

27 February 2012

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

Redcape Property Fund
(ASX code: RPF)
Release of Scheme Booklet

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.

The explanatory booklet (**Scheme Booklet**) for the proposed schemes of arrangement between Redcape and its Securityholders (**Schemes**) is attached. The Scheme Booklet will be dispatched to Redcape Securityholders on Wednesday 29 February 2012 and can be obtained from Redcape's website at www.redcape.com.au

The Scheme Booklet contains information relating to the Schemes, including the notices convening the Scheme meetings and an independent expert's report which concluded that:

'the acquisition of Securities by Consortium under the Schemes is fair and reasonable and in the best interests of Securityholders'.

The Redcape Directors believe that the proposed Schemes are in the best interests of Securityholders and unanimously recommend that Securityholders vote in favour of the Schemes, in the absence of a superior proposal. The reasons for their recommendation are set out in the Scheme Booklet.

The Scheme Booklet is an important document that Securityholders should read in its entirety.

The Scheme Meetings will be held at 12 noon on 30 March 2012 at the Gateway Theatre, Ground Floor, 312 St Kilda Road Melbourne Victoria. Securityholders are encouraged to vote at the meetings.

Colin J Henson
Executive Chairman
Redcape Property Fund Limited