

16 June 2008

**MULTIPLEX PRIME PROPERTY FUND
ESTIMATED DISTRIBUTION FOR THE JUNE 2008 QUARTER**

The Directors of Multiplex Capital Management Limited, the Responsible Entity for the Multiplex Prime Property Fund ("the Fund"), are pleased to announce the following estimated distribution details for the quarter ended 30 June 2008:

ASX code	MAFCA
Estimated distribution rate (cents per unit)	1.200
Ex-distribution date	Tuesday, 24 June 2008
Record date	Monday, 30 June 2008
Payment date	Thursday, 31 July 2008

The estimated cash distribution rate of 1.200 cents per unit for the quarter ended 30 June 2008 represents an annualised distribution of 4.800 cents per unit.

For more information please contact:

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About the Fund

Multiplex Prime Property Fund is a listed property trust that owns a portfolio of four CBD property assets valued at circa \$707 million. The Fund's property assets are the American Express Building, Sydney, Defence Plaza, Melbourne, a 50% share in the Ernst & Young Centre and adjoining 50 Goulburn Street, Sydney and a 25% share in the Southern Cross Tower, Melbourne. The Fund also owns a diversified portfolio of listed property trust investments valued at circa \$25 million.

The property assets of the Fund provide investors with exposure to a portfolio of four A-grade CBD property assets, three of which are 4.5 ABGR star rated, a strong mix of government and major commercial tenants (circa 77% by net income), substantially new properties with an average age of 4.3 years, circa 80% of property income subject to fixed rent reviews of between 3.5% and 4.75% per annum and a weighted average lease expiry of circa 8.3 years (by income).