

28 November 2011

The Manager
Company Announcement Office
Australian Securities Exchange
Level 4, 20 Bridge Street
SYDNEY NSW 2000

Redcape Property Fund (ASX: RPF)

Extension of Exclusivity Undertaking with Investor Group

Redcape Property Fund (ASX: RPF) (**Redcape**) comprises Redcape Property Trust (**Trust**) and Redcape Property Fund Limited (**Company**). Redcape Services Pty Limited (**Manager**) is the investment manager for the Trust and The Trust Company (RE Services) Limited (**Responsible Entity**) is the responsible entity for the Trust.

On 31 October 2011, Redcape advised that it had entered into an exclusivity undertaking (**Exclusivity Undertaking**) with an investor group comprising affiliates of York Capital Management, Värde Partners, Inc. and Goldman Sachs (Asia) Finance (**Investor Group**), which was subsequently extended until 28 November 2011.

At the request of the Investor Group, Redcape has agreed to extend the Exclusivity Period until 3 December 2011 in order to facilitate the finalisation of documents relating to the proposed recapitalisation.

The market will be kept informed of developments.

Colin J Henson
Executive Chairman
Redcape Property Fund Limited