

Brookfield Multiplex Capital Management Limited
(ACN 094 936 866)

21 December 2009

Dear Investor

Multiplex Property Income Fund (Fund) (ARSN 117 674 049) - Distribution Update for the month of November 2009

Brookfield Multiplex Capital Management Limited (BMCML) has calculated the income for the Fund for the month of November 2009 to be \$78,861 (which equates to 0.149 cents per unit). The income of the Fund is calculated on a conservative basis reflecting the uncertainty associated with the distributions paid by the underlying investments.

BMCML has determined, in accordance with its Constitution, to pay a distribution of \$182,248 which consists of the net operating income of \$103,387 carried forward for the month of October not yet distributed and the current month net operating income. The distribution amount equates to 0.345 cents per unit which will be paid on or about 22 December 2009.

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

Yours sincerely



Sue Ly
Fund Manager
Multiplex Property Income Fund