

1 March 2017

Dear Investor

RE: Multiplex Development and Opportunity Fund (Fund) – Return of Capital Payment

Brookfield Capital Management Limited, as Responsible Entity of the Fund, has determined to pay a capital distribution of 1.85 cents per unit on or around 10 March 2017.

The following dates apply to the distribution:

Record date 3 March 2017

Payment date 10 March 2017

If you have any questions, please contact the Fund's registry on 1800 766 011 Monday to Friday between 9.00am and 5.00pm (EDST).

Yours sincerely



Sue Ly

Fund Manager

Multiplex Development and Opportunity Fund

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