

8 February 2018

Dear Investor

**Multiplex Property Income Fund (Fund) – Interim Distribution Update February 2018**

Brookfield Capital Management Limited (BCML), as Responsible Entity of the Fund, provides an update to investors.

**Fund wind up update**

As at 31 December 2017, the Fund disposed of all its investments. The sub-trusts of the Fund is expected to be terminated on or around 12 February 2018. Distributions and capital returns from the sub-trusts were made to the Fund prior to termination.

**Interim Distribution**

As at 31 December 2017, the Fund had unaudited net assets of \$1.1 million (excluding wind up costs). This consists largely of cash of \$1.1 million. BCML has declared an interim distribution of \$0.015 per unit equating to \$0.8 million. A further final distribution will be made on completion of the termination, after the Fund pays all its liabilities and obligations. The Fund's final financial statements are required to be audited and distributed to unitholders and lodged with ASIC on completion of the wind up. ASIC will commence the process of de-registering the Fund. This is estimated to take until the end of June 2018.

The following dates apply to the interim distribution:

Record Date: 8 February 2018, 5pm  
Payment Date: 16 February 2018

BCML will continue to keep investors updated on the ongoing progress of the wind up of the Fund.

Yours sincerely

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