

MULTIPLEX DIVERSIFIED PROPERTY FUND
APIR Code: MLP0001AU

ANNUAL TAXATION STATEMENT FOR YEAR ENDED 30 JUNE 2010

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 2010 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.

2010 TAX RETURN SUMMARY FOR AN AUSTRALIAN RESIDENT INDIVIDUAL UNITHOLDER

<u>Tax Return (Supplementary Section)</u>	<u>Amount (CPU)</u>		<u>Tax Return Supplement Label</u>
Non Primary Production Income	0.003574	(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	
Capital Gains – Discounted Method	0.00	Grossed up amount
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:

	CASH DISTRIBUTION	TAX PAID/ OFFSETS	TAXABLE INCOME
Australian Income			
Dividends – Franked Amount	0.00	0.00	0.00 (B)
Interest	0.003574		
Other Income	0.00		0.00
Total Non Primary Production Income	0.003574 (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	0.000214		
Return of Capital	0.302337		
Gross Cash Distribution	0.306125		
Other Deductions from Distribution			
TFN amounts withheld from Distribution		X.XX (F)	
Non-Resident Withholding Tax	X.XX		
Net Cash Distribution	0.306125		

NOTES:

1. All amounts are reported in Australian dollars and withholding tax has been deducted where applicable.
2. The units in the Multiplex Diversified Property Fund were cancelled with effect from 24 June 2010. Further information can be found on our website at <https://www.brookfieldmultiplexcapital.com>. Please note that this will be the last annual tax statement that investors will receive.

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.**