

Appendix 4E – Additional Disclosure

Multiplex European Property Fund

For the year ended 30 June 2012

Name of Fund:	Multiplex European Property Fund (MUE or Fund)
Details of reporting period	
Current reporting period:	1 July 2011 to 30 June 2012
Prior corresponding period:	1 July 2010 to 30 June 2011

This Financial Report should be read in conjunction with the Financial Report for the year ended 30 June 2012. It is also recommended that the Financial Report be considered together with any public announcements made by the Fund during the year ended 30 June 2012 in accordance with the continuous disclosure obligations arising under the *Corporations Act 2001*.

Results for announcement to the market

	Year ended 30 June 2012 \$'000	Year ended 30 June 2011 \$'000	Movement \$'000	Movement %
Total revenue and other income	69,843	70,385	(542)	(1%)
Total expenses	(91,917)	(50,311)	(41,606)	83%
Income tax benefit/(expenses)	751	(2,921)	3,672	126%
Net (loss)/profit after tax attributable to the unitholders of MUE	(21,323)	17,153	(38,476)	(224%)
Property fair value adjustments from investments included in the above	(31,880)	(26,058)	(5,822)	22%
Earnings per unit (cents)	(8.63)	6.95	(15.58)	(224%)

Distributions

Distributions paid/payable to ordinary unitholders were as follows:

	Cents per unit	Total amount \$'000	Date of payment
Ordinary units			
September 2011 distribution	0.625	1,543	31 October 2011
Special distribution	9.500	23,461	16 November 2011
December 2011 distribution	0.625	1,543	31 January 2012
Special distribution	5.000	12,348	30 April 2012
Total distribution to ordinary unitholders for the year ended 30 June 2012	15.750	38,895	
Ordinary units			
September 2010 distribution	0.625	1,543	29 October 2010
December 2010 distribution	0.625	1,544	31 January 2011
March 2011 distribution	0.625	1,544	29 April 2011
June 2011 distribution	0.625	1,543	29 July 2011
Total distributions to ordinary unitholder for the year ended 30 June 2011	2.500	6,174	

This preliminary final report is given to the ASX in accordance with Listing Rule 4.3.A.

Commentary and analysis of the result for the current year can be found in the attached Multiplex European Property Fund ASX release dated 27th August 2012. This ASX release forms part of the Appendix 4E.

The Fund has a formally constituted Audit Committee of the Board of Directors. The release of the report was approved by resolution of the Board of Directors on 27th August 2012.