



8 August 2005

ASX Code : MPS

ASX Announcement

MacarthurCook Property Securities Fund Rights Issue and Public Offer

The Directors of MacarthurCook Fund Management Limited (“MacarthurCook”), the Responsible Entity of the MacarthurCook Property Securities Fund (the “Fund”) are pleased to announce that the Fund is seeking to raise up to \$51.69 million via a non-renounceable rights issue to existing unitholders and a public offer (collectively the “Offer”).

Overview of the Offer

The rights issue is non-renounceable and entitles existing, eligible unitholders to subscribe for one new fully paid ordinary unit (“New Unit”) for every two existing units held at the record date, at a price of \$1.03 per New Unit.

The rights issue seeks to raise \$36.24 million and is fully underwritten by Macquarie Equity Capital Markets Limited, which is also lead managing the Offer.

The public offer invites new investors to invest in the Fund and seeks to raise up to \$15.45 million at a price of \$1.03 per New Unit.

The Offer opens on 22 August 2005 and closes at 5.00 pm (Melbourne time) on 19 September 2005. New Units are expected to commence trading on the ASX on 30 September 2005.

New Units issued pursuant to the Offer will not be entitled to participate in the distribution for the calendar quarter ending 30 September 2005, but will otherwise rank equally with existing units from allotment and will be entitled to a distribution for the quarter ending 31 December 2005.

The Offer proceeds will be used to repay existing debt of \$27.3 million and allow the Fund to make further investments in listed and unlisted property trusts.

Announcing the Offer, Mr Craig Dunstan, Managing Director of MacarthurCook, said “Since listing in December 2004, the Fund has been a very popular investment amongst investors looking for a stable, significantly tax-advantaged income return.

The unit price has increased from \$1.00 to \$1.10 at 30 June 2005 and, in addition to total distributions of 4.94 cents per unit, has provided a total annualised return of 23.2% since listing.

The Fund has a well diversified investment portfolio comprising investments in 18 unlisted property trusts and 13 listed property trusts and companies. This Offer represents another important milestone in the development of the Fund”.

Key Highlights of the Offer

Key highlights of the Offer include:

- a reduction in the Fund’s borrowing risk via the repayment in full of the Fund’s debt facility;
- forecast FY06 annualised distribution yield of 9.22% on the issue price of \$1.03;
- forecast 75% of distributions are tax deferred in FY06;
- greater Fund scale and liquidity;
- increased Fund market capitalisation;
- enhanced investment diversification; and
- an opportunity for investors to acquire New Units at a discount to the current market price.

Fund Background and Update

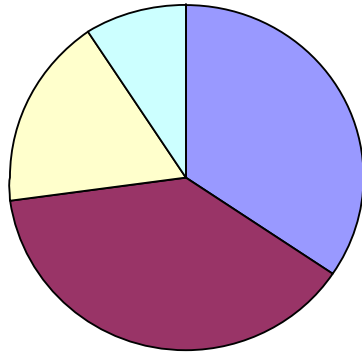
The Fund aims to provide investors with regular income paid quarterly and the potential for capital growth by investing in a portfolio of unlisted and listed property securities.

The Fund currently has investments managed by 21 different specialist property investment managers with the major 5 exposures outlined below:

<i>Investment</i>	<i>Allocation</i>
▪ Cromwell Diversified Property Trust	13%
▪ PFA Diversified Property Trust	11%
▪ MAB Diversified Property Trust	6%
▪ MacarthurCook Industrial Property Trust	6%
▪ OFM Direct Property Trust	5%

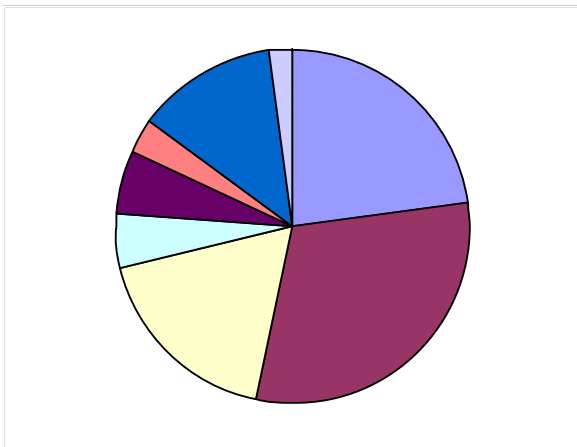
The Fund's sector allocations after the Offer are projected to be as follows:

Property sector allocation



Retail	34%
Office	38%
Industrial	19%
Specialist	9%

Geographic sector allocation



New South Wales/ACT	23%
Victoria	30%
Queensland	18%
Western Australia	5%
South Australia	6%
Tasmania	3%
USA	13%
New Zealand	2%

Key Dates of the Offer

Lodgement of Product Disclosure Statement with ASIC	8 August 2005
Record date for entitlements under the rights issue	16 August 2005
Offer opens	22 August 2005
Closing date for application forms and payment	19 September 2005
Allotment of New Units under the Offer	26 September 2005
Trading expected to commence for new units	30 September 2005

Further details of the Offer can be found in the Product Disclosure Statement dated 8 August 2005.

Existing unitholders in the Fund will be mailed a copy of Product Disclosure Statement shortly. New investors may request a free copy by contacting either MacarthurCook on 1300 655 197 or Computershare Investor Services Pty Ltd (the Fund's registry) on 1300 132 104, or by visiting the MacarthurCook website at www.macarthurcook.com.au.

Before deciding whether to acquire New Units in the Fund, investors should read the Product Disclosure Statement and any supplementary Product Disclosure Statement in full. MacarthurCook also recommends that investors consult their financial or other professional advisor.

For further information contact:

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