

# ASX Announcement

16 September 2008

## MULTIPLEX PRIME PROPERTY FUND DISTRIBUTION FOR THE SEPTEMBER 2008 QUARTER

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

|  |                              |
|--|------------------------------|
| ASX code                                     | MAFCA                        |
| Estimated distribution rate (cents per unit) | 1.0000                       |
| Ex-distribution date                         | Wednesday, 24 September 2008 |
| Record date                                  | Tuesday, 30 September 2008   |
| Payment date                                 | Friday, 31 October 2008      |

The cash distribution rate of 1.0000 cent per unit for the quarter ended 30 September 2008 is in line with the full year distribution guidance of 4.0000 cents per unit for the 2009 financial year as previously announced to unitholders.

For more information please contact:

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Fund Manager  
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### About the Fund

Multiplex Prime Property Fund is a listed property trust that owns a portfolio of four CBD property assets valued at circa \$640 million. The Fund property assets are a 50% share in the Ernst & Young Centre and adjoining 50 Goulburn Street, Sydney, a 25% share in the Southern Cross Tower, Melbourne, Defence Plaza, Melbourne and the American Express Building in Sydney. The Fund also owns a diversified portfolio of listed property trust investments valued at circa \$19 million.

The property assets of the Fund provide investors with exposure to a portfolio of four A-grade CBD property assets, three of which are 4.5 star rated, a strong mix of government and major commercial tenants (circa 77% by net income), substantially new properties with an average age of 4.3 years, circa 80% of property income subject to fixed rent reviews of between 3.5% and 4.75% per annum and a weighted average lease expiry of circa 8.3 years (by income).

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