

20 February 2015

Dear Investor

Multiplex Property Income Fund (Fund) - Investor Update for Half Year Ended 31 December 2014

Brookfield Capital Management Limited (BCML), as Responsible Entity of the Fund, provides an update to investors for the half year ended 31 December 2014.

Financial Results

As at 31 December 2014 the Fund had assets under management of \$4.6 million (9 cents per unit), comprising an investment portfolio of \$4.1 million and cash and other receivables of \$0.5 million. The decrease in net assets since 30 June 2014 reflects distributions and capital returns made during the period.

A summary of the Fund's performance is as follows:

	As at 31 December 2014	As at 30 June 2014
Total asset (\$'000)	4,610	7,215
Total liabilities (\$'000)	60	52
Net assets (\$'000)	4,550	7,163
Number of Income Units ('000)	52,791	52,791
Number of Ordinary Units ('000)	30,076	30,076
NAV Income Units (\$)	0.09	0.14
NAV Ordinary Units (\$)	nil	nil
	For the half year ended 31 December 2014	For the half year ended 31 December 2013
Total revenue (\$'000)	164	2,129
Total expenses (\$'000)	113	167
Net profit / (loss) for the period (\$'000)	51	1,962
Distributions and return of capital (cents per unit)	5.3217	20.4965

Investment Portfolio Update

As at 31 December 2014 the Fund was invested in 15 unlisted (including 3 Rubicon investments in administration and a beneficial interest in shares from an in-specie transfer of shares from GPT exiting its European joint venture) and one listed investment.

During the half year, the Fund exited its entire holding in Arena REIT, Australian Unity Diversified Property Fund and PFA Diversified Property Trust.

In determining the value of the Fund's assets, the carrying value of unlisted investments is assessed using the net asset value provided on 31 December 2014, or, when not provided, the latest available net asset value for each underlying investment. Listed investments are shown at the ASX closing price on 31 December 2014.

Below is information relevant to the underlying investments:

APN Regional Property Fund (APNRPF)

APNRPF sold Parkes Shopping Centre for \$10.2 million, equal to its 30 June 2014 book value. Two A-grade office buildings located in regional NSW remain in the fund's portfolio.

APN Vienna Property Fund (APNVPF)

APNVPF distributed 5 cents per unit in September 2014 from net proceeds from the sale of their shopping centre asset. APN are aiming to wind up the fund by financial year end 2015.

Arena REIT (ASX: ARF)

During the six months to 31 December 2014, the Fund has disposed of the remaining holdings at circa \$1.35 per unit and realised net proceeds of \$22,000.

Australian Unity Diversified Property Fund (AUDPF)

The Fund sold its entire holding of 0.4 million AUDPF units in November 2014 for \$0.29 million or \$0.7108 per unit which was a 7.5% discount on the midpoint between AUDPF's entry and exit price at 31 October 2014. The discount is similar to that previously negotiated for the sale of the Fund's Australian Unity Office Property Fund and Fifth Commercial Trust units at the end of 2013.

BGP Holdings PLC (BGP)

In 2010, the Fund received a beneficial interest in BGP from an in-specie transfer from GPT exiting its European joint venture. BGP have engaged investment bank Lazard to advise on the most efficient and practical means of realising the value of BGP's assets. This may ultimately provide a means of realising value from the holding which continues to be valued at nil in the Fund's financial statements.

Charter Hall Diversified Property Fund (CHDPF)

The review date of CHDPF has been reached and CHDPF is proceeding with an orderly termination, focusing on positioning the remaining assets for sale.

Charter Hall Umbrella Fund (CHUF)

CHUF has exited the majority of its investments and has returned net proceeds to investors. The two remaining investments in underlying funds are valued at \$2.8 million and it is expected that proceeds will ultimately be received from winding up these investments.

MAB Diversified Property Trust (MAB)

The fund is in wind up and is continuing with its sale of assets program. At 31 December 2014, five assets remained in the portfolio; one office asset in Parramatta and four shopping centres in regional NSW and QLD. The office asset is currently being marketed for sale while asset management initiatives are being implemented prior to the sales campaign of the retail assets.

Multiplex New Zealand Property Fund (MNZPF)

MNZPF paid a distribution of 19.5 cents per unit on 24 December 2014. This equates to a payment of \$219,453 to the Fund. The distribution was paid from net proceeds received from the sale of the Hereford Street and Plaza properties in Auckland.

The fund's portfolio as at 31 December 2014 comprised of three office assets, all of which are located in Wellington and with a portfolio value of \$54.8 million. The net asset value of the fund as at 31 December 2014 was \$0.31 per unit. The fund strategy remains to maximise proceeds from sale of these properties and distribute proceeds to investors.

National Storage REIT

During the six months to 31 December 2014, the Fund has disposed 70,000 units at circa \$1.44 per unit and realised net proceeds of \$0.1 million. A staged sell down of the investment continues.

PFA Diversified Property Trust (PFADPF)

In September 2014 the Fund participated in a withdrawal offer for its entire holding in PFADPF for \$1.2 million, reflecting a 5% discount on the fund's net asset value at 30 June 2014

Further information and half year financial results as at 31 December 2014

The Fund's financial report for the half year ended 31 December 2014 is available at www.au.brookfield.com and we recommend that investors review this document.

BCML will continue to provide updates via the website to investors regarding Fund earnings as well as timing and quantum of distributions.

Yours sincerely



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APPENDIX: INVESTMENT SUMMARY

The Fund's investment portfolio as at 31 December 2014 is as follows:

Listed Property Securities	Investment Value (\$m)	Percentage of total investment (%)
National Storage REIT	1.05	25.2
Unlisted Property Securities		
APN Champion Retail Fund	0.00	0.0
APN Regional Property Fund	0.61	14.7
APN UKA Poland Retail Fund	0.00	0.0
APN UKA Vienna Retail Fund*	0.00	0.0
BGP Holdings Beneficial Interest Share	0.00	0.0
BlackWall Telstra House Trust	0.36	8.7
Charter Hall Diversified Property Fund	0.57	13.7
Charter Hall Umbrella Fund	0.03	0.7
FCL European Property Fund (<i>previously Pengana Credo European Property Trust</i>)	0.00	0.0
MAB Diversified Property Trust	1.22	29.3
Multiplex New Zealand Property Fund	0.32	7.7
Rubicon America Trust	0.00	0.0
Rubicon Europe Trust Group	0.00	0.0
Rubicon Japan Trust	0.00	0.0
Total Investment Value	4.16	100

*final capital was received, awaiting for units to be cancelled