

18 September 2006

**MULTIPLY ACUMEN PROPERTY FUND
DISTRIBUTION FOR THE SEPTEMBER 2006 QUARTER**

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 September 2006 quarter:

ASX Code	MPF
Distribution Rate (cents per unit)	2.6600
Ex-distribution date	Monday 25 September 2006
Record date	Friday 29 September 2006
Payment date	Tuesday 31 October 2006

The distribution rate of 2.6600 cents per unit for the September 2006 quarter represents an annualised rate of 10.64 cents per unit. This is a 3.3% increase on the annualised rate of 10.30 cents per unit paid over the preceding four quarters, where the quarterly distribution rate was 2.5750 cents per unit.

The increased distribution rate also represents a 9.1% yield on the last Friday's closing price of \$1.175.

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 Friday 22 September 2006.

About the Fund

Multiplex Acumen Property Fund is a listed property trust that predominately invests in unlisted property securities. The Fund provides 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 19 managers. Total Fund property investments of \$298 million are spread over a portfolio of 44 different property investments which reflect an average lease term to expiry of approximately 6.5 years.

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