

Brookfield Multiplex Capital Management Limited
(ACN 094 936 866)**Multiplex Prime Property Fund**
(ARSN 110 096 663)

ASX Announcement

10 November 2009

Multiplex Prime Property Fund (ASX: MAFCA) Entitlement Offer - Bookbuild

Brookfield Multiplex Capital Management Limited (BMCML), the Responsible Entity of Multiplex Prime Property Fund (MAFCA or Fund), today provides information in relation to the Bookbuild process for the New Units not taken up under the Entitlement Offer and Shortfall Facility.

Bookbuild

The Bookbuild was held from close of trading yesterday to offer the remaining 24,234,154,604 New Units to institutional investors who are "wholesale clients" (within the meaning of the Corporations Act) at a price of 0.1 cents per unit.

The outcome of the Bookbuild is outlined below:

	Bookbuild Total
Units available through Bookbuild	24,234,154,604
Units accepted through Bookbuild	810,000,000
Percentage of units accepted under the Bookbuild	3.34%
Remaining units	23,424,154,604

Underwriting

Pursuant to the Underwriting Agreement, the Underwriter will acquire the remaining 23,424,154,604 New Units.

Issue of New Units

The New Units offered under the Entitlement Offer are expected to be issued on 12 November 2009. It is also expected that holding statements will be sent to unitholders on 12 November 2009 and trading of the New Units and the existing Units, each with a final instalment of 0.2237 cents per unit, will commence on 13 November 2009 under ASX code MAFCB.

Cure of Covenant Breaches

With the successful completion of the Entitlement Offer, the Fund is now in a position to be able to cure the current covenant breaches in accordance with the terms of the covenant waiver on or before the deadline of 16 November 2009.

Cash-out Facility

The Cash-out Facility Offer, which remains open until 19 November 2009, has to date been accepted by 83 unitholders, representing 5.1% of the unitholder base (by number) to sell 6,915,000 units to the Underwriter subject to the conditions of the Cash-out Facility. As at the close of business on 9 November 2009, this represents 5.5% of the aggregate number of Units held by all Non-Participating Unitholders (by value), which exceeds the 5% minimum threshold.

BMCML will inform the market of the progress of acceptances under the Cash-out Facility Offer as well as the outcome of the application to ASIC for relief to acquire a relevant interest in units under the Cash-out Facility Offer without the need for a meeting of unitholders, when that information becomes available.

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