

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

Multiplex Diversified Property Fund
APIR Code: MLP0001AU

Annual Taxation Statement for Year Ended 30 June 2008

UNITHOLDER NUMBER
XXXXXXXXXX

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 2008 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.

2008 Tax Return Summary for an Australian Resident Individual Unitholder

To determine the amount of each tax component, the percentages below should be applied to the cash amount received by the investor.

Tax Return (Supplementary Section)	Amount \$		Tax Return Label
Non Primary Production Income	(13.32%)	(A)	13U L
Franking credits	2.51%	(B)	13Q
Total Current Year Capital Gains	47.81%	(C)	18H
Net Capital Gain	24.48%	(D)	18A
Assessable Foreign Source Income	4.28%	(E)	20E
Credit for tax file number (TFN) amounts withheld	\$X.XX	(F)	13R

Foreign Tax Credit Information

- additional information for item 20 label O

	Amount	Foreign tax paid
Assessable foreign source income	4.28%	0.45%

Capital Gains Tax Information

- additional information for item 18

	Amount	Grossed up amount
Capital Gains – Discounted Method	46.66%	
Capital Gains – Other Method	1.15%	
Total Current Year Capital Gains	47.81%	(C)

Please see reverse for detailed components of the distribution.

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

Components of Distribution:

	Cash distribution	Tax paid/offsets	Taxable income
Australian Income			
Interest	7.41%		7.41%
Dividends – Franked Amount	5.84%	2.51% (B)	8.35%
Non Primary Production Income	-29.08%		-29.08%
Total Non Primary Production Income	-15.83%		-13.32% (A)
Capital Gains			
Discounted Capital Gains	23.33%		23.33%
Capital Gains Tax (CGT) Concession Amount	23.33%		0%
Capital Gains - other method	1.15%		1.15%
Distributed Capital Gains	47.81%		
Net Capital Gain			24.48% (D)
Foreign Income			
Interest Income	1.02%		1.02%
Modified Passive Income	2.81%	0.45%	3.26%
Distributed Foreign Source Income	3.83%		
Assessable Foreign Source Income			4.28% (E)
Other Non-Assessable Amounts			
Tax-deferred Amounts	64.19%		
Gross Cash Distribution	100%		
Other Deductions from Distribution			
TFN amount withheld from Distribution		(F)	
Non Resident amounts withheld from Australian Interest Income			
Net Cash Distribution	100%		

NOTES:

- All amounts are reported in Australian dollars and withholding tax has been deducted where applicable.
- Taxable income should be reported in your 2008 income tax return. In this regard income should be reported in the year of entitlement rather than the year of receipt.
- 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.
- 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 (2008) (NAT 4151) or Personal Investors Guide to Capital Gains tax 2008 (NAT 4152) or consult your professional adviser.

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.**