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The Board of Directors  
Macquarie Pacific Star Prime REIT Management  
Limited  
391B Orchard Road  
#21-08, Ngee Ann City Tower B  
Singapore 238874

23 October 2006

Dear Sirs

**Macquarie MEAG Prime Real Estate Investment Trust ("MMP REIT")**  
**Review of the interim financial information for the period from 1 July to 30 September 2006**

We have been engaged by Macquarie Pacific Star Prime REIT Management Limited, the Manager of MMP REIT to review the interim financial information of MMP REIT for the period from 1 July to 30 September 2006.

The Singapore Exchange Listing Manual Appendix 7.2 requires the preparation of interim financial information to be in compliance with the relevant provisions thereof. The accompanying interim financial information consists of the following:

- Statement of total return for the period from 1 July to 30 September 2006;
- Balance sheet as at 30 September 2006;
- Statement of movements in net assets attributable to unitholders for the period from 1 July to 30 September 2006;
- Statement of cash flows for the period from 1 July to 30 September 2006; and
- Explanatory notes to the above interim financial information.

The interim financial information is the responsibility of, and has been approved by, the directors of the Manager. Our responsibility is to issue a report solely for the use of the directors of the Manager on the interim financial information based on our review.

We have conducted our review in accordance with Singapore Statement of Auditing Practice 11: "*Review of Interim Financial Information*". A review of the interim financial information consists principally of applying analytical review procedures to financial data, and making enquiries of, and having discussions with, persons responsible for financial and accounting matters. A review of the interim financial information is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and does not provide assurance that we would become aware of any or all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Based on our review, we are not aware of any material modification that needs to be made to the accompanying interim financial information for it to be in accordance with the Singapore Exchange Listing Manual Appendix 7.2.

Yours faithfully

**KPMG**  
**Certified Public Accountants**  
Singapore