

Media release by: Macquarie Pacific Star Prime REIT Management Limited (Macquarie Pacific Star)

Manager of: Macquarie Prime Real Estate Investment Trust (MP REIT)

Embargoed from release until after 5.00pm

MP REIT REFINANCES LOANS OF S\$220 MILLION WITH CLUB DEAL

HIGHLIGHTS

- S\$220 million refinanced through club deal with three foreign banks, extending MP REIT's network of banking partners
- New loan facility secured at competitive rates up to September 2010

SINGAPORE, 25 August 2008 – Macquarie Pacific Star, the Manager of MP REIT, today announced that MP REIT has entered into a S\$220 million club deal with three foreign banks to refinance its loans due end September 2008. The new two-year loan facility, secured on competitive terms, matures in September 2010.

The S\$220 million club facility takes a second mortgage security on MP REIT's stakes in Wisma Atria and Ngee Ann City. MP REIT's EUR186.2 million Commercial Mortgage Backed Securities (CMBS) notes, originated in September 2005, are backed by a first priority mortgage loan over these two Singapore properties. Following the execution of the S\$220 million club deal, rating agencies Fitch and Moody's have reaffirmed their respective 'AAA' and 'Aaa' ratings for the CMBS.

Mr Franklin Heng, Chief Executive Officer of Macquarie Pacific Star, said: "We are extremely pleased to have won the support from the club member banks, and welcome them onboard our enlarged network of banking partners. The competitive spreads that we have secured for the club deal are a testament to the high quality of MP REIT's underlying assets.

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MP REIT's credit worthiness continues to be supported by its premium assets, low gearing, substantial rental reversions, high occupancy levels and robust tenancies. In light of the increasingly challenging credit environment, we have locked in competitive terms for the refinancing for a two-year period."

With the refinancing, MP REIT's gearing remains low at 28.9%.

- End -

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 owns 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 for more details.*

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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

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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.

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Manager of Macquarie Prime REIT