

Multiplex Prime Property Fund
(ARSN 110 096 663)Brookfield Multiplex Capital Management Limited
(ABN 32 094 936 866)

ASX Announcement

19 June 2009

Multiplex Prime Property Fund (ASX: MAFCA) Fund Update

Brookfield Multiplex Capital Management Limited (BMCML), the Responsible Entity for Multiplex Prime Property Fund (MAFCA or the Fund), has today announced an update for Fund investors.

Key messages of the announcement are as follows:

- BMCML estimates there will be no distribution for the quarter ended 30 June 2009; and
- In response to requests by various stakeholders, investors are provided with an update regarding the year end valuation process, and reminded of the Fund's position regarding its financial covenants and the potential for earlier payment of the final instalment of \$0.40 per unit (which is scheduled to be paid on 15 June 2011).

Distribution for Quarter Ended 30 June 2009

Given the gearing position of the Fund, BMCML estimates that no distribution will be paid for the quarter ended 30 June 2009.

Future distributions

The Fund's ability to pay distributions in the future will depend on prevailing market conditions, the financial position of the Fund and the strategy adopted to strengthen the Fund's capital position.

Update regarding Debt Covenants and Property Valuations

Under the Fund's current banking facilities, there are four financial ratios which must be satisfied at all times, being two interest coverage ratios and two loan to value ratios (LVR). These ratios are tested on 30 June and 31 December in each year during the term of the facilities.

At 31 December 2008, the Fund was in compliance with all four financial covenants. However, as previously advised the Fund was close to breaching both of the LVR covenants when they were last tested.

Given the financial position of the Fund and the continued uncertainties associated with global and domestic financial markets, BMCML will again have the Fund's four properties valued by independent valuers, for the purposes of preparing the Fund's financial statements as at 30 June 2009. It is expected that the results of these valuations will be released to the Australian Securities Exchange later in July following their receipt and review.

Investors should note that these valuations are important given that they are used to calculate the Fund's LVR covenants.

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Potential for Acceleration of the Final Instalment of \$0.40 per unit

Investors are reminded that the units in MAFCA are partly paid and that a final instalment of \$0.40 per unit is currently scheduled to be paid by unitholders on 15 June 2011. This amount will be payable by all unitholders on the Fund's unit register as at 1 June 2011. Payment of the final instalment may be brought forward in limited circumstances as set out in the Fund's Product Disclosure Statement.

Under the terms of the Fund's debt facilities, a breach of any of the four financial covenants will ultimately give the Fund's financiers the right to require the early payment of the final instalment. If this occurred, BMCML will provide investors with at least 30 business days' notice (but no more than 40 business days' notice) for payment of the final instalment.

If a unitholder does not pay the final instalment as it falls due, the holding of the unitholder can be forfeited. However, the forfeiting unitholder is still liable to pay all unpaid amounts (including the final instalment of \$0.40 per unit, plus penalty interest and expenses incurred in relation to the forfeiture or disposal of units less the amount raised from sale of the forfeited units).

Investors are encouraged to familiarise themselves with the value of the unpaid component of their unitholding by referring to their individual holding statement for the number of units held, and multiplying that number by \$0.40. If investors have any questions regarding their holding, they should contact the Fund's registry, Link Market Services, on 1800 685 455. Furthermore, investors may wish to seek independent financial advice should they have any questions regarding their investment in the Fund.

Financial Results for the year ended 30 June 2009

Audited financial statements for the Fund are expected to be available on our website www.brookfieldmultiplex.com in late August 2009.

Future Direction

BMCML is having discussions with a number of parties regarding alternatives for the Fund. These discussions are continuing and BMCML intends to provide a further update by 31 July 2009 at the latest.

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For more information please contact:

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