

SGX-ST Announcement

Embargoed from release until 5:00pm

**MACQUARIE MEAG PRIME REAL ESTATE INVESTMENT TRUST
ASSET VALUATION ANNOUNCEMENT**

The Board of Directors of Macquarie Pacific Star Prime REIT Management Limited, the Manager of Macquarie MEAG Prime Real Estate Investment Trust (“MMP REIT”), wishes to announce that independent valuations of the properties owned by MMP REIT have been completed by Cushman & Wakefield (“Cushman”).

MMP REIT owns 74.23 per cent strata title interest in Wisma Atria (the “Wisma Atria Property”) and 27.23 per cent strata title interest in Ngee Ann City (the “Ngee Ann City Property”) (collectively, the “Properties”). The Properties have been revalued from S\$1,327 million as at 31 December 2005 (by Jones Lang LaSalle) to S\$1,498 million as at 31 December 2006 by Cushman, resulting in a revaluation surplus of S\$171 million.

These valuations are reflected in MMP REIT’s balance sheet as at 31 December 2006. Summary details of the valuations are as follows:

Property	Book value as at 31 December 2005	Valuation as at 31 December 2006	Surplus (% increase)
Wisma Atria Property	S\$675 million	S\$750 million	S\$75 million (+11.1%)
Ngee Ann City Property	S\$652 million	S\$748 million	S\$96 million (+14.7%)
Total	S\$1,327 million	S\$1,498 million	S\$171 million (+12.9%)

Macquarie MEAG Prime REIT

Macquarie Pacific Star Prime REIT Management Limited
CRN 200502123C

Manager of Macquarie MEAG Prime REIT
391B Orchard Road Telephone +65 6835 8633
#21-08 Ngee Ann City Facsimile +65 6835 8644
Tower B www.macquariepacificstar.com
Singapore 238874

The valuation reports are available for inspection at the registered office of Macquarie Pacific Star Prime REIT Management Limited during business hours for three months from today.

By Order of the Board

Macquarie Pacific Star Prime REIT Management Limited

(Company registration no. 200502123C)

As Manager of Macquarie MEAG Prime Real Estate Investment Trust

Christine M. Chan

Company Secretary

23 January 2007

About Macquarie MEAG Prime REIT

MMP REIT is the only Singapore real estate investment trust to own two landmark properties on Orchard Road, Singapore's premier shopping and tourist precinct. MMP REIT owns 74.23 per cent strata title interest in Wisma Atria ("Wisma Atria Property") and 27.23 per cent strata title interest in Ngee Ann City ("Ngee Ann City Property") (together, the "Properties"). The Properties have been awarded Superbrand status for the Shopping Centre category in the Superbrands Singapore Awards 2004/2005. MMP REIT's principal investment strategy is to invest primarily in prime real estate used mainly for retail and/or office purposes, in Singapore and overseas. MMP REIT was listed on the Mainboard of SGX on 20 September 2005.

*MMP REIT is managed by an external manager, **Macquarie Pacific Star Prime REIT Management Limited**, which is 50 per cent indirectly owned by Macquarie Bank Limited of Australia, 25 per cent indirectly owned by MEAG MUNICH ERGO AssetManagement GmbH of Germany and 25 per cent indirectly owned by Investmore Enterprises Ltd.*

Visit MMP REIT's website at www.mmpreit.com for more details.

For enquiries, please contact:

Ms Clare Koh

Assistant Vice President

Macquarie Pacific Star Prime REIT Management Limited

Tel: +65 6835 8634

Email: clare.koh@macquariepacificstar.com

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Important Notice

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

This release 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.

The Manager is not an authorised deposit-taking institution for the purposes of the Banking Act (Commonwealth of Australia) 1959, and the Manager’s obligations do not represent deposits or other liabilities of Macquarie Bank Limited ABN 46 008 583 542 (MBL). MBL does not guarantee or otherwise provide assurance in respect of the obligations of the Manager. MBL does not carry on banking business in Singapore. MBL does not hold a license under the Banking Act, Chapter 19 of Singapore and therefore is not subject to the supervision of the Monetary Authority of Singapore.

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