

Multiplex Prime Property Fund ARSN 110 096 663
Responsible Entity:
Brookfield Multiplex Capital Management Limited
ABN 32 094 936 866
AFSL No: 223809

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Multiplex Prime Property Fund

ANNUAL TAXATION STATEMENT FOR THE YEAR ENDED 30 JUNE 2009

MRS A B SAMPLE
1A SAMPLE ROAD
SAMPLEVILLE SAM 9999

REFERENCE NUMBER
XXXXXXXXXX

This guide is provided to assist Australian resident individual unitholders of the Multiplex Prime Property Fund with the preparation of their 2009 tax return. It should not be relied upon as taxation advice. Each investor's particular circumstances are different and we recommend you contact your accountant or taxation adviser.

2009 TAX RETURN SUMMARY FOR AN AUSTRALIAN RESIDENT INDIVIDUAL UNITHOLDER

<u>Tax Return (Supplementary Section)</u>	<u>Amount</u>	<u>Tax Return Label</u>
Non Primary Production Income	0%	13U
Credit for tax file number (TFN) amounts withheld	\$X.XX	13R
Total Current Year Capital Gains	0%	18H
Net Capital Gain	0%	18A
Assessable Foreign Income	0%	20E
Other net foreign source income	0%	20M
Foreign income tax offsets	0%	20O

CAPITAL GAINS TAX INFORMATION

- additional information for item 18

Capital Gains – Discounted Method
Capital Gains – Other Method
Total Current Year Capital Gains

Please see reverse for detailed components of the distribution

COMPONENTS OF DISTRIBUTION:

	CASH DISTRIBUTION	TAX PAID/ OFFSETS	TAXABLE INCOME
Australian Income			
Interest Income	0%		0%
Other Non Primary Production Income	0%		0%
Total Non Primary Production Income			
Capital Gains			
Discounted Capital Gain	0%		
Capital Gains Tax (CGT) Concession Amount	0%		
Capital Gains: Other Method	0%		
Distributed Capital Gains			
Net Capital Gains			
Foreign Income			
Interest Income	0%		0%
Modified passive income	0%	0%	0%
Assessable foreign source income			
Other Non-Assessable Income			
Tax Deferred Income	100%	Note 3	
Gross Cash Distribution			
	100%		
Other Deductions from Distribution			
TFN Amount Withheld From Distribution	\$X.XX		
Non Resident amounts withheld from Australian Interest Income	\$X.XX		

Net Cash Distribution

NOTES:

1. All amounts are reported in Australian dollars and withholding tax has been deducted where applicable.
2. Taxable income should be reported in your 2009 income tax return. In this regard income should be reported in the year of entitlement rather than the year of receipt.
3. The Tax deferred amount has been calculated on the basis that the unitholder is an individual or a trust eligible for the 50% CGT discount. In other circumstances the tax deferred percentage may be different
4. Capital Gains – The following information is relevant to non residents of Australia. The Capital Gains do not arise from assets that are taxable Australian property within the meaning of s855-15 of *the Income Tax Assessment Act 1997 (Cth)* – For further information on capital gains tax, please refer to the following ATO publications: Guide to Capital Gains tax 2009 (NAT 4151-6) or Personal Investors Guide to Capital Gains tax 2009 (NAT 4152-6) or consult your professional adviser.
5. Foreign income tax offsets – If your total foreign income tax offsets from all sources for the year do not exceed \$1,000 then you can claim this amount in full. Otherwise you will need to refer to the publication Guide to foreign income tax offset rules (NAT 72923) to work out your entitlement.

IF YOU ARE IN ANY DOUBT AS TO YOUR TAX POSITION PLEASE CONTACT YOUR PROFESSIONAL ADVISER.

**This statement contains essential information to assist you in preparing your Income Tax Return.
Please retain this statement for income tax purposes. A charge may be levied for replacement.**