

Multiplex European Property Fund
(ARSN 124 527 206)Brookfield Multiplex Capital Management Limited
(ABN 32 094 936 866)

ASX Announcement

16 December 2009

Multiplex European Property Fund (ASX: MUE) December 2009 Quarterly Distribution

The Directors of Brookfield Multiplex Capital Management Limited (BMCML), as Responsible Entity for Multiplex European Property Fund (Fund) announce the distribution details for the quarter ended 31 December 2009.

The key messages of the announcement are as follows:

- estimated distribution of 0.625 cents per unit for the December 2009 quarter will be paid on or around 29 January 2010;
- the Fund remains in compliance with its covenants under the Term Facility;
- BMCML has waived a portion of its management fees for the quarter under the existing management fee waiver arrangements outlined in the Chairman's letter dated 14 June 2007; and
- BMCML expects to release the Fund's 2010 Interim Results on or around 26 February 2010.

Distribution for the December 2009 quarter:

ASX code	MUE
Estimated distribution rate (cents per unit)	0.625
Ex-distribution date	Wednesday, 23 December 2009
Record date	Thursday, 31 December 2009
Payment date (approximately)	Friday, 29 January 2010

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For more information please contact:

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About the Fund

Multiplex European Property Fund is a listed property trust that aims to offer investors attractive income distributions and the potential for capital growth over the medium to long term through a stable and diversified property portfolio in Europe.

The Fund currently owns a 94.9% interest in 67 properties located throughout Germany. The properties are diversified by asset class, tenant and geographical location.