

19 October 2011

Dear Investor

Multiplex Property Income Fund (Fund) (ARSN 117 674 049) - Distribution Update October 2011

Brookfield Capital Management Limited (BCML) has calculated the income for the Fund for the month of September 2011 to be \$178,150 (which equates to 0.3375 cents per unit). The income of the Fund is calculated based on the guidance provided by the fund managers of the underlying investments.

BCML has determined to pay a distribution of 0.3375 cents per unit. The distribution will be paid on or around 20 October 2011.

If you have any questions, please don't hesitate to call the Fund's registry on 1800 766 011.

Yours sincerely



Sue Ly
Fund Manager
Multiplex Property Income Fund