

5 October 2011

Dear Investor

**RE: Multiplex Development and Opportunity Fund (Fund) – Capital Distribution Payment**

As communicated recently, Brookfield Capital Management Limited (BCML), as Responsible Entity of the Fund has resolved to pay a capital distribution of \$66.7 million being 0.4084 cents per unit.

The capital distribution is expected to be paid on 5 October 2011.

A ruling will be published by the Australian Taxation Office confirming that the distribution is a return of capital for taxation purposes. Investors will be advised of the reference number for this ruling in due course.

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 Development and Opportunity Fund