

# Brookfield

28 August 2018

Dear Investor

## **RE: Multiplex Development and Opportunity Fund (Fund) – Investor Update**

Brookfield Capital Management Limited (BCML), as Responsible Entity of the Fund, provides an update to investors for the year ended 30 June 2018.

### **Financial Results**

Net loss after tax was \$269,339 compared to a net loss after tax of \$98,753 for the comparative period.

The net asset value attributable to investors was \$1.3 million or \$0.008 per unit compared to \$1.6 million or \$0.01 per unit for the 30 June 2017 period.

The Manager has waived charging management fees to the Fund effective from 1 January 2018.

### **Fund update**

During the period, resolution was reached with the Owners Corporation at Little Bay South Stage 1 development resulting in the Fund contributing \$267,848 to a full and final settlement. This entity is in the process of being liquidated.

There has been a further delay in completing defects at Little Bay South Stage 2. It is anticipated that once these issues are resolved, wind up of MDOF will commence.

### **Distributions**

Once the issue at Little Bay South Stage 2 is resolved, wind up of the Fund will commence and a final return of capital will be made to investors.

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Multiplex Development and Opportunity Fund

ARSN: 100 563 488

**Further information and financial results**

The Fund's financial report for the year ended 30 June 2018 is available at [www.au.brookfield.com](http://www.au.brookfield.com) and we recommend that investors review this document.

We will continue to keep you informed of updates in relation to the Fund.

Yours sincerely



**Sue Ly**

Fund Manager

Multiplex Development and Opportunity Fund

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