

**Brookfield Multiplex Capital Management Limited
(ACN 094 936 866)**

11 September 2009

Dear Investor

Multiplex Property Income Fund (Fund) (ARSN 117 674 049) - Distribution Update August 2009

Brookfield Multiplex Capital Management Limited (BMCML) has calculated the income for the Fund for the month of August 2009 to be \$73,258 (which equates to 0.139 cents per unit). The distribution amount is calculated on an accrual basis and for prudence we will not make any distribution until the cash is received.

BMCML has determined that, in accordance with its Constitution, no distribution will be paid for the month of August 2009 and the net operating income of \$155,532 (includes \$82,275 from July 2009) will be carried forward for distribution in a subsequent period. BMCML will continue to assess distributions and provide an update to investors towards the end of this month.

If you have any questions, please don't hesitate to call the Fund's registry on 1800 766 011 or Brookfield Multiplex Customer Service on 1800 570 000.

Yours sincerely



Sue Ly
Fund Manager
Multiplex Property Income Fund