

Multiplex Property Income Fund  
ARSN 117 674 049

21 February 2011

Dear Investor

**Multiplex Property Income Fund (Fund) (ARSN 117 674 049) - Distribution Update February 2011**

Brookfield Capital Management Limited (BCML) has calculated the income for the Fund for the month of January 2011 to be \$179,491 (which equates to 0.3400 cents per unit). The income of the Fund is calculated based on the guidance provided by the fund managers of the underlying investments.

BCML has determined to pay a distribution of 0.3400 cents per unit. The distribution will be paid on or around 21 February 2011.

If you have any questions, please don't hesitate to call the Fund's registry on 1800 766 011.

Yours sincerely

**Sue Ly**  
Fund Manager  
Multiplex Property Income Fund