**21 December 2007** | **ASX Code : MPS**

**Exchange Announcement** | **SGX Code: MacCookPSF**

## MacarthurCook Property Securities Fund

## Update on debt position & Centro exposure

**Debt position**

In light of recent events in the listed property trust market, the responsible entity wishes to advise investors and the market of the current debt and interest rate hedging arrangements for the Fund.

| | |
|---|---|
| Lender: | OCBC |
| Amount of Facility: | $68 million |
| Amount Drawn Down: | $68 million |
| Facility Expiry: | 14 May 2008 |
| Current Loan-to-Value Ratio: | 26% |
| Floating Interest Margin: | BBSY plus 0.90% |
| Interest Rate Hedging: | $40 million Fixed until 29 December 2010 |
| | $28 million Variable |

*Based on 30 November 2007 valuations.*

The responsible entity is comfortable with the Fund's current debt & hedging position and the forecast distribution of 2.625 cents per unit for the December quarter and 10.5 cents per unit for the 2008 Financial Year.

**Centro exposure**

MPS invests in a broad range of unlisted and listed real estate funds with investments currently in 51 different funds managed by 30 different property investment managers.

As at the date of this announcement, MPS has the following investments in Centro managed entities:

| Name of Fund | Listed or Unlisted | Investment Amount $ | Latest advised value $ | % of MPS |
|---|---|---|---|---|
| Centro Retail Trust | Listed | 3,051,199 | 1,538,484 | 1.08 |
| Centro MCS 32- International No. 2 | Unlisted | 1,000,000 | 1,320,000 | 0.55 |
| Centro MCS 33 | Unlisted | 1,500,000 | 1,845,000 | 0.77 |
| Centro MCS 33- International No. 3 | Unlisted | 1,262,500 | 1,489,750 | 0.62 |
| Centro MCS 35 Unsecured Notes | Unlisted | 1,237,500 | 1,460,250 | 0.61 |
| Centro MCS 36- International No. 4 | Unlisted | 2,272,000 | 2,272,000 | 0.95 |
| Centro MCS 36 Unsecured Notes | Unlisted | 1,278,000 | 1,278,000 | 0.54 |

The total exposure to Centro is $1,538,484 or 1.08% to the listed Centro Retail Trust and $9,665,000 or 4.04% to a range of Centro managed unlisted property trusts. Centro has advised that the December quarter distributions of the unlisted Centro MCS Funds will not be impacted by the debt refinancing issues being faced by Centro Retail and Centro Property Group.

**For further information, contact:**

**Mr Craig Dunstan**
Managing Director
MacarthurCook Limited
Ph: +61 3 9660 4555

***About MacarthurCook:***

***MacarthurCook Limited (MCK) is an Australian Securities Exchange listed company with offices in Australia and Singapore, specialising in the investment management of direct property, real estate securities and mortgage assets.***

***MacarthurCook manages approximately $A1.5 billion on behalf of over 25,000 investors. MacarthurCook is a quality endorsed company (ISO 9001:2000 international standard accreditation), and is the investment manager for thirteen funds including: MacarthurCook Industrial REIT, MacarthurCook Industrial Property Fund, MacarthurCook Office Property Trust, MacarthurCook Retail Property Trust, MacarthurCook Diversified Property Income Fund, MacarthurCook Mortgage Fund, Advance Mortgage Fund, MacarthurCook Property Securities Fund, MacarthurCook Asian Real Estate Securities Fund, Advance Property Securities Fund, RMR Asia Pacific Real Estate Fund and RMR Asia Real Estate Fund.***

***The MacarthurCook Property Securities Fund is listed on the Australian Securities Exchange and the Singapore Securities Exchange. The MacarthurCook Asian Real Estate Securities Fund and the MacarthurCook Industrial Property Fund are listed on the Australian Securities Exchange. The MacarthurCook Industrial REIT is listed on the Singapore Securities Exchange. The RMR Asia Pacific Real Estate Fund and RMR Asia Real Estate Fund are listed on the American Stock Exchange.***

***The Company has approximately 1,000 shareholders, the largest of which are Ascalon Capital Managers Limited, an associate of the St George Banking Group with about 18 per cent, and MacarthurCook directors and senior executives, who hold 15 per cent.***

***In 2005, 2006 and 2007 BRW magazine named MacarthurCook as one of Australia's fastest-growing*** **companies in its Fast 100 list.**

***About MacarthurCook Property Securities***

***The MacarthurCook Property Securities Fund is a diversified real estate securities fund, invested across a range of unlisted and listed property trusts and companies providing investors with relatively high income distributions and the opportunity for capital growth.***