

Multiplex Property Income Fund  
Interim financial report  
For the half year ended  
31 December 2016

# Multiplex Property Income Fund

ARSN 117 674 049

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For the half year ended 31 December 2016

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# Directory

## Multiplex Property Income Fund

For the half year ended 31 December 2016

### **Responsible Entity**

Brookfield Capital Management Limited  
Level 22, 135 King Street  
Sydney NSW 2000  
Telephone: +61 2 9322 2000  
Facsimile: +61 2 9322 2001

### **Directors of Brookfield Capital Management Limited**

F. Allan McDonald  
Barbara Ward  
Shane Ross

### **Company Secretary of Brookfield Capital Management Limited**

Men Chiang (appointed 15 November 2016)  
Neil Olofsson

### **Registered Office of Brookfield Capital Management Limited**

Level 22, 135 King Street  
Sydney NSW 2000  
Telephone: +61 2 9322 2000  
Facsimile: +61 2 9322 2001

### **Custodian**

JP Morgan Chase Bank N.A. (Sydney Branch)  
Level 18, JPMorgan House  
85 Castlereagh Street  
Sydney NSW 2000

### **Location of Share Registry**

Boardroom (Victoria) Pty Limited  
Level 8, 446 Collins Street  
Melbourne VIC 3000

All correspondence to:

GPO Box 3993  
Sydney NSW 2001  
Telephone: 1300 737 760  
Facsimile: 1300 653 459  
International  
Telephone: +61 2 9290 9600  
Facsimile: +61 2 9279 0664  
[www.boardroomlimited.com.au](http://www.boardroomlimited.com.au)

### **Auditor**

Deloitte Touche Tohmatsu  
Grosvenor Place  
225 George Street  
Sydney NSW 2000  
Telephone: + 61 2 9322 7000  
Facsimile: + 61 2 9322 7001

# Directors' Report

## Multiplex Property Income Fund

For the half year ended 31 December 2016

### Introduction

The Directors of Brookfield Capital Management Limited (BCML) (ABN 32 094 936 866), the Responsible Entity of Multiplex Property Income Fund (ARSN 117 674 049) (Fund), present their report together with the condensed consolidated interim financial statements of the Consolidated Entity, being the Fund and its subsidiaries, for the six months ended 31 December 2016 and the Independent Auditor's Review Report thereon.

The Fund was constituted on 21 December 2005.

### Responsible Entity

The Responsible Entity of the Fund is Brookfield Capital Management Limited (BCML). The registered office and principal place of business of the Responsible Entity is Level 22, 135 King Street, Sydney NSW 2000.

### Directors

The following persons were Directors of the Responsible Entity at any time during or since the end of the financial period:

Name	Capacity
F. Allan McDonald	Non-Executive Independent Chairman
Barbara Ward	Non-Executive Independent Director
Shane Ross	Executive Director

### Principal activities

The principal activity of the Consolidated Entity is the investment in Australian Securities Exchange (ASX) listed and unlisted property securities.

### Wind up of the Fund

The wind up of the Fund continues. During the period a number of returns of capital were received from the underlying investments and some investments were realised. The Responsible Entity will continue to realise the remaining Fund assets on an orderly basis with a view to maximising value for unitholders over a period expected to take more than 12 months.

### Review of operations

The Consolidated Entity has recorded a net loss of \$30,070 for the half year ended 31 December 2016 (2015: \$31,641 - net profit).

A summary of significant events during the period are as follows:

- total revenue and other income of \$53,674 (2015: \$123,075);
- net loss attributable to Income unitholders totalled \$30,070 (2015: \$31,641 net profit)
- cash distributions to Income unitholders declared during the period totalled \$202,561 or 0.4 cents per unit (cpu) treated as a return of capital in the financial statements (2015: \$1,339,693 or 2.5 cpu treated as a combination of income distribution and returns of capital);
- net assets of \$1,281,171 or \$0.02 per Income unit (30 June 2016: \$1,499,108 or \$0.03 per Income unit);
- ASX listed portfolio value of \$456,703 (30 June 2016: \$458,525); and
- unlisted security portfolio value of \$707,837 (30 June 2016: \$895,482).

The strategy of the Fund is to realise the remaining Fund assets on an orderly basis with a view to maximising value for unitholders.

Management fees for MPIF will continue to be waived for as long as an entity controlled by Brookfield Asset Management Inc. remains as responsible entity of MPIF.

# Directors' Report continued

## Multiplex Property Income Fund

For the half year ended 31 December 2016

### Distributions and returns of capital

The following distributions and returns of capital were declared by the Fund to its Income unitholders during the current and prior periods.

	Cents per unit	Total amount \$	Date of payment
<b>Income unitholders</b>			
July 2016 distribution	0.3837	202,561	15 July 2016
<b>Total distributions and returns of capital for the six months ended 31 December 2016</b>	<b>0.3837</b>	<b>202,561</b>	
<b>Income unitholders</b>			
August 2015 distribution	0.3807	200,981	14 August 2015
November 2015 distribution	0.7249	382,685	24 November 2015
December 2015 distribution	1.4321	756,027	18 December 2015
<b>Total distributions and returns of capital for the six months ended 31 December 2015</b>	<b>2.5377</b>	<b>1,339,693</b>	

### Lead auditor's independence declaration under Section 307C of the Corporations Act 2001

The lead auditor's independence declaration is set out on page 6 and forms part of the Directors' Report for the half year ended 31 December 2016.

Signed in accordance with a resolution of the Directors made pursuant to Section 306(3) of the *Corporations Act 2001*.

Dated at Sydney this 24th day of February 2017.



**Shane Ross**

Director

Brookfield Capital Management Limited

Deloitte Touche Tohmatsu  
A.C.N. 74 490 121 060

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225 George Street  
Sydney NSW 2000  
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The Board of Directors  
Brookfield Capital Management Limited  
(as Responsible Entity for Multiplex Property Income Fund)  
Level 22, 135 King St  
Sydney NSW 2000

24 February 2017

Dear Directors

### **Multiplex Property Income Fund**

In accordance with section 307C of the *Corporations Act 2001*, I am pleased to provide the following declaration of independence to the directors of Brookfield Capital Management Limited as the Responsible Entity of Multiplex Property Income Fund.

As lead audit partner for the review of the financial statements of Multiplex Property Income Fund for the half year ended 31 December 2016, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- (i) the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- (ii) any applicable code of professional conduct in relation to the review.

Yours sincerely

*DELOITTE TOUCHE TOHMATSU*

DELOITTE TOUCHE TOHMATSU

*A. COLEMAN.*

Andrew J Coleman  
Partner  
Chartered Accountants

# Condensed Consolidated Interim Statement of Profit or Loss and Other Comprehensive Income

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## Multiplex Property Income Fund

For the half year ended 31 December 2016

	Note	Consolidated	
		Half year ended 31 December 2016 \$	Half year ended 31 December 2015 \$
<b>Revenue and other income</b>			
Distribution income from ASX listed and unlisted property trusts		52,465	98,462
Net gain on disposal of ASX listed and unlisted property trusts		–	23,003
Interest income		1,209	1,610
<b>Total revenue and other income</b>		<b>53,674</b>	<b>123,075</b>
<b>Expenses</b>			
Other expenses		83,744	91,434
<b>Total expenses</b>		<b>83,744</b>	<b>91,434</b>
<b>Net (loss)/profit for the period</b>		<b>(30,070)</b>	<b>31,641</b>
<b>Other comprehensive income</b>			
<b>Items that may be reclassified subsequently to profit or loss</b>			
Change in fair value of available for sale financial assets		14,694	153,445
<b>Other comprehensive income for the period</b>		<b>14,694</b>	<b>153,445</b>
<b>Total comprehensive (loss)/income for the period</b>		<b>(15,376)</b>	<b>185,086</b>
Net profit attributable to:			
Ordinary unitholders		–	–
Income unitholders		(30,070)	31,641
<b>Net (loss)/profit for the period</b>		<b>(30,070)</b>	<b>31,641</b>
Total comprehensive income attributable to:			
Ordinary unitholders		–	–
Income unitholders		(15,376)	185,086
<b>Total comprehensive (loss)/income for the period</b>		<b>(15,376)</b>	<b>185,086</b>

The Condensed Consolidated Interim Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Notes to the Condensed Consolidated Interim Financial Statements.

# Condensed Consolidated Interim Statement of Financial Position

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## Multiplex Property Income Fund

As at 31 December 2016

	Note	Consolidated 31 December 2016 \$	30 June 2016 \$
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents		125,342	1,196,128
Trade and other receivables		29,291	21,651
Investments – available for sale	5	456,703	458,525
<b>Total current assets</b>		<b>611,336</b>	<b>1,676,304</b>
<b>Non-current assets</b>			
Investments – available for sale	5	707,837	895,482
<b>Total non-current assets</b>		<b>707,837</b>	<b>895,482</b>
<b>Total assets</b>		<b>1,319,173</b>	<b>2,571,786</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables		38,002	1,072,678
<b>Total current liabilities</b>		<b>38,002</b>	<b>1,072,678</b>
<b>Total liabilities</b>		<b>38,002</b>	<b>1,072,678</b>
<b>Net assets</b>		<b>1,281,171</b>	<b>1,499,108</b>
<b>Equity</b>			
Units on issue – Ordinary units	6	30,075,861	30,075,861
Units on issue – Income units	6	21,462,903	21,665,464
Reserves		1,247,175	1,232,481
Undistributed losses		(51,504,768)	(51,474,698)
<b>Total equity</b>		<b>1,281,171</b>	<b>1,499,108</b>

The Condensed Consolidated Interim Statement of Financial Position should be read in conjunction with the Notes to the Condensed Consolidated Interim Financial Statements.



# Condensed Consolidated Interim Statement of Changes in Equity

## Multiplex Property Income Fund

For the half year ended 31 December 2016

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	Attributable to Ordinary unitholders of the Fund				Attributable to Income unitholders of the Fund				Total equity
	Ordinary units	Undistributed profits/(losses)	Reserves	Total	Income units	Undistributed profits/(losses)	Reserves	Total	
<b>Consolidated Entity</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Opening equity - 1 July 2016</b>	30,075,861	(30,075,861)	-	-	21,665,464	(21,398,837)	1,232,481	1,499,108	1,499,108
Change in fair value of available for sale financial assets	-	-	-	-	-	-	14,694	14,694	14,694
<b>Other comprehensive income for the period</b>	-	-	-	-	-	-	14,694	14,694	14,694
Net loss for the period	-	-	-	-	-	(30,070)	-	(30,070)	(30,070)
<b>Total comprehensive (loss)/income for the period</b>	-	-	-	-	-	(30,070)	14,694	(15,376)	(15,376)
<b>Transactions with unitholders in their capacity as unitholders:</b>									
Returns of capital declared	-	-	-	-	(202,561)	-	-	(202,561)	(202,561)
<b>Total transactions with unitholders in their capacity as unitholders</b>	-	-	-	-	(202,561)	-	-	(202,561)	(202,561)
<b>Closing equity - 31 December 2016</b>	30,075,861	(30,075,861)	-	-	21,462,903	(21,428,907)	1,247,175	1,281,171	1,281,171

# Condensed Consolidated Interim Statement of Changes in Equity continued

## Multiplex Property Income Fund

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For the half year ended 31 December 2016

Consolidated Entity	Attributable to Ordinary unitholders of the Fund				Attributable to Income unitholders of the Fund				Total equity \$
	Ordinary units \$	Undistributed profits/(losses) \$	Reserves \$	Total \$	Income units \$	Undistributed profits/(losses) \$	Reserves \$	Total \$	
<b>Opening equity - 1 July 2015</b>	<b>30,075,861</b>	<b>(30,075,861)</b>	<b>-</b>	<b>-</b>	<b>24,630,254</b>	<b>(21,787,261)</b>	<b>1,295,889</b>	<b>4,138,882</b>	<b>4,138,882</b>
Change in fair value of available for sale financial assets	-	-	-	-	-	-	153,445	153,445	153,445
<b>Other comprehensive income for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>153,445</b>	<b>153,445</b>	<b>153,445</b>
Net profit for the period	-	-	-	-	-	31,641	-	31,641	31,641
<b>Total comprehensive income for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>31,641</b>	<b>153,445</b>	<b>185,086</b>	<b>185,086</b>
<b>Transactions with unitholders in their capacity as unitholders:</b>									
Returns of capital declared	-	-	-	-	(1,339,693)	-	-	(1,339,693)	(1,339,693)
Distributions declared	-	-	-	-	-	-	-	-	-
<b>Total transactions with unitholders in their capacity as unitholders</b>	<b>30,075,861</b>	<b>(30,075,861)</b>	<b>-</b>	<b>-</b>	<b>(1,339,693)</b>	<b>-</b>	<b>-</b>	<b>(1,339,693)</b>	<b>(1,339,693)</b>
<b>Closing equity - 31 December 2015</b>	<b>30,075,861</b>	<b>(30,075,861)</b>	<b>-</b>	<b>-</b>	<b>23,290,561</b>	<b>(21,755,620)</b>	<b>1,449,334</b>	<b>2,984,275</b>	<b>2,984,275</b>

The Condensed Consolidated Interim Statement of Changes in Equity should be read in conjunction with the Notes to the Condensed Consolidated Interim Financial Statements.

# Condensed Consolidated Interim Statement of Cash Flows

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## Multiplex Property Income Fund

For the half year ended 31 December 2016

	<b>Consolidated</b>	
	Half year ended 31 December 2016 \$	Half year ended 31 December 2015 \$
<b>Cash flows from operating activities</b>		
Cash receipts in the course of operations	43,865	142,853
Cash payments in the course of operations	(96,236)	(77,615)
Interest received	1,657	1,471
<b>Net cash flows (used in)/from operating activities</b>	<b>(50,714)</b>	<b>66,709</b>
<b>Cash flows from investing activities</b>		
Proceeds from sale of and returns of capital from available for sale assets	204,162	1,189,902
<b>Net cash flows from investing activities</b>	<b>204,162</b>	<b>1,189,902</b>
<b>Cash flows from financing activities</b>		
Distributions and returns of capital to Income unitholders	(1,224,234)	(1,339,693)
<b>Net cash flows used in financing activities</b>	<b>(1,224,234)</b>	<b>(1,339,693)</b>
Net decrease in cash and cash equivalents	(1,070,786)	(83,082)
Cash and cash equivalents at the beginning of the period	1,196,123	268,088
<b>Cash and cash equivalents at 31 December</b>	<b>125,342</b>	<b>185,006</b>

The Condensed Consolidated Interim Statement of Cash Flows should be read in conjunction with the Notes to the Condensed Consolidated Interim Financial Statements.

# Notes to the Condensed Consolidated Interim Financial Statements

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## Multiplex Property Income Fund

For the half year ended 31 December 2016

### 1 Reporting entity

Multiplex Property Income Fund (Fund) is an Australian registered managed investment scheme under the *Corporations Act 2001*. Brookfield Capital Management Limited (BCML), the Responsible Entity of the Fund, is incorporated and domiciled in Australia. The consolidated interim financial report of the Fund as at and for the six months ended 31 December 2016 comprises the Fund and its subsidiaries (together referred to as the Consolidated Entity).

### 2 Significant accounting policies

#### Statement of compliance

The consolidated interim financial report is a general purpose financial report which has been prepared in accordance with the *Corporations Act 2001* and AASB 134 *Interim Financial Reporting* (AASB 134). Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34 *Interim Financial Reporting*. The consolidated interim financial report does not include notes of the type normally included in annual financial statements and should be read in conjunction with the most recent annual financial statements of the Consolidated Entity as at and for the year ended 30 June 2016. For the purpose of preparing the consolidated financial statements, the Fund is a for profit entity.

#### Basis of preparation

The consolidated interim financial report is presented in Australian dollars, which is the Fund's presentation and functional currency.

The accounting policies and methods of computation adopted in the preparation of the consolidated interim financial report are consistent with those adopted and disclosed in the consolidated financial report as at and for the year ended 30 June 2016.

#### Going concern

The consolidated financial statements have been prepared on a going concern basis which assumes the Consolidated Entity will be able to realise its assets and discharge its liabilities in the normal course of business.

The Responsible Entity continues with the wind up of the Fund and pursuing opportunities to realise the remaining Fund assets on an orderly basis, with a view to maximising value for unitholders over a period expected to take more than 12 months. Based on the above, the Directors of the Responsible Entity believe it is appropriate to adopt the going concern basis for this set of consolidated financial statements. The consolidated financial statements do not include adjustments relating to the recoverability and classification of recorded asset amounts, nor to the amounts and classification of liabilities that might be necessary should the Fund and Consolidated Entity not continue as a going concern.

### 3 Estimates

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

In particular, information about significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have significant effect on the amounts recognised in the consolidated financial statements are provided in investments – available for sale (Note 5).

# Notes to the Condensed Consolidated Interim Financial Statements continued

## Multiplex Property Income Fund

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For the half year ended 31 December 2016

#### 4 Distributions and capital returns

The following distributions and returns of capital were declared by the Fund to its Income unitholders during the current and prior periods.

	Cents per unit	Total amount \$	Date of payment
<b>Income unitholders</b>			
July 2016 distribution	0.3837	202,561	15 July 2016
<b>Total distributions and returns of capital for the six months ended 31 December 2016</b>	<b>0.3837</b>	<b>202,561</b>	
<b>Income unitholders</b>			
August 2015 distribution	0.3807	200,981	14 August 2015
November 2015 distribution	0.7249	382,685	24 November 2015
December 2015 distribution	1.4321	756,027	18 December 2015
<b>Total distributions and returns of capital for the six months ended 31 December 2015</b>	<b>2.5377</b>	<b>1,339,693</b>	

# Notes to the Condensed Consolidated Interim Financial Statements continued

## Multiplex Property Income Fund

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For the half year ended 31 December 2016

### 5 Investments – available for sale

	Consolidated	
	Half year ended 31 December 2016 \$	Year ended 30 June 2016 \$
<b>ASX listed investments</b>		
Carrying amount as at beginning of period	458,525	1,075,030
Movement due to transfers, disposals and returns of capital	(1,590)	(663,392)
Changes in fair value recognised in reserves	(232)	46,887
<b>Total investments – available for sale – ASX listed</b>	<b>456,703</b>	<b>458,525</b>
<b>Unlisted investments</b>		
Carrying amount as at beginning of period	895,482	2,767,034
Movement due to transfers, disposals and returns of capital	(202,571)	(2,346,333)
Changes in fair value recognised in reserves	14,926	474,781
<b>Total investments – available for sale - unlisted</b>	<b>707,837</b>	<b>895,482</b>
<b>Total investments – available for sale</b>	<b>1,164,540</b>	<b>1,354,007</b>
Total investments – available for sale – Current	456,703	458,525
Total investments – available for sale – Non-current	707,837	895,482
<b>Total investments – available for sale</b>	<b>1,164,540</b>	<b>1,354,007</b>

#### Impairment expense

No additional impairment has been recognised by the Consolidated Entity in relation to its available for sale investments during the current or prior period.

#### Investment in unlisted property securities

The Consolidated Entity continues to hold a number of unlisted property security funds. During the period, the Consolidated Entity received capital returns from certain underlying investments and participated in redemption and sale opportunities where possible. Due to a variety of factors inherent in the underlying funds, the Consolidated Entity may have limited ability to realise these investments as and when it wishes to.

Consistent with 30 June 2016, the Consolidated Entity has generally valued its investments in each of the underlying unlisted property securities funds based on the net asset value provided as at 31 December 2016, or where this has not been provided, the latest available net asset value. In circumstances where the latest available net asset value has not been obtained, an assessment of the appropriateness of the value has been made based on knowledge of valuation and transactional movements in the underlying investment's structure as compared to similar portfolios. Although the Directors of the Responsible Entity consider this value to represent fair value as at the reporting date, uncertainty exists as to the likely unit price of each of the unlisted property securities funds on exit or redemption.

# Notes to the Condensed Consolidated Interim Financial Statements continued

## Multiplex Property Income Fund

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For the half year ended 31 December 2016

### 6 Units on issue

	Half year ended 31 December 2016 \$	Half year ended 31 December 2016 units	Year ended 30 June 2016 \$	Year ended 30 June 2016 Units
<b>Ordinary units</b>				
Opening balance	30,075,861	30,075,871	30,075,861	30,075,871
<b>Closing balance</b>	<b>30,075,861</b>	<b>30,075,871</b>	<b>30,075,861</b>	<b>30,075,871</b>
<b>Income units</b>				
Opening balance	21,665,464	52,791,450	24,630,254	52,791,450
Returns of capital	(202,561)	–	(2,964,790)	–
<b>Closing balance</b>	<b>21,462,903</b>	<b>52,791,450</b>	<b>21,665,464</b>	<b>52,791,450</b>

In accordance with the Fund's constitution, each Income unitholder is entitled to receive distributions as declared from time to time. Each Ordinary unit represents a right to a share in the Fund's equity in excess of the value of the issued Income units.

### 7 Financial instruments

A number of the Consolidated Entity's accounting policies and disclosures require the determination of fair value for financial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes based on the following methods.

#### Cash and cash equivalents and trade and other receivables

Fair value, which is determined for disclosure purposes, is estimated as the present value of future cash flows, discounted at the market rate of interest at the reporting date.

#### Trade and other payables

Fair value, which is determined for disclosure purposes, is calculated based on the present value of future principal and interest cash flows, discounted at the market rate of interest at the reporting date.

#### Investments – available for sale

Fair value for ASX listed investments is calculated based on the quoted closing price of the security at the reporting date. Fair value for unlisted investments is calculated based on the latest available net asset values. Refer to investments – available for sale (Note 5) for further details.

#### Fair values versus carrying amounts

The Consolidated Entity is required to disclose fair value measurements by level of the following fair value measurement hierarchy:

- quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1);
- inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices) (level 2); and
- inputs for the asset or liability that are not based on observable market data (unobservable inputs) (level 3).

The following table presents the Consolidated Entity's assets and liabilities measured and recognised at fair value. The carrying amounts of cash and cash equivalents, trade and other receivables, and trade and other payables are assumed to reasonably approximate their fair values due to their short-term nature. Accordingly, fair value disclosures are not provided for such assets and liabilities.

# Notes to the Condensed Consolidated Interim Financial Statements continued

## Multiplex Property Income Fund

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For the half year ended 31 December 2016

### 7 Financial instruments continued

Consolidated Entity – at 31 December 2016	Level 1 \$	Level 3 \$	Total \$
<b>Assets</b>			
Investments – available for sale			
– ASX listed investments	456,703	–	456,703
– Unlisted investments	–	707,837	707,837
<b>Total assets</b>	<b>456,703</b>	<b>707,837</b>	<b>1,164,540</b>

Consolidated Entity – at 30 June 2016	Level 1 \$	Level 3 \$	Total \$
<b>Assets</b>			
Investments – available for sale			
– ASX listed investments	458,525	–	458,525
– Unlisted investments	–	895,482	895,482
<b>Total assets</b>	<b>458,525</b>	<b>895,482</b>	<b>1,354,007</b>

Reconciliation of level 3 fair value measurements:

Consolidated Entity – for the period ended 31 December 2016	Investments available for sale \$	Total \$
Opening balance – 1 July 2016	895,482	895,482
Transfers, disposals and returns of capital	(202,571)	(202,572)
Net gains recognised in other comprehensive income	14,926	14,927
<b>Closing balance – 31 December 2016</b>	<b>707,837</b>	<b>707,837</b>
<b>Total losses for the period included in the profit or loss attributable to losses relating to assets held at period end</b>	<b>–</b>	<b>–</b>

Consolidated Entity – for the year ended 30 June 2016	Investments available for sale \$	Total \$
Opening balance – 1 July 2015	2,767,034	2,767,034
Transfers, disposals and returns of capital	474,781	474,781
Net losses recognised in other comprehensive income	(2,346,333)	(2,346,333)
<b>Closing balance – 30 June 2016</b>	<b>895,482</b>	<b>895,482</b>
<b>Total losses for the period included in the profit or loss attributable to losses relating to assets held at year end</b>	<b>–</b>	<b>–</b>

During the current and prior periods there were no transfers between levels.

### 8 Related parties

There have been no significant changes to the related party transactions as disclosed in the annual report for the year ended 30 June 2016.

### 9 Contingent liabilities and assets

No contingent liabilities or assets existed at 31 December 2016 (30 June 2016: none).

### 10 Events subsequent to the reporting date

There are no matters or circumstances which have arisen since the end of the financial period which significantly affected or may significantly affect the operations of the Consolidated Entity, the results of those operations, or the state of affairs of the Consolidated Entity in subsequent financial periods.



# Directors' Declaration

## Multiplex Property Income Fund

For the half year ended 31 December 2016

In the opinion of the Directors of Brookfield Capital Management Limited, the Responsible Entity of Multiplex Property Income Fund:

- a The condensed consolidated interim financial statements and notes, set out in pages 7 to 16, are in accordance with the *Corporations Act 2001*, including:
  - i giving a true and fair view of the financial position of the Consolidated Entity as at 31 December 2016 and of its performance for the six month period ended on that date; and
  - ii complying with Australian Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*;
- b There are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Directors of Brookfield Capital Management Limited.

Dated at Sydney this 24th day of February 2017



**Shane Ross**  
Director  
Brookfield Capital Management Limited

Deloitte Touche Tohmatsu  
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## **Independent Auditor's Review Report to the Unitholders of Multiplex Property Income Fund**

We have reviewed the accompanying half-year financial report of Multiplex Property Income Fund ("the Fund"), which comprises the condensed consolidated statement of financial position as at 31 December 2016, and the condensed consolidated statement of profit or loss and other comprehensive income, the condensed consolidated statement of cash flows and the condensed consolidated statement of changes in equity for the half-year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration of the consolidated entity comprising the Fund and the entities it controlled at the end of the half-year or from time to time during the half-year as set out on pages 7 to 17.

### *Directors' Responsibility for the Half-Year Financial Report*

The directors of Brookfield Capital Management Limited, the Responsible Entity of the Fund, are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the Fund's financial position as at 31 December 2016 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of the Fund, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### *Auditor's Independence Declaration*

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*. We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of Brookfield Capital Management Limited, would be in the same terms if given to the directors as at the time of this auditor's review report.

### *Conclusion*

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of Multiplex Property Income Fund is not in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the consolidated entity's financial position as at 31 December 2016 and of its performance for the half-year ended on that date; and
- (b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

DELOITTE TOUCHE TOHMATSU

DELOITTE TOUCHE TOHMATSU

A. COLEMAN.

Andrew J Coleman  
Partner  
Chartered Accountants  
Sydney, 24 February 2017