

ASX Release / Media Release

18 December 2006

ASX ANNOUNCEMENT

AUSTRALIAN HOTEL FUND DISTRIBUTION AND RECORD DATE

Hotel Capital Partners Limited as responsible entity for Australian Hotel Fund wishes to announce the following distribution for the half-year ending 31 December 2006:

Distribution:	1.0 cent per unit
Record date:	29 December 2006
Ex-entitlement:	21 December 2006
Payment date:	on or about 9 March 2007

RECORD DATE

In accordance with Appendices 3A(1) and 6A(1) of the ASX Listing Rules, we give formal notice that the register of Australian Hotel Fund will close at 5.00 pm (EST) on 29 December 2006 and reopen at 9.00 am (EST) on 2 January 2007 for the purposes of determining those unitholders entitled to participate in the distribution for the half-year ending 31 December 2006.

For more information, please contact:

Stephen Burt
Director, Hotel Funds
Funds Management
T +61 2 9080 8200

Mirvac Funds Management is a division of Mirvac, a leading ASX-listed, integrated real estate group with more than \$22.2 billion of activities under control across the real estate, funds management and hotel management spectrum.

Mirvac Funds Management manages approximately \$8.2 billion on behalf of more than 40,000 institutional and retail investors across three key areas: **real estate equity** – listed and unlisted funds and property mandates, **real estate debt** – debt funds; and **infrastructure funds**.