

Multiplex Tasman Property Fund
Financial report
For the year ended
30 June 2013

Multiplex Tasman Property Fund

Table of Contents

Multiplex Tasman Property Fund

For the year ended 30 June 2013

	Page
Directory	3
Directors' report	4
Financial statements	6
Statement of Profit or Loss and Other Comprehensive Income	6
Statement of Financial Position	7
Statement of Changes in Equity	8
Statement of Cash Flows	9
Notes to the financial statements.....	10
1 Corporate information	10
2 Basis of preparation	10
3 Summary of significant accounting policies	11
4 Auditor's remuneration.....	13
5 Distributions to unitholders.....	13
6 Other receivables	13
7 Investment – available for sale	13
8 Units on issue	13
9 Undistributed losses	13
10 Financial instruments	14
11 Reconciliation of cash flows from operating activities.....	18
12 Related parties	18
13 Contingent liabilities and assets.....	19
14 Capital and other commitments	19
15 Events subsequent to the reporting date	19
Independent auditor's report.....	20

Directory

Multiplex Tasman Property Fund

For the year ended 30 June 2013

Directors of Brookfield Multiplex Capital New Zealand Limited

Kym Bunting
John McStay
Russell Proutt

Manager – Brookfield Multiplex Capital New Zealand Limited

Ground Floor, 66 Wyndham Street
Auckland
New Zealand

Location of Unit Registry

Link Market Services
Level 7, Zurich House
21 Queen Street
PO Box 91976
Auckland 1142
New Zealand

Trustee

Corporate Trust Limited
(trading as Foundation Corporate Trust)
Level 17, AMP Centre
29 Customs Street
Auckland 1140
New Zealand
Telephone: +64 9 927 9421
Facsimile: +64 9 303 2696

Auditor

Deloitte
Deloitte Centre
80 Queen Street
Auckland 1010
New Zealand
Telephone: +64 (0)9 303 0700
Facsimile: +64 (0)9 303 0701

Directors' Report

Multiplex Tasman Property Fund

4

For the year ended 30 June 2013

Introduction

The Directors of Brookfield Multiplex Capital New Zealand Limited (BMCNZL) (NZBN 15 34 298) present their report together with the financial statements of Multiplex Tasman Property Fund (Fund) for the year ended 30 June 2013 and the Independent Auditor's Report thereon. The Manager of Multiplex Tasman Property Fund is Brookfield Multiplex Capital New Zealand Limited, which has been the Manager since inception.

The registered office and principal place of business of the Manager and the Fund is 66 Wyndham Street, Auckland New Zealand.

Directors

The following persons were Directors of the Manager at any time during or since the end of the financial year:

Name	Capacity
Kym Bunting (appointed 21 May 2009)	Executive Director
John McStay (appointed 18 October 2005)	Executive Director
Russell Proutt (appointed 1 January 2010)	Executive Director

Principal activities

The Fund is a unit trust domiciled in New Zealand investing in property investments.

The investment activities of the Fund are in accordance with the investment policy as outlined in the original investment statement and prospectus for the Fund dated 17 September 2004. The Fund holds investments in Multiplex New Zealand Property Fund (MNZPF) and cash.

The Fund did not have any employees during the current or prior year.

Wind up of the Fund

A notice from Corporate Trust Limited (Trustee), as trustee of the Fund, dated 4 December 2012 was previously sent to unit holders during the year. The notice confirms that BMCNZL, as Manager of the Fund, has certified in writing that it is the opinion of the Manager that it is in the interests of unit holders of the Fund that the Fund be wound up and as such the wind up is effective 4 December 2012.

The Fund's only investment is in units in MNZPF which is being wound up and the proceeds are progressively being distributed to investors, including the Fund.

In accordance with clause 26.1(a) of the Trust Deed, the Manager has certified and advised the Trustee that, in its opinion as Manager, it is in the interests of Fund unit holders that the Fund wind up.

Accordingly all Fund unit holders will receive one or more distributions in the same manner and in proportion to their unitholding (subject to rights of individual unit holders to participate in any such distribution), irrespective of whether they had elected to participate in the Redemption Offer. Due to the wind up no distributions will be paid under the Redemption Offer, but rather, distributions will now be paid to Fund unit holders in accordance with the terms of the Trust Deed governing the Fund wind up.

Review of operations

Results

At the end of the 2013 financial year, the Fund owned 4,560,502 units in MNZPF valued at \$3,190,877 (2012: 4,560,502 units valued at \$3,321,551).

	Year ended 30 June 2013 \$	Year ended 30 June 2012 \$
Net loss attributable to unitholders	(8,889)	(159,927)
Closing undistributed losses	(1,776,635)	(1,767,746)
Distributions (cpu)	0.00	0.00
Net assets per unit (\$ per unit)	0.64	0.67

The Fund made a return of capital to unitholders equal to 5.5 cents per unit or \$274,138 in total in December 2012.

Directors' Report continued

Multiplex Tasman Property Fund

For the year ended 30 June 2013

Review of operations continued

Units on issue

The movement in units on issue for the year were as follows:

	Year ended 30 June 2013 Units	Year ended 30 June 2012 Units
Opening balance	4,984,319	4,984,319
Units redeemed	-	-
Closing balance	4,984,319	4,984,319

	2013 \$	2012 \$
Value of total fund assets as at 30 June	3,205,075	3,328,659

The basis for valuation of the Fund's assets is disclosed in Note 3 to the financial statements.

Interests of the Manager

The Manager has not held any units in the Fund during the year.

Directors' interests

The Directors of BMCNZL have not held any units in the Fund during the year or up to the date of this report.

Remuneration of Directors of the Manager

No amounts have been paid either by the Fund directly to the Directors of the Manager or by the Trustee and its related parties to the Directors of the Manager in connection with their responsibilities for the Fund.

Significant changes in the state of affairs

In the opinion of the Directors there were no significant changes in the state of affairs of the Fund that occurred during the financial year other than those disclosed in this report or in the financial statements.

Likely developments

Other than the matters already included in the Directors' Report, information about likely developments in the operations of the Fund and the expected results of those operations in future periods has not been included in this report because the Directors believe disclosure of the information would be likely to result in unreasonable prejudice to the Fund.

Matters subsequent to the end of the financial year

The Fund holds a 2.09% investment in MNZPF. Subsequent to year end, MNZPF's investment in The Hub – Whakatane property was sold on 16 August 2013 for gross proceeds of \$25,500,000.

Additional information was also provided to investors in the form of an investor update letter dated 19 September 2013.

Other than the above, there are no matters or circumstances which have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the Fund, the results of those operations, or the state of affairs of the Fund in subsequent financial years.

Dated at Auckland this 27th day of November 2013.

Signed in accordance with a resolution of the Directors.



Kym Bunting
Director

Brookfield Multiplex Capital New Zealand Limited



John McStay
Director

Brookfield Multiplex Capital New Zealand Limited

Statement of Profit or Loss and Other Comprehensive Income

Multiplex Tasman Property Fund

For the year ended 30 June 2013

	Note	Fund Year ended 30 June 2013 \$	Year ended 30 June 2012 \$
Revenue and other income			
Interest revenue		400	106
Total revenue and other income		400	106
Expenses			
Impairment expense	7	–	159,573
Legal fees		8,877	–
Bank charges		412	460
Total expenses		9,289	160,033
Net loss before tax for the year		(8,889)	(159,927)
Income tax benefit		–	–
Net loss after tax for the year		(8,889)	(159,927)
Other comprehensive income/(loss)			
Items that may be reclassified to profit or loss			
Change in available for sales reserve		159,443	–
Other comprehensive income/(loss) for the year		159,443	–
Total comprehensive income/(loss) for the year		150,554	(159,927)
Net loss attributable to ordinary unit holders		(8,889)	(159,927)
Total comprehensive income/(loss) attributable to ordinary unitholders		150,554	(159,927)

The Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Notes to the Financial Statements.

Statement of Financial Position

Multiplex Tasman Property Fund

As at 30 June 2013

	Note	Fund 2013 \$	2012 \$
Assets			
Current assets			
Cash and cash equivalents		14,078	7,032
Other receivables	6	120	76
Total current assets		14,198	7,108
Non-current assets			
Investment – available for sale	7	3,190,877	3,321,551
Total non-current assets		3,190,877	3,321,551
Total assets		3,205,075	3,328,659
Liabilities			
Total liabilities		–	–
Net assets		3,205,075	3,328,659
Equity			
Units on issue	8	4,822,267	5,096,405
Reserves		159,443	–
Undistributed losses	9	(1,776,635)	(1,767,746)
Total equity		3,205,075	3,328,659

The Statement of Financial Position should be read in conjunction with the Notes to the Financial Statements.

Statement of Changes in Equity

Multiplex Tasman Property Fund

For the year ended 30 June 2013

	Ordinary units \$	Attributable to unitholders of the Fund Undistributed profits/(losses) \$	Available for sale reserves \$	Total \$
Opening equity – 1 July 2012	5,096,405	(1,767,746)	–	3,328,659
Net loss for the year	–	(8,889)	–	(8,889)
Other comprehensive income for the year				
Change in available for sale reserve	–	–	159,443	159,443
Total comprehensive (loss)/income for the year	–	(8,889)	159,443	150,554
<i>Transactions with unitholders in their capacity as unitholders:</i>				
Returns of capital paid/payable	(274,138)	–	–	(274,138)
Total transactions with unitholders in their capacity as unitholders	(274,138)	–	–	(274,138)
Closing equity – 30 June 2013	4,822,267	(1,776,635)	159,443	3,205,075

	Ordinary units \$	Attributable to unitholders of the Fund Undistributed profits/(losses) \$	Available for sale reserves \$	Total \$
Opening equity – 1 July 2011	5,096,405	(1,607,819)	–	3,488,586
Net loss for the year	–	(159,927)	–	(159,927)
Other comprehensive income for the year				
Change in available for sale reserve	–	–	–	–
Total comprehensive loss for the year	–	(159,927)	–	(159,927)
Total transactions with unitholders in their capacity as unitholders	–	–	–	–
Closing equity – 30 June 2012	5,096,405	(1,767,746)	–	3,328,659

The Statement of Changes in Equity should be read in conjunction with the Notes to the Financial Statements.

Statement of Cash Flows

Multiplex Tasman Property Fund

For the year ended 30 June 2013

	Note	Year ended 30 June 2013 \$	Fund Year ended 30 June 2012 \$
Cash flows from operating activities			
Cash receipts in the course of operations		–	–
Cash payments in the course of operations		(9,333)	(491)
Interest received		400	106
Net cash flows used in operating activities	11	(8,933)	(385)
Cash flows from investing activities			
Return of capital from available for sale investment		290,117	–
Net cash flows from investing activities		290,117	–
Cash flows from financing activities			
Payment for return of capital to unit holders	8	(274,138)	–
Net cash used in financing activities		(274,138)	–
Net increase/(decrease) in cash and cash equivalents		7,046	(385)
Cash and cash equivalents at the beginning of the financial year		7,032	7,417
Cash and cash equivalents at the end of the financial year		14,078	7,032

The Statement of Cash Flows should be read in conjunction with the Notes to the Financial Statements.

Notes to the Financial Statements

Multiplex Tasman Property Fund

10

For the year ended 30 June 2013

1 Corporate information

Multiplex Tasman Property Fund (Fund) is domiciled in New Zealand. Brookfield Multiplex Capital New Zealand Limited (BMCNZL), the Manager of the Fund, is incorporated and domiciled in New Zealand. The investment activities of the Fund are in accordance with the investment policy as outlined in the original investment statement and prospectus for the Fund dated 17 September 2004. The Fund holds investments in Multiplex New Zealand Property Fund (MNZPF) and cash and cash equivalents and is a profit-oriented entity. The Fund is an issuer in terms of the *Financial Reporting Act 1993*.

2 Basis of preparation

a Statement of compliance

The financial statements have been prepared in accordance with generally accepted accounting practice in New Zealand and the requirements of the *Financial Reporting Act 1993* and *Unit Trust Act 1960*. They comply with New Zealand equivalents to International Financial Reporting Standards and other applicable Financial Reporting Standards, as appropriate for profit-oriented entities. The financial statements comply with International Financial Reporting Standards (IFRS).

The financial statements were authorised for issue by the Directors on this 27th day of November 2013.

b Basis of measurement

The financial statements have been prepared on the basis of historical cost, except for available for sale financial assets, which are measured at fair value. The methods used to measure fair value are discussed further in Note 3.

The financial statements are presented in New Zealand dollars, which is the Fund's presentation and functional currency.

c Use of estimates and judgements

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

In particular, information about significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have the most significant effect on amounts recognised in the financial statements is provided in Note 3(g), Available for sale financial assets, and Note 7, Investments – available for sale.

d Going concern

The financial statements have been prepared on the going concern basis which assumes the Fund will be able to realise its assets and discharge its liabilities in the normal course of business.

A notice from Corporate Trust Limited (Trustee), as trustee of the Fund, dated 4 December 2012 was previously sent to unit holders during the year. The notice confirms that BMCNZL, as Manager of the Fund, has certified in writing that it is the opinion of the Manager that it is in the interests of unit holders of the Fund that the Fund be wound up and as such the wind up is effective 4 December 2012.

The Fund's only investment is in units in MNZPF which is being wound up and the proceeds are progressively being distributed to investors, including the Fund.

In accordance with clause 26.1(a) of the Trust Deed, the Manager has certified and advised the Trustee that, in its opinion as Manager, it is in the interests of Fund unit holders that the Fund wind up.

It may take a number of years for MNZPF, and therefore the Fund, to ultimately wind up. Based on the above, the Directors of the Manager believe it is appropriate to continue to adopt the going concern basis for this set of financial statements.

The financial report does not include adjustments relating to the recoverability and classification of recorded asset amounts, nor to the amounts and classification of liabilities that might be necessary should the Fund not continue as a going concern.

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

11

For the year ended 30 June 2013

2 Basis of preparation continued

e New and amended standards adopted

The following new and amended standards have been applied in preparing this financial report:

Amendments to NZ IAS 1 Presentation of Financial Statements – Presentation of Items of Other Comprehensive Income

The amendments retain the option to present profit or loss and other comprehensive income in either a single continuous statement or in two separate but consecutive statements. Items of other comprehensive income are required to be grouped into those that will and will not subsequently be reclassified to profit or loss. Tax on items of other comprehensive income is required to be allocated on the same basis. The measurement and recognition of items of profit or loss and other comprehensive income are not affected by the amendments. Other than the above mentioned presentation changes, the application of the amendments to NZ IAS1 does not result in any impact on profit or loss, other comprehensive income and total comprehensive income.

3 Summary of significant accounting policies

The significant accounting policies which have been adopted in the preparation of these financial statements are:

a Revenue recognition

Distributions

Revenue from distributions is recognised when the right of the Fund to receive payment is established, which is generally when they have been declared.

Interest revenue

Interest revenue is recognised as it accrues, taking into account the effective yield on the financial asset.

b Expense recognition

Expenses are recognised by the Fund on an accruals basis.

c Goods and services tax (GST)

Revenues, expenses, liabilities and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the New Zealand Inland Revenue (IRD). In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an expense item.

Receivables and payables are stated with the amount of GST. The net amount of GST recoverable from, or payable to, the IRD is included as a current asset or liability in the Statement of Financial Position.

Cash flows are included in the Statement of Cash Flows on a gross basis. The GST components of cash flows arising from investing and financing activities which are recoverable from, or payable to, the IRD are classified as operating cash flows.

d Income tax – Funds

Under current income tax legislation, the Fund is subject to income tax as if it were a company. The Fund will be liable for New Zealand income tax at 28% (2012: 28%) on its net income with the exception of income in the nature of foreign dividends.

e Cash and cash equivalents

For purposes of the Statement of Cash Flows, cash includes cash balances and deposits at call with financial institutions and are subject to an insignificant risk of changes in value, net of outstanding bank overdrafts.

f Other receivables

Other receivables are stated at their amortised cost using the effective interest rate method less any identified impairment losses. Impairment charges are brought to account as described in Note 3h.

g Available for sale financial assets

Unlisted investments are classified as being available for sale. Available for sale financial assets are initially recognised at fair value plus directly attributable transaction costs. Subsequent to initial recognition they are measured at fair value, with any resulting gain or loss other than foreign exchange recognised in other comprehensive income and accumulated as a separate component of other comprehensive income being “available for sale reserve”. Where there is evidence of impairment in the value of the investment, usually through adverse market conditions, the impairment loss will be recognised directly in the Statement of Profit or Loss and Other Comprehensive Income. Where unlisted investments are derecognised, the cumulative gain or loss previously recognised in the available for sale reserve is reclassified from equity to profit or loss as a reclassification adjustment.

The fair value of unlisted investments is the published net tangible asset (NTA) at the year end date.

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

12

For the year ended 30 June 2013

3 Significant accounting policies continued

h Impairment

Financial assets

A financial asset is considered to be impaired if objective evidence indicates that one or more events have had a negative effect on the estimated future cash flow of that asset.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the original effective interest rate. An impairment loss in respect of an available for sale financial asset is calculated by reference to its current fair value.

Significant financial assets are tested for impairment on an individual basis. The remaining financial assets are assessed collectively in groups that share similar credit risk characteristics.

All impairment losses are recognised in profit or loss. Any cumulative loss in respect of an available for sale financial asset recognised previously in equity is reclassified to profit or loss.

An impairment loss is reversed if the reversal can be related objectively to an event occurring after the impairment loss was recognised. For financial assets measured at amortised cost the reversal is recognised in the income statement.

For available for sale financial assets that are equity securities, the impairment losses previously recognised through profit or loss are not reversed through profit or loss. Any increase in fair value subsequent to an impairment loss is recognised in other comprehensive income and accumulated as a separate component of equity in the available for sale revaluation reserve.

i Distributions

A provision for distribution is recognised in the Statement of Financial Position if the distribution has been declared prior to year end. Distributions paid and payable on units are recognised as a reduction in equity. Distributions paid are included in cash flows from financing activities in the Statement of Cash Flows.

j Units on issue

Issued and paid up units are recognised as changes in equity at the fair value of the consideration received by the Fund, less any incremental costs directly attributable to the issue of new units.

k New standards and interpretations not yet adopted

The following standards, amendments to standards and interpretations have been identified as those which may impact the entity in the period of initial application. They are available for early adoption at 30 June 2013 but have not been applied in preparing this financial report:

NZ IFRS 13 Fair Value Measurement (effective for annual reporting periods beginning on or after 1 January 2013)

This standard establishes a single framework for measuring fair value where that is required by other standards, and applies to both financial and non-financial items measured at fair value. A number of new disclosures are also introduced. The Fund does not expect to adopt NZ IFRS 13 before its operative date and therefore will apply the new standard for the annual reporting period ending 30 June 2014.

NZ IFRS 9 Financial Instruments (effective for annual reporting periods beginning on or after 1 January 2015)

NZ IFRS 9 introduces a new classification and measurement regime for financial assets. Some key changes include:

- debt instruments meeting both a 'business model' test and a 'cash flow characteristics' test are measured at amortised cost (the use of fair value is optional in some limited circumstances);
- investments in equity instruments can be designated as 'fair value through other comprehensive income' with only dividends being recognised in profit or loss;
- all other instruments (including all derivatives) are measured at fair value with changes recognised in profit or loss
- the concept of 'embedded derivatives' does not apply to financial assets within the scope of the standard and the entire instrument must be classified and measured in accordance with the above guidelines;
- all equity investments measured at fair value (including unquoted equity investments).

The classification and measurement regime for financial liabilities has also been issued:

- NZ IAS 39 classification categories of amortised cost and fair value through profit or loss are retained;
- changes in credit risk on liabilities measured at fair value through profit or loss is recognised in other comprehensive income, unless it creates or increases an accounting mismatch, and is not recycled to profit or loss;
- the meaning of credit risk is clarified to distinguish between asset-specific and performance credit risk
- the cost exemption in NZ IAS 39 for derivative liabilities to be settled by delivery of unquoted equity instruments is eliminated.

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

13

For the year ended 30 June 2013

3 Significant accounting policies continued

k New standards and interpretations not yet adopted continued

Annual Improvements to NZ IFRSs: 2009-2011 Cycle (effective for annual reporting periods beginning on or after 1 January 2013)

The annual improvements are largely clarifications, including amendments to *NZ IAS 1: Presentation of Financial Statements* which reduce the requirements for comparative information in the event of a change in accounting policy, reclassification or restatement.

The Fund is still assessing the consequential impact of the above amendments and standards.

4 Auditor's remuneration

All expenses related to remuneration of auditors are borne by the Manager of the Fund.

5 Distributions to unitholders

No distributions were paid or declared to unitholders during the current year or prior year. During the current year, the Fund made a return of capital to unitholders equal to 5.5 cents per unit or \$274,138 in total in December 2012.

	Fund	
	2013	2012
	\$	\$
6 Other receivables		
New Zealand resident withholding tax	120	76
Total other receivables	120	76

	Fund	
	2013	2012
	\$	\$
7 Investment – available for sale		
Unlisted registered managed investment scheme	3,190,877	3,321,551
Total investment – available for sale	3,190,877	3,321,551

The carrying value of investments is represented by the holding in Multiplex New Zealand Property Fund (MNZPF) of 2.09% at 30 June 2013 (2012: 2.09%). A review of the carrying value at 30 June 2013 indicated that no further impairment to the investment was required. In 2012 an impairment loss of \$159,573 was recorded.

The Fund's investment in MNZPF continue to be classified as non-current despite MNZPF entering into wind up during the year, as it is not possible to predict when the wind up of MNZPF will be completed.

	2013		2012	
	Year ended 30 June 2013	Year ended 30 June 2013	Year ended 30 June 2012	Year ended 30 June 2012
	\$	Units	\$	Units
8 Units on issue				
Ordinary units				
Opening balance	5,096,405	4,984,319	5,096,405	4,984,319
Return of capital to unit holders	274,138	–	–	–
Closing balance	4,822,267	4,984,319	5,096,405	4,984,319

Ordinary units entitle the holder to participate in distributions and the proceeds on winding up of the Fund in proportion to the number of units held. On a show of hands every holder of units present at a meeting of unitholders in person or by proxy is entitled to one vote, and upon a poll each unit is entitled to one vote.

All units in the Fund are of the same class and carry equal rights.

9 Undistributed losses

	Fund	
	Year ended 30 June 2013	Year ended 30 June 2012
	\$	\$
Opening balance	(1,767,746)	(1,607,819)
Net loss for the year	(8,889)	(159,927)
Closing balance	(1,776,635)	(1,767,746)

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

14

For the year ended 30 June 2013

10 Financial instruments

Significant accounting policies

Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which revenues and expenses are recognised, in respect of each class of financial asset are disclosed in Note 3 to the financial statements.

a Capital risk management

The Manager is now proceeding with the wind up of the Fund. The capital structure of the Fund consists of cash and cash equivalents and equity attributable to unit holders of the Fund, comprising issued capital, reserves and undistributed losses. The Board reviews the cash balances on a quarterly basis.

b Financial risk management

Overview

The Fund is exposed to financial risks in the course of its operations. These risks can be summarised as follows:

- credit risk;
- liquidity risk; and
- market risk (including interest rate risk, foreign currency risk and equity price risk).

b Financial risk management

Overview continued

The Manager has responsibility for the establishment and monitoring of a risk management framework. This framework seeks to minimise the potential adverse impact of the above risks on the Fund's financial performance. The Board of Directors of the Manager is responsible for the risk management monitoring of the Fund.

Investment mandate

The Fund's investment mandate, as disclosed in the Trust Deed, is to invest in property investments. The Manager is now proceeding with the wind up of the Fund.

c Credit risk

Sources of credit risk and risk management strategies

Credit risk is the risk of financial loss to the Fund if a counterparty to a financial instrument fails to meet its contractual obligations. Credit risk arises from the Fund's cash and cash equivalents, receivables and investments balances held. Credit exposure is monitored in accordance with the sections below. The Fund's overall strategy of credit risk management remains unchanged from 2012.

Investments

Credit risk arising from investments is dictated by investing in accordance with the Fund's prospectus into MNZPF.

Exposure to credit risk

The table below shows the maximum exposure to credit risk at the reporting date. The carrying amounts of these financial assets represent the maximum credit risk exposure at the reporting date.

	Fund 2013 \$	2012 \$
Cash and cash equivalents	14,078	7,032
Other receivables	120	76
Investments – available for sale	3,190,877	3,321,551
Total exposure to credit risks	3,205,075	3,328,659

Concentrations of credit risk exposure

The Fund invests in MNZPF and receives distribution income from MNZPF. Therefore, there is a concentration of credit risk with this entity. In assessing this risk, the Fund has taken into account MNZPF's financial position, reputation and previous experience. In considering these factors, the Fund does not consider there to be a significant risk of default by the counterparty as at the year end date.

Collateral obtained/held

The Fund did not hold any collateral in respect of its financial assets at the reporting date (2012: nil). During the year ended 30 June 2013 the Fund did not call on any collateral provided (2012: nil).

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

15

For the year ended 30 June 2013

10 Financial instruments continued

c Credit risk continued

Financial assets past due but not impaired

The ageing of the Fund's receivables at the reporting date are detailed below:

	Fund	
	2012 \$	2012 \$
Current	120	76
Total other receivables	120	76

Other receivables are not deemed to be impaired. There are no financial assets that have had their terms renegotiated that would otherwise have rendered the financial assets past due or impaired.

d Liquidity risk

Unitholders

The Fund is not currently exposed to liquidity risk associated with unitholder redemptions. The Manager is now proceeding with the wind up of the Fund. Distributions will now be paid to unitholders in accordance with the terms of the Trust Deed governing the Fund wind up.

Maturity analysis of financial liabilities

The Fund did not hold any financial liabilities during the current and prior financial years.

e Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices will affect the Fund's income or the value of its financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising returns. The Fund's overall strategy of market risk management remains unchanged from 2012.

Sources of market risk and risk management strategies

The Fund is exposed to direct market risk in the form of changes in interest rates on its cash and cash equivalents balances. The Fund is exposed to indirect market risk in the form of investments in unlisted registered managed investment schemes.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows that are associated with the instrument will fluctuate due to changes in market interest rates. Cash and cash equivalents balances will also fluctuate with changes in interest rates due to interest earned. The risk is not significant for the Fund. The table below shows the Fund's direct exposure to interest rate risk at year end.

	Floating rate \$	Non-interest bearing \$	Total \$
Fund 2013			
Financial assets			
Cash and cash equivalents	14,078	–	14,078
Other receivables	–	120	120
Investments available for sale	–	3,190,877	3,190,877
Total financial assets	14,078	3,190,997	3,205,075
Fund 2012			
Financial assets			
Cash and cash equivalents	7,032	–	7,032
Other receivables	–	76	76
Investments available for sale	–	3,321,551	3,321,551
Total financial assets	7,032	3,321,627	3,328,659

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

16

For the year ended 30 June 2013

10 Financial instruments continued

e Market risk continued

Fair value sensitivity analysis for variable rate instruments

A change of +/- 1% in interest rates at the reporting date would have increased/(decreased) profit or loss and equity by the amounts shown below. This analysis assumes that all other variables remain constant.

	2013				2012			
	+ 1% Profit or loss \$	+ 1% Equity \$	- 1% Profit or loss \$	- 1% Equity \$	+ 1% Profit or loss \$	+ 1% Equity \$	- 1% Profit or loss \$	- 1% Equity \$
Fund								
Interest on cash	140	140	(140)	(140)	70	70	(70)	(70)
Total increase/(decrease)	140	140	(140)	(140)	70	70	(70)	(70)

Foreign currency risk

Foreign currency risk is the risk that the market value of future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

Sources of risk and risk management strategies

The Fund is exposed to foreign currency risk as its investment in MNZPF is an investment in an Australian registered managed investment scheme. Other than the above, the Fund has no direct or indirect foreign currency exposures at 30 June 2013 (2012: nil).

Sources of risk and risk management strategies continued

The following exchange rates were applied to the Fund's investment in MNZPF during the year.

	New Zealand Dollar		2013 Average rate	2012 Average rate
	2013 Reporting date spot rate	2012 Reporting date spot rate		
1 Australian Dollar	1.1871	1.2771	1.2496	1.2830

Sensitivity analysis

At year end, a 5% strengthening/(weakening) of the New Zealand dollar against the Australian dollar would have increased/(decreased) profit or loss and equity available to unitholders, as a result of the Fund's investment in MNZPF, by amounts shown below. This analysis assumes all other variables remain constant.

	2013				2012			
	+ 5% Profit or loss \$	+ 5% Equity \$	- 5% Profit or loss \$	- 5% Equity \$	+ 5% Profit or loss \$	+ 5% Equity \$	- 5% Profit or loss \$	- 5% Equity \$
Fund								
Investment – available for sale	(159,544)	(159,544)	159,544	159,544	(166,078)	(166,078)	166,078	166,078
Total (decrease)/increase	(159,544)	(159,544)	159,544	159,544	(166,078)	(166,078)	166,078	166,078

Equity price sensitivity

The Fund holds an equity investment in MNZPF pursuant to the original Fund mandate. This is classified as a non-current available-for-sale financial asset. For further information see Note 7.

At 30 June 2013, it is estimated that an increase of 10% in the underlying NTA of MNZPF would result in an immediate credit to other comprehensive income of \$319,088 (2012: \$332,155 credit to other comprehensive income), whilst a decrease of 10% in the underlying NTA of MNZPF would result in a reduction of \$159,443 to the available for sale assets reserve and an immediate charge to profit or loss of \$159,645 (2012: \$332,155 charge to profit or loss). This analysis assumes all other variables remain constant.

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

17

For the year ended 30 June 2013

10 Financial instruments continued

f Fair values

Methods for determining fair values

The Fund's accounting policies require the determination of fair value for financial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes based on the following methods:

Cash and cash equivalents and other receivables

Fair value, which is determined for disclosure purposes, is estimated as the present value of future cash flows, discounted at the market rate of interest at the reporting date.

Investments – available for sale

The fair value of unlisted investments is determined by reference to the Fund's share of the latest available asset value of the unlisted investment. Refer to Note 7 and policy 3(g) for further details.

Fair values versus carrying amounts

The Fund is required to disclose fair value measurements by level of the following fair value measurement hierarchy:

- quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1);
- inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices) (level 2); and
- inputs for the asset or liability that are not based on observable market data (unobservable inputs) (level 3).

The carrying amounts of cash and cash equivalents and other receivables are assumed to reasonably approximate their fair values due to their short-term nature. Accordingly, fair value disclosures are not provided for such assets. The Fund invests in MNZPF, whose principal activity is the investment in properties in New Zealand. The fair values of MNZPF's investment properties are arrived at based on a combination of market data, including inputs that are not based on observable market data. The Fund's investment in MNZPF (i.e. investments – available for sale) has been classified as level 3. The following table presents the Fund's assets and liabilities measured and recognised at fair value at 30 June 2013.

Fund at 30 June 2013	Level 3 \$	Total \$
Assets		
Investments – available for sale		
Unlisted investments	3,190,877	3,190,877
Total assets – 30 June 2013	3,190,877	3,190,877

Fund at 30 June 2012	Level 3 \$	Total \$
Assets		
Investments – available for sale		
Unlisted investments	3,321,551	3,321,551
Total assets – 30 June 2012	3,321,551	3,321,551

Reconciliation of level 3 fair value measurement:

Fund for the year ended 30 June 2013	Investments available for sale \$	Total \$
Opening balance – 1 July 2012	3,321,551	3,321,551
Return of capital to unit holders	(290,117)	(290,117)
Available for sale assets reserve	159,443	159,443
Closing balance – 30 June 2013	3,190,877	3,190,877
Total losses for the year included in profit or loss attributable to losses relating to assets held at the end of year	-	-

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

18

For the year ended 30 June 2013

10 Financial instruments continued

f Fair values continued

	Investments available for sale \$	Total \$
Fund for the year ended 30 June 2012		
Opening balance – 1 July 2011	3,481,124	3,481,124
Impairment losses recognised in profit or loss	(159,573)	(159,573)
Closing balance – 30 June 2012	3,321,551	3,321,551
Total losses for the year included in profit or loss attributable to losses relating to assets held at the end of year	(159,573)	(159,573)

As at 30 June 2013 and 30 June 2012, there were no financial assets or liabilities in levels 1 and 2. During the current and prior year, there were no financial assets or liabilities which transferred between levels 1, 2 or 3.

	Year ended 30 June 2013 \$	Fund Year ended 30 June 2012 \$
11 Reconciliation of cash flows from operating activities		
Net loss for the year	(8,889)	(159,927)
Adjustments for:		
Non cash items		
Impairment loss	–	159,573
Operating loss before changes in working capital	(8,889)	(354)
Changes in assets and liabilities during the year:		
(Increase)/decrease in receivables	(44)	(31)
Net cash flows used in operating activities	(8,933)	(385)

12 Related parties

Manager

The Manager of the Multiplex Tasman Property Fund is Brookfield Multiplex Capital New Zealand Limited (NZBN 15 34 298) whose immediate and ultimate holding companies are Brookfield Capital Management Limited (ABN 32 094 936 866) and Brookfield Asset Management Inc (CBN 16 44 037) respectively.

Key management personnel

The Directors of the Manager are key management personnel of that entity.

Name	Capacity
Kym Bunting (appointed 21 May 2009)	Executive Director
John McStay (appointed 18 October 2005)	Executive Director
Russell Proutt (appointed 1 January 2010)	Executive Director

Since registration of the Fund, no Director of the Manager has received or become entitled to receive any benefit because of a contract made by the Fund with a Director or with a firm of which a Director is a member, or with an entity in which the Director has a substantial interest, except at terms set out in the Trust Deed.

No compensation is paid to any of the key management personnel of the Trustee directly by the Fund.

Manager's remuneration

In accordance with the Trust Deed, the Manager is entitled to receive a management fee of 0.70% per annum (including GST) of the gross asset value of the Fund, payable monthly in arrears. However, where the sole investment of the Fund is MNZPF, no base management fee will be paid. If the Manager, or an associated person of the Manager, provides services to the Fund (for example, leasing, sales and acquisitions, and property management services), that party is entitled to fees, at prevailing market rates, for those services. Given that the sole investment of the Fund during the year ended 30 June 2013 was MNZPF, the management fee for the year ended 30 June 2013 is nil (2012: nil).

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

19

For the year ended 30 June 2013

12 Related parties continued

	2013 \$	Fund 2012 \$
Transactions with related parties		
Return of capital received from Multiplex New Zealand Property Fund	290,117	–

Transactions with related parties are conducted on normal commercial terms and conditions. Distributions and returns of capital to related parties are made on the same terms and conditions applicable to all unitholders.

Related party investments held by the Fund

The Fund had the following investments in related parties of the Manager at the end of the year:

	2013 \$	Fund 2012 \$
Multiplex New Zealand Property Fund	3,190,877	3,321,551

13 Contingent liabilities and assets

No contingent liabilities or assets existed at 30 June 2013 (2012: nil).

14 Capital and other commitments

The Fund had no capital or other commitments at 30 June 2013 (2012: nil).

15 Events subsequent to the reporting date

The Fund holds a 2.09% investment in MNZPF. Subsequent to year end, MNZPF's investment in The Hub – Whakatane property was sold on 16 August 2013 for gross proceeds of \$25,500,000.

Additional information was also provided to investors in the form of an investor update letter dated 19 September 2013.

Other than the above, there are no matters or circumstances which have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the Fund, the results of those operations, or the state of affairs of the Fund in subsequent financial years.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MULTIPLEX TASMAN PROPERTY FUND

Report on the Financial Statements

We have audited the financial statements of Multiplex Tasman Property Fund on pages 6 to 19, which comprise the statement of financial position as at 30 June 2013, and the statement of comprehensive income, statement of cash flows and statement of changes in equity for the period then ended, and a summary of significant accounting policies and other explanatory information.

This report is made solely to the Members, as a body. Our audit has been undertaken so that we might state to the Members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Members, as a body, for our audit work, for this report, or for the opinions we have formed.

Members' Responsibility for the Financial Statements

The Directors of Brookfield Multiplex Capital New Zealand Limited, as managers of Multiplex Tasman Property Fund are responsible for the preparation and fair presentation of financial statements, in accordance with generally accepted accounting practice in New Zealand, and for such internal control as the Directors of Brookfield Multiplex Capital New Zealand Limited determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing (New Zealand). Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of accounting estimates, as well as the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Other than in our capacity as auditor, we have no relationship with or interests in Multiplex Tasman Property Fund.

Opinion

In our opinion, the financial statements of Multiplex Tasman Property Fund:

- a) Give a true and fair view of the fund's financial position as at 30 June 2013 and its financial performance and its cash flows for the year ended on that date; and
- b) Comply with generally accepted accounting practice in New Zealand; and
- c) Comply with International Financial Reporting Standards.

Report on Other Legal and Regulatory Requirements

We also report in accordance with section 16 of the Financial Reporting Act 1993. In relation to our audit of the financial statements for the year ended 30 June 2013:

- We have obtained all the information and explanations we have required; and
- In our opinion, proper accounting records have been kept by Multiplex Tasman Property Fund, as far as appears from our examination of those records.



Chartered Accountants

27 November 2013

Auckland, New Zealand