

27 February 2008

## MULTIPLY ACUMEN PROPERTY FUND 13.1% NORMALISED EPU GROWTH

The consolidated Multiplex Acumen Property Fund (Fund) is pleased to announce the following summary of key performance figures for the six months to 31 December 2007 in comparison to the previous corresponding period (pcp)\*:

- Net profit from operations of \$17.1 million, up 85.9%;
- Earning per unit (EPU) of 7.88 cents, up 69.1%;
- Distributions per unit (DPU) of 5.50 cents, up 3.4%;
- Total assets of \$439.2 million, up 9.3%;
- Net Tangible Assets (NTA) per unit of \$1.43, equalling the pcp;
- Retained earnings (realised and unrealised) of \$39.8 million (or 19.60 cents per unit), up 14.0%; and
- Total ASX return of 9.54% for the 12 months to 31 December 2007, outperforming the S&P/ASX200 Property Accumulation Index by 17.9%.

The table below contains a reconciliation of actual net profit and EPU to normalised net profit and EPU:

|  | Consolidated<br>Dec-07<br>\$'000 | Consolidated<br>Dec-06<br>\$'000 |
|--|----------------------------------|----------------------------------|
| Net profit for the period  | 17,068                           | 9,185                            |
| Profit attributable to minority interest - MPIF income unitholders               | (1,094)                          | 0                                |
| <b>Net profit for the period attributable to ordinary unitholders</b>            | <b>15,974</b>                    | <b>9,185</b>                     |
| <u>Adjustments:</u>  |                                  |                                  |
| Share of net profit of investments accounted for using the equity method         | (5,883)                          | (778)                            |
| Distributions from equity accounted investments                                  | 2,539                            | 2,539                            |
| Hedging  | (4)                              | (94)                             |
| <b>Normalised net profit for the period attributable to ordinary unitholders</b> | <b>12,626</b>                    | <b>10,852</b>                    |
| EPU (cents per unit)   | 7.88                             | 4.66                             |
| Normalised EPU (cents per unit)  | 6.23                             | 5.51                             |
| Normalised EPU excluding brokerage (cents per unit)                              | 5.78                             | 4.88                             |
| DPU (cents per unit)   | 5.50                             | 5.32                             |
|  | Consolidated<br>Dec-07<br>\$'000 | Consolidated<br>Jun-07<br>\$'000 |
| <b>Realised retained earnings – start</b>  | <b>13,336</b>                    | <b>10,351</b>                    |
| Normalised net profit for the period   | 12,626                           | 24,322                           |
| Less: distribution paid on ordinary MPF units                                    | (11,157)                         | (21,337)                         |
| <b>Realised retained earnings - closing</b>                                      | <b>14,805</b>                    | <b>13,336</b>                    |
| Increase in realised retained earnings   | 1,469                            | 2,985                            |
| Realised retained earnings   | 14,805                           | 13,336                           |
| Unrealised retained earnings   | 24,953                           | 21,604                           |
| <b>Retained earnings closing balance</b>   | <b>39,758</b>                    | <b>34,940</b>                    |

**Adjusting for the items noted above, for the half year to 31 December 2007, the Fund's:**

- **Normalised net profit was \$12.6 million, up 15.6%** on the pcp, driven by higher distribution income from the Fund's underlying investment portfolio; and reflecting this
- **Normalised EPU was 6.23 cents, up 13.1%** on the pcp. Importantly, normalised EPU excluding brokerage income was 5.78 cents, an 18.4% increase on the pcp, and was 5.1% greater than DPU of 5.50 cents.

Commenting on the result, Mr Tim Spencer, Fund Manager, said "The results for the half year ending 31 December 2007 illustrate the Fund's healthy financial position which, during the half, allowed a seventh consecutive increase in distribution since listing in July 2003 to an annualised level of 11.0 cpu.

The results also reflect the strength of the Fund's business model, which produced 15.6% growth in normalised EPU as well as 18.4% growth in normalised EPU excluding brokerage which was greater than DPU.

Security of income for Fund unitholders is also evident in an 11.3% increase in the Fund's level of realised retained earnings to \$14.8 million (or 7.3 cents per unit), which is available to be paid out to unitholders. Total retained earnings (realised and unrealised) grew 14.0% to \$39.8 million (or 19.6 cents per unit). The Fund also has a further \$41.6 million of unrealised gains on its investment portfolio.

In a climate of renewed focus on the quality of borrowings, the Fund's debt position remains sound. Gearing at the Fund level is a relatively conservative 17.0%, a reduction of almost 20% since 30 June 2007 and well below the Fund's 30% limit. The Fund recently extended its 2 year "evergreen" debt facility (with yearly review) until 31 December 2009, on the same covenants and margins as the previous facility. Interest cover is a strong 6.5 times EBIT. Interest rates are fixed on 92% of borrowings for an average duration of 3.4 years at a weighted average interest rate is 6.96% (including margins). The Fund's "look through" gearing level is 61%, with many of the Fund's underlying investments having interest rate hedging in place on the loan facilities within the investment vehicles.

To further protect unitholder equity, during the half the Fund put in place a capital hedge over 100% of the Fund's initial investment in the Multiplex New Zealand Property Fund (MNZPF) in order to protect the Australian dollar value of Fund's investment in MNZPF from any potential long term deterioration of the value of the New Zealand dollar."

Mr Spencer also said "The Fund generated a total return for unitholders of 9.54% in the 12 months to December 2007. This demonstrates the Fund's defensive nature when compared to the -8.41% total return on the S&P/ASX 200 Property Accumulation Index for the same period."

The Fund's closing price on 26 February of \$1.02 and the current annualised DPU of 11.00 cents equates to an attractive prospective yield of 10.8%, which is circa 360 basis points above the prospective yield on the S&P/ASX200 LPT Index.

Total assets grew 9.3% by the end of the half to \$439.2 million. This was primarily driven by \$13.9 million in revaluation gains in the Fund's unlisted property portfolio as well as net investments of \$20.3 million and \$13.1 million into unlisted and listed property securities respectively. As at 31 December 2007, the Fund's NTA per unit was unchanged at \$1.43 in comparison to June 2007, with an increase in the value of the Fund's unlisted property investment portfolio (mainly driven by increases in rental income) offsetting a decrease in the value of the Fund's listed property investment portfolio (which is marked to market rather than held at NTA per unit).

The consolidated Multiplex Property Income Fund continues to perform strongly since its launch on 13 March 2007. Inflows of \$35.9 million during the half grew the Income Fund's total assets to \$80.5 million at 31 December 2007. The Fund's investment in 100% of the ordinary equity of the Income Fund returned 19.5% (annualised) to the Fund for the period 13 March 2007 to 31 December 2007. As a result of the successful introduction of the Income Fund, the Fund suspended the dividend reinvestment plan (DRP) as of 11 September 2007.

Regarding the outlook for the Fund, Mr Spencer said "Looking to the future, the Fund's robust financial position and high level of portfolio diversification position it well during this period of global equity market uncertainty. The Fund will

continue to focus upon making investments which are supported by strong underlying property fundamentals and that further increase the diversification of the Fund. The Fund is also supported through a strong bank of \$14.8 million in realised retained earnings is available to be paid to investors."

Further information in relation to the Fund's 2008 interim results can be found in the 2008 Interim Results Presentation also lodged with the ASX today.

The Fund's 2008 Interim Report will be sent to unitholders in early March.

Notes:

\*The pcp for the Income Statement is the half year ended 31 December 2006. The pcp for the Balance Sheet is at 30 June 2007.

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**About the Fund**

Multiplex Acumen Property Fund (MPF) is a listed property trust that predominately invests into unlisted property securities. MPF provides investors with exposure to strong returns from high yielding direct property and tax-advantaged distributions with the liquidity benefits of an ASX listing. MPF is strongly diversified across three asset classes, five property sectors, 11 geographic locations and 31 managers. MPF's property investments of circa \$440 million are spread over a portfolio of 61 different property investments that provide indirect exposure to over 3,000 properties that reflect an average lease term to expiry of circa 6 years.

For more information please contact:

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|--------------------|------------------------|----------------------|
| <b>Tim Spencer</b> | <b>Rob Rayner</b>      | <b>Lawrence Wong</b> |
| Fund Manager       | CEO – Funds Management | Fund Analyst         |
| (02) 9256 5734     | (02) 9256 5937         | (02) 9256 5013       |