

Macquarie Fortress Investments Limited
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A Member of the Macquarie Group of Companies

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31 October 2008

Kim-Ly Nguyen
Senior Companies Officer
Australian Securities Exchange
Level 6
20 Bridge St
SYDNEY NSW 2000



Dear Kim-Ly

For Announcement to the market

MACQUARIE FORTRESS NOTES – NAV ANNOUNCEMENT

Macquarie Fortress Investments Limited (as trustee for the Macquarie Fortress Australia Notes Trust) (MFIL) wishes to advise that the net asset value (NAV) as at 30 September 2008 was 25.1 cents per Note. This NAV has not been audited.

As previously disclosed, the deterioration in global financial markets has continued to affect the traded prices of US Senior Secured Loans (Senior Loans) in the Fortress portfolio. Presently, the cumulative market value of Senior Loans in the Fortress portfolio is below the total debt facility balance. As a result, MFIL estimates that as at 30 October 2008 the NAV remains zero cents per Note.

Despite the above, even in the event that there is ultimately a shortfall between the total debt facility balance and the cumulative realised value of Senior Loans in the Fortress portfolio, holders of Macquarie Fortress Notes will not be required to fund this shortfall.

As previously notified, the refinancing arrangement concluded in April 2008 is committed for 8 years until 2016 and does not incorporate any market value based repayment triggers. Under this arrangement, the finance provider has no rights to require an accelerated repayment of the debt facility. The final return to investors continues to depend on default and recovery rates of Senior Loans in the Fortress portfolio. Furthermore, there have been no new defaults in the Fortress portfolio.

Yours sincerely

Macquarie Fortress Investments Limited



Peter Lucas
Director