

**MULTIPLEX PRIME PROPERTY FUND
DISTRIBUTION SUMMARY
FOR THE YEAR ENDED 30 JUNE 2007**

2007 TAX RETURN SUMMARY FOR AN AUSTRALIAN RESIDENT INDIVIDUAL UNITHOLDER

Summary

Taxable Income	0.00%
Non-Taxable Income	100.00%
Total	100.00%

Distribution Components Expressed as a Percentage of the Gross Cash Distribution	Cash Distribution For The Period To 30 June 2007	Taxable Income Period To 30 June 2007
Australian Income		
Non Primary Production Income	0.00000000%	0.000000%
Franking Credit		0.000000%
Capital Gains		
Discounted Capital Gains	0.00000000%	0.00000000%
CGT Concession Amount	0.00000000%	0.00000000%
Other Capital Gains	0.00000000%	0.00000000%
Total Current Year Gains	0.00000000%	0.00000000%
Net Capital Gains		
Foreign Income		
Modified Passive Income	0.00000000%	0.00000000%
Foreign Interest Income	0.00000000%	0.00000000%
Foreign Tax Credit		0.00000000%
Assessable Foreign Source Income	0.00000000%	0.00000000%
Non-Assessable Income		
Tax Deferred Income	100.00000000%	
Gross Distribution	100.00000000%	
Less TFN Amount Withheld From Distribution		
Less Amount Withheld From Non-Resident		
Net Cash Distribution	100.00000000%	
Additional Information Regarding Your Distribution		
Gross Australian Sourced Interest Income	36.59785035%	

Please note this does not constitute tax advice. Each investor's particular circumstances will be different and you should seek independent taxation advice in relation to your specific investment matters.