

15 December 2006

**MULTIPLY ACUMEN PROPERTY FUND
DISTRIBUTION FOR THE DECEMBER 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 December 2006 quarter:

ASX Code	MPF
Distribution Rate (cents per unit)	2.6600
Ex-distribution date	Thursday, 21 December 2006
Record date	Friday, 29 December 2006
Payment date	Wednesday, 31 January 2007

The distribution rate of 2.6600 cents per unit for the December 2006 quarter represents an annualised rate of 10.6400 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 5:00pm on Wednesday, 20 December 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 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, 11 geographic locations and 22 managers. Total Fund property investments of circa \$320 million are spread over a portfolio of 47 different property investments which reflect an average lease term to expiry of approximately 6.2 years.

For further information please contact:

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