

Brookfield Multiplex Capital Management Limited  
(ACN 094 936 866)Multiplex Prime Property Fund  
(ARSN 110 096 663)

# ASX Announcement

9 November 2009

## Multiplex Prime Property Fund (ASX: MAFCA) Entitlement Offer

Brookfield Multiplex Capital Management Limited (BMCML), the Responsible Entity of Multiplex Prime Property Fund (MAFCA or Fund), today provides further information in relation to the \$50.15 million Entitlement Offer (Entitlement Offer) approved at a meeting of unitholders held on 7 October 2009.

BMCML is pleased with the level of unitholder participation in the Entitlement Offer and the Shortfall Facility, with 51.6% of units being taken up by existing unitholders. This reflects the confidence held by many existing unitholders in the Fund's future.

The funds raised will be applied principally to reduce debt and stabilise the capital position of the Fund.

### Entitlement Offer and Shortfall Facility participation

The level of participation in the Entitlement Offer and the Shortfall Facility is reflected in the following table:

	<b>Entitlement Offer including Shortfall Facility Total</b>
Number of unitholder applicants	700
Percentage of total unitholder base (1,639 unitholders as at the record date)	42.7%
Number of units applied for	25,919,993,502
Value of units applied for	\$25,919,993.50
Percentage of total units applied for (50,154,148,106 units in total)	51.6%

Applications under the Entitlement Offer and the Shortfall Facility were received from 700 unitholders, representing 42.7% of the unitholder base (by number), to acquire an additional 25.9 billion units in the Fund.

This resulted in a final take up under the Entitlement Offer and the Shortfall Facility of 51.6% of the New Units that were on offer.

With reference to the undertaking given by BMCML to the Takeovers Panel (see ASX Announcement of 28 October 2009), BMCML advises that it did not exercise its discretion to reject any applications made by unitholders under the Shortfall Facility.

### **Bookbuild**

A Bookbuild will be held at close of trading today to offer the remaining 24,234,154,604 Units, being the amount of the under-subscription, to institutional investors who are "wholesale clients" (within the meaning of the Corporations Act) at a price of 0.1 cents per unit. Any New Units remaining after the Bookbuild will be taken up by the Underwriter. A further update will be provided following completion of the Bookbuild.

### **Cash-out Facility**

The Cash-out Facility Offer, which remains open until 19 November 2009, has to date been accepted by 70 unitholders, representing 4.3% of the unitholder base (by number) to sell 5,809,060 units to the Underwriter subject to the conditions of the Cash-out Facility. As at the close of business on 6 November 2009, this represents 4.7% of the aggregate number of Units held by all Non-Participating Unitholders (by value).

### **Issue of New Units**

The New Units offered under the Entitlement Offer are expected to be issued on 12 November 2009. It is also expected that holding statements will be sent to unitholders on 12 November 2009 and trading of the New Units and the existing Units, each with a final instalment of 0.2237 cents per unit, will commence on 13 November 2009 under ASX code MAFCB.

BMCML is appreciative of the ongoing support of Unitholders during what has been a difficult period. The Fund and its Unitholders will be well placed to participate in any recovery in commercial property values through its ownership of premium office buildings in Sydney and Melbourne.

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