

20 September 2012

Dear Investor

Multiplex Property Income Fund (Fund) - Distribution Update August 2012

Brookfield Capital Management Limited (BCML) has calculated the distributable income for the Fund for the month of August 2012 to be \$166,922 (which equates to 0.3162 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 0.3162 cents per unit. The distribution will be paid on 20 September 2012.

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