

15 December 2006

Company Announcements  
Australian Stock Exchange  
20 Bridge Street  
Sydney NSW 2000**Multiplex Acumen Prime Property Fund ("MAFCA")****Distribution Announcement**

The Directors of Multiplex Capital Limited, the Responsible Entity for the Multiplex Acumen Prime Property Fund, are pleased to announce the following distribution details for the period 11 September 2006 to 31 December 2006:

ASX Code	MAFCA
Distribution Rate (cents per unit)	1.427
Ex-distribution date	Thursday, 21 December 2006
Record date	Friday, 29 December 2006
Payment date	Wednesday, 31 January 2007

The cash distribution rate of 1.427 cents per unit for the period 11 September 2006 to 31 December 2006 represents an annualised return of 7.75% on the First Installment of \$0.60 per unit.

For more information please contact:

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**About the Fund**

Multiplex Acumen Prime Property Fund is a listed property trust that owns a portfolio of four CBD property assets valued at circa \$577 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 (original forecast completion date of December 2007). The Fund also owns a diversified portfolio of listed property trust investments valued at circa \$63 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 3.5 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 10 years (by income).