

# ASX Announcement

31 August 2010

## Multiplex Acumen Property Fund (ASX: MPF) Completion of Rights Issue

Brookfield Multiplex Capital Management Limited (BMCML), the Responsible Entity of Multiplex Acumen Property Fund (MPF or Fund), announces the completion of the Rights Issue and allotment of New Units.

### Allotment and Issue of New Units

New Units offered under the Rights Issue have been allotted and holding statements will be sent to all unitholders today.

### Commencement of Trading

Normal trading of New Units issued under the Rights Issue will commence tomorrow (1 September 2010) under ASX code MPF. New Units rank equally with existing units on issue.

### Application of Rights Issue Proceeds and New Debt Facility

The Fund made a net payment of \$26.2 million yesterday and reduced the entire balance owing under Tranche B of the Debt Facility. The net repayment also reflects the benefit of a \$0.8 million rebate of the Additional Interest charged on Tranche B from 1 April 2010 as announced on 9 April 2010.

Following completion of the Rights Issue and repayment of Tranche B debt, the Fund has satisfied all conditions required to refinance the residual balance owing under the current facility with a New Debt Facility on the following key financial terms:

- Facility limit of \$37.1 million
- Maturity date of 1 December 2012 subject to the following financial covenants:
  - Loan to Value Ratio (LVR) limit of 30% to 1 December 2011 and LVR limit of 20% from 1 December 2011 until maturity; and
  - Interest Cover Ratio (ICR) of greater than 1.25 until 1 December 2011 and ICR of greater than 1.65 from 1 December 2011 until maturity.
- Margin of 2.5% per annum over BBSY (currently the margin on Tranche A is 3.0% per annum).

### Additional Information

ASX code	MPF
Date of allotment	31 August 2010
Number of securities for which quotation will be sought under the ASX code MPF	608,582,790
Issued securities of the Fund following allotment	811,443,720

## 20 Largest holders and number and percentage of securities held

Holder Name	Units	%
Brookfield Multiplex Capital Securities Limited	328,609,014	40.497
Multiplex APF Pty Limited <Multiplex APF A/C>	163,751,624	20.180
Avanteos Investments Limited <Symetry Retire Svs 1006 A/C>	47,990,027	5.914
RBC Dexia Investor Services Australia Nominees Pty Limited <MLCI A/C>	26,760,616	3.298
Mr Claudio Paul Marcolongo & Mrs Diane Marcolongo	23,713,040	2.922
Avanteos Investments Limited <Symetry Delegates A/C>	12,928,810	1.593
Brookfield Multiplex Capital Pty Limited	9,737,640	1.200
Pullington Investments Pty Ltd <Simpla Plastics Aus Sf A/C>	8,710,184	1.073
Ubs Wealth Management Australia Nominees Pty Ltd	6,027,983	0.743
Collier Charitable Fund Custodian Corporation	4,000,000	0.493
Citicorp Nominees Pty Limited	3,917,573	0.483
Favermead Pty Ltd <Fut A/C>	3,832,000	0.472
Bond Street Custodians Limited <Officium Property Fund A/C>	3,621,708	0.446
Ms Danita Rae Lowes	3,048,880	0.376
Vector Nominees Pty Limited <The Vector Super Fund A/C>	3,000,000	0.370
Invesko Pty Ltd <Invesko Priv Inv Fund A/C>	3,000,000	0.370
Red Wine Pty Ltd <Rex Bevan Super Fund A/C>	2,400,000	0.296
Vidzeme Pty Ltd <Purins Family A/C>	2,356,644	0.290
M F Custodians Ltd	2,215,376	0.273
Magic Mountain Investments Pty Ltd <The Gorog Super Fund A/C>	2,125,616	0.262
<b>Total for Top 20</b>	<b>661,746,735</b>	<b>81.552</b>

Distribution schedule of units	Units	Number of Holders	%
1 - 1,000	24,849	87	0.003
1,001 - 5,000	647,306	196	0.080
5,001 - 10,000	2,708,885	327	0.334
10,001 - 100,000	51,955,168	1,470	6.403
100,001 - 99,999,999,999	756,107,512	332	93.181
Total	811,443,720	2,412	100.000

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Lawrence Wong  
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## **About the Manager**

Brookfield Multiplex is an Australian-based, fully integrated property and funds management business with activities in commercial, retail, and residential property development, construction, management services, and infrastructure. Brookfield Multiplex is a wholly-owned subsidiary of Brookfield Asset Management, a global asset manager focused on property, power and infrastructure with over US\$100 billion of assets under management and listed on the New York and Toronto Stock Exchanges under the symbols BAM and BAM.A, respectively, and on NYSE Euronext under the symbol BAMA. For more information, please visit the Company's website at [www.brookfieldmultiplex.com](http://www.brookfieldmultiplex.com)