

ASX Announcement

10 September 2010

Multiplex European Property Fund (ASX: MUE) September 2010 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 30 September 2010.

The key messages of the announcement are as follows:

- estimated distribution of 0.625 cents per unit for the September 2010 quarter will be paid on or around 29 October 2010; and
- the Fund remains in compliance with its covenants under the Term Facility; and
- 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 September 2007.

Distribution for the September 2010 quarter:

ASX code	MUE
Estimated distribution rate (cents per unit)	0.625
Ex-distribution date	Friday, 24 September 2010
Record date	Thursday, 30 September 2010
Payment date (approximately)	Friday, 29 October 2010

~ * ~ * ~

For more information please contact:

Brookfield Multiplex Customer Services
Ph: 1800 570 000
Email: clientservices@brookfieldmultiplex.com

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.