

Multiplex Tasman Property Fund
Financial Report
For the year ended
30 June 2008

Multiplex Tasman Property Fund

NZBN 15 31 298

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Multiplex Tasman Property Fund

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Year ended 30 June 2008

Directors of Brookfield Multiplex Capital New Zealand Limited

Brian Kingston
John McStay
Peter Wall
Mark Wilson

Manager – Brookfield Multiplex Capital New Zealand Limited

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Location of Unit Registry

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Directors' Report

Multiplex Tasman Property Fund

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Year ended 30 June 2008

The Directors of Brookfield Multiplex Capital New Zealand Limited, formerly know as Multiplex Capital New Zealand Limited, the Trustee of Multiplex Tasman Property Fund (the Fund), present their report together with the financial report of the Fund, for the year ended 30 June 2008 and the auditor's report thereon.

Trustee

The Trustee of Multiplex Tasman Property Fund is Brookfield Multiplex Capital New Zealand Limited, which has been the Trustee since inception. The Trustee changed its name from Multiplex Capital New Zealand Limited on 17 June 2008 subsequent to the acquisition of the Multiplex Group by Brookfield Asset Management Inc. in early 2008.

The registered office and principal place of business of the Trustee and the Fund are 66 Wyncham Street, Auckland New Zealand and 1 Kent Street, Sydney Australia respectively.

Directors

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

Name	Capacity
Brian Kingston (Director since 31 March 2008)	Executive Director
John McStay (Director since 18 October 2005)	Executive Director
Ian O'Toole (Director since 26 July 2004 – resigned 31 October 2007)	Executive Director
Robert Rayner (Director since 26 July 2004 – resigned 22 August 2008)	Executive Director
Peter Wall (Director since 18 October 2005)	Executive Director
Mark Wilson (Director since 27 August 2008)	Executive Director

Information on Directors

Brian Kingston

Brian is the Chief Financial Officer of Brookfield Multiplex. Brian joined Brookfield Asset Management in 2001 and has held various senior management positions within Brookfield and its affiliates, including mergers and acquisitions, merchant banking and real estate advisory services.

John McStay

John is the National Asset Manager for Brookfield Multiplex Capital New Zealand Limited responsible for the asset management of the division's New Zealand properties. John has more than 20 years experience in property and asset management in the New Zealand property market. John joined Brookfield Multiplex in 2005 when it purchased the assets owned by AmTrust Pacific Limited.

Peter Wall

Peter is the Managing Director of property for Brookfield Multiplex Capital New Zealand Limited, with responsibility for the Fund's asset and facilities management. Peter has more than 30 years in the New Zealand property market heading public and private property investment and development companies. A past National President of the Property Council, Peter is widely respected as one of industry leaders in New Zealand.

Mark Wilson

Mark Wilson is the CEO for Funds Management and Infrastructure for Brookfield Multiplex Group. Mark has overall responsibility for the strategy and operations of the funds management business. In his eleven years at Brookfield Multiplex, Mark has also held various managerial roles including Executive General Manager, Corporate Development and Group Company Secretary. Mark has been instrumental in a number of major equity capital markets transactions undertaken by Brookfield Multiplex, including the establishment of the Brookfield Multiplex Capital division and the Brookfield Multiplex Group Initial Public Offering in 2003. Mark has 17 years operating and investing experience and is a Fellow of Finance with Financial Services Institute of Australasia.

Principal activities

The Fund is a registered managed investment scheme 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 the Multiplex New Zealand Property Fund and cash.

The key asset categories are unlisted property securities and cash.

The Fund did not have any employees during the year.

There have been no significant changes in the nature of the Fund's activities during the year.

Directors' Report

Multiplex Tasman Property Fund

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Year ended 30 June 2008

Review of operations

Results

At the end of the 2008 financial year, the Fund owned 4,776,156 units in the Multiplex New Zealand Property Fund valued at \$7,141,191 (2007: 5,028,440 units valued at \$7,705,959).

	2008 \$	2007 \$
Net profit (before distributions to unitholders)	563,756	527,284
Closing undistributed income	71,780	9,738
Distributions (cpu)	9.50	9.50

Units on Issue

The movement in units on issue of the Fund for the year was as follows:

	2008 Units	2007 Units
Opening balance	5,495,741	5,557,741
Units redeemed	(275,729)	(62,000)
Units on issue as at 30 June	5,220,012	5,495,741

	2008 \$	2007 \$
Value of total fund assets as at 30 June	7,274,756	7,845,994

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

Interests of the Trustee

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

Directors' interests

The Directors of Brookfield Multiplex Capital New Zealand Limited have not held any units in the Fund during the year or up to the date of this report.

Remuneration of Directors of the Trustee

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

Significant changes in the state of affairs

In the opinion of the Trustee there were no significant changes in the state of affairs of the Fund during the year.

Likely developments

The Fund will continue to pursue its policy of investment in the Multiplex New Zealand Property Fund.

Further 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 disclosure of the information would be likely to result in unreasonable prejudice to the Fund.

Environmental regulation

The Fund's operations are not subject to any significant environmental regulation.

Events subsequent to balance date

There has not arisen in the interval between the end of the year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the Trustee, to affect significantly the operations of the Fund, the results of those operations, or the state of affairs of the Fund, in future periods.

Directors' Report

Multiplex Tasman Property Fund

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Year ended 30 June 2008

Indemnities and insurance premiums for Officers or Auditors

Indemnification

The Manager's officers and employees are indemnified for any loss, damage, expense or other liability incurred by the Fund in properly performing or exercising any of its powers, duties or rights in relation to the Fund.

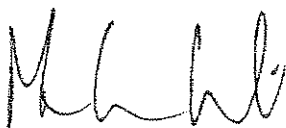
The Fund has not indemnified any auditor of the Fund.

Insurance premiums

No insurance premiums are paid out of the Fund's assets in relation to insurance cover for the Trustee, its officers and employees, the Compliance Committee or the auditors of the Fund.

Dated at Sydney this 13th day of November 2008

Signed in accordance with a resolution of the directors:



Mark Wilson

Director

Brookfield Multiplex Capital New Zealand Limited

Income Statements

Multiplex Tasman Property Fund

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For the year ended 30 June 2008

	Note	Fund 2008 \$	2007 \$
Revenue			
Distribution income	13	504,144	527,209
Gain on sale of available for sale investments		63,332	-
Interest income		998	456
Total revenues and other income		568,474	527,665
Expenses			
Withholding tax expense		2,610	-
Commissions expenses		1,538	-
Bank charges		570	381
Total expenses		4,718	381
Profit before distribution to unitholders		563,756	527,284
Finance costs – distributions to unitholders	6	(501,713)	(525,065)
Net change in undistributed income		62,043	2,219

The Income Statements should be read in conjunction with the Notes to the Financial Statements.

Balance Sheets

Multiplex Tasman Property Fund

For the year ended 30 June 2008

	Note	Fund 2008 \$	2007 \$
Current assets			
Cash and cash equivalents		8,687	6,377
Distribution receivable	13	124,533	131,008
Other receivables	7	345	2,650
Total current assets		133,565	140,035
Non-current assets			
Investment in unlisted schemes	8,13	7,141,191	7,705,959
Total non-current assets		7,141,191	7,705,959
Total assets		7,274,756	7,845,994
Current liabilities			
Trade and other payables	9	524	71
Distribution payable	6	124,533	130,166
Total current liabilities		125,057	130,237
Total liabilities		125,057	130,237
Net assets attributable to unitholders - liability	10	7,149,699	7,715,757

The Balance Sheets should be read in conjunction with the Notes to the Financial Statements.

Statements of Changes in Equity

Multiplex Tasman Property Fund

For the year ended 30 June 2008

As the Fund has no equity, no Statement of Changes in Equity for the current or comparative year is included.

Statements of Cash Flow

Multiplex Tasman Property Fund

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For the year ended 30 June 2008

	Note	Fund 2008 \$	2007 \$
Cash flows from operating activities			
Cash receipts in the course of operations		510,561	527,519
Cash receipts from distributions		(1,908)	(443)
Cash payments in the course of operations		1,003	403
Interest received			
Net cash provided by operating activities	12	509,656	529,400
Cash flows from investing activities			
Cash receipts from sale of investments		375,367	73,122
Net cash provided by investing activities		375,367	73,122
Cash flow from financing activities			
Payments for redemption of units	10	(375,367)	(73,122)
Distributions paid to unitholders		(507,348)	(526,534)
Net cash used in financing activities		(882,713)	(599,656)
Net increase in cash held		2,310	2,866
Cash at the beginning of the financial year		6,377	3,511
Cash at the end of the financial year		8,687	6,377

The Statements of Cash Flow should be read in conjunction with the notes to the accompanying notes.

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

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For the year ended 30 June 2008

1 Corporate information

Multiplex Tasman Property Fund (the Fund) is domiciled in New Zealand. Brookfield Multiplex Capital New Zealand Limited, the Manager and Trustee 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 the Multiplex New Zealand Property Fund and cash 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 NZ GAAP. 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).

These are the first set of financial statements prepared based on NZ IFRS and comparatives for the year ended 30 June 2007 have been restated accordingly. Reconciliations of equity at 1 July 2006 and 30 June 2007 and profit for the year ended 30 June 2007 under NZ IFRS to the balances reported in the 30 June 2007 financial statements are detailed in note 17.

The financial statements were authorised for issue by the Directors on this 13th day of November 2008.

b Basis of measurement

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, Unit Trust Act 1960 and the Fund's Constitution dated 6 September 2004. 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 the amount recognised in the financial statements is provided in Note 3g, Investments.

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

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. The following specific criteria for the major business activities must also be met before revenue is recognised. Where amounts do not meet these recognition criteria, they are deferred and recognised in the period in which the recognition criteria are met.

Distributions

Revenue from distributions is recognised when the right of the Fund to receive payment is established. This is generally when distributions 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. No expense is recognised if the fees are waived by the Manager.

c Distributions and taxation

Under current income tax legislation the Fund is not liable for New Zealand income tax provided that the taxable income is fully distributed to unitholders each year. The Fund fully distributes its taxable income each year, calculated in accordance with the Trust Constitution and applicable legislation to unitholders who are presently entitled to income under the Constitution.

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

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For the year ended 30 June 2008

3 Summary of significant accounting policies continued

d Goods and services tax

Revenues, expenses and assets are recognised net of the amount of goods and services tax (GST) recoverable from the New Zealand Inland Revenue Department (IRD) as a reduced input tax credit (RITC).

Receivables and payables are stated with the amount of GST included.

Cash flows are included in the statements of cash flow 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.

e Cash and cash equivalents

For purposes of the Statement of Cash Flow, cash includes cash balances, deposits at call with financial institutions and other highly liquid investments, with short periods to maturity, which are readily convertible to cash on hand and are subject to an insignificant risk of changes in value, net of outstanding bank overdrafts.

f Trade and other receivables

Trade debtors and other receivables are stated at their amortised cost using the effective interest rate method less any identified impairment losses.

g Investments

Investments comprise investment interests in unlisted managed investment schemes held for the purpose of producing investment income.

Valuations

Investments are stated at fair market value, which is either original acquisition price or updated net asset backing as advised by the relevant Trustee (whichever is the lesser), or where a secondary market exists for that unit, the last quoted sales price at balance date.

Available for sale financial assets

Units in unlisted managed investment schemes 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 recognised directly in equity. 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 profit and loss. Where listed investments are derecognised, the cumulative gain or loss previously recognised directly in equity is recognised in the profit and loss.

h Non-derivative financial instruments

Non-derivative financial instruments comprise investments in equity securities, trade and other receivables, cash and cash equivalents and trade and other payables.

Non-derivative financial instruments are recognised initially at fair value plus, for instruments not at a fair value through profit or loss, any directly attributable transaction costs. Subsequent to initial recognition, non-derivative financial instruments are measured as described below.

A financial instrument is recognised if the Fund becomes a party to the contractual provisions of the instrument. Financial assets are derecognised if the Fund's contractual rights to the cash flows from the financial assets expire or if the Fund transfers the financial asset to another party without retaining control or substantially all risks and rewards of the asset. Regular way purchase and sales of financial assets are accounted for at trade date, i.e., the date that the Fund commits itself to purchase or sell the asset. Financial liabilities are derecognised if the Fund's obligations specified in the contract expire or are discharged or cancelled.

Accounting policies for cash and cash equivalents (Note 3e), trade and other receivables (Note 3f) and trade and other payables (Note 3j) are discussed elsewhere within the financial report.

Other non-derivative financial instruments are measured at amortised cost using the effective interest method, less any impairment losses.

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

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For the year ended 30 June 2008

3 Summary of significant accounting policies continued

i 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.

Individually 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 and loss. Any cumulative loss in respect of an available for sale financial asset recognised previously in equity is transferred to profit and 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 and available for sale financial assets that are debt securities, the reversal is recognised in profit and loss. For available for sale financial assets that are equity securities, the reversal is recognised directly in the available for sale assets reserve.

j Trade and other payables

Payables are stated at amortised cost using the effective interest rate method and represent liabilities for goods and services provided to the Fund prior to the end of the financial year and which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

k Distributions

A provision for distribution is recognised in the Balance Sheet if the distribution has been declared prior to balance date. Distributions paid and payable on units are recognised as a reduction in net assets attributable to unitholders. Distributions paid are included in cash flows from operating activities in the Statement of Cash Flow.

l Net assets attributable to unitholders

Net assets attributable to unitholders consist of units on issue (less transaction costs), undistributed income and reserves.

m Units on issue

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

n New standards and interpretations not yet adopted

The following standards, amendments to standards and interpretations have been identified as those which may impact the Fund in the period of initial application. They are available for early adoption at 30 June 2008, but have not been applied in preparing these financial statements:

- Revised NZ IFRS 3 *Business Combinations* changes the application of acquisition accounting for business combinations and the accounting for non-controlling (minority) interests. Key changes include: the immediate expensing of all transaction costs; measurement of contingent consideration at acquisition date with subsequent changes through the income statement; measurement of non-controlling (minority) interests at full fair value or the proportionate share of the fair value of the underlying net assets; guidance on issues such as reacquired rights and vendor indemnities; and the inclusion of combinations by contract alone and those involving mutuals. The revised standard becomes mandatory for the Fund's 30 June 2010 financial statements. The Fund has not yet determined the potential effect of the revised standard on the Fund's financial statements.
- NZ IFRS 8 *Operating Segments* introduces the "management approach" to segment reporting. NZ IFRS 8, which becomes mandatory for the Fund's 30 June 2010 financial statements, will require the disclosure of segment information based on the internal reports regularly reviewed by the Fund's chief operating decision maker in order to assess each segment's performance and to allocate resources to them. The Fund does not present information based on business or geographic segments. Information is presented to the chief operating decision maker based on the Fund's investment portfolio, which at present is categorised between investments in the Multiplex New Zealand Property Fund and cash. Under the management approach, it is anticipated segment information will be disclosed based on the Fund's investment portfolio.
- Revised IAS 1 *Presentation of Financial Statements* introduces as a financial statement (formerly "primary" statement) the "statement of comprehensive income". The revised standard does not change the recognition, measurement or disclosure of transactions and events that are required by other NZ IFRSs. The revised NZ IAS 1 will become mandatory for the Fund's 30 June 2010 financial statements. The Fund has not yet determined the potential effect of the revised standard on the Fund's disclosures.

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

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For the year ended 30 June 2008

3 Summary of significant accounting policies continued

Adoption of new accounting standard

The Group has adopted NZ IFRS 7, *Financial Instruments, Disclosures*, and all consequential amendments which became applicable on 1 January 2007. As mentioned above, this is the first year accounts are presented under NZ IFRS. The implementation of this standard has only affected the disclosure in these financial statements and there is no impact on the current or comparative financial years' profit and loss or financial position of the Fund due to adoption of this standard.

4 Segment reporting

The Fund operates in a single, primary business and geographical segment, being investment in Multiplex New Zealand Property Fund, a registered managed investment scheme domiciled in Australia.

5 Auditor's remuneration

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

6 Finance costs – distributions to unitholders

Distributions paid to unitholders or declared were as follows:

	Cents per unit	\$	Date of payment
June 2008	2,375	124,533	4 Aug 2008
March 2008	2,375	123,576	6 May 2008
December 2007	2,375	123,452	8 Feb 2008
September 2007	2,375	130,152	6 Nov 2007
Total distribution for the year ended 30 June 2008	9,500	501,713	
June 2007	2,3685	130,166	7 Aug 2007
March 2007	2,3425	128,737	8 May 2007
December 2006	2,3945	133,081	8 Feb 2007
September 2006	2,3945	133,081	9 Nov 2006
Total distribution for the year ended 30 June 2007	9,5000	525,065	

	Fund	
	2008	2007
	\$	\$
7 Other receivables		
New Zealand resident withholding tax	345	2,650
Total	345	2,650

	Fund	
	2008	2007
	\$	\$
8 Investments		
Unlisted registered managed investment schemes	7,141,191	7,705,959

The carrying value of investments is represented by the holding in the Multiplex New Zealand Property Fund of 2.19% at 30 June 2008 (2007: 2.3%).

	Fund	
	2008	2007
	\$	\$
9 Trade and other payables		
Tax payable on distributions	-	71
Commissions accrual	510	-
Other	14	-
Total	524	71

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

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For the year ended 30 June 2008

	2008 \$	2007 \$
10 Net assets attributable to unitholders		
Units on issue	6,815,243	5,690,610
Available for sale reserve	1,762,676	2,015,409
Undistributed income	71,780	9,738
Net assets attributable to unitholders	7,149,699	7,715,757
Opening balance of net assets attributable to unitholders	7,715,757	7,303,585
Movement in units on issue		
Units redeemed during the year	(375,367)	(73,122)
Movement in available for sale reserve		
Fair value movement in investments in unlisted schemes	(252,734)	483,075
Undistributed income		
Net profit attributable to unitholders	563,756	527,284
Distributions paid and payable during the year	(501,713)	(525,065)
Closing balance of net assets attributable to unitholders	7,149,699	7,715,757

Ordinary units

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.

The total number of units on issue at 30 June 2008 is 5,220,012 (June 2007: 5,495,741). The movement in units on issue is due to the redemption of units under the liquidity feature.

11 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 and financial liability are disclosed in note 3 to the financial statements.

a. Capital risk management

The Board's intention is to maintain a strong capital base so as to maintain investor confidence. The Fund is not subject to externally imposed capital requirements.

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).

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 is responsible for the risk management monitoring of the Fund.

Investment mandate

The Fund's investment mandate, as disclosed in the Trust Constitution, is to invest in the Multiplex New Zealand Property Fund.

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

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For the year ended 30 June 2008

11 Financial instruments continued

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.

Investments

Credit risk arising from investments is dictated by investing in accordance with the Fund's prospectus into the Multiplex New Zealand Property Fund (MNZPF).

The Fund's overall strategy of credit risk management remains unchanged from 2007.

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.

	Note	Fund	
		2008 \$	2007
Cash and cash equivalents		8,687	6,377
Distribution receivable	13	124,533	131,008
Trade and other receivables	7	345	2,650
Investments	8	7,141,191	7,705,959
Total		7,274,756	7,845,994

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 balance date.

Collateral obtained/held

The Fund does not hold any collateral in respect of its financial assets (2007: nil). During the year ended 30 June 2008 the Fund did not call on any collateral provided (2007: nil).

Financial assets past due but not impaired

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

	Fund	
	2008 \$'000	2007 \$'000
Current	124,878	133,658
Past due 0-30 days	-	-
Past due 31-120 days	-	-
Past due 121 days to one year	-	-
More than one year	-	-
Total	124,878	133,658

Amounts recognised above are not deemed to be impaired. No impairment losses have been recognised by the Fund during the year ended 30 June 2008 (2007: nil). 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

Sources of liquidity risk and risk management strategies

Liquidity risk is the risk the Fund will not be able to meet its financial obligations as and when they fall due. The Fund's approach to managing liquidity risk is to ensure that it has sufficient cash available to meet its liabilities as and when they fall due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Fund's reputation.

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

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For the year ended 30 June 2008

11 Financial instruments continued

Unitholders

The Fund is not exposed to liquidity risk associated with unitholder redemptions in the short term as its units are not eligible for redemption until the life of the Fund has expired in 2011. Unitholder redemptions in 2011 will be managed appropriately at that time. Once yearly unitholders have the option to exit the fund through a liquidity facility funded by Brookfield Multiplex Capital Limited. During this time the Manager may honour these redemptions but is not obligated to do so.

Maturity analysis of financial liabilities

The following are the contractual maturities of financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Fund can be required to pay.

Fund \$'000	Carrying amount	Contractual cashflows	0 to 12 mths	1 to 2 years	2 to 5 years	Greater than 5 years
2008						
Trade and other payables	524	524	524	-	-	-
Distributions payable	124,533	124,533	124,533	-	-	-
Total financial liabilities	125,057	125,057	125,057	-	-	-
2007						
Trade and other payables	71	71	71	-	-	-
Distributions payable	130,166	130,166	130,166	-	-	-
Total financial liabilities	130,237	130,237	130,237	-	-	-

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.

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 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. This 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 \$'000	Non-interest bearing \$'000	Total \$'000
Fund 2008			
Financial assets			
Cash and cash equivalents	8,687	-	8,687
Distributions, trade and other receivables	-	124,878	124,878
	8,687	124,878	133,565
Financial liabilities			
Trade and other payables	-	524	524
Distributions payable	-	124,533	124,533
	-	125,057	125,057
Fund 2007			
Financial assets			
Cash and cash equivalents	6,377	-	6,377
Distributions, trade and other receivables	-	133,658	133,658
	6,377	133,658	140,035
Financial liabilities			
Trade and other payables	-	71	71
Distributions payable	-	130,166	130,166
	-	130,237	130,237

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

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For the year ended 30 June 2008

11 Financial instruments continued

Fair value sensitivity analysis for fixed rate instruments

The Fund does not have any fixed rate financial assets or financial liabilities. Therefore a change in interest rates at the reporting date would not affect profit or loss due to fixed rate instruments.

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 net assets available to unitholders by the amounts shown below. This analysis assumes that all other variables remain constant.

	2008		2008		2007		2007	
	+ 1% Profit and Loss	+ 1% Net Assets	- 1% Profit and Loss	- 1% Equity	+ 1% Profit and Loss	+ 1% Equity	- 1% Profit and Loss	- 1% Equity
Fund								
Interest on cash	75	75	(75)	(75)	57	57	(57)	(57)
Total increase/(decrease)	75	75	(75)	(75)	57	57	(57)	(57)

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 has no direct foreign currency exposures at 30 June 2008 (2007: nil). The Fund is exposed to indirect foreign currency risk as its investment in MNZPF is an investment in an Australian managed investment scheme.

f Fair values

Methods for determining fair values

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

Trade 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.

Unlisted investments

The fair value of unlisted investments is determined by reference to the Fund's share of the net tangible assets of the unlisted investment.

Non-derivative financial liabilities

Fair value, which is determined for disclosure purposes, is calculated based on the present value of future principal and interest cash flows, discounted at the market rate of interest at the reporting date.

Fair values versus carrying amounts

The carrying amounts of the Fund's financial assets and liabilities reasonably approximate their fair values.

	Fund 2008 \$	2007 \$
12 Reconciliation of net profit to net cash provided by operating activities		
Profit from ordinary activities	563,756	527,284
Items classified as investing activities:		
Gain on sale of investments	(63,332)	-
Changes in assets and liabilities during the year:		
Increase in receivables	8,780	3,250
Increase/(decrease) in payables	452	(1,134)
Net cash provided by operating activities	509,656	529,400

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

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For the year ended 30 June 2008

13 Related parties

Trustee

The Trustee of the Multiplex Tasman Property Fund is Brookfield Multiplex Capital New Zealand Limited (NZBN 153 4298) whose immediate and ultimate holding companies are Brookfield Multiplex Capital Management Limited (formerly Multiplex Capital Limited), (ABN 32 094 936 866) and Brookfield Multiplex Limited (ABN 96 008 687 063) respectively.

Key management personnel

The Directors of the Trustee are key management personnel of that entity and their names are Mr Brian Kingston, Mr Mark Wilson, Mr John McStay, Mr Ian O'Toole, Mr Robert Rayner and Mr Peter Wail. Mr Ian O'Toole resigned during the year. Mr Robert Rayner resigned subsequent to the reporting date.

Since registration of the Fund, no director of the Trustee 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 Fund Constitution.

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

Trustee's remuneration

In accordance with the Fund Constitution, Brookfield Multiplex Capital New Zealand Limited 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 Multiplex New Zealand Property Fund, no base management fee will be paid. If the manager, or an associated person of the manager, provides services to the Tasman Trust (for example, leasing, sales and acquisitions, and property management services), that party is entitled to fees, at prevailing market rates, for those services. Where the sole investment of the Fund (other than any cash held) is in the Multiplex New Zealand Property Fund, the Manager will not seek reimbursement for, and will meet personally, all expenses of the Fund which it reasonably considers expenses of the Fund. Given that the sole investment of the Fund during the year ended 30 June 2008 was the Multiplex New Zealand Property Fund, the management fee for the year ended 30 June 2008 is nil (2007: nil).

Distribution income

Multiplex Albert Street Landowner Trust, a wholly-owned subsidiary of MNZPF, has entered into forward foreign exchange contractual agreements to exchange Australian dollars for New Zealand dollars at a fixed rate of New Zealand dollars \$1.1 to A\$1. These agreements fix the rate at which the distributions from MNZPF are paid to the Fund.

	Fund 2008 \$	2007 \$
Transactions with related parties		
Distributions received from Multiplex New Zealand Property Fund	504,144	527,209
Distributions receivable from Multiplex New Zealand Property Fund	124,533	131,008

Related party investments held by the Fund

The Fund had the following investments in related parties of Brookfield Multiplex Capital New Zealand Limited at the end of the year:

	Fund 2008 \$	2007 \$
Multiplex New Zealand Property Fund	7,141,191	7,705,959

14 Contingent liabilities and assets

No contingent liabilities or assets existed at 30 June 2008 (2007: nil).

15 Capital and other commitments

The Fund had no capital or other commitments at 30 June 2008 (2007: nil).

16 Events subsequent to the reporting date

There are no other matters or circumstances which have arisen since the end of the financial period 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.

Notes to the Financial Statements continued

Multiplex Tasman Property Fund

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For the year ended 30 June 2008

17 Impact of adoption of NZ IFRS

The impacts of adopting NZ IFRS on the total equity and profit after tax as reported under previous New Zealand Generally Accepted Accounting Practice (NZ GAAP) are illustrated below.

Reconciliation of total equity as presented under previous NZ GAAP to that under NZ IFRS:

	Fund 30 June 2007	Fund 1 July 2006 \$
Total equity under previous NZ GAAP	7,715,757	7,305,585
Adjustments to equity accounts	-	-
Total equity under NZ IFRS	7,715,757	7,305,585

Reconciliation of total equity opening and closing balance upon adoption of NZ IFRS on 1 July 2006:

	Fund 30 June 2007	Fund 1 July 2006 \$
Total equity under previous NZ GAAP	7,715,757	7,305,585
Adjusted for adoption of NZ IAS 32: Liabilities attributable to unitholders	(7,715,757)	(7,305,585)
Total equity under NZ IFRS	-	-

Reconciliation of total profit before tax as presented under previous NZ GAAP to that under NZ IFRS:

	Fund 30 June 2007
Prior year profit after tax as previously reported	527,284
NZ GAAP to NZ IFRS transition adjustments	-
Prior year profit after tax under NZ IFRS	527,284

Explanation of material adjustments to the Statement of Cash Flow

There are no material differences between the Statement of Cash Flow presented under NZ IFRSs and the Statement of Cash Flow presented under previous NZ GAAP.



Independent auditor's report to the unitholders of Multiplex Tasman Property Fund

We have audited the financial statements on pages 7 to 20. The financial statements provide information about the past financial performance of the Multiplex Tasman Property Fund (the Fund) and its financial position as at 30 June 2008. This information is stated in accordance with the accounting policies set out on pages 10 to 13.

Directors' responsibilities

The Directors of Brookfield Multiplex Capital New Zealand Limited (the Manager) are responsible for the preparation of financial statements which give a true and fair view of the financial position of the fund as at 30 June 2008 and the results of its operations for the year ended on that date.

Auditors' responsibilities

It is our responsibility to express an independent opinion on the financial statements presented by the Directors and report our opinion to you.

Basis of opinion

An audit includes examining, on a test basis, evidence relevant to the amounts and disclosures in the financial statements. It also includes assessing:

- the significant estimates and judgements made by the Directors in the preparation of the financial statements;
- whether the accounting policies are appropriate to the fund's circumstances, consistently applied and adequately disclosed.

We conducted our audit in accordance with New Zealand Auditing Standards. We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to obtain reasonable assurance that the financial statements are free from material misstatements, whether caused by fraud or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Other than in our capacity as auditors we have no relationship with or interests in the fund.



Unqualified opinion

We have obtained all the information and explanations we have required.

In our opinion:

- proper accounting records have been kept by the fund as far as appears from our examination of those records;
- the financial statements on pages 7 to 20:
 - comply with New Zealand generally accepted accounting practice;
 - give a true and fair view of the financial position of the fund as at 30 June 2008 and the results of its operations for the year ended on that date.

Our audit was completed on 13 November 2008 and our unqualified opinion is expressed as at that date.

KPMG

Tanya Gilerman
Partner

Sydney, NSW