

26 June 2006

The Manager  
Company Announcements Office  
Australian Stock Exchange Limited  
20 Bridge Street  
SYDNEY  
NSW 2000

Dear Madam

## **MULTIPLEX PROPERTY TRUST SELLS GOLDFIELDS HOUSE FOR \$274.1 MILLION**

Multiplex Group is pleased to announce that it has agreed to sell Goldfields House, Sydney for \$274.1m to Valad Property Group.

Multiplex Group's Director of Investor Relations & Communications, Peter Murphy said, "The sale price represents approximately \$11,300 per square metre of net lettable area exceeding management's expectations. This reflects the strength and competitive dynamics of the investment market for Australian CBD office properties."

Proceeds from the sale will in part be applied to the Trust's CMBS program and to retiring senior debt. Profit from the sale will be recognised in FY'06. As foreshadowed in the Group's distribution announcement on 21 June 2006 this transaction is estimated to increase the H2'06 distribution from 14.25 cents to 17.50 cents per security.

Following the sale of Goldfields House and the recently announced establishment of Multiplex Acumen Prime Property Fund, Multiplex Property Trust's portfolio comprises 25 direct and 4 indirect property investments having a gross investment value of approximately \$2.8b. The Trust continues to have very strong property metrics with a weighted average lease expiry of 7.0 years, occupancy of 99%, and geographic weighting biased to NSW and Victoria at 47% and 21% respectively.

Multiplex Group securities trade on the Australian Stock Exchange under the code "MXG".

Yours faithfully

Mark Wilson  
Company Secretary  
**Multiplex Limited**

For further details contact

Peter Murphy  
Director – Investor Relations & Communications  
+61 2 9256 5086