



MACARTHURCOOK

A Member of AIMS Financial Group

12 August 2013

ASX Code: MPS

SGX Code: MacCookPSF

ASX Announcement

MacarthurCook Property Securities Fund

Capital Management initiatives

FOR IMMEDIATE RELEASE

The Responsible Entity of the MacarthurCook Property Securities Fund (“the Fund” or “MPS”), MacarthurCook Fund Management Limited (“MacarthurCook”), would like to provide the market with the following update.

MacarthurCook today would like to announce its intention to proceed with a A\$3.5 million on market buy back of up to 10% of Units in the Fund commencing no earlier than 31 August 2013.

MacarthurCook intends to appoint BBY Limited to execute transactions connected with this buy-back.

MacarthurCook is also pleased to confirm its intention to reinstate quarterly income distributions from the period ending 31 December 2013.

If you have any question in relation to this announcement, please feel free to contact Michael Goldman on +61 2 9217 2727 or at michael.goldman@macarthurcook.com

Yours faithfully

A handwritten signature in black ink, appearing to read "Alan Wong", written over a white background.

Alan Wong

Company Secretary

MacarthurCook Fund Management Limited

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MacarthurCook Investment Managers Limited
ABN 45 099 054 074 Licence No: 225357 SEC No: 801-66388
MacarthurCook Real Estate Funds Limited
ABN 32 126 766 167 AFSL No: 318261

About MacarthurCook:

MacarthurCook Fund Management Limited (MacarthurCook) is a wholly owned subsidiary of the AIMS Financial Group (AIMS), which specialises in the investment management of direct property, real estate securities and mortgage assets.

MacarthurCook and AIMS manage approximately A\$1.5 billion on behalf of over 20,000 Investors/borrowers as at 21 December 2012 and are the investment managers for MacarthurCook Office Property Trust, MacarthurCook Mortgage Fund, Advance Mortgage Fund and MacarthurCook Property Securities Fund. AIMS also manages, in a joint-venture arrangement with AMP Capital, the AIMS-AMP Capital Industrial REIT in Singapore.

The MacarthurCook Property Securities Fund is listed on the ASX and the Singapore Exchange. The AIMS-AMP Capital Industrial REIT is listed on the Singapore Exchange.

About AIMS Financial Group:

Established in 1991, AIMS Financial Group (AIMS) is a diversified financial services and investment group with a solid track record and enviable reputation in the mortgage lending, fund management and securitisation markets in Australia, active in the areas of lending, securitisation, investment banking, funds management, property investment, stock exchange ownership and high-tech investment.

Since 1999, AIMS has raised approximately A\$4 billion in funds from the capital markets. Of this, AIMS has issued approximately A\$3 billion residential mortgage-backed securities, with most of them rated AAA by both Standard & Poors and Fitch Ratings, and has originated over A\$5 billion of high quality prime home loans since 1997.

AIMS has actively introduced a number of international investors into the Australian markets and to date. AIMS has also attracted over A\$1 billion of investments into Australia from overseas investors.

AIMS is also the investment manager for AIMS' funds, which amount to approximately A\$1.5 billion fund as at 1 November 2012.

AIMS' head office is in Sydney, Australia, and it has businesses across Australia, China, Hong Kong and Singapore. Our highly qualified, professional and experienced cross-cultural teams enable AIMS to bridge the gap between Australia and China across various sectors.

AIMS Financial Group Expands During GFC

During the global financial crisis, AIMS expanded its business in a time when many other businesses were experiencing immense difficulties.

In October 2008, AIMS acquired the Asia Pacific Stock Exchange (APX), which is the only Western Securities Exchange 100% owned by a private company.

In April 2009, AIMS became the largest shareholder (15.8%) of the ASX listed fund manager, MacarthurCook Limited (MCK). In August 2009, AIMS' holding increase to 54% and by November 2009, AIMS' became the 100% owner of MCK which was subsequently delisted from the ASX.

MacarthurCook Turnaround Story

At the time of acquisition, MacarthurCook's fund management business was severely distressed with each of the 4 listed funds and a number of unlisted funds starved of capital and management expertise. Under AIMS' leadership, MacarthurCook's funds have been turned around, stabilised and improved outcome for investors, for example:

A. The MacarthurCook Industrial REIT (MI-REIT) listed on the SGX (now known as AIMS AMP Capital Industrial REITs). At the time of the AIMS acquisition of MacarthurCook, MI-REIT was in distress and within three months, MI-REIT had to refinance S\$225million plus S\$91million obligation to purchase a property which

previous management had entered into in 2007 without finance in place. At the time, MI-REIT's market capitalisation was approximately S\$60million and S\$544million funds under management. Since that time, AIMS has stabilised MI-REIT which has grown significantly with a market capitalisation S\$647million and S\$975million funds under management as at September 2012.

B. The MacarthurCook Property Securities Fund (MPS) which is listed on the ASX and SGX. Since the takeover of MacarthurCook, through AIMS management, MPS has been able to significantly reduce its debt from A\$44.5million with a gearing ratio of 38% to A\$7.8million with a gearing ratio of 12.8% as at June 2012. MPS is now uniquely positioned to access the capital markets in Australia and Asia through its dual listing on the ASX and SGX.

C. The privatisation of the MacarthurCook Industrial Property Fund (MIF) which was formerly listed on the ASX and was distressed at the time of acquisition. The share price of the fund at the time AIMS took over MacarthurCook was A\$0.16. AIMS reduced vacancy in the MIF portfolio and improved the WALE to more than 5 years. In October 2010, unitholders voted in favour of accepting an offer from a US fund at A\$0.44 per unit representing a 42% premium to the pre-announcement trading price.