

26 April 2006

**MULTIPLEX ACUMEN PROPERTY FUND
MARCH 2006 DRP ISSUE PRICE**

Multiplex Acumen Property Fund (the Fund) is pleased to announce that the Distribution Reinvestment Plan (DRP) issue price for the quarter ending 31 March 2006 is as follows:

DRP Issue Price per Unit: \$1.1231
Payment Date: On or around 28 April 2006.

The issue price of units issued under the DRP was calculated 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 day after the record date (31 March 2006). Units issued under the DRP will rank equally with existing units on issue.

As previously announced, the DRP for the quarter ending 31 March 2006 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 three asset classes, five property sectors, ten geographic locations and 20 managers. Total assets of approximately \$275 million are spread over a portfolio of 42 different property investments which reflect an average lease term to expiry of approximately 6.5 years.

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