



30 April 2009

ASX Code : MCK

MacarthurCook Limited - Appendix 4C

Attached is the Appendix 4C report for MacarthurCook Limited for the quarter ended 31 March 2009.

For further information, contact:

Mr Grant Earney
Chief Financial Officer
MacarthurCook Limited
Ph: +61 3 9660 4555

About MacarthurCook:

MacarthurCook Limited (MCK) is an Australian Securities Exchange (ASX) listed company with offices in Australia and Singapore, specialising in the investment management of direct property, real estate securities and mortgage assets.

MacarthurCook manages approximately A\$1.3 billion on behalf of over 22,000 investors as at 31 December 2008. MacarthurCook is a quality endorsed company (ISO 9001:2000 international standard accreditation), and is the investment manager for MacarthurCook Industrial REIT, MacarthurCook Industrial Property Fund, MacarthurCook Office Property Trust, MacarthurCook Mortgage Fund, Advance Mortgage Fund, MacarthurCook Property Securities Fund, Advance Property Securities Fund, RMR Asia Pacific Real Estate Fund and the RMR Asia Real Estate Fund

The MacarthurCook Property Securities Fund is listed on the ASX and the Singapore Exchange. The MacarthurCook Industrial Property Fund is listed on the ASX. The MacarthurCook Industrial REIT is listed on the Singapore Exchange. The RMR Asia Pacific Real Estate Fund and RMR Asia Real Estate Fund are listed on the American Stock Exchange.

In 2005, 2006, 2007 and 2008 BRW magazine named MacarthurCook as one of Australia's fastest-growing companies in its Fast 100 list.

Rule 4.7B



Appendix 4C

Quarterly report for entities admitted on the basis of commitments

Introduced 31/3/2000. Amended 30/9/2001

Name of entity

MACARTHURCOOK LIMITED

ABN

64 009 110 463

Quarter ended ("current quarter")

31 March 2009

Consolidated statement of cash flows

		Current quarter	Year to date (9 months)
		\$A'000	\$A'000
Cash flows related to operating activities			
1.1	Receipts from customers (see 1.26 below)	2,601	9,684
1.2	Payments for (a) staff costs	(1,775)	(5,607)
	(b) advertising and marketing	(100)	(308)
	(c) research and development	-	(2)
	(d) leased assets	(9)	(25)
	(e) other working capital (see 1.26 below)	(1,404)	(5,715)
1.3	Dividends received	-	-
1.4	Interest and other items of a similar nature received	217	1,106
1.5	Interest and other costs of finance paid	(108)	(489)
1.6	Income taxes paid (see 1.26 below)	204	(209)
1.7	Other (provide details if material)	-	-
Net operating cash flows		(374)	(1,565)

Appendix 4C
Quarterly report for entities
admitted on the basis of commitments

	Current quarter	Year to date (9 months)
	\$A'000	\$A'000
1.8 Net operating cash flows (carried forward)	(374)	(1,565)
Cash flows related to investing activities		
1.9 Payment for acquisition of:		
(a) businesses	-	-
(b) equity investments	-	-
(c) intellectual property	-	-
(d) physical non-current assets	(4)	(44)
(e) other non-current assets	-	-
1.10 Proceeds from disposal of:		
(a) businesses	-	-
(b) equity investments	17	17
(c) intellectual property	-	-
(d) physical non-current assets	-	-
(e) other non-current assets	-	-
1.11 Loans to other entities	-	(60)
1.12 Loans repaid by other entities	-	132
1.13 Other	-	-
Net investing cash flows	13	45
1.14 Total operating and investing cash flows	(361)	(1,520)
Cash flows related to financing activities		
1.15 Proceeds from issues of shares, options, etc.	-	-
1.16 Proceeds from sale of forfeited shares	-	-
1.17 Proceeds from borrowings	-	7,500
1.18 Repayment of borrowings	(200)	(6,870)
1.19 Dividends paid	-	(2)
1.20 Other (provide details if material)	-	-
Net financing cash flows	(200)	628
Net increase (decrease) in cash held	(561)	(892)
1.21 Cash at beginning of quarter/year to date	528	859
1.22 Exchange rate adjustments to item 1.20	-	-
1.23 Cash at end of quarter *	(33)	(33)

* See note under Reconciliation of Cash section.

Payments to directors of the entity and associates of the directors

Payments to related entities of the entity and associates of the related entities

		Current quarter \$A'000
1.24	Aggregate amount of payments to the parties included in item 1.2	212
1.25	Aggregate amount of loans to the parties included in item 1.11	-
1.26	Explanation necessary for an understanding of the transactions	

Item 1.1 – cash revenues are represented by:

	Mar-09 quarter	YTD
	\$A'000	\$A'000
Management fees	2,193	7,373
Transaction fees	-	512
Fund expense recovery	408	1,799
Total	2,601	9,684

Management fees for the March quarter were lower than the average for the preceding two quarters due mainly to the impact of foreign exchange fluctuations. Fees from the MacarthurCook Industrial REIT are earned in Singapore dollars and have been negatively impacted by the strengthening of the Australian dollar against the Singapore dollar. Expenses related to the management of the REIT (including staff costs) are also incurred in Singapore dollars so expenses for the March quarter are also lower than the average for the preceding two quarters.

Item 1.2 (e) – other working capital payments comprise the following:

	Mar-09 quarter	YTD
	\$A'000	\$A'000
Direct fund expenses	365	1,405
Legal fees	15	411
Other professional fees	39	371
Occupancy	161	467
Commissions	144	792
GST payment	135	484
Other operating expenses	545	1,785
Total	1,404	5,715

Total “other working capital” payments for the March 2009 quarter are 28% lower than the December 2008 quarter. The Company continues to focus on reducing operating costs in the business.

Item 1.6 – The Company received a refund during the quarter on its tax paid for the year to 30 June 2008.

Non-cash financing and investing activities

2.1 Details of financing and investing transactions which have had a material effect on consolidated assets and liabilities but did not involve cash flows

As disclosed in the December 2008 quarter Appendix 4C, MacarthurCook Limited reported two significant non-cash items in its interim financial statements for the half-year ended 31 December 2008.

(i) Impairment expense

A further writedown of \$1.4m for the 31 March 2009 quarter has been booked in relation to the carrying value of the Company's investments in a range of MacarthurCook property funds due to the continuing decline of market valuations of properties and property securities. The writedown, termed an impairment expense, was \$8.1 million for the half-year ended 31 December 2008 and is a non-cash expense.

(ii) Change in the fair value of financial liabilities

The Company has an exposure to two significant financial liabilities, being (i) a put option granted to a third party over its investment in the MacarthurCook Office Property Trust and (ii) an option granted to United Engineers Developments Pte Ltd ("UE") to sell its stake in the management company of MacarthurCook Industrial REIT. The value of these liabilities increased, resulting in a non-cash expense of \$2.3 million for the half-year ended 31 December 2008, due to changes in the underlying drivers of the calculation such as the market valuation of the MacarthurCook Office Property Trust and the movement in the Singapore dollar / Australian dollar exchange rate. The put option granted to a third party over its investment in the MacarthurCook Office Property Trust has now been renegotiated such that the three month exercise period now begins on 1 October 2010. The UE put option is also being renegotiated. The carrying value of these liabilities will be re-measured at 30 June 2009 based on changes in the underlying drivers and the reviewed terms and conditions.

The UE option was issued by the Company in return for management rights in the MacarthurCook Industrial REIT. The management rights have been recognised as an intangible asset. While the UE option liability is required to be restated due to exchange rate fluctuations, Accounting Standards do not allow the revaluation of the corresponding asset due to exchange rate fluctuations. As such, the "economic" increase in the value of the management rights asset due to the strengthening of the Australian dollar versus the Singapore dollar has not been recognised in the Company's financial statements.

2.2 Details of outlays made by other entities to establish or increase their share in businesses in which the reporting entity has an interest

NIL

Financing facilities available

Add notes as necessary for an understanding of the position. (See AASB 1026 paragraph 12.2).

	Amount available \$A'000	Amount used \$A'000
3.1 Loan facility (cash advance)	6,900	6,900
3.2 Credit standby arrangements (overdraft)	500	441

3.1 The loan facility reduced by a payment of \$200,000 on 30 January 2009 and will reduce by a payment of \$100,000 on 30 April 2009. The Company is in advanced discussions with its banker to extend banking arrangements beyond the current facility expiry date of 31 August 2009.

Reconciliation of cash

Reconciliation of cash at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts is as follows.	Current quarter \$A'000	Previous quarter \$A'000
4.1 Cash on hand and at bank	408	716
4.2 Deposits at call	-	-
4.3 Bank overdraft	(441)	(188)
4.4 Term Deposit	-	-
Total: cash at end of quarter (item 1.23)	(33)	528

The closing cash position at the end of the quarter is a negative position of \$33K. The following comments provide additional information in relation to the management of cash within the MacarthurCook Limited Group of Companies (MCK Group).

A controlled entity in the Group is entitled to receive a performance fee of approximately \$1 million in relation to the management of the MacarthurCook Industrial REIT (MI-REIT), payable in units in MI-REIT, in the June quarter. In addition, the MCK Group owns investments in a range of listed funds which may be available for sale if required to generate cash.

The Company continues to focus on initiatives which are aimed at improving its short and long term financial position and prospects.

These initiatives include:

- improvements to operating cash flow;
- improvements to capital position; and
- the deferral or partial or full payment of two put option current liabilities.

Improvements to Operating Cash Flow

The Company has implemented a range of initiatives to reduce operating expenses. In addition, the Company is investigating opportunities to increase funds under management. In its half year results, the Company reported

that it had entered into a heads of agreement to be appointed manager of a property trust for nominal consideration. At this stage, this appointment is unlikely.

Improvements to Capital Position

In order to facilitate the building of the business and improve revenue and profitability, the Company continues to investigate a range of options to improve its capital position.

Put Option Current Liabilities

At 31 December 2008, the Company was a party to two put option agreements, the first of which allows a party to sell its 7.5% stakeholding in the manager of MacarthurCook Industrial REIT to the Company ("UE put option") and the second which allows a party to sell approximately 5.9 million units in the MacarthurCook Office Property Trust to the Company ("OPT put option").

On 2 April 2009, the Company entered into an agreement with the holder of the OPT put option to defer the beginning of the put option exercise period from 1 July 2009 to 1 October 2010 on terms including that the Company purchase units to the value of \$200,000 per quarter for five quarters in the period from July 2009 until August 2010.

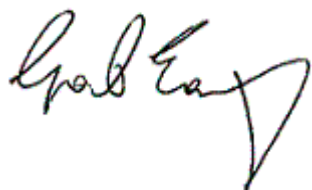
The UE put option exercise period began in March 2009 and expires in March 2012. The Company is in discussion with the holder of the UE put option regarding the terms of the put option agreement.

Acquisitions and disposals of business entities

	Acquisitions (Item 1.9(a))	Disposals (Item 1.10(a))
5.1 Name of entity		
5.2 Place of incorporation or registration		
5.3 Consideration for acquisition or disposal		
5.4 Total net assets		
5.5 Nature of business		

Compliance statement

- 1 This statement has been prepared under accounting policies which comply with accounting standards as defined in the Corporations Act (except to the extent that information is not required because of note 2) or other standards acceptable to ASX.
- 2 This statement does give a true and fair view of the matters disclosed.



Sign here:
Date: 30 April 2009
Grant Earney
Chief Financial Officer