

17 September 2007

**MULTIPLEX PRIME PROPERTY FUND
DISTRIBUTION FOR THE SEPTEMBER 2007 QUARTER**

The Directors of Multiplex Capital Management Limited, the Responsible Entity for the Multiplex Prime Property Fund, are pleased to announce the following distribution details for the quarter ended 30 September 2007:

ASX Code	MAFCA
Distribution Rate (cents per unit)	1.200
Ex-distribution date	Monday, 24 September 2007
Record date	Friday, 28 September 2007
Payment date	Wednesday, 31 October 2007

The cash distribution rate of 1.200 cents per unit for the quarter ended 30 September 2007 represents an annualised distribution of 4.800 cents per unit.

The annualised distribution of 4.800 cents per unit represents an increase of 3.2% on the Fund's annualised distribution of 4.650 cents per unit for the financial year ended 30 June 2007, which is in line with PDS forecasts.

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 \$655 million. The Fund property assets are a 50% share in the Ernst & Young Centre and adjoining 50 Goulburn Street, Sydney, a 25% share in the Southern Cross Tower, Melbourne, Defence Plaza, Melbourne and the American Express Building currently being developed in Sydney (forecast completion date of October 2007). The Fund also owns a diversified portfolio of listed property trust investments valued at circa \$66 million.

Assuming the acquisition of the American Express Building as at today's date, 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 star rated, a strong mix of government and major commercial tenants (circa 77% by net income), substantially new properties with an average age of 3.9 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 9.0 years (by income).