

MULTIPLEX PROPERTY INCOME FUND
ARSN 117 674 049, APIR Code: MLP0002AU

ANNUAL TAXATION STATEMENT FOR THE YEAR ENDED 30 JUNE 2013

MRS A B SAMPLE
1A SAMPLE ROAD
SAMPLEVILLE SAM 9999

UNITHOLDER NUMBER
XXXXXXXXXX

This guide is provided to assist Australian resident individual unitholders of the Multiplex Property Income Fund with the preparation of their 2013 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.

2013 TAX RETURN SUMMARY FOR A RESIDENT INDIVIDUAL UNITHOLDER

Tax Return (Supplementary Section)	Amount (CPU)	Tax Return Supplement Label
Non Primary Production Income	1.0409 (A)	13U
Credit for tax file number (TFN) amounts withheld	X.XX (B)	13R
Credit for non-resident withholding tax	Y.YY (C)	13A

CAPITAL GAINS TAX INFORMATION

Additional information for item 18

Capital Gains – Discount Method	0.00	Grossed up amount
Capital Gains – Other Method	0.00	
Total Current Year Capital Gains	0.00	(C)
CGT Concession Amount	1.5940	
Tax-deferred Amounts	26.8883	

Please see reverse for detailed components of the distribution.

COMPONENTS OF DISTRIBUTION

	Cash Distribution (CPU)	Tax Paid/Offsets (CPU)	Taxable Income (CPU)
Australian Income			
Interest	0.1876		0.1876
Other Income	0.8533		0.8533
Total Non Primary Production Income	1.0409		1.0409 (A)
Capital Gains			
Discounted Capital Gains - TARP	0.00	0.00	0.00
Discounted Capital Gains – NTARP	0.00		0.00
Capital Gains Tax (CGT) Concession Amount	1.5940	0.00	
Capital Gains - other method - TARP	0.00	0.00	0.00
Capital Gains - other method – NTARP	0.00		0.00
Distributed Capital Gains	1.5940	0.00	
Net Capital Gain			0.00
Other Non-Assessable Amounts			
Tax-deferred Amounts	26.8883		
Gross Cash Distribution	29.5232		
Other Deductions from Distribution			
TFN amounts withheld from Distribution	X.XX (B)		
Non-Resident Withholding Tax	X.XX (C)		
Net Cash Distribution	29.5232		

NOTES:

1. All amounts are reported in Australian dollars and withholding tax has been deducted where applicable.
2. Taxable income should be reported in your 2013 tax return. In this regard, income should be reported in the year of entitlement rather than the year of receipt.

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.**