

12 December 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.

Redcape advises that it had extended the exclusivity undertaking with an investor group comprising affiliates of York Capital Management, Värde Partners, Inc. and Goldman Sachs (Asia) Finance (**Investor Group**), to 21 December 2011. This extension is at the request of the Investor Group 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