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Multiplex Property Income Fund
(ARSN 117 674 049)

Brookfield Multiplex Capital Management Limited
(ABN 32 094 936 866)

22 June 2009

Multiplex Property Income Fund – Distribution Update May 2009

Further to the announcement of 18 May 2009, the Responsible Entity advises the actual distribution for the month of May 2009 was 0.39 cents per unit (which equates to 4.79% on an annualised basis on the \$1.00 issue price). The distribution will be paid on or about 22 June 2009.

This amount reflects further distribution guidance from MPIF's underlying investments. In total, unitholders will have now received the full distribution entitlement for the five months to May 2009 (based on information currently available).

The June 2009 distribution will be finalised in mid to late July 2009 when further information has been received in relation to the Fund's investment income for the month of June 2009.