

Multiplex Prime Property Fund ARSN 110 096 663
 Responsible Entity:
 Brookfield Multiplex Capital Management Limited
 ABN 32 094 936 866
 AFSL No: 223809

All Registry communications to:
 C/- Link Market Services Limited
 Locked Bag A14, Sydney South, NSW, 1235
 Telephone enquiries (within Australia) 1800 68 54 55
 Telephone enquiries (outside Australia) +61 2 8280 7141
 Facsimile: (02) 9287 0303
 ASX Code: MAF
 ASX Security Code: MAFCA
 Email: registrars@linkmarketservices.com.au
 Website: www.linkmarketservices.com.au

Annual Taxation Statement for Year Ended 30 June 2008

MRS A B SAMPLE
 1A SAMPLE ROAD
 SAMPLEVILLE SAM 9999

REFERENCE NUMBER XXXXXXXXXX

This guide is provided to assist Australian resident individual unitholders of the Multiplex Prime Property Fund with the preparation of their 2008 tax return. It should not be relied upon as taxation advice. Each investor's particular circumstances are different and we recommend you contact your accountant or taxation adviser.

2008 Tax Return Summary for an Australian Resident Individual Unitholder

To determine the amount of each tax component, the percentages below should be applied to the cash amount received by the investor.

Tax Return (Supplementary Section)	Amount	Tax Return Label
Non Primary Production Income	(15.5247%) (A)	13U L
Total Current Year Capital Gains	18.8053% (B)	18H
Net Capital Gain	12.4517% (C)	18A
Assessable Foreign Income	3.073% (D)	20E
Credit for tax file number (TFN) amounts withheld	\$X.XX (E)	13R

Foreign Tax Credit Information

- additional information for item 20 – label O

Assessable foreign source income	Amount 3.073%	Foreign tax paid 0.1934%
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Capital Gains Tax Information

- additional information for item 18

Capital Gains – Discounted Method	12.7072% grossed up amount
Capital Gains – Other Method	6.0981%
Total Current Year Capital Gains	18.8053% (B)

Please see reverse for detailed components of the distribution

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Components of Distribution:

	Cash distribution	Tax paid/ Offsets	Taxable income	
Australian Income				
Interest Income	27.0029%		27.0029%	
Other Non Primary Production Income	-42.5276%		-42.5276%	
Total Non Primary Production Income	-15.5247%		-15.5247%	(A)
Capital Gains				
Discounted Capital Gain	6.3536%		6.3536%	
Capital Gains Tax (CGT) Concession Amount	6.3536%		0%	
Capital Gains: Other Method	6.0981%		6.0981%	
Distributed Capital Gains	18.8053%		-	
Net Capital Gains	-		12.4517%	(C)
Foreign Income				
Interest Income	1.4335%		1.4335%	(D)
Modified passive income	1.4461%	0.1934%	1.6395%	
Assessable foreign source income	2.8796%		3.073%	
Other Non-Assessable Income				
Tax Deferred Income	93.8398%	Note 3		
Gross Cash Distribution				
Other Deductions from Distribution				
TFN Amount Withheld From Distribution	\$0.00	(E)		
Non Resident amounts withheld from Australian Interest Income	\$0.00			
Net Cash Distribution		100%		

NOTES:

- All amounts are reported in Australian dollars and withholding tax has been deducted where applicable.
- Taxable income should be reported in your 2008 income tax return. In this regard income should be reported in the year of entitlement rather than the year of receipt.
- The Tax deferred amount has been calculated on the basis that the unitholder is an individual or a trust eligible for the 50% CGT discount. In other circumstances the tax deferred percentage may be different
- Capital Gains – The following information is relevant to non residents of Australia. The Capital Gains do not arise from assets that are taxable Australian property within the meaning of s855-15 of *the Income Tax Assessment Act 1997 (Cth)* – For further information on capital gains tax, please refer to the following ATO publications: Guide to Capital Gains tax (2008) (NAT 4151) or Personal Investors Guide to Capital Gains tax 2008 (NAT 4152) or consult your professional adviser.

If you are in any doubt as to your tax position, please contact your professional adviser.

**This statement contains essential information to assist you in preparing your Income Tax Return.
 Please retain this statement for income tax purposes. A charge may be levied for replacement.**