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Multiplex Property Income Fund
(ARSN 117 674 049)

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

21 July 2009

Multiplex Property Income Fund (Fund) – Distribution Update June 2009

Investors are aware that previous distribution announcements for the Fund have been issued on the basis of guidance the Responsible Entity has taken from the fund's investments. On occasions, the actual distribution has been less than this guidance due to decisions and later changes made by the underlying managers (over which the Fund has no control).

Income for the Fund for June has been significantly reduced to \$9,016 (which equates to 0.02 cents per unit). This low amount available for distribution results from adjustments made for previously anticipated distributions from the Fund's underlying investments that have not been received during the year ended 30 June 2009.

The Responsible Entity has determined that, in accordance with its Constitution, no distribution will be paid for the month of June 2009 and the net operating income of \$9,016 will be carried forward into July 2009. All other income has been distributed to investors in the previous 11 months of the financial year.

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