

**Brookfield Multiplex Capital Management Limited
(ACN 094 936 866)**

**Multiplex Prime Property Fund
(ARSN 110 096 663)**

ASX Announcement

4 September 2009

Multiplex Prime Property Fund (ASX: MAFCA) Further response to On Market Takeover Bid by Australian Style Investments Pty Ltd

As announced previously, Brookfield Multiplex Capital Management Limited (BMCML), the responsible entity of Multiplex Prime Property Fund (MAFCA or the Fund) has been notified of an unconditional On Market Takeover Bid (Bid) by Australian Style Investments Pty Ltd (ASI) for all of the partly paid units in the Fund at a price of \$0.003/unit.

Having given further consideration to ASI's bidder's statement, the Independent Directors of MAFCA believe there are serious deficiencies in the information provided to unitholders and the market. In the circumstances, MAFCA will today be applying for urgent interim orders from the Takeovers Panel restraining ASI from acquiring units on-market and reversing any on-market trades which occur but have not settled at the time the interim orders are issued, until such time as the deficiencies are appropriately addressed.

In this light, the Independent Directors of MAFCA recommend that unitholders do not take any action in relation to the Bid or any documents they receive from ASI pending a further announcement by MAFCA.

BMCML will continue to keep unitholders informed in relation to this matter.

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