 June 2007

	Note	Year ended 30 Jun 2007 \$'000	Year ended 30 Jun 2006 \$'000
Revenue	2	36,734	33,869
Net profit before income tax		36,734	33,869
Income tax expense		-	-
Net profit attributable to unitholders		36,734	33,869

The Income Statement should be read in conjunction with the Notes to the Financial Statements.

Balance Sheet

Multiplex Hybrid Investment Trust

4

As at 30 June 2007

	Note	30 Jun 2007 \$'000	30 Jun 2006 \$'000
Current assets			
Receivables	3	10,755	9,734
Total current assets		10,755	9,734
Non-current assets			
Receivables	4	450,000	450,000
Total non-current assets		450,000	450,000
Total assets		460,755	459,734
Current liabilities			
Payables	5	9,428	8,407
Non-interest bearing liabilities	6	1,327	1,327
Total current liabilities		10,755	9,734
Total liabilities		10,755	9,734
Net assets		450,000	450,000
Equity			
Issued units	7	450,000	450,000
Total equity		450,000	450,000

The Balance Sheet should be read in conjunction with the Notes to the Financial Statements.

Statement of Changes in Equity

Multiplex Hybrid Investment Trust

5

For the year ended 30 June 2007

	Issued Units \$'000	Undistributed profits/(losses) \$'000	Total \$'000
As at 1 July 2005	450,000	-	450,000
Profit for the year	-	33,869	33,869
Total recognised income and expenses for the year	-	33,869	33,869
Transactions with unitholders in their capacity as unitholders:			
Distributions	-	(33,869)	(33,869)
Total transactions with unitholders in their capacity as unitholders	-	(33,869)	(33,869)
As at 30 June 2006	450,000	-	450,000

	Issued Units \$'000	Undistributed profits/ (losses) \$'000	Total \$'000
As at 1 July 2006	450,000	-	450,000
Profit for the year	-	36,734	36,734
Total recognised income and expenses for the year	-	36,734	36,734
Transactions with unitholders in their capacity as unitholders:			
Distributions	-	(36,734)	(36,734)
Total transactions with unitholders in their capacity as unitholders	-	(36,734)	(36,734)
As at 30 June 2007	450,000	-	450,000

The Statement of Changes in Equity Interest should be read in conjunction with the Notes to the Financial Statements.

Cash Flow Statement

Multiplex Hybrid Investment Trust

6

For the year ended 30 June 2007

	Note	Year ended 30 Jun 2007 \$'000	Year ended 30 Jun 2006 \$'000
Cash flows from operating activities			
Interest received		35,713	34,157
Net cash inflow from operating activities	14	35,713	34,157
Cash flows from investing activities			
Net cash outflow from investing activities		-	-
Cash flows from financing activities			
Distributions paid		(35,713)	(34,157)
Net cash outflow from financing activities		(35,713)	(34,157)
Net increase in cash held		-	-
Cash at the beginning of the financial period		-	-
Cash at the end of the financial period		-	-

The Cash Flow Statement should be read in conjunction with the Notes to the Financial Statements.

Notes to the Financial Statements

Multiplex Hybrid Investment Trust

7

For the year ended 30 June 2007

1 Summary of principal accounting policies

The financial report of Multiplex Hybrid Investment Trust (the Trust) for the year ended 30 June 2007 was authorised for issue in accordance with a resolution of the directors of Multiplex Hybrid Investment Pty Ltd, as Trustee of the Trust, on 31 August 2007.

a Basis of preparation

The financial report is a general-purpose financial report, which has been prepared in accordance with the requirements of the Corporations Act 2001 and Australian Accounting Standards and Urgent Issues Group (UIG) adopted by the Australian Accounting Standards Board (AASB). The financial report has been prepared on the historical basis except where noted otherwise.

This financial report has been prepared for the Trust in order that the Multiplex SITES Trust shall comply with ASX Listing Rule 4.8.

This financial report should be read in conjunction with the Multiplex SITES Trust Product Disclosure Statement issued and lodged with the Australian Securities & Investments Commission (ASIC) on 29 November 2004 and the Supplementary Product Disclosure Statement issued and lodged with the ASIC on 9 December 2004 and any public announcements made by the Multiplex SITES Trust during the period in accordance with continuous disclosure obligations arising under the Corporations Act 2001.

The financial report is presented in Australian dollars. The Trust is of a kind referred to in Class Order 98/100, issued by ASIC, relating to the "rounding off" of amounts in the financial report. Amounts in the financial report have been rounded off in accordance with that Class Order to the nearest thousand dollars, or in certain cases, to the nearest dollar.

b Statement of compliance

International Financial reporting Standards (IFRS) form the basis of the Australian Accounting Standards adopted by the AASB, being the Australian equivalents to IFRS (AIFRS).

The preparation of the financial report in accordance with Australian Accounting Standards has resulted in changes to the accounting policies as compared with the annual Financial Statements for the Trust prepared under previous Generally Accepted Accounting Principles (GAAP) for the period ended 30 June 2006.

c Changes in accounting policies

Australian Accounting Standards and UIG Interpretations that have recently been amended and are effective for the Trust from 1 July 2006 are outlined in the table below.

Reference	Title	Summary	Application Date	Impact on Trust Accounting Policies	Application Date
UIG 4	Determining whether an arrangement contains a lease	Specifies criteria for determining whether an arrangement is, or contains, a lease	For annual reporting periods beginning on or after 1 January 2006	Requirements are consistent with the Trust's existing accounting policies or relate to transactions that the Trust has not entered into and therefore has no impact on the Trust	1 January 2006
AASB 2005-9	Amendments to Australian Accounting Standards (AASB 4, AASB 1023, AASB 139 and AASB 132)	The amendments to all four standards provide guidance as to which standard applies to financial guarantee contracts under certain circumstances	For annual reporting periods beginning on or after 1 January 2006	There is no impact on the Trust's financial report	1 January 2006

Notes to the Financial Statements

Multiplex Hybrid Investment Trust

8

For the year ended 30 June 2007

1 Summary of principal accounting policies continued

d Accounting standards issued but not yet applicable

As at the date of this financial report the following accounting standards have been issued, which will be applicable to the Trust, but were not effective and as a consequence were not adopted in the preparation of the financial statements:

Accounting Standard Name	Issue Date	Operative Date (Annual reporting periods beginning on or after)	
AASB 101	Presentation of Financial Statements	Oct 2006	1 Jan 2007
AASB 7	Financial Instruments: Disclosures	Aug 2005	1 Jan 2007
AASB 2005-10	Amendments to Australian Accounting Standards	Sep 2005	1 Jan 2007
AASB 8	Operating Segments	Feb 2007	1 Jan 2009
AASB 2007-3	Amendments to Australian Accounting Standards	Feb 2007	1 Jan 2009
AASB 2007-2	Amendments to Australian Accounting Standards	Feb 2007	1 Jan 2008
AASB 2007-1	Amendments to Australian Accounting Standards	Feb 2007	1 Mar 2007
AASB 2007-4	Amendments to Australian Accounting Standards	Apr 2007	1 Jul 2007
AASB 2007-6	Amendments to Australian Accounting Standards arising from AASB 123	Jun 2007	1 Jan 2009
AASB 2007-7	Amendments to Australian Accounting Standards	Jun 2007	1 Jul 2007

If these accounting standards had been adopted, it is not expected that there would have been a material impact to either the Income Statement for year ended 30 June 2007 or the Balance Sheet as at 30 June 2007.

e Receivables

Receivables are stated at cost less any identified impairment losses. Non current receivables are measured at amortised cost using the applicable interest rate.

f Payables

Payables are stated at cost and represent liabilities for goods and services provided to the Trust prior to the end of the financial year and which are unpaid.

	2007 \$'000	2006 \$'000
2 Revenue		
Revenue from operating activities		
Interest from Multiplex Property Trust	36,734	33,869
Total revenue	36,734	33,869
3 Receivables		
Current		
Interest receivable from Multiplex Property Trust	9,428	8,407
GST receivable	1,327	1,327
Total current receivables	10,755	9,734
4 Receivables		
Non-current		
Loan to Multiplex Property Trust	450,000	450,000
Total non-current receivables	450,000	450,000

The loan to Multiplex Property Trust is interest bearing. Interest on this loan is payable at the greater of 5.40% per annum or the three month bank bill rate on the issue date plus a margin of 1.90%

Notes to the Financial Statements

Multiplex Hybrid Investment Trust

9

For the year ended 30 June 2007

	2007 \$'000	2006 \$'000
5 Payables		
Current		
Distributions payable on Class A units	9,428	8,407
Total payables	9,428	8,407
6 Non-interest bearing liabilities		
Current		
Amounts due to Multiplex Property Trust	1,327	1,327
Total	1,327	1,327
7 Contributed equity		
4,500,000 Class A units issued to \$100 each	450,000	450,000
17,913,725 Class B units issued to \$1 each	17,914	17,914
	467,914	467,914
Less issue costs paid	(17,914)	(17,914)
Total	450,000	450,000
8 Undistributed income		
Undistributed income at start of period	-	-
Net profit attributable to unit holders	36,734	33,869
Distributions recognised during the period	(36,734)	(33,869)
Undistributed income at end of period	-	-

	Cents per unit	Total Amount \$'000	Date of Payment
9 Distributions			
For the period ended 30 June 2006			
Distributions paid for the period ended 30 September 2005	190.22	8,559	18 October 2005
Distributions paid for the period ended 31 December 2005	189.92	8,547	17 January 2006
Distributions paid for the period ended 31 March 2006	185.00	8,357	19 April 2006
Distributions paid for the period ended 30 June 2006	186.00	8,406	17 July 2006
Total distributions paid/payable	751.14	33,869	
For the year ended 30 June 2007			
Distributions paid for the period ended 30 September 2006	198.11	8,915	17 October 2006
Distributions paid for the period ended 31 December 2006	203.70	9,167	16 January 2007
Distributions paid for the period ended 31 March 2007	204.99	9,224	18 April 2007
Distributions paid for the period ended 30 June 2007	209.51	9,428	16 July 2007
Total distributions paid/payable	816.31	36,734	

Finance costs on Multiplex Hybrid Investment are payable at the greater of 5.40% per annum or the three month bank bill rate on the issue date plus a margin of 1.90%. The rate is determined on the first business day of each relevant period.

Notes to the Financial Statements

Multiplex Hybrid Investment Trust

10

For the year ended 30 June 2007

10 Segment Information

a Primary Segment

The Trust operates in a single, primary segment being an interest-bearing loan to a listed property trust.

b Secondary Segment

The Trust operates in one geographical segment being Australia.

11 Remuneration of auditors

During the year all amounts paid to the auditor of the Trust were borne by the Responsible Entity.

12 Contingent liabilities and contingent assets

There are no contingent liabilities or contingent assets requiring recognition.

13 Related party disclosures

Transactions between Multiplex SITES Trust and Multiplex Hybrid Investment Trust

- Multiplex SITES Trust has an investment (100% of the Class A units) in Multiplex Hybrid Investment Trust of \$450,000,000 (2006: \$450,000,000); and
- Distributions paid to Multiplex SITES Trust of \$35,713,000 (2006: \$34,158,000).

Transactions between Multiplex Hybrid Investment Trust and other related parties

- Multiplex Hybrid Holdings Trust holds 100% of the Class B units of the Trust for \$17,913,825
- The Trust has a loan of \$450,000,000 to Multiplex Property Trust. The Trust received interest revenue amounting to \$36,734,000 (2006: \$33,869,000) on this loan.

Trustee

The Trustee of the Trust is Multiplex Hybrid Investment Pty Ltd whose immediate parent entity is Multiplex Funds Management Limited, and whose ultimate parent entity is Multiplex Limited.

	2007 \$'000	2006 \$'000
14 Reconciliation of profit from ordinary activities after income tax to net cash inflow/outflow from operating activities		
Profit from ordinary activities	36,734	33,869
Change in operating assets and liabilities, net of effects from purchase and disposal of controlled entities:		
Decrease/(increase) in receivables	(1,021)	288
Net cash inflow from operating activities	35,713	34,157

15 Events occurring after reporting date

There have been no significant events or transactions that have arisen since the end of the financial year, which in the opinion of the Trustee, would affect significantly the operations of the Trust, the results of those operations, or the state of affairs of the Trust.

Directors' Declaration Multiplex Hybrid Investment Trust

For the year ended 30 June 2007

In the opinion of the directors of the Trustee:

- (a) the Financial Statements and the notes to the Financial Statements, as set out on pages 3 to 10, are in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the financial position of the Trust as at 30 June 2007 and of its performance, as represented by the results of its operations and its cash flows, for the year ended on that date; and
 - (i) complying with Australian Accounting Standard and Corporations Regulations 2001;
- (b) there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable;
- (c) the Trust has operated during the year ended 30 June 2007 in accordance with the provisions of the Trust Constitution dated 24 November 2004; and
- (d) the register of unitholders has, during the year ended 30 June 2007, been properly drawn up and maintained so as to give a true account of the unitholders of the Trust.

Signed in accordance with a resolution of the Trustee.



Ian O'Toole
Director
Multiplex Hybrid Investment Pty Ltd

Dated: 31 August 2007, Sydney



Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To: the directors of Multiplex Funds Management Limited, the Responsible Entity for Multiplex Hybrid Investment Trust

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

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

KPMG

Andrew Dickinson
Partner

Sydney

31 August 2007



Independent auditor's report to the unitholders of Multiplex Hybrid Investment Trust

Report on the financial report

We have audited the accompanying financial report of the Multiplex Hybrid Investment Trust, which comprises the balance sheet as at 30 June 2007, and the income statement, statement of changes in equity and cash flow statement for the year ended on that date, a summary of significant accounting policies and other explanatory notes and the directors' declaration set out on pages 3 to 11.

Directors' responsibility for the financial report

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

Auditor's responsibility

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

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

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

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

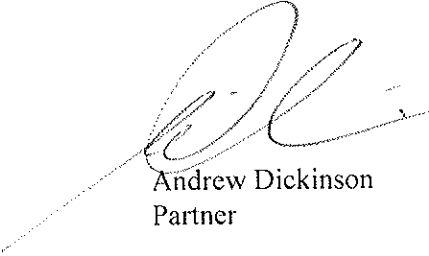


Auditor's opinion

In our opinion the financial report of the Multiplex Hybrid Investment Trust is in accordance with the Corporations Act 2001, including:

- (i) giving a true and fair view of the scheme's financial position as at 30 June 2007 and of its performance for the year ended on that date; and
- (ii) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Regulations 2001.

KPMG



Andrew Dickinson
Partner

Sydney

31 August 2007



Developer
Builder
Investor
Manager