

**Brookfield Multiplex Capital Management Limited  
(ACN 094 936 866)**

10 February 2010

Dear Investor

**Multiplex Property Income Fund (Fund) (ARSN 117 674 049) - Distribution Update February 2010**

Brookfield Multiplex Capital Management Limited (BMCML) has calculated the income for the Fund for the month of January 2010 to be \$184,432 (which equates to 0.349 cents per unit). The income of the Fund is calculated based on the guidance provided by the fund managers of the underlying investments.

BMCML has determined to pay a distribution of \$304,432 (which equates to 0.576 cents per unit). This amount includes the carried forward income for the months of December 2009 of \$119,991 and January 2010 of \$184,432. The distribution will be paid on the 19 February 2010.

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