

24 February 2016

Dear Investor

RE: Multiplex Property Income Fund (Fund) - Investor Update

Brookfield Capital Management Limited (BCML), as Responsible Entity of the Fund, provides an update to investors for the half year ending 31 December 2015.

Financial Results

As at 31 December 2015, the Fund had assets under management of \$3.0 million (6 cents per unit), comprising an investment portfolio of \$2.8 million and cash and other receivables of \$0.2 million. The decrease in net assets since 30 June 2015 reflects distributions and capital returns made during the period.

A summary of the Fund's performance is as follows:

	As at 31 December 2015	As at 30 June 2015
Total assets (\$'000)	3,033	4,174
Total liabilities (\$'000)	49	35
Net assets (\$'000)	2,984	4,139
Number of Income Units ('000)	52,791	52,791
Number of Ordinary Units ('000)	30,076	30,076
NAV Income Units (\$)	0.06	0.08
NAV Ordinary Units (\$)	nil	nil
	For the half year ended 31 December 2015	For the half year ended 31 December 2014
Total revenue (\$'000)	123	164
Total expenses (\$'000)	91	113
Net profit / (loss) for the period (\$'000)	32	51
Distributions and return of capital (cents per unit)	2.5377	5.3217

Investment Portfolio Update

As at 31 December 2015, the Fund held units in the ASX listed National Storage REIT and 12 unlisted investments including six investments which are in wind up and for which no value is expected.

In determining the value of the Fund's assets, the carrying value of unlisted investments is assessed using the net asset value provided on 30 June 2015, or when the unlisted fund is in wind up, the anticipated net asset value less wind up costs. Listed investments are shown at the ASX closing price on 31 December 2015.

Below is information relevant to the underlying investments:

APN Poland Retail Fund

APN completed the sale of the fund's sole real estate asset, Manhattan Shopping Centre, in July 2015 and wound up the fund in November 2015. As the fund's net asset value was nil, no capital was returned to investors.

APN Regional Property Fund (APNRPF)

Two A grade office assets located in regional NSW remain in the fund. APNRPF's current strategy is to maximise the saleability of the two assets by extending leases with impending expiration dates and commence a capital expenditure program to increase the sustainability of both buildings. These works are forecast to complete by mid calendar year 2016.

BGP Holdings

BGP is examining a number of options to monetise its remaining assets and potentially provide value to investors. At the present time, no value is attributed to the holding in BGP until a position is clarified.

Blackwall Telstra House Trust (Blackwall)

Telstra have vacated the premises but continue to pay rent to their lease expiry in November 2018. Blackwall is examining opportunities for the site. The debt facility expired in January 2016 and is being rolled monthly while negotiations continue with the financier.

Charter Hall Diversified Property Fund (DPF)

On 19 February 2016, DPF distributed the remaining capital to the Fund and the Fund's investment in DPF has been cancelled.

Charter Hall Umbrella Fund (CHUF)

CHUF has exited the majority of its underlying investments except for Charter Hall Diversified Property Fund (DPF) and Charter Hall Opportunity Fund No.5 (CHOF5). CHOF5 is finalising leasing its remaining asset to position it for sale and once sold, the net proceeds will be returned to investors.

MAB Diversified Property Trust (MAB)

As at 30 June 2015, the fund held a portfolio of four shopping centres. MAB completed the sale of three assets resulting in full repayment of the fund's debt and a distribution to investors of 36 cents per unit paid in December 2015.

An unconditional contract has been entered into for the fourth and final asset. This asset is expected to settle by the end of March 2016 and MAB is forecasting a distribution of 25 cents per unit which equates to a \$0.525 million payment to the Fund.

Multiplex New Zealand Property Fund (MNZPF)

Three office assets located in Wellington remain in MNZPF. Marketing for the sale of HP House continues. Conservation House and 143 Willis Street will be marketed for sale; and a new lease to the Department of Conservation at Conservation House has been executed. MNZPF continues to use cash reserves to fund capital expenditure.

National Storage REIT

During the six months to 31 December 2015, 30,000 units were disposed at an average price of \$1.71 per unit realising net proceeds of \$51,237. As at 31 December 2015, the Fund retained a holding of 611,809 units.

Further information and half year financial results

The Fund's financial report for the half year ended 31 December 2015 is available at www.au.brookfield.com and we recommend that investors review this document.

BCML will continue to provide investor updates via the website regarding Fund earnings as well as timing and quantum of distributions.

Yours sincerely



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APPENDIX: FUND'S INVESTMENT SUMMARY

The Fund's investment portfolio as at 31 December 2015 (other than investments which are in wind up and for which no value is expected) is as follows:

Listed Property Securities	Investment Value (\$m)	Percentage of total investment (%)
National Storage REIT	0.94	33.0
Unlisted Property Securities		
APN Regional Property Fund	0.60	21.0
BGP Holdings Beneficial Interest Share	0.00	0.0
BlackWall Telstra House Trust	0.40	14.0
Charter Hall Diversified Property Fund*	0.03	1.0
Charter Hall Umbrella Fund	0.02	1.0
MAB Diversified Property Trust	0.53	19.0
Multiplex New Zealand Property Fund	0.31	11.0
Total Investment Value	2.83	100.0

* On 19 February 2016, DPF distributed the remaining capital to the Fund and the Fund's investment in DPF has been cancelled.