

Brookfield Multiplex Capital Management Limited
(ACN 094 936 866, AFSL 223809)

Multiplex Diversified Property Fund – APIR MLP0001AU

ANNUAL TAXATION STATEMENT FOR YEAR ENDED 30 JUNE 2009

UNITHOLDER NUMBER
XXXXXXXXXXXX

MRS A B SAMPLE
1A SAMPLE ROAD
SAMPLEVILLE SAM 9999

This guide is provided to assist Australian resident individual unitholders of the Multiplex Diversified 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 Supplement Label</u>
Non Primary Production Income	25.39%	(A)	13U
Franking Credits	0.00	(B)	13Q
Total Current Year Capital Gains	0.00	(C)	18H
Net Capital Gain	0.00	(D)	18A
Assessable Foreign Income	0.00	(E)	20E
Credit for tax file number (TFN) amounts withheld	0.00	(F)	13R

FOREIGN TAX CREDIT INFORMATION

- additional information for item 20 label O

	Amount	Foreign tax paid
Assessable foreign source income	0.00	0.00

CAPITAL GAINS TAX INFORMATION

- additional information for item 18

	Amount	Grossed up amount
Capital Gains – Discounted Method	0.00	
Capital Gains – Other Method	0.00	
Total Current Year Capital Gains	0.00	(C)

Please see reverse for detailed components of the distribution.

COMPONENTS OF DISTRIBUTION:

Brookfield Multiplex Capital Management Limited
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CASH DISTRIBUTION TAX PAID/OFFSETS TAXABLE INCOME

Australian Income

Dividends – Franked Amount	0.00	0.00 (B)	0.00
Interest	25.39%		25.39%
Other Income	0.00		0.00
Total Non Primary Production Income	25.39%		25.39% (A)

Capital Gains

Discounted Capital Gains	0.00	0.00	0.00
Capital Gains Tax (CGT) Concession Amount	0.00	0.00	0.00
Capital Gains - other method	0.00	0.00	0.00
Distributed Capital Gains	0.00	0.00	

Net Capital Gain **0.00 (D)**

Foreign Income

Interest Income	0.00	0.00	0.00
Modified Passive Income	0.00	0.00	0.00
Distributed Foreign Source Income	0.00	0.00	

Assessable Foreign Source Income **0.00 (E)**

Other Non-Assessable Amounts

Tax-deferred Amounts 74.61%

Gross Cash Distribution **100%**

Other Deductions from Distribution

TFN amounts withheld from Distribution	\$X.XX	(F)	
Non-Resident Withholding Tax	\$X.XX		

Net Cash Distribution

NOTES:

All amounts are reported in Australian dollars and withholding tax has been deducted where applicable.
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.

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.**