

ASX Announcement

16 September 2008

MULTIPLEX ACUMEN PROPERTY FUND DISTRIBUTION FOR THE SEPTEMBER 2008 QUARTER

The Directors of Brookfield Multiplex Capital Management Limited, the Responsible Entity for the Multiplex Acumen Property Fund, are pleased to announce the following distribution details for the quarter ended 30 September 2008:

ASX code	MPF
Estimated distribution rate (cents per unit)	2.2500
Ex-distribution date	Wednesday, 24 September 2008
Record date	Tuesday, 30 September 2008
Payment date	Monday, 3 November 2008

The cash distribution rate of 2.2500 cents per unit for the quarter ended 30 September 2008 is in line with the full year distribution guidance for the 2009 financial year as previously announced to unitholders.

For more information please contact:

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About the Fund

Multiplex Acumen Property Fund is a listed property trust that predominately invests into unlisted property securities. MPF provides investors with exposure to returns from direct property and tax-advantaged distributions with the liquidity benefits of an ASX listing. MPF is strongly diversified across 3 asset classes, 5 property sectors, 11 geographic locations and 31 managers. MPF's assets are spread over a portfolio of 59 different property investments which provide indirect exposure to almost 3,000 properties that reflect an average lease term to expiry of circa 6.2 years.