

ASX Announcement

17 March 2010

Multiplex European Property Fund (ASX: MUE) March 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 31 March 2010.

The key messages of the announcement are as follows:

- estimated distribution of 0.625 cents per unit for the March 2010 quarter will be paid on or around 30 April 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 June 2007.

Distribution for the March 2010 quarter:

ASX code	MUE
Estimated distribution rate (cents per unit)	0.625
Ex-distribution date	Thursday, 25 March 2010
Record date	Wednesday, 31 March 2010
Payment date (approximately)	Friday, 30 April 2010

~ * ~ * ~

For more information please contact:

David Newling
 Head of Direct Property Funds
 (02) 9322 2000

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.