

INVESTMENT INFORMATION

To assist in making your election, the following provides summary information and website details referencing publicly available information for the Fund's investments. No warranty is provided in relation to any information to the extent it has been provided by a party that is not a member of the Brookfield Multiplex Group. Before making any decision, investors should carefully consider information available in relation of each of the Fund's investments and where necessary seek independent advice. Investors should be aware that the value of securities that they receive on wind-up may increase or decrease in value after distribution. Brookfield Multiplex Capital Management Limited as responsible entity of Multiplex Diversified Property Fund gives no guarantee as to the future value or performance of the Fund's listed and unlisted investments.

Multiplex Acumen Property Fund (MPF)

MPF is a property trust that is listed on the ASX. MPF is managed by Brookfield Multiplex and invests in both listed and unlisted property securities.

At 31 December 2009, MPF's investment portfolio comprised of 15 listed securities (11% by total asset value) and 35 unlisted securities (89% by total asset value). MPF has exposure to 2,107 underlying property assets with predominant geographic spread to Australia (72%) and New Zealand (24%) by value. The Fund was diversified across 5 property sectors with a high weighting towards the office (51%) and retail (22%) sectors.

At 19 February 2010, the closing unit price of MPF was \$0.115 and MPF had a market capitalisation of \$23.3 million.

Further information regarding MPF is available at:

www.brookfieldmultiplexcapital.com/investment-funds/multiplex-acumen-property-fund/

Multiplex New Zealand Property Fund (MNZPF)

MNZPF is an unlisted unit trust that is invested in 17 property assets located in New Zealand, across all sectors (by value: 71% office, 18% retail and 11% industrial). MNZPF is managed by Brookfield Multiplex.

Investors in MNZPF will be given the right to exit their investment in the Fund up to 3 months before 1 September 2011 (although this may be extended by 12 months where this is considered to be in the best interests of unitholders). Prior to that time a limited liquidity facility is offered to unitholders to facilitate investors exiting from the Fund. The next limited liquidity facility will be offered around September 2010 and may allow investors to exit the Fund subject to prevailing terms and conditions.

As a result of the restrictions imposed by the Fund's financiers, the Fund is forecasting no distribution to unitholders during the 2010 calendar year.

Further information regarding MNZPF is available at:

www.brookfieldmultiplexcapital.com/investment-funds/multiplex-new-zealand-property-fund/

APN Champion Retail Fund (APN)

APN is an unlisted unit trust. APN is invested in a portfolio of 16 supermarkets located in Greece, which are leased to Carrefour Marinopoulos, a subsidiary of the Carrefour Group.

Information in the Product Disclosure Statement issued for this investment indicates that:

- a. The fund is proposed to be operated for a period of approximately six years from its commencement (ie: terminating in approximately October 2013);
- b. After that time the manager of APN proposes to sell the fund's interest in the property portfolio and terminate the fund, with net proceeds distributed to unitholders; and
- c. The manager of APN may seek unitholder approval in respect of alternative exit mechanisms at the end of this term.

In an Investor Update dated 21 January 2010 the manager of APN advised that a distribution had been declared of 1.0271 cents per unit for the half year to 31 December 2009 (to be paid on 25 February 2010) and is forecasting half yearly distributions at an annualised rate of 2.819 euro cents per unit (converted at payment date to the prevailing Australian Dollar equivalent). However, it was noted by the manager that this remains subject to changes in market conditions.

Further information about the fund can be found at: www.apngroup.com.au/apn/funds/default.aspx