

16 September 2005

**MULTIPLY ACUMEN PROPERTY FUND  
DISTRIBUTION FOR QUARTER ENDING 30 SEPTEMBER 2005**

The Directors of Acumen Capital Securities Limited, the Responsible Entity for the Multiplex Acumen Property Fund (the Fund), are pleased to announce the following distribution details for the quarter ending 30 September 2005:

ASX Code	MPF
Distribution Rate (cents per unit)	2.575
Ex-distribution date	26 September 2005
Record date	30 September 2005
Payment date (on or about)	31 October 2005

The distribution rate of 2.575 cents per unit for the September quarter represents an annualised rate of 10.3 cents per unit. This is a 3.0% increase on the annualised rate of 10.0 cents per unit paid over the preceding three quarters, where the quarterly distribution rate was 2.500 cents per unit.

The Distribution Reinvestment Plan (DRP) is in operation for this distribution. Units issued under the DRP will be issued at a 2.5% discount to the volume weighted average trading price of units for the 10 ASX trading days commencing on the second ASX trading after the record date, and will rank equally with existing units on issue.

Notification of election to participate in the DRP must be lodged with Computershare Investor Services Pty Ltd by 5:00 pm on 30 September 2005 (the record date).

As previously announced, the DRP for the quarter ending September 2005 has been underwritten.

---

**About the Fund**

Multiplex Acumen Property Fund is a listed property trust that predominately invests in unlisted property securities, providing investors with exposure to strong returns from high yielding direct property and highly tax-advantaged distributions with the liquidity benefits of an ASX listing. The Fund is strongly diversified across asset class, property sector, geographic location and manager. Total assets of approximately \$240 million are spread over a portfolio of 38 different property investments which reflect an average lease term to expiry of approximately 7 years.

For further information please contact:

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

**Tim Spencer**  
Fund Manager  
(02) 9256 5734