

ASX Announcement

15 July 2011

Brookfield Prime Property Fund (ASX: BPA) Settlement of Southern Cross West Tower, Melbourne

Brookfield Capital Management Limited (BCML) as Responsible Entity for Brookfield Prime Property Fund (the Fund) is pleased to announce settlement today of its acquisition of a 50% interest in Southern Cross West, Melbourne for \$120 million (excluding acquisition costs).

Southern Cross West Tower, Melbourne

Southern Cross West Tower forms part of the landmark Southern Cross development. The property was completed in 2009 and comprises ground-floor retail and 20 floors of office accommodation which is fully leased to Australia Post until 2019. The Fund currently holds 25% of the adjacent Southern Cross East Tower.

The building is located at the eastern end of the Melbourne CBD, bordering Bourke and Little Collins Streets. Public transport facilities include tram and bus services; Parliament Railway Station is situated 100 metres to the west.

The Fund acquired the property from the Motor Trades Association Australia (MTAA). Brookfield Office Properties indirectly holds the remaining 50% interest in the Southern Cross West property.

- ends -

For Fund information please contact:

Brookfield Customer Service
Ph: 1800 570 000
clientenquiries@au.brookfield.com

Media enquiries:

Kerrie Muskens
Head of Marketing and Communications
Ph: (02) 9322 2753