

## SGX-ST Announcement

# ISSUE OF UNITS TO THE MANAGER IN PAYMENT OF MANAGEMENT FEES

Macquarie Pacific Star Prime REIT Management Limited ("**Macquarie Pacific Star**"), the Manager of Macquarie Prime Real Estate Investment Trust ("**MP REIT**"), wishes to announce that 1,410,412 new units in MP REIT ("**Units**") were issued to Macquarie Pacific Star on 31 July 2008. The Units were issued at an issue price of S\$1.0392 per Unit, as payment of 60% of the base fee component of the management fee to Macquarie Pacific Star (the "**Base Fee**") in respect of MP REIT's Singapore assets, for the period from 1 April 2008 to 30 June 2008.

The Base Fee is defined in the trust deed constituting MP REIT (the "**Trust Deed**") as 0.5% per annum of the value of the trust property. In accordance with the Trust Deed, the issue price was determined based on the weighted average traded price for a unit for all trades done on the Singapore Exchange Securities Trading Limited ("**SGX-ST**") in the ordinary course of trading on the SGX-ST for 10 business days immediately preceding the date of issue of the Units to Macquarie Pacific Star.

The mode of paying 60% of the Base Fee in Units was disclosed in the section entitled "The Manager and Corporate Governance" on page 186 of the prospectus dated 13 September 2005, issued in connection with the initial public offering of the Units.

Following the above issue of Units, the total number of Units in issue is 955,222,043, of which Macquarie Pacific Star's holding is 1,410,505.

Patricia Ong  
Joint Company Secretary  
Macquarie Pacific Star Prime REIT Management Limited  
(Company Registration No. 200502123C)  
as Manager of Macquarie Prime Real Estate Investment Trust

31 July 2008

### **About Macquarie Prime REIT**

*Macquarie Prime REIT (MP REIT) is a Singapore-based real estate investment trust (REIT) investing primarily in real estate used for retail and office purposes, both in Singapore and overseas. Listed on the Mainboard of the Singapore Exchange Securities Trading Limited (“SGX-ST”) since 20 September 2005, MP REIT is the only Singapore REIT to own two landmark properties on Orchard Road, Singapore’s premier shopping and tourist precinct. Its initial portfolio included a 74.23% strata title interest in Wisma Atria and a 27.23% strata title interest in Ngee Ann City.*

*In 2007, MP REIT enlarged its asset base and geographical footprint with the acquisition of seven properties in the prime areas of Roppongi, Shibuya-ku, Minato-ku and Meguro-ku in Tokyo, Japan and a premier retail property in Chengdu, China. MP REIT’s portfolio now comprises 10 properties in the three countries, valued at about S\$2.2 billion. MP REIT remains focused on sourcing property assets in Asia, while driving organic growth from its existing portfolio, through proactive leasing efforts and creative asset enhancements.*

*MP REIT is managed by an external manager, **Macquarie Pacific Star Prime REIT Management Limited**, which is 50% indirectly owned by Macquarie Bank Limited of Australia, and 50% indirectly owned by Investmore Enterprises Ltd. Visit MP REIT’s website at [www.mpreit.com.sg](http://www.mpreit.com.sg) for more details.*

### **Important Notice**

The value of MP REIT units (“Units”) and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of MP REIT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of MP REIT is not necessarily indicative of the future performance of MP REIT.

This document may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s view of future events.

Macquarie Bank Limited ABN 46 008 583 542 (“MBL”) holds a 50% indirect interest in the Manager. MBL is authorised by The Australian Prudential Regulation Authority in the Commonwealth of Australia and The Financial Services Authority in the United Kingdom, to carry out banking business or to accept deposits in those respective jurisdictions. Members of the Macquarie Bank Group are not otherwise currently authorised to carry out banking business or to accept deposits in any other country. **Other than Macquarie Bank Limited ABN 46 008 583 542**

**Macquarie Pacific Star Prime REIT Management Limited**  
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#### **Manager of Macquarie Prime REIT**

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