

ASX Announcement

16 September 2008

MULTIPLEX EUROPEAN PROPERTY FUND DISTRIBUTION FOR THE SEPTEMBER 2008 QUARTER

The Directors of Brookfield Multiplex Capital Management Limited, the Responsible Entity for the Multiplex European Property Fund, are pleased to announce the following distribution details for the quarter ended 30 September 2008:

ASX code	MUE
Estimated distribution rate (cents per unit)	1.8750
Ex-distribution date	Wednesday, 24 September 2008
Record date	Tuesday, 30 September 2008
Payment date	Friday, 31 October 2008

The cash distribution rate of 1.8750 cents per unit for the quarter ended 30 September 2008 is in line with the revised full year distribution guidance of 7.5000 cents per unit for the 2009 financial year as previously announced to unitholders.

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 (Initial Properties) located throughout Germany. The Initial Properties are diversified by asset class, tenant and geographical location.