

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

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

Embargoed from release until after 5.00pm

MMP REIT REPORTS DPU OF 1.54 CENTS FOR 3Q 2007

HIGHLIGHTS

- 3Q 2007 DPU of 1.54 cents exceeds 3Q 2006 DPU of 1.44 cents by 6.9%
- Completion of acquisition of Ebisu Fort and Chengdu mall; portfolio of assets grew to 10 properties valued at S\$1.9 billion

SINGAPORE, 30 October 2007 – Macquarie Pacific Star, the Manager of MMP REIT - the S-Reit with the largest presence in Orchard Road – is pleased to announce that MMP REIT's third quarter ("3Q 2007") distributable income was S\$14.6 million. Distribution Per Unit ("DPU") for the period 1 July to 30 September 2007 is 1.54 cents, 6.9% higher compared to the 1.44 cents achieved for the previous corresponding period. On an annualised basis, the latest distribution represents a yield of 5.01%.¹

Compared to 3Q 2006, gross revenue rose S\$3.7 million or 16.5% to S\$26.1 million, due to revenue from the new overseas acquisitions and strong demand for retail and office space and the resulting higher rental rates achieved for renewals and new committed leases in the Singapore portfolio. The Singapore portfolio contributed S\$23.8 million to total gross revenue, representing a S\$1.3 million or 6.0% increase over the portfolio's performance in the previous corresponding period.

¹ Based on last traded unit price of S\$1.22 on 30 September 2007

Net property income was S\$19.4 million, 11.7% higher than the S\$17.4 million achieved in the previous corresponding period, with the Singapore portfolio reflecting strong market conditions.

NAV per unit was S\$1.26 as at 30 September 2007, an increase of 8.6% from NAV per unit of S\$1.16 as at 31 December 2006.

Overview of MMP REIT's financial results

Statement of total return (3Q 2007)	3Q 2007	3Q 2006	% Change
Gross revenue (S\$ million)	26.1	22.4	16.5
Net property income (S\$ million)	19.4	17.4	11.7
Distributable income (S\$ million)	14.6	13.7	6.9
DPU (cents)	1.54	1.44	6.9
Annualised distribution yield	3Q 2007	3Q 2006	% Change
Annualised DPU (cents)	6.11 cents	5.71 cents	7.0

Mr Franklin Heng, Chief Executive Officer of Macquarie Pacific Star, said, "MMP REIT's performance continues to be strong. For the nine months of 2007, we have already made total distributions of 4.51 cents per unit, 4.4% higher than the 4.32 cents given out for the same period last year. This steady growth has been achieved through strategic regional diversification, as evidenced by our expansion into the Japanese and mainland China markets, and focused asset management efforts.

"In Singapore, both of our properties – Ngee Ann City and Wisma Atria - continued to enjoy close to full occupancy for both retail and office space in the third quarter of 2007. For the first nine months of 2007, about 71,538 square feet of office renewals and new leases were contracted at an average of 63% over previous rents. In 3Q 2007, about 13,466 square feet of office renewals and new leases were contracted at an average of 85% over previous rents. At Wisma Atria, asset enhancement initiatives over the last few months have resulted in new shops with both improved shop frontage and layout, all of which have reported higher sales. Meanwhile, more new tenants and concept stores have been introduced to Wisma Atria and are a rousing success. Our property income growth in Singapore has been driven

by our asset enhancement and tenancy remix initiatives, and boosted by rental reversions in the tight office leasing market. We expect consumer spending at our malls to grow further, in tandem with increased tourist arrivals. Our asset management team continues to be innovative and creative, working our assets harder for our unitholders.

“Overseas, we completed the acquisitions of a 100% interest in Renhe Spring Department Store in Chengdu, China, and the Ebisu Fort property in Tokyo, Japan in the last quarter. The Japanese properties provide a platform for stable income, while the property in China provides for high organic growth. With these acquisitions, we have grown our portfolio to 10 properties, with a total asset size of S\$1.9 billion.

Mr Heng added, “The successful completion of our recent acquisitions in Japan and China is testament to the Manager’s competencies in sourcing attractive assets and structuring cross-border transactions independently of a real estate sponsor with an asset pipeline. We have been selective in our overseas growth to ensure long-term sustainable property income growth for our portfolio. We will continue to actively source for more attractive assets through our network which includes existing partners, agents and our financial sponsor, Macquarie, to further diversify MMP REIT’s asset base and earnings stream geographically.”

Looking at the portfolio as a whole and the value propositions for MMP REIT unitholders, Mr Heng noted that Macquarie Pacific Star is exploring how best to implement a unit redemption or repurchase scheme (commonly referred to as a “buy-back”) and will be guided by the authorities as well as professional advisers on the timing, terms and structure of such a scheme.

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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% strata title interest in Wisma Atria and 27.23% strata title interest in Ngee Ann City (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 has been listed on the Mainboard of the Singapore Exchange Securities Trading Limited (“SGX-ST”) since 20 September 2005.

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On 10 April 2007, MMP REIT entered into conditional sale and purchase agreements to buy seven properties located in the prime areas of Roppongi, Shibuya-ku, Minato-ku and Meguro-ku in Tokyo for a total purchase price of approximately ¥14.4 billion (S\$182.5 million). The acquisition of six of these properties was completed on 30 May 2007, while that of the seventh property was completed on 26 September 2007.

On 22 August 2007, MMP REIT entered into a conditional sale and purchase agreement to acquire a 100% indirect stake in a prime retail property in Chengdu, China, for a total purchase price of RMB350 million (approximately S\$70 million). This acquisition was completed on 28 August 2007. Under the agreement, MMP REIT will have first right of refusal to a pipeline of opportunities in China, in particular, to another two prime retail properties in Chengdu with combined GFA of more than 1 million square feet.

MMP 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, 25% indirectly owned by MEAG MUNICH ERGO AssetManagement GmbH of Germany and 25% indirectly owned by Investmore Enterprises Ltd. Visit MMP REIT's website at www.mmpreit.com for more details.

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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 publication 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.

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