

FORM 603

Corporations Act 2001
Section 671B

Notice of initial Substantial Holder

To: Multiplex Acumen Property Fund

ACN/ARSN: 104 341 988

1. Details of substantial holder

Name: Commonwealth Bank of Australia ACN 123 123 124 (CBA), and its subsidiaries

The holder became a substantial holder on: 02/09/2010

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate had a relevant interest in on the date the substantial holder became a substantial holder are as follows:

Class of securities	Number of securities	Person's votes	Voting Power
Fully paid ordinary shares	47,735,489	47,735,489	5.88%

For the securities (if any) listed below see NOTE 1 at the end of this form

Class of securities	Number of securities	Person's votes	Voting Power
Fully paid ordinary shares	0	0	0.00% See note 1 at the end of this form

For the securities (if any) listed below see NOTE 2 at the end of this form

Class of securities	Number of securities	Person's votes	Voting Power
Fully paid ordinary shares	0	0	0.00% See note 2 at the end of this form

Class of securities	Number of securities	Person's votes	Voting Power
GRAND TOTAL Fully paid ordinary shares	47,735,489	47,735,489	5.88%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest	Class and number of Shares
Avanteos Investments Limited	Power to control the exercise of a right to vote attached to securities and/or to control the exercise of the power to dispose of securities pursuant to the position held as superannuation trustee.	47,735,489 Fully paid ordinary shares
Total		47,735,489

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Class and number of Shares
Avanteos Investments Limited	Avanteos Investments Limited		47,735,489 Fully paid ordinary shares
Grand Total			47,735,489

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder, is as follows:

Holder of relevant interest	Date of acquisition	Consideration Cash	Non-Cash	Class and number of securities
See annexure "B" to this notice.				

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of Association
Avanteos Investments Limited	Is a related body corporate of Commonwealth Bank of Australia

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Avanteos Investments Limited	Ground Floor, Tower 1 201 Sussex Street Sydney NSW 2000

8. Signature

NOTE 1--(This note is relevant to section 2 3 4 and 5)

The relevant interests in these securities are /were held by Colonial First State Investments Limited (CFS) as responsible entity of the specified registered managed investment schemes and relate(d) to holdings in connection with the Colonial First State First Choice product range. Decisions to buy/sell those securities and exercise voting rights in relation to those securities are made by external managers (unrelated to the Commonwealth Bank Group) to whom CFS has outsourced those functions. By instrument dated 29 October 2001 the Australian Securities and Investments Commission has granted certain relief to CFS and its related bodies corporate for these holdings from the provisions of Chapter 6 of the Corporations Act in relation to the acquisition of such securities.

NOTE 2--(This note is relevant to section 2 3 4 and 5)

452 Capital Pty Ltd ("452 Capital") is the investment manager in relation to the securities. Exercise of voting and disposal powers by 452 Capital is subject to any client direction. Capital 121 has a relevant interest in more than 20% of the shares in 452 Capital by virtue of the Exclusivity Agreement attached as Annexure A and therefore, by virtue of s608(3)(a) has a deemed relevant interest in the securities.



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John Damien Hatton – Company Secretary

Dated the 7 day of September 2010.

Annexure A

This is the annexure mark A referred to in Form 603, Notice of initial Substantial Holder of Commonwealth Bank of Australia ACN 123 123 124 and certain other companies dated 02/09/2010

John Damien Hatton – Company Secretary

SCHEDULE

ASB Bank Limited	ASB Capital Limited
ASB Capital No.2 Limited	ASB Group (Life) Limited
ASB Holdings Limited	Avanteos Investments Ltd (ACN 096 259 979)
Avanteos Pty Limited (ACN 066 862 97)	Burdekin Investments Limited
CBA (Delaware) Finance Incorporated	CBA (Europe) Finance Limited
CBA Asia Limited	CBA Capital Trust 1
CBA Capital Trust II	CBA Funding (NZ) Limited
CBA Funding Trust 1	CBA Investments Limited (ACN 000 835 423)
CBA NZ Holding Limited	CBA USD Funding Limited
CBCL Australia Limited	CBFC Leasing Pty Limited(ACN 008 520 965)
CBFC Limited (ACN 008 519 462)	CFS Managed Property Limited(ACN 006 464 428)
CMG Asia Life Holdings Limited	Collateral Leasing Pty Limited(ACN 002 681 218)
Colonial AFS Services Pty Limited (ACN 083 514 667)	Colonial Fiji Life Limited
Colonial Finance Limited (ACN 067 105 435)	Colonial First State (UK) Holdings Limited
Colonial First State Asset Management (Australia) Limited (ACN 114 194 311)	Colonial First State Group Limited (ACN 004 405 556)
Colonial First State Investments (NZ) Limited	Colonial First State Investments Limited (ACN 002 348 352)
Colonial First State Property Limited (ACN 085 313 926)	Colonial First State Property Management Pty Ltd (ACN 101 504 045)
Colonial First State Property Retail Trust	Colonial Holding Company Limited (ACN 074 706 782)
CommBank Europe Limited	CommBankManConsult(Asia)Co Ltd
CommCapital S.a.r.l	CommInternational Limited
Commonwealth Financial Planning Limited(ACN 003 900 169)	Commonwealth Insurance Holdings Limited (ACN 088 327 959)
Commonwealth Insurance Limited (ACN 067 524 216)	Commonwealth Managed Investments Limited (ACN 084 098 180)
Commonwealth Securities Limited (ACN 067 254 399)	CommTrading Limited
Copacabana Beach Pty Ltd(ACN 123 047 978)	Crystal Avenue Pty Limited(ACN 123 019 956)
CTB Australia Limited	D Compartment ABI Lux Co
eCommlegal Pty Ltd	Financial Wisdom Limited(ACN 006 646 108)
First State (HK) LLC	First State Investment Holdings (Singapore) Ltd
First State Investment Managers (Asia) Limited (ACN 054 571 701)	First State Investments (Cayman) Limited
Fringe Pty Ltd (ACN 078 791 901)	FS Investments (Bermuda) Ltd
Greenwood Lending Pty Ltd(ACN 112 461 131)	Group Treasury Services NZ Limited(ACN 1761530)
GT Funding No6 Ltd Partnership(NSWLP 00000537)	GT Investments No 3 Pty Ltd(ACN 126 767 931)
GT Operating No.2 Pty Limited(ACN 100 915 517)	GT Operating No4 Pty Ltd(ACN 121 276 088)
Harboard Beach Pty Ltd(ACN 123 178 450)	Hemisphere Lane Pty Ltd(ACN 100 915 400)
Homepath Pty Limited (ACN 081 986 530)	IWL Limited(ACN 078 119 212)
Jacques Martin Administration and Consulting Pty Limited(ACN 006 787 748)	Kiwi Income Properties Limited
Kiwi Property Management Limited	Lily Pty Ltd(ACN 124 503 117)
Loft No 3 Pty Ltd(ACN 118 488 234)	Luca Limited Partnership
M-Land Pty Ltd(ACN 106 099 923)	Medallion Series Trust 2006 1G
Medallion Trust Series 2003-1G	Medallion Trust Series 2004-1G
Medallion Trust Series 2005-1G	Medallion Trust Series 2005-2G
Medallion Trust Series 2007 4P	Medallion Trust Series 2007 5P
Medallion Trust Series 2007-1G	Medallion Trust Series 2008-1R
MIS Funding No1 Pty Limited(ACN 119 268 905)	National Bank of Fiji Limited
Newport Limited	Padang Pty Ltd(ACN 106 099 496)
Pavillion and Park Limited	PERLS II Trust (ARSN 107 133 488)
PERLS III Trust (formally Preferred Capital Limited)	Pontoon (Funding)PLC
Prime Investment Entity Limited(ACN 065 915 139)	PT Astra CMG Life
PT Bank Commonwealth	Securitisation Advisory Services Pty Ltd(ACN 064 133 946)
Series 2001-IG Medallion Trust	Series 2002-IG Medallion Trust
Share Investments Pty Limited(ACN 010 035 837)	SHIELD Series 21
SHIELD Series 50	Sovereign Group Limited
Sovereign Limited	Sparad (No. 24) Pty Limited (ACN 057 975 087)
Watermark Limited	

End of Annexure A

Annexure B

This is the annexure mark B referred to in Form 603, Notice of initial Substantial Holder of Commonwealth Bank of Australia ACN 123 123 124 and certain other companies dated 02/09/2010

John Damien Hatton – Company Secretary

Avanteos Investments Limited

Date	Registered Company	Transaction type	Quantity	Consideration
03 May 2010	Avanteos Investments Limited	SELL	-5500	-462
04 May 2010	Avanteos Investments Limited	SELL	-4021	-342
07 May 2010	Avanteos Investments Limited	SELL	-22000	-1914
07 May 2010	Avanteos Investments Limited	SELL	-6000	-498
17 May 2010	Avanteos Investments Limited	SELL	-10000	-760
18 May 2010	Avanteos Investments Limited	SELL	-8339	-563
19 May 2010	Avanteos Investments Limited	SELL	-28918	-1880
24 May 2010	Avanteos Investments Limited	SELL	-5307	-334
01 Jun 2010	Avanteos Investments Limited	SELL	-15000	-870
02 Jun 2010	Avanteos Investments Limited	SELL	-10000	-520
02 Jun 2010	Avanteos Investments Limited	SELL	-5880	-335
07 Jun 2010	Avanteos Investments Limited	SELL	-6000	-300
07 Jun 2010	Avanteos Investments Limited	SELL	-5430	-272
09 Jun 2010	Avanteos Investments Limited	SELL	-44500	-2194
10 Jun 2010	Avanteos Investments Limited	BUY	290000	14500
16 Jun 2010	Avanteos Investments Limited	SELL	-5500	-314
16 Jun 2010	Avanteos Investments Limited	SELL	-3433	-196
16 Jun 2010	Avanteos Investments Limited	SELL	-2680	-153
16 Jun 2010	Avanteos Investments Limited	SELL	-1415	-81
22 Jun 2010	Avanteos Investments Limited	CONV IN	9675	0
25 Jun 2010	Avanteos Investments Limited	SELL	-1811	-83
28 Jun 2010	Avanteos Investments Limited	SELL	-3298	-152
28 Jun 2010	Avanteos Investments Limited	SELL	-2000	-92
28 Jun 2010	Avanteos Investments Limited	SELL	-350	-16
01 Jul 2010	Avanteos Investments Limited	SELL	-10000	-480
12 Jul 2010	Avanteos Investments Limited	SELL	-24019	-1129
13 Jul 2010	Avanteos Investments Limited	SELL	-7200	-346
15 Jul 2010	Avanteos Investments Limited	SELL	-2343	-112
19 Jul 2010	Avanteos Investments Limited	SELL	-4837	-232
20 Jul 2010	Avanteos Investments Limited	SELL	-9765	-498
21 Jul 2010	Avanteos Investments Limited	BUY	9765	469
21 Jul 2010	Avanteos Investments Limited	SELL	-81370	-4068
21 Jul 2010	Avanteos Investments Limited	SELL	-60403	-2899
26 Jul 2010	Avanteos Investments Limited	SELL	-200000	-10000
04 Aug 2010	Avanteos Investments Limited	SELL	-1400	-76
05 Aug 2010	Avanteos Investments Limited	SELL	-20000	-1060
09 Aug 2010	Avanteos Investments Limited	SELL	-9425	-481
18 Aug 2010	Avanteos Investments Limited	SELL	-4472	-219
27 Aug 2010	Avanteos Investments Limited	BUY	8000	416
31 Aug 2010	Avanteos Investments Limited	BUY	2621	61227
01 Sep 2010	Avanteos Investments Limited	SELL	-40837	-2124
01 Sep 2010	Avanteos Investments Limited	SELL	-9591	-480
01 Sep 2010	Avanteos Investments Limited	SELL	-3636	-189
02 Sep 2010	Avanteos Investments Limited	BUY	20000	1080
02 Sep 2010	Avanteos Investments Limited	BUY	50000	2700
Total			-296619	43668
Entity Total			-296619	43668
Grand Total			-296619	43668

End of Annexure B