

ASX Announcement

26 August 2010

Multiplex Acumen Property Fund (ASX: MPF) Annual Results 2010

Brookfield Multiplex Capital Management Limited (BMCML) as Responsible Entity for Multiplex Acumen Property Fund (MPF or the Fund) announces the Fund's annual results for the year ended 30 June 2010.

Key messages of this announcement are as follows:

- the Fund recorded a consolidated net loss of \$15.9 million for the period compared to a net loss of \$103.4 million for the prior year;
- commenced a recapitalisation through a \$30.4 million Rights Issue, secured a \$20.0 million Investment Facility and refinanced \$37.1 million of existing debt with a New Debt Facility;
- NTA per unit of \$0.39 remains unchanged as at 30 June 2010; and
- no distribution was declared during the period. The distribution stopper arising from the investment in Multiplex Property Income Fund (Income Fund) remains in place.

Recapitalisation of the Fund

The Fund commenced a recapitalisation during the period, which involves three elements:

- 3 for 1 Rights Issue to existing unitholders to raise \$30.4 million;
- \$20.0 million Investment Facility provided by Brookfield Asset Management Inc.; and
- \$37.1 million refinancing of the residual debt owing under the debt facility with the existing financier of the Fund.

The recapitalisation of the Fund provides a more sustainable capital structure and allows unitholders to benefit from a potential property market recovery without the need for the forced sale of assets.

Key portfolio events

The consolidated investment portfolio of the Fund was valued at \$190.4 million as at 30 June 2010 compared to a portfolio valuation of \$205.0 million as at 30 June 2009. Other key portfolio results include:

- recording an impairment charge of \$12.4 million for the period compared to an impairment charge of \$78.4 million for the prior year. Improved conditions in the unlisted sector reduced impairment charges for this period compared to the prior year;
- consolidated distribution income fell 35% to \$6.5 million from the prior year. Underlying investments have reduced distributions to repair their capital structures and / or meet financing requirements during the economic downturn. However, the outlook for distribution income improved in the second half of the period as a number of underlying investments resume distributions after resolving those issues;

- gross consolidated divestments in the unlisted portfolio raised \$16.0 million. Proceeds from these divestments were predominantly used to repay debt; and
- the Fund participated in an entitlement offer in Multiplex Prime Property Fund (MAFCB). The value of the investment was \$5.0 million and was funded by a limited recourse loan from Brookfield Multiplex Group for 12 months. Security for the loan is limited to the additional units acquired in MAFCB and interest payable under the loan is capitalised.

Multiplex Property Income Fund (Income Fund)

For reporting purposes, the Income Fund is consolidated into the Fund's accounts due to its 100% ownership of the Ordinary Units in the Income Fund.

The Income Fund has experienced a decline in income and value of its underlying portfolio. The carrying value of the Ordinary Units held in the Income Fund is nil.

Since December 2008, distributions made to Income Unitholders have been below their target returns and the distribution stopper was activated. The distribution stopper means that the Fund cannot pay distributions to its unitholders until Income Unitholders receive their target returns from the Income Fund. The distribution stopper is lifted when an amount equivalent to the Priority Distribution Payment (PDP) for the preceding 12 months was, or has been, paid in full to Income Unitholders. The PDP shortfall from July 2009 to June 2010 is approximately \$2.8 million.

Future direction and growth

Completion of the Rights Issue when combined with refinancing of the Debt Facility and availability of the Investment Facility will allow the Fund to pursue new investments and grow by taking advantage of opportunities that may arise from its presence as an investor in the unlisted property sector, which continues to suffer from limited access to capital.

The Fund will continue to invest in accordance with the Fund's investment policies. While it is not intended that the Fund will exit from investing in the A-REIT sector, it is currently expected that the Fund will focus on the unlisted and direct property sectors where the Fund will be able to utilise its strengthened financial position and enhanced resources to pursue opportunities created by the reduced liquidity in the debt and equity markets in the unlisted and direct property sectors.

To reflect the ongoing support of Brookfield Multiplex Group, it is proposed that the Fund will be renamed Brookfield Australian Opportunities Fund on completion of the Rights Issue.

Financial Results as at 30 June 2010

Audited financial statements for the year ended 30 June 2010 are now available at www.brookfieldmultiplex.com.

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About the Manager

Brookfield Multiplex is an Australian-based, fully integrated property and funds management business with activities in commercial, retail, and residential property development, construction, management services, and infrastructure. Brookfield Multiplex is a wholly-owned subsidiary of Brookfield Asset Management, a global asset manager focused on property, power and infrastructure with over US\$100 billion of assets under management and listed on the New York and Toronto Stock Exchanges under the symbols BAM and BAM.A, respectively, and on NYSE Euronext under the symbol BAMA. For more information, please visit the Company's website at www.brookfieldmultiplex.com