

Multiplex SITES Trust  
(ARSN 111 903 747)Brookfield Multiplex Funds Management Limited  
(ABN 15 105 371 917)

24 August 2009

The Manager  
Company Announcements Office  
Australian Securities Exchange  
20 Bridge Street  
SYDNEY  
NSW 2000

Dear Madam

**MULTIPLEX SITES TRUST FINANCIAL RESULTS FOR THE HALF YEAR ENDED 30 JUNE 2009**

Please find attached the Appendix 4D Financial Report for the half year ended 30 June 2009 for Multiplex SITES Trust for release to the market.

As previously advised given the Brookfield Multiplex Group (the Group) ceased trading on the Australian Securities Exchange on 20 December 2007, following its acquisition by Brookfield Bidco (Australia) Pty Ltd (Brookfield), it would not normally release to the market a financial report. However, to ensure that SITES security holders continue to have up to date information available to them regarding the financial position and performance of the Group, the Board has approved for release to the market a Brookfield Multiplex Group General Purpose Financial Report for the half year ended 30 June 2009 (Group Financial Report) and a Brookfield Multiplex Property Trust General Purpose Financial Report for the half year ended 30 June 2009 (Trust Financial Report). These Reports are also attached.

The Group recorded a net loss after tax attributable to stapled security holders of \$216.3 million for the half year ended 30 June 2009.

The result was impacted by a number of significant items. These results include the unfavourable fair value adjustments (FVAs) relating to the Group's directly held and equity accounted investment properties totalling \$232.7 million. Funds from operations increased from \$65.2million to \$79.8million for the half year ended 30 June 2009, this was largely due to the completion of the Sydney Water and Macquarie Group buildings and through a reduction in corporate overheads.

Key financial highlights of the Group for the half year are:

- Net loss attributable to stapled security holders was \$216.3 million (6 months ended 31 December 2008: loss \$266.6 million);
- Loss per stapled security was 25.8 Cents for the half year ended 30 June 2009 compared to a loss of 31.8 cents for the 6 months ended 31 December 2008;
- Funds from operations for the half year ended 30 June 2009 were \$79.8 million compared to \$65.2 million for the 6 months ended 31 December 2008;
- Fair value adjustments to property assets (before taxes) was a decrement of \$232.7 million for the half year ended 30 June 2009 compared to a decrement of \$291.1 million for the 6 months ended 31 December 2008;
- Net assets decreased to \$4.22 billion at 30 June 2009 (31 December 2008: \$4.40 billion); and
- Net tangible assets per stapled security decreased to \$4.34 at 30 June 2009 (31 December 2008:\$ 4.53).

Teleconference

As previously advised Brookfield Multiplex Funds Management Limited as responsible entity of Multiplex SITES Trust has scheduled a teleconference for investors and analysts to discuss the results for the half year ended 30 June 2009.

The teleconference will be held today at 11:00am (AEST). A separate ASX announcement will be released shortly which will include the dial in details and a presentation.

Multiplex SITES trade on the Australian Securities Exchange under the symbol "MXUPA".

Yours faithfully  
Brookfield Multiplex Funds Management Limited

Karen Pedersen  
Company Secretary

# Appendix 4D

## Multiplex SITES Trust

For the half year ended 30 June 2009

<b>Name of entity:</b>	Multiplex SITES Trust (MXU) ARSN 111 903 747
<b>Details of reporting period</b>	
<b>Current reporting period:</b>	1 January 2009 to 30 June 2009
<b>Prior corresponding period:</b>	1 July 2008 to 31 December 2008

Multiplex SITES Trust (Trust) was registered on 12 November 2004 and commenced operations upon listing for trading on the Australian Securities Exchange (ASX) on 20 January 2005.

This Appendix 4D should be read in conjunction with the condensed interim financial report for the half year ended 30 June 2009. It is also recommended that this Appendix 4D be considered together with any public announcements made by the Trust during the half year ended 30 June 2009 in accordance with the continuous disclosure obligations arising under the *Corporations Act 2001*.

During 2008, the Trust changed its annual reporting period to the 12 months ended 31 December. The most recent audited annual report for the Trust comprises the six month period ended 31 December 2008. Accordingly, this Appendix 4D is presented for the half year ended 30 June 2009 with comparative information presented for the half year ended 31 December 2008.

Due to an amendment to accounting standards, the amounts owing to SITES unitholders of \$450 million has been classified as units on issue within equity. Previously this amount was classified as liabilities. There has been no change to the commercial terms of these units. The classification is solely as a result of amendments to the accounting standards.

### Results for announcement to the market

	Half year ended 30 June 2009 \$'000	Half year ended 31 December 2008 \$'000
Total revenue and other income	12,015	20,985
Net profit before income tax	12,015	20,985
Net profit attributable to unitholders	12,015	20,985
Net tangible asset backing per SITES (\$)	100	100
Earnings per unit (cents per unit)	2.67	4.66

### Distributions

#### Multiplex SITES unitholders

Distributions to Multiplex SITES unitholders paid or declared by the Trust during the current period were as follows:

	\$'000
Quarterly distribution for the period from 1 January 2009 to 31 March 2009 of 5.80% per annum and paid on 16 April 2009	6,435
Quarterly distribution for the period from 1 April 2009 to 30 June 2009 of 5.0133% per annum and paid on 15 July 2009	5,580
<b>Total</b>	<b>12,015</b>

On 1 July 2009, the Trust announced to the ASX that the distribution rate for the period from 1 July 2009 to 30 September 2009 is 5.06% per annum.

This preliminary final report is given to the ASX in accordance with Listing Rule 4.2A.

Commentary and analysis of the result for the current period can be found in the attached Multiplex SITES Trust ASX release dated 24 August 2009. This ASX release forms part of the Appendix 4D.

The Trust has a formally constituted Audit & Risk Committee of the Board of Directors of the Responsible Entity. The release of this report was approved by resolution of the Board of Directors of the Responsible Entity on 24 August 2009.

Multiplex SITES Trust  
Interim financial report  
for the half year ended  
30 June 2009

Step-up  
Income-distributing  
Trust-issued  
Exchangeable  
Securities

# Multiplex SITES Trust

ARSN 111 903 747

# Table of Contents

## Multiplex SITES Trust

For the half year ended 30 June 2009

<b>Directory</b> .....	<b>3</b>
<b>Directors' Report</b> .....	<b>4</b>
<b>Auditor's Independence Declaration</b> .....	<b>6</b>
<b>Interim Financial Statements</b> .....	<b>7</b>
Condensed Interim Statement of Comprehensive Income.....	7
Condensed Interim Statement of Financial Position .....	8
Condensed Interim Statement of Changes in Equity .....	9
Condensed Interim Statement of Cash Flows .....	10
<b>Notes to the Interim Financial Statements</b> .....	<b>11</b>
1 Reporting entity .....	11
2 Significant accounting policies .....	11
3 Basis of preparation .....	11
4 Segment reporting .....	11
5 Estimates.....	12
6 Distributions.....	12
7 Investments accounted for using the equity method.....	12
8 Equity .....	12
9 Contingent liabilities and assets.....	13
10 Related parties.....	13
11 Events subsequent to the reporting date.....	13
<b>Directors' Declaration</b> .....	<b>14</b>
<b>Independent Auditor's Review Report</b> .....	<b>15</b>

# Directory

## Multiplex SITES Trust

For the half year ended 30 June 2009

### **Responsible Entity**

Brookfield Multiplex Funds Management Limited  
1 Kent Street  
Sydney NSW 2000  
Telephone: (02) 9256 5000  
Facsimile: (02) 9256 5001

### **Directors of Brookfield Multiplex Funds Management Limited**

Mr F Allan McDonald  
Ms Barbara K Ward  
Mr Jeffrey M Blidner  
Mr Richard B Clark  
Mr Ross A McDiven  
Mr Brian Kingston

### **Registered Office**

1 Kent Street  
Sydney NSW 2000  
Telephone: (02) 9256 5000  
Facsimile: (02) 9256 5001

### **Auditor**

Deloitte Touche Tohmatsu  
225 George Street  
Grosvenor Place  
Sydney NSW 2000  
Telephone: +61 (0) 2 9322 7000  
Fax: +61 (0) 2 9322 7001

# Directors' Report

## Multiplex SITES Trust

4

For the half year ended 30 June 2009

### Introduction

The Directors of Brookfield Multiplex Funds Management Limited (ACN: 105 371 917), the Responsible Entity of the Multiplex SITES Trust (Trust) present their Report together with the financial report of the Trust for the half year ended 30 June 2009 and the Independent Auditor's Review Report thereon.

### Responsible Entity

The Responsible Entity is a wholly owned subsidiary of Brookfield Multiplex Limited and forms part of the consolidated Brookfield Multiplex Group.

The registered office and principal place of business of the Responsible Entity is 1 Kent Street, Sydney.

### Directors

The following persons were Directors of the Responsible Entity at any time during or since the end of the financial period:

Name	Title
Mr F Allan McDonald (Director since 22 October 2003)	Non-Executive Chairman
Ms Barbara K Ward (Director since 22 October 2003)	Non-Executive Director
Mr Jeffrey M Blidner (Director since 15 October 2007)	Non-Executive Director
Mr Richard B Clark (Director since 15 October 2007)	Non-Executive Director
Mr Ross A McDiven (Director since 18 August 2003)	Executive Director
Mr Brian W Kingston (Director since 31 March 2008)	Executive Director

### Principal activities

The Trust is a registered managed investment scheme domiciled in Australia and the Step-up Income-distributing Trust-issued Exchangeable securities (Multiplex SITES) are listed on the Australian Securities Exchange.

The investment activities of the Trust continue to be in accordance with the policies outlined in the original Product Disclosure Statement for the Trust dated 29 November 2004. During the half year ended 30 June 2009 the Trust's sole activity was holding units in Multiplex Hybrid Investment Trust and payment of distributions to unitholders.

### Review of operations

The Trust earned a net profit attributable to unitholders of \$12,015,000 for the half year ended 30 June 2009 (half year ended 31 December 2008: \$20,985,190). Total quarterly distributions paid or payable in respect of the half year ended 30 June 2009 was \$12,015,000 (6 months to 31 December 2008: \$20,985,190).

The Trust's only activity is an investment in units of Multiplex Hybrid Investment Trust.

Due to an amendment to accounting standards as detailed in note 2 to the financial report, the amounts owing to SITES unitholders of \$450 million has been classified as units on issue within equity. Previously this amount was classified as liabilities. There has been no change to the commercial terms of these units. The terms and conditions of these units are set out in note 8 to the financial report. The classification is solely as a result of amendments to the accounting standards.

### Distributions

Distributions paid or declared by the Trust during the 6 months ended 30 June 2009 were as follows:

	\$'000
Quarterly distribution for the period from 1 January 2009 to 31 March 2009 of 5.80% per annum and paid on 16 April 2009	6,435
Quarterly distribution for the period from 1 April 2009 to 30 June 2009 of 5.0133% per annum and paid on 15 July 2009	5,580
<b>Total</b>	<b>12,015</b>

On 1 July 2009, the Trust announced to the ASX that the distribution rate for the period from 1 July 2009 to 30 September 2009 is 5.06% per annum.

### Rounding of amounts

The Trust is of a kind referred to in Class Order 98/0100, issued by the Australian Securities and Investments Commission, relating to the "rounding off" of amounts in the directors' report and the financial report. Amounts in the directors' report and the financial report have been rounded off in accordance with that Class Order to the nearest hundred thousand or thousand dollars, or in certain cases, to the nearest dollar, unless otherwise indicated.

# Directors' Report continued Multiplex SITES Trust

5

For the half year ended 30 June 2009

## **Lead auditor's independence declaration under Section 307C of the Corporations Act 2001**

The lead auditor's independence declaration is set out on page 6 and forms part of the Directors' Report for the half year ended 30 June 2009.

Dated at Sydney this 24<sup>th</sup> day of August 2009.

Signed in accordance with a resolution of the Directors made pursuant to Section 306(3) of the *Corporations Act 2001*.



**F Allan McDonald**  
**Non-Executive Chairman**  
Brookfield Multiplex Funds Management Limited  
as Responsible Entity for Multiplex SITES Trust



**Brian W Kingston**  
**Chief Financial Officer**  
Brookfield Multiplex Funds Management Limited  
as Responsible Entity for Multiplex SITES Trust

Deloitte Touche Tohmatsu  
ABN 74 490 121 060

Grosvenor Place  
225 George Street  
Sydney NSW 2000  
PO Box N250 Grosvenor Place  
Sydney NSW 1217 Australia

DX 10307SSE  
Tel: +61 (0) 2 9322 7000  
Fax: +61 (0) 2 9322 7001  
www.deloitte.com.au

The Board of Directors  
Brookfield Multiplex Funds Management Limited  
(as Responsible Entity for Multiplex SITES Trust)  
1 Kent Street  
SYDNEY, NSW 2000

24 August 2009

Dear Directors

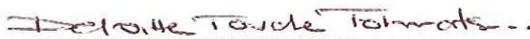
## AUDITORS INDEPENDENCE DECLARATION TO MULTIPLEX SITES TRUST

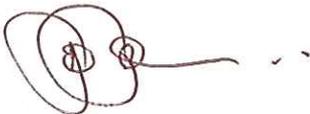
In accordance with section 307C of the Corporations Act 2001, I am pleased to provide the following declaration of independence to the directors of Brookfield Multiplex Funds Management Limited, as responsible entity for Multiplex SITES Trust.

As audit partner for the review of the financial statements of the Multiplex SITES Trust for the half year-ended 30 June 2009, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- (i) the auditor independence requirements of the Corporations Act 2001 in relation to the review; and
- (ii) any applicable code of professional conduct in relation to the review .

Yours faithfully

  
DELOITTE TOUCHE TOHMATSU



J A Leotta  
Partner  
Chartered Accountants

# Condensed Interim Statement of Comprehensive Income 7

## Multiplex SITES Trust

For the half year ended 30 June 2009

	Half year ended 30 June 2009 \$'000	Half year ended 31 Dec 2008 \$'000
Share of net profit of associates accounted for using the equity method	12,015	20,985
<b>Net profit for the period from continuing operations</b>	<b>12,015</b>	<b>20,985</b>
<b>Other comprehensive income for the period</b>	<b>-</b>	<b>-</b>
<b>Total comprehensive income for the period attributable to SITES unitholders</b>	<b>12,015</b>	<b>20,985</b>
<b>Earnings per unit</b>		
<b>Basic and diluted earnings per ordinary unit (cents)</b>	<b>2.67</b>	<b>4.66</b>

The Condensed Interim Statement of Comprehensive Income should be read in conjunction with the Notes to the condensed interim financial statements.

# Condensed Interim Statement of Financial Position

## Multiplex SITES Trust

8

As at 30 June 2009

	Note	30 June 2009 \$'000	31 Dec 2008 \$'000
<b>Non-current assets</b>			
Investments accounted for using the equity method	7	455,580	460,049
<b>Total non-current assets</b>		<b>455,580</b>	<b>460,049</b>
<b>Total assets</b>		<b>455,580</b>	<b>460,049</b>
<b>Current liabilities</b>			
Distributions payable		5,580	10,049
<b>Total current liabilities</b>		<b>5,580</b>	<b>10,049</b>
<b>Total liabilities</b>		<b>5,580</b>	<b>10,049</b>
<b>Net assets</b>		<b>450,000</b>	<b>450,000</b>
<b>Equity</b>			
Units on issue	8	450,000	450,000
<b>Total equity</b>		<b>450,000</b>	<b>450,000</b>

The Condensed Interim Statement of Financial Position should be read in conjunction with the Notes to the condensed interim financial statements.

# Condensed Interim Statement of Changes in Equity

## Multiplex SITES Trust

9

For the half year ended 30 June 2009

	Note	Units on issue \$'000	Total equity \$'000
<b>Opening equity – 31 December 2008</b>		<b>450,000</b>	<b>450,000</b>
Profit for the half year		–	12,015
<b>Total recognised income and expenses for the half year</b>		<b>–</b>	<b>12,015</b>
Distributions to unitholders	6	–	(12,015)
<b>Total transactions with unitholders in their capacity as unitholders</b>		<b>–</b>	<b>(12,015)</b>
<b>Closing equity – 30 June 2009</b>		<b>450,000</b>	<b>450,000</b>
		Units on issue \$'000	Total equity \$'000
<b>Opening equity – 1 July 2008</b>		<b>450,000</b>	<b>450,000</b>
Profit for the half year		–	20,985
<b>Total recognised income and expenses for the half year</b>		<b>–</b>	<b>20,985</b>
Distributions to unitholders	6	–	(20,985)
<b>Total transactions with unitholders in their capacity as unitholders</b>		<b>–</b>	<b>(20,985)</b>
<b>Closing equity – 31 December 2008</b>		<b>450,000</b>	<b>450,000</b>

The Condensed Interim Statement of Changes in Equity should be read in conjunction with the Notes to the condensed interim financial statements.

# Condensed Interim Statement of Cash Flows

## Multiplex SITES Trust

10

For the half year ended 30 June 2009

	Half year ended 30 June 2009 \$'000	Half year ended 31 Dec 2008 \$'000
<b>Cash flows from operating activities</b>		
Dividends and distributions received	16,484	21,830
<b>Net cash inflow from operating activities</b>	<b>16,484</b>	<b>21,830</b>
<b>Cash flows from investing activities</b>	–	–
<b>Net cash inflow from investing activities</b>	–	–
<b>Cash flows from financing activities</b>	–	–
Distributions paid to Multiplex SITES holders	(16,484)	(21,830)
<b>Net cash inflow from financing activities</b>	<b>(16,484)</b>	<b>(21,830)</b>
Net increase in cash held	–	–
Cash at the beginning of the financial period	–	–
<b>Cash at the end of the financial period</b>	<b>–</b>	<b>–</b>

The Condensed Interim Statement of Cash Flows should be read in conjunction with the Notes to the condensed interim financial statements.

# Notes to the Interim Financial Statements

## Multiplex SITES Trust

11

For the half year ended 30 June 2009

### 1 Reporting entity

Multiplex SITES Trust (Trust) is a unit trust domiciled in Australia. Brookfield Multiplex Funds Management Limited, the Responsible Entity of the Trust, is incorporated and domiciled in Australia. The units of the Trust have been listed on the Australian Securities Exchange (ASX) and are guaranteed on a subordinated and unsecured basis by Brookfield Multiplex Limited and Brookfield Multiplex Funds Management Limited (Guarantors). The Trust was registered on 12 November 2004.

### 2 Significant accounting policies

The condensed interim financial report (report) of the Trust for the half year ended 30 June 2009 was authorised for issue in accordance with a resolution of the directors of the Responsible Entity on 24 August 2009.

The accounting policies applied by the Trust in this report are the same as those applied by the Trust in its financial report as at and for the period ended 31 December 2008 except as discussed below.

The presentation of the report has been changed to reflect AASB 101 *Presentation of Financial Statements* as updated by AASB 2007-8 *Amendments to Australian Accounting Standards*. This amendment introduced the Statement of Comprehensive Income which displays components of profit or loss and components of other comprehensive income. As a result of the amendments to this standard the Trust has made the following changes to the primary statements for the half year ended 30 June 2009:

Previous Primary Statement	New Primary Statement
Condensed Interim Income Statement	Condensed Interim Statement of Comprehensive Income
Condensed Interim Balance Sheet	Condensed Interim Statement of Financial Position
Condensed Interim Statement of Changes in Equity	Condensed Interim Statement of Changes in Equity
Condensed Interim Cash Flow Statement	Condensed Interim Statement of Cash Flows

The report reflects changes to AASB 132 *Financial Instruments: Presentation* as updated by AASB 2008-2 *Amendments to Australian Accounting Standards*. This amendment defines puttable instruments and changed the classification and presentation of amounts owing to Multiplex SITES holders from non-current liabilities to equity. As a result of this amendment, total liabilities have decreased \$450 million and equity has increased \$450 million. Similarly, distributions to SITES holders are now classified as distributions paid/payable as opposed to interest paid/payable. The effect of this amendment has been applied to the current and comparative period to ensure consistency of presentation.

### 3 Basis of preparation

The report is prepared in accordance with the *Corporations Act 2001* and *AASB134 Interim Financial Reporting*. Compliance with *AASB 134* ensures compliance with International Financial Reporting Standard *IAS 34 Interim Financial Reporting*. The report does not include notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual financial report for the period ended 31 December 2008 and any public announcements made by the group during the interim period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

The report has been prepared on the historical cost basis.

The report is presented in Australian dollars. The Trust is of a kind referred to in ASIC Class Order 98/0100 dated 10 July 1998 relating to the "rounding off" of amounts in the financial report. In accordance with that Class Order amounts in the financial report have been rounded off to the nearest thousand dollars or in certain cases, to the nearest dollar, unless stated otherwise.

During 2008, the Trust changed its annual reporting period to the 12 months ended 31 December. Accordingly, this report is presented for the half year ended 30 June 2009. In accordance with AASB 134, the comparative period for a condensed interim statement of comprehensive income, condensed interim statement of changes in equity and condensed interim statement of cash flows shall be a comparable interim period of the immediately preceding annual reporting period. The most recent audited annual report of the Trust comprises the six months ended 31 December 2008, which, due to the change in annual reporting period as mentioned above, is the immediately preceding annual reporting period. For the purpose of this report, the comparative period for the aforementioned statements is the half year ended 31 December 2008.

### 4 Segment reporting

The Trust operates in a single, primary business and geographical segment, being investment in Hybrid Investment Trust.

# Notes to the Interim Financial Statements

## Multiplex SITES Trust

12

For the half year ended 30 June 2009

### 5 Estimates

The preparation of interim financial reports requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from those estimates.

	Cents per unit	Total amount \$'000	Date of payment
<b>6 Distributions</b>			
<b>For the half year ended 30 June 2009</b>			
Distributions for the period ended 31 March 2009	143.00	6,435	16 April 2009
Distributions for the period ended 30 June 2009	124.00	5,580	15 July 2009
<b>Total distributions</b>	<b>267.00</b>	<b>12,015</b>	
<b>For the half year ended 31 December 2008</b>			
Distributions for the period ended 30 September 2008	243.02	10,936	16 October 2008
Distributions for the period ended 31 December 2008	223.32	10,049	16 January 2009
<b>Total distributions</b>	<b>466.34</b>	<b>20,985</b>	

Distributions are payable at the discretion of the Responsible Entity at the three month bank bill rate on the issue date plus a margin of 1.90%. The rate is determined on the first business day of each quarter.

	30 June 2009 \$'000	31 Dec 2008 \$'000
<b>7 Investments accounted for using the equity method</b>		
<b>Non-current</b>		
Units in unlisted associates	455,580	460,049
<b>Total</b>	<b>455,580</b>	<b>460,049</b>

Details of material interests in associates are as follows:

Name	Principal Activities	Voting Interest %	Carrying Value 30 June 2009 \$'000	Carrying Value 31 Dec 2008 \$'000
Multiplex Hybrid Investment Trust	Investment	25	455,580	460,049

<b>8 Equity</b>	30 June 2009 \$'000	30 June 2009 Units	31 Dec 2008 \$'000	31 Dec 2008 Units
<b>Units on issue</b>				
Amounts owing to Multiplex SITES holders	450,000	4,500,000	450,000	4,500,000

### Terms and conditions

Multiplex SITES is a fully paid unit issued by the Trust and is entitled to income that is derived by the Trust.

Multiplex SITES rank in priority to other units in the Trust, but behind creditors of the Trust.

The Responsible Entity in its capacity as responsible entity of Brookfield Multiplex Property Trust and Brookfield Multiplex Limited guarantee the face value and unpaid distribution amount on redemption (not being more than the distribution payments for the four preceding but unpaid distributions). In addition, while the Responsible Entity of the Trust is a member of the Brookfield Multiplex Group, the Responsible Entity in its capacity as responsible entity of Brookfield Multiplex Property Trust and Brookfield Multiplex Limited guarantee any distributions which have been declared payable by the Trust. As there is discretion not to pay particular distributions, the guarantee does not ensure that priority distribution payments will be paid in all circumstances.

Under the guarantee, Multiplex SITES rank in priority to units in Brookfield Multiplex Property Trust and shares in Brookfield Multiplex Limited but are subordinated to senior creditors of Brookfield Multiplex Property Trust and Brookfield Multiplex Limited.

# Notes to the Interim Financial Statements continued

## Multiplex SITES Trust

13

For the half year ended 30 June 2009

### 8 Equity continued

Multiplex SITES have an unsecured and subordinated guarantee of the face value and unpaid distribution amount (not being more than the distribution payments for the four preceding but unpaid distributions).

#### Assets pledged as security

The guarantee ranks in priority to units in Brookfield Multiplex Property Trust and shares in Brookfield Multiplex Limited, is subordinated to senior creditors of Brookfield Multiplex Property Trust and Brookfield Multiplex Limited and ranks equally with other creditors of Brookfield Multiplex Property Trust and Brookfield Multiplex Limited who are not senior creditors.

#### Holder redemption

Holders have the right to initiate redemption of Multiplex SITES, by issue of a holder realisation notice, in the following limited circumstances:

- where a priority distribution payment is not paid in full; or
- the occurrence of a winding-up event, with respect to either of the Guarantors, Multiplex SITES Trust (for as long as the responsible entity of Multiplex SITES Trust is a member of Brookfield Multiplex Group) or Multiplex Hybrid Investment Trust (MHIT) (for as long as the trustee of MHIT is a member of Brookfield Multiplex Group).

The request for redemption is effective and will be implemented if made by holders who cumulatively hold 5% or more of Multiplex SITES on issue.

Upon redemption, holders will receive the aggregate of \$100 plus the unpaid distribution amount, not being more than the distribution payments for the four preceding but unpaid distributions.

#### Issuer redemption

Subject to approval of the Responsible Entity and Brookfield Multiplex Limited, the Trust may initiate redemption of all or some of the Multiplex SITES for cash, by sending a realisation notice to holders, in the following circumstances:

- the step-up date or the last day of each distribution period after the step-up date;
- an increased costs event;
- an accounting event;
- where the responsible entity of the Trust is no longer a member of the Brookfield Multiplex Group;
- a change of control event; or
- there are less than \$50 million of Multiplex SITES remaining on issue.

#### Holder exchange

Holders have no right to request exchange.

#### Issuer exchange

The Brookfield Multiplex Group was delisted on 20 December 2007. For so long as the Brookfield Multiplex Group is not listed, the Responsible Entity will not be entitled to exercise its option to exchange Multiplex SITES for Brookfield Multiplex Group stapled securities.

### 9 Contingent liabilities and assets

No contingent liabilities or assets existed at 30 June 2009 (31 December 2008: nil).

### 10 Related parties

There have been no significant changes to the related party transactions as disclosed in the last audited financial report for the half year ended 31 December 2008.

### 11 Events subsequent to the reporting date

Other than as disclosed in this report and to the knowledge of the directors, there has been no matter or circumstance that has arisen since the end of the financial period that has significantly affected, or may affect, the Trust's operations in future financial periods, the results of those operations or the Trust's state of affairs in future financial periods.

# Directors' Declaration Multiplex SITES Trust

14

For the half year ended 30 June 2009

In the opinion of the directors of Brookfield Multiplex Funds Management Limited, the Responsible Entity of Multiplex SITES Trust:

- a The interim financial statements and notes set out on pages 7 to 13, are in accordance with the *Corporations Act 2001*, including:
  - i giving a true and fair view of the financial position of the Trust as at 30 June 2009 and of its performance for the half year ended on that date; and
  - ii complying with Accounting Standard *AASB 134 Interim Financial Reporting* and the *Corporations Act 2001* in Australia and the *Corporations Regulations 2001*;
- b There are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Directors of Brookfield Multiplex Funds Management Limited as required by Section 303(5) of the *Corporations Act 2001*.

Dated at Sydney, this 24<sup>th</sup> day of August 2009.

**F Allan McDonald**  
**Non-Executive Chairman**  
Brookfield Multiplex Funds Management Limited  
as Responsible Entity for Multiplex SITES Trust

**Brian W Kingston**  
**Chief Financial Officer**  
Brookfield Multiplex Funds Management Limited  
as Responsible Entity for Multiplex SITES Trust

Deloitte Touche Tohmatsu  
ABN 74 490 121 060

Grosvenor Place  
225 George Street  
Sydney NSW 2000  
PO Box N250 Grosvenor  
Place  
Sydney NSW 1217  
Australia

DX 10307SSE  
Tel: +61 (0) 2 9322 7000  
Fax: +61 (0) 2 9322 7001  
www.deloitte.com.au

## **Independent Auditor's Review Report to the Unitholders of Multiplex SITES Trust**

We have reviewed the accompanying half-year financial report of the Multiplex SITES Trust, which comprises the condensed interim statement of financial position as at 30 June 2009, and the condensed interim statement of comprehensive income, condensed interim statement of changes in equity and condensed interim statement of cash flows for the half-year ended on that date, selected explanatory notes and the directors' declaration of Multiplex SITES Trust set out on pages 7 to 14.

### *Directors' Responsibility for the Half-Year Financial Report*

The directors of Brookfield Multiplex Funds Management Limited, the responsible entity of Multiplex SITES Trust are responsible for the preparation and fair presentation of the half-year financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the half-year financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

### *Auditor's Responsibility*

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of an Interim Financial Report Performed by the Independent Auditor of the Entity* ("ASRE 2410"), in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the trust's financial position as at 30 June 2009 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of Multiplex SITES Trust, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

#### *Auditor's Independence Declaration*

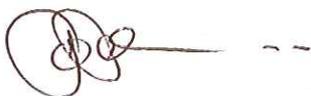
In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.

#### *Conclusion*

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of Multiplex SITES Trust is not in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the Multiplex SITES Trust financial position as at 30 June 2009 and of its performance for the half-year ended on that date; and
- (b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

~~Deloitte Touche Tohmatsu~~  
DELOITTE TOUCHE TOHMATSU



J A Leotta  
Partner  
Chartered Accountants  
Sydney, 24 August 2009

Brookfield Multiplex Group  
and its subsidiaries  
Interim financial report  
For the half year ended  
30 June 2009

# Brookfield Multiplex Group

ABN 96 008 687 063

# Table of Contents

## Brookfield Multiplex Group

For the half year ended 30 June 2009

	Page
<b>Directory</b> .....	<b>3</b>
<b>Directors' Report</b> .....	<b>4</b>
<b>Auditor's Independence Declaration</b> .....	<b>6</b>
<b>Financial Statements</b> .....	<b>7</b>
Condensed Consolidated Interim Statement of Comprehensive Income .....	7
Condensed Consolidated Interim Statement of Financial Position .....	8
Condensed Consolidated Interim Statement of Changes in Equity .....	9
Condensed Consolidated Interim Statement of Cash Flows.....	10
<b>Notes to the Condensed Consolidated Interim Financial Statements</b> .....	<b>11</b>
1 Reporting entity .....	11
2 Summary of significant accounting policies .....	11
3 Basis of preparation .....	11
4 Estimates.....	12
5 Dividends and distributions .....	12
6 Inventories .....	12
7 Investments accounted for using the equity method.....	12
8 Investment property .....	14
9 Interest bearing loans and borrowings.....	15
10 Contributed equity .....	16
11 Contingent liabilities and assets.....	16
12 Related party transactions.....	17
13 Events subsequent to the reporting date.....	17
<b>Directors' Declaration</b> .....	<b>18</b>
<b>Independent Auditor's Review Report</b> .....	<b>19</b>

# Directory

## Brookfield Multiplex Group

For the half year ended 30 June 2009

### **Directors of Brookfield Multiplex Limited**

Mr Jeffrey M Blidner  
Mr Richard B Clark  
Mr Ross A McDiven  
Mr Brian Kingston

### **Registered Office**

1 Kent Street  
Sydney NSW 2000  
Telephone: (02) 9256 5000  
Facsimile: (02) 9256 5001

### **Auditor**

Deloitte Touche Tohmatsu  
225 George Street, Grosvenor Place  
Sydney NSW 2000  
Telephone: + 61 (0) 2 9322 7000  
Fax: + 61 (0) 2 9322 7001

# Directors' Report

## Brookfield Multiplex Group

4

For the half year ended 30 June 2009

### Introduction

The Directors of Brookfield Multiplex Limited (Parent Entity or Company) present their interim report together with the interim financial report of Brookfield Multiplex Group (Group), being the Company and its subsidiaries and Brookfield Multiplex Property Trust (Trust) and its subsidiaries (together the Consolidated Entity) for the half year ended 30 June 2009 and the Independent Auditor's Review Report thereon. Brookfield Multiplex Limited has been elected as the Parent Entity of the Group.

During 2008, and subsequent to completion of the annual audited financial report for the 12 months ended 30 June 2008, the Consolidated Entity changed its annual reporting period to the 12 months ended 31 December. Accordingly, this report is presented for the half year ended 30 June 2009 and the comparative period is the most recent audited annual reporting period for the Group, being the half year ended 31 December 2008.

### Directors

The following persons were Directors of the Company at any time during or since the end of the half year ended 30 June 2009:

Name	Capacity
Mr Jeffrey M Blidner (Director since 15 October 2007)	Non-Executive Director
Mr Richard B Clark (Director since 15 October 2007)	Non-Executive Director
Mr Ross A McDiven (Director since 18 August 2003)	Executive Director
Mr Brian W Kingston (Director since 31 March 2008)	Executive Director

### Principal activities

The principal activities of the Group during the course of the half year ended 30 June 2009 include construction services and project management, property development, property services, property related funds management and property syndication and investment in income producing commercial properties. The Group principally operates in Australia, New Zealand and the Middle East.

### Group structure

Ordinary shares in the Company and ordinary units in the Trust are stapled together so that neither can be dealt without the other. A transfer, issue or reorganisation of an ordinary share or an ordinary unit in one of the component parts is accompanied by a transfer, issue or reorganisation of a share or unit in the other component part.

### Review of operations

#### Operating results for the period

The Group recorded a net loss after tax of \$204.1 million for the half year ended 30 June 2009 (half year ended 31 December 2008: loss \$247.1 million). The reported net loss of \$204.1 million includes \$168.7 million in unrealised losses on revaluations of the investment property portfolio and \$49.3 million in impairment losses on the inventory portfolio and \$5.0 million of impairment losses on the Group's investments accounted for using the equity method. A review of asset balances was performed at the reporting date in accordance with accounting standards to ensure that any required accounting impairments are appropriately captured. This process includes assessing the net realisable value of inventory to ensure the current carrying value does not exceed the net realisable value. At the date of this report, the impairment analysis performed on the inventory balances at 30 June 2009 detailed that impairments of \$49.3 million were required to ensure net realisable value did not exceed carrying value. This impairment related to six separate development projects. Impairments were recognised on the Group's investments accounted for using the equity method, based on an assessment of the net realisable value of these investments being lower than their carrying values. Investment properties are reported at fair value at the reporting date, and a comprehensive analysis has been performed to ensure that current carrying value is reflective of the fair value of investment properties at the balance date.

The interim report has been prepared on a going concern basis. The Directors are pursuing a number of options with respect to the management of the net current liability position of the Group. These include negotiating commercial terms to renew existing facilities, considering alternative sources of finance available to them as evidenced by the recent \$57m Brookfield Secured Bond Series A issue in July 2009, divesting assets, and a number of capital management initiatives. In addition to these the Directors note that the current borrowings are primarily secured on specific assets and do not impact the ability of the Group to continue as a going concern. Accordingly the financial statements have been prepared on a going concern basis.

#### Distributions

The Group paid \$10 cash distributions in total to securityholders during the half year ended 30 June 2009 (half year to 31 December 2008: nil).

#### Dividends

There were no dividends paid or declared during the period (half year ended 31 December 2008: nil).

# Directors' Report continued

## Brookfield Multiplex Group

5

For the half year ended 30 June 2009

### **Rounding of amounts**

The Company is of a kind referred to in Class Order 98/0100 (10 July 1998), issued by the Australian Securities and Investments Commission, relating to the "rounding off" of amounts in the directors' report and the financial report. Amounts in the directors' report and the financial report have been rounded off in accordance with that Class Order to the nearest hundred thousand dollars, or in certain cases, to the nearest dollar, unless otherwise indicated.

### **Lead auditor's independence declaration under section 307(C) of the *Corporations Act 2001***

The lead auditor's independence declaration is set out on page 6 and forms part of the Directors' Report for the half year ended 30 June 2009.

This Report is signed in accordance with a resolution of the Board of Directors, and for and on behalf of the Directors, pursuant to section 306(3) of the *Corporations Act 2001*.

Dated at Sydney this 24<sup>th</sup> day of August 2009.



Brian W Kingston  
Director  
Brookfield Multiplex Limited

Deloitte Touche Tohmatsu  
ABN 74 490 121 060

Grosvenor Place  
225 George Street  
Sydney NSW 2000  
PO Box N250 Grosvenor Place  
Sydney NSW 1217 Australia

DX 10307SSE  
Tel: +61 (0) 2 9322 7000  
Fax: +61 (0) 2 9322 7001  
www.deloitte.com.au

The Board of Directors  
Brookfield Multiplex Group  
1 Kent Street  
SYDNEY, NSW 2000

24 August 2009

Dear Directors,

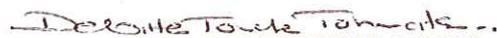
#### BROOKFIELD MULTIPLEX GROUP

In accordance with section 307C of the Corporations Act 2001, I am pleased to provide the following declaration of independence to the directors of Brookfield Multiplex Group

As lead audit partner for the review of the financial statements of the Brookfield Multiplex Group for the half-year ended 30 June 2009, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- (i) the auditor independence requirements of the Corporations Act 2001 in relation to the review; and
- (ii) any applicable code of professional conduct in relation to the review .

Yours faithfully

  
DELOITTE TOUCHE TOHMATSU



J A Leotta  
Partner  
Chartered Accountants

# Condensed Consolidated Interim Statement of Comprehensive Income

## Brookfield Multiplex Group

7

For the half year ended 30 June 2009

	Note	Consolidated	
		Half year ended 30 June 2009 \$m	Half year ended 31 Dec 2008 \$m
<b>Continuing operations</b>			
Revenue		938.1	1,364.7
Cost of operations		(733.6)	(1,212.7)
<b>Gross profit</b>		<b>204.5</b>	<b>152.0</b>
Other income		17.1	95.8
Net loss on revaluation of investment property	8	(168.7)	(236.6)
Finance costs		(63.4)	(75.0)
Other expenses		(138.6)	(140.2)
Share of net loss of investments accounted for using the equity method		(47.4)	(33.3)
<b>Net loss before income tax</b>		<b>(196.5)</b>	<b>(237.3)</b>
Income tax expense		(7.6)	(1.4)
<b>Net loss for the period from continuing operations</b>		<b>(204.1)</b>	<b>(238.7)</b>
<b>Discontinued operations</b>			
Loss for the period from discontinued operations		–	(8.4)
<b>Loss for the period</b>		<b>(204.1)</b>	<b>(247.1)</b>
<b>Other comprehensive income</b>			
Currency translation differences		(8.1)	36.0
Changes in fair value of available for sale financial assets		1.0	(4.8)
Change in taxation consolidation reserve		–	16.8
Effective portion of changes in fair value of cash flow hedges		32.1	(84.6)
Income tax relating to components of other comprehensive income		(3.5)	–
<b>Other comprehensive income for the period</b>		<b>21.5</b>	<b>(36.6)</b>
<b>Total comprehensive income for the period</b>		<b>(182.6)</b>	<b>(283.7)</b>
(Loss)/profit attributable to:			
Unitholders of Brookfield Multiplex Group		(216.3)	(266.6)
Non-controlling interests		12.2	19.5
<b>Net loss for the period</b>		<b>(204.1)</b>	<b>(247.1)</b>
Total comprehensive income attributable to:			
Unitholders of Brookfield Multiplex Group		(194.8)	(303.2)
Non-controlling interests		12.2	19.5
<b>Total comprehensive income for the period</b>		<b>(182.6)</b>	<b>(283.7)</b>

The Condensed Consolidated Interim Statement of Comprehensive Income should be read in conjunction with the Notes to the condensed consolidated interim financial statements.

# Condensed Consolidated Interim Statement of Financial Position

## Brookfield Multiplex Group

8

As at 30 June 2009

		Consolidated	
	Note	30 June 2009 \$m	31 Dec 2008 \$m
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents		272.0	322.9
Trade and other receivables		1,117.2	1,079.1
Investment property	8	20.4	–
Inventories	6	189.2	692.4
Other financial assets		1,300.0	1,300.0
Current tax assets		4.8	–
Other assets		21.7	32.1
<b>Total current assets</b>		<b>2,925.3</b>	<b>3,426.5</b>
<b>Non-current assets</b>			
Trade and other receivables		73.3	69.2
Inventories	6	613.5	1,499.0
Other financial assets		22.9	23.8
Investments accounting for using the equity method	7	970.3	1,044.8
Investment property	8	3,947.9	2,707.9
Property, plant and equipment		51.7	59.8
Deferred tax assets		92.2	107.7
Intangible assets		11.7	13.4
Other assets		34.3	40.8
<b>Total non-current assets</b>		<b>5,817.8</b>	<b>5,566.4</b>
<b>Total assets</b>		<b>8,743.1</b>	<b>8,992.9</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables		481.5	633.7
Derivative financial instruments		5.9	27.3
Interest bearing loans and borrowings	9	2,084.0	726.9
Non-interest bearing loans and borrowings		485.8	375.1
Other liabilities		115.5	112.6
Contract work in progress		325.4	339.3
<b>Total current liabilities</b>		<b>3,498.1</b>	<b>2,214.9</b>
<b>Non-current liabilities</b>			
Trade and other payables		45.6	40.8
Derivative financial instruments		7.0	13.2
Interest bearing loans and borrowings	9	968.6	2,313.0
Other liabilities		0.6	6.1
<b>Total non-current liabilities</b>		<b>1,021.8</b>	<b>2,373.1</b>
<b>Total liabilities</b>		<b>4,519.9</b>	<b>4,588.0</b>
<b>Net assets</b>		<b>4,223.2</b>	<b>4,404.9</b>
<b>Equity</b>			
Contributed equity	10	4,430.9	4,405.9
Reserves		(178.1)	(199.6)
Accumulated losses		(619.8)	(403.5)
<b>Total parent interests</b>		<b>3,633.0</b>	<b>3,802.8</b>
Non-controlling interests		590.2	602.1
<b>Total equity</b>		<b>4,223.2</b>	<b>4,404.9</b>

The Condensed Consolidated Interim Statement of Financial Position should be read in conjunction with the Notes to the condensed consolidated interim financial statements.

# Condensed Consolidated Interim Statement of Changes in Equity

## Brookfield Multiplex Group

9

For the half year ended 30 June 2009

	Attributable to Equityholders of the Parent					Non-controlling interests \$m	Total equity \$m
	Ordinary Shares \$m	Preference Shares \$m	Accumulated losses \$m	Reserves \$m	Total \$m		
<b>Opening equity – 1 Jan 2009</b>	<b>2,765.9</b>	<b>1,640.0</b>	<b>(403.5)</b>	<b>(199.6)</b>	<b>3,802.8</b>	<b>602.1</b>	<b>4,404.9</b>
Currency translation differences	–	–	–	(11.3)	(11.3)	–	(11.3)
Change in fair value available-for-sale financial assets	–	–	–	0.7	0.7	–	0.7
Effective portion of changes in fair value of cash flow hedges	–	–	–	32.1	32.1	–	32.1
<b>Expense recognised directly in equity</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>21.5</b>	<b>21.5</b>	<b>–</b>	<b>21.5</b>
Loss for the period	–	–	(216.3)	–	(216.3)	12.2	(204.1)
<b>Total recognised income and expenses for the period</b>	<b>–</b>	<b>–</b>	<b>(216.3)</b>	<b>21.5</b>	<b>(194.8)</b>	<b>12.2</b>	<b>(182.6)</b>
Transactions with equityholders:							
Issue of share capital	–	25.0	–	–	25.0	–	25.0
Distribution to non-controlling interests	–	–	–	–	–	(24.1)	(24.1)
<b>Total transactions with equityholders</b>	<b>–</b>	<b>25.0</b>	<b>–</b>	<b>–</b>	<b>25.0</b>	<b>(24.1)</b>	<b>0.9</b>
<b>Closing equity – 30 June 2009</b>	<b>2,765.9</b>	<b>1,665.0</b>	<b>(619.8)</b>	<b>(178.1)</b>	<b>3,633.0</b>	<b>590.2</b>	<b>4,223.2</b>

	Attributable to Equityholders of the Parent					Non-controlling interests \$m	Total equity \$m
	Ordinary Shares \$m	Preference Shares \$m	Accumulated losses \$m	Reserves \$m	Total \$m		
<b>Opening equity – 1 July 2008</b>	<b>2,765.9</b>	<b>1,300</b>	<b>(136.9)</b>	<b>(163.0)</b>	<b>3,766.0</b>	<b>597.2</b>	<b>4,363.2</b>
Currency translation differences	–	–	–	36.0	36.0	–	36.0
Change in fair value available-for-sale financial assets	–	–	–	(4.8)	(4.8)	–	(4.8)
Change in taxation consolidation reserve	–	–	–	16.8	16.8	–	16.8
Effective portion of changes in fair value of cash flow hedges	–	–	–	(84.6)	(84.6)	–	(84.6)
<b>Expense recognised directly in equity</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>(36.6)</b>	<b>(36.6)</b>	<b>–</b>	<b>(36.6)</b>
(Loss)/profit for the period	–	–	(266.6)	–	(266.6)	19.5	(247.1)
<b>Total recognised income and expenses for the period</b>	<b>–</b>	<b>–</b>	<b>(266.6)</b>	<b>(36.6)</b>	<b>(303.2)</b>	<b>19.5</b>	<b>(283.7)</b>
Transactions with equityholders:							
Issue of share capital	–	340.0	–	–	340.0	–	340.0
Dividends/distributions	–	–	–	–	–	(21.3)	(21.3)
Increase in non-controlling interests	–	–	–	–	–	6.7	6.7
<b>Total transactions with equityholders</b>	<b>–</b>	<b>340.0</b>	<b>–</b>	<b>–</b>	<b>340.0</b>	<b>(14.6)</b>	<b>325.4</b>
<b>Closing equity – 31 December 2008</b>	<b>2,765.9</b>	<b>1,640.0</b>	<b>(403.5)</b>	<b>(199.6)</b>	<b>3,802.8</b>	<b>602.1</b>	<b>4,404.9</b>

The Condensed Consolidated Interim Statement of Changes in Equity should be read in conjunction with the Notes to the condensed consolidated interim financial statements.

# Condensed Consolidated Interim Statement of Cash Flows

10

## Brookfield Multiplex Group

For the half year ended 30 June 2009

	Consolidated	
	Half year ended 30 June 2009 \$m	Half year ended 31 Dec 2008 \$m
<b>Cash flows from operating activities</b>		
Receipts from customers	884.1	1,464.7
Payments to suppliers and employees	(1,004.2)	(2,033.0)
Dividends and distributions received	6.6	22.2
Interest received	4.0	11.9
Finance costs paid	(88.2)	(83.8)
Income taxes (paid)/received	(2.2)	3.4
<b>Net cash flows from operating activities</b>	<b>(199.9)</b>	<b>(614.6)</b>
<b>Cash flows from investing activities</b>		
Payments for property, plant and equipment	–	(19.5)
Payments for investments	–	(16.0)
Payments for investments in associates	–	(5.7)
Payments for investment properties	(38.8)	(18.7)
Payments for investments in joint ventures	–	(4.4)
Proceeds from sale of investments	–	113.9
Proceeds from sale of controlled entities, net of cash disposed	–	264.3
<b>Net cash flows (used in)/from investing activities</b>	<b>(38.8)</b>	<b>313.9</b>
<b>Cash flows from financing activities</b>		
Proceeds from other related parties	17.8	128.3
Proceeds from borrowings external	641.9	1,109.6
Repayment of borrowings external	(461.1)	(714.0)
Loans made to other related parties	(144.0)	(513.3)
Repayment of loans to other related parties	(12.9)	(16.0)
Repayments of loans to associates	–	(100.9)
Loans repaid by related parties	145.5	–
Proceeds from issue of preference shares	25.0	340.0
Dividends and distributions paid	(24.1)	(15.1)
<b>Net cash flows from financing activities</b>	<b>188.1</b>	<b>218.6</b>
Net (decrease)/increase in cash and cash equivalents held	(50.6)	(82.1)
Cash and cash equivalents at the beginning of the period	322.9	349.5
Effects of exchange rate changes on cash	(0.3)	55.5
<b>Cash and cash equivalents at the end of the period</b>	<b>272.0</b>	<b>322.9</b>

The Condensed Consolidated Interim Statement Cash Flows should be read in conjunction with the Notes to the condensed consolidated interim financial statements.

# Notes to the Condensed Consolidated Interim Financial Statements continued

## Brookfield Multiplex Group

11

For the half year ended 30 June 2009

### 1 Reporting entity

The consolidated interim financial report (report) of Brookfield Multiplex Limited (Company) and its subsidiaries and Brookfield Multiplex Property Trust and its subsidiaries (Trust) (collectively Group or Consolidated Entity) for the half year ended 30 June 2009 was authorised for issue in accordance with a resolution of the directors on XX August 2009.

### 2 Summary of significant accounting policies

The accounting policies applied by the Group in this report are the same as those applied by the Group in the consolidated financial report as at and for the period ended 31 December 2008.

The presentation of the report has been changed to reflect AASB 101 *Presentation of Financial Statements* as updated by AASB 2007-8 *Amendments to Australian Accounting Standards*. This amendment introduced the Statement of Comprehensive Income which displays components of profit or loss and components of other comprehensive income. As a result of the amendments to this standard the Group has made the following changes to the primary statements for the half year ended 30 June 2009:

Previous Primary Statement:	New Primary Statement:
Condensed Interim Income Statement	Condensed Interim Statement of Comprehensive Income
Condensed Interim Balance Sheet	Condensed Interim Statement of Financial Position
Condensed Interim Statement of Changes in Equity	Condensed Interim Statement of Changes in Equity
Condensed Interim Cash flow statement	Condensed Interim Statement of Cash flows

In the 6 month period to 30 June 2009 development property under construction held in inventory has been reclassified to investment property under construction. In accordance with amended AASB 140 *Investment Property* effective 1 January 2009, investment property under construction is classified as investment property and carried at fair value.

### 3 Basis of preparation

#### Statement of compliance

The report is prepared in accordance with the *Corporations Act 2001* and AASB 134 *Interim Financial Reporting*. Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34 *Interim Financial Reporting*. The report does not include notes of the type normally included in an annual financial report and shall be read in conjunction with the most recent annual financial report.

The report has been prepared on the historical cost basis except for the following assets and liabilities that are stated at fair value: derivative financial instruments, financial instruments held for trading, financial instruments classified as available for sale and investment property. Any non-current assets which are held for sale are stated at the lower of carrying amount and fair value less costs to sell, except investment property.

The report is presented in Australian dollars. The Group is of a kind referred to in ASIC Class Order 98/0100 dated 10 July 1998 relating to the "rounding off" of amounts in the report. In accordance with that Class Order amounts in the report have been rounded off to the nearest hundred thousand dollars or in certain cases, to the nearest dollar, unless otherwise stated.

This report does not include all the notes of the type normally included in the annual financial report. Accordingly, this report is to be read in conjunction with the annual financial report for the period ended 31 December 2008.

In accordance with AASB 101, the report has been prepared on a going concern basis. The Directors are pursuing a number of options with respect to the management of the net current liability position of the Group. These include negotiating commercial terms to renew existing facilities, considering alternative sources of finance available to them as evidenced by the recent \$57m Brookfield Secured Bond Series A issue in July 2009, divesting assets, and a number of capital management initiatives. In addition to these the Directors note that the current borrowings are primarily secured on specific assets and do not impact the ability of the Group to continue as a going concern. Accordingly the financial statements have been prepared on a going concern basis.

# Notes to the Condensed Consolidated Interim Financial Statements continued

## Brookfield Multiplex Group

12

For the half year ended 30 June 2009

### 3 Basis of preparation continued

#### Statement of compliance

During 2008, the Group changed its annual reporting period to the 12 months ended 31 December. Accordingly, this report is presented for the half year ended 30 June 2009. In accordance with AASB 134, the comparative period for a condensed interim statement of comprehensive income, condensed interim statement of changes in equity and condensed interim statement of cash flows shall be a comparable interim period of the immediately preceding annual reporting period. The most recent audited annual report of the Group comprises the six months ended 31 December 2008, which, due to the change in annual reporting period as mentioned above, is the immediately preceding annual reporting period. For the purpose of this report, the comparative period for the aforementioned statements is the half year ended 31 December 2008.

### 4 Estimates

The preparation of interim financial reports requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from those estimates. Refer to note 7 investments accounted for using the equity method and note 8 investment property for further detail on the use of judgments, estimates and assumptions in valuing the Group's investment portfolio.

### 5 Dividends and distributions

During the half year ended 30 June 2009, a distribution of \$10 was paid to unitholders of the Trust (half year ended 31 December 2008: nil).

### 6 Inventories

	30 June 2009 \$m	31 Dec 2008 \$m
Development projects under construction	762.6	1,847.2
Development projects completed	89.4	268.9
Impairment of development projects	(49.3)	–
<b>Total development projects</b>	<b>802.7</b>	<b>2,116.1</b>
Contract work in progress – amounts due from customers	–	75.3
<b>Total inventories</b>	<b>802.7</b>	<b>2,191.4</b>
The aggregate carrying amount of inventories is classified as follows:		
Current	189.2	692.4
Non-current	613.5	1,499.0
<b>Total inventories</b>	<b>802.7</b>	<b>2,191.4</b>

A review of inventory balances was performed at the reporting date in accordance with accounting standards to ensure that any required accounting impairments are appropriately captured. This process includes assessing the net realisable value of inventory to ensure the current carrying value does not exceed the net realisable value. At the date of this report, the impairment analysis performed on the inventory balances at 30 June 2009 detailed that impairments of \$49.3 million were required to ensure net realisable value did not exceed carrying value. This impairment related to six separate development projects.

### 7 Investments accounted for using the equity method

	30 June 2009 \$m	31 Dec 2008 \$m
<b>Non-current</b>		
Investments in associates	607.5	653.9
Impairment of investments in associates	(5.0)	–
Investments in joint venture entities	367.8	390.9
<b>Total investments accounted for using the equity method</b>	<b>970.3</b>	<b>1,044.8</b>

# Notes to the Condensed Consolidated Interim Financial Statements continued

## Brookfield Multiplex Group

13

For the half year ended 30 June 2009

### 7 Investments accounted for using the equity method continued

#### Investments in associates

Investments in associates are accounted for in the report using the equity method of accounting.

Details of material interests in associates are as follows:

Principal Activities	Country of Incorporation	Equity Ownership		Carrying Value		
		30 June 2009 %	31 Dec 2008 %	30 June 2009 \$m	31 Dec 2008 \$m	
<b>Consolidated Investment</b>						
R&M Investments (BVI) Limited	Investment	British Virgin Islands	50	50	352.6	359.8
Bourke Place Trust	Property Investment	Australia	43	43	176.2	185.6
Multiplex New Zealand Property Fund	Property Investment	Australia	27	27	35.0	41.4
Multiplex Acumen Property Fund	Property Investment	Australia	21	21	18.3	22.2
Multiplex Prime Property Fund	Property Investment	Australia	22	22	8.5	19.8
Multiplex European Property Fund	Property Investment	Australia	20	20	11.4	24.2
Other interests	Various	Various	–	–	0.5	0.9
<b>Total investments in associates</b>					<b>602.5</b>	<b>653.9</b>

#### Investments in joint venture entities

Details of material interests in joint venture entities are as follows:

Principal Activities	Country of Incorporation	Ownership Interest		Carrying Value		
		30 June 2009 %	31 Dec 2008 %	30 June 2009 \$m	31 Dec 2008 \$m	
<b>Investment</b>						
Darling Park Trust	Property Investment	Australia	50	50	329.4	348.0
Pegasus Town Limited	Development	New Zealand	50	50	24.2	24.0
Little Bay South	Development	Australia	50	50	5.1	5.1
Other interests	Various	Various	–	–	9.1	13.8
<b>Total investments in joint venture entities</b>					<b>367.8</b>	<b>390.9</b>

In accordance with AASB 136, Impairment of assets, an assessment must be made at each reporting date whether there is any indication that an asset is impaired. A review of each investment accounted for using the equity method was performed at the reporting date and, due to a continued drop in the security value, a number of equity accounted investments were deemed to show indicators of impairment. As such, a detailed analysis was performed to determine whether these investments were impaired. This analysis included an assessment of the value in use of the equity accounted investment to ensure the current carrying value does not exceed the value in use. Value in use was determined by discounting the expected future cash flows from each equity accounted investment to present day. At the date of this report, the impairment analysis performed on the equity accounted investments at 30 June 2009 detailed that an impairment charge of \$5 million is required to ensure value in use does not exceed carrying value.

	Consolidated	
	Six months ended 30 June 2009 \$'000	Six months ended 31 Dec 2008 \$'000
<b>Allowance for impairment related to investments in associates</b>		
Carrying amount at beginning of period	–	–
Impairment recognised in the current period in relation to Multiplex Prime Property Fund	5.0	–
<b>Carrying amount at end of period</b>	<b>5.0</b>	<b>–</b>

# Notes to the Condensed Consolidated Interim Financial Statements continued

## Brookfield Multiplex Group

14

For the half year ended 30 June 2009

<b>8 Investment property</b>	Carrying value 30 June 2009	Carrying value 31 Dec 2008
	\$m	\$m
Investment properties – current		
Total retail investment properties	20.4	–
Total commercial investment properties	–	–
Total industrial investment properties	–	–
<b>Total investment properties – current</b>	<b>20.4</b>	<b>–</b>
Investment properties – non-current		
Total retail investment properties	462.1	404.3
Total commercial investment properties	3,438.7	2,226.4
Total industrial investment properties	106.3	123.4
Impact of straight-lining of rental income disclosed as non-current receivables	(59.2)	(46.2)
<b>Total investment properties – non-current</b>	<b>3,947.9</b>	<b>2,707.9</b>
<b>Total investment properties</b>	<b>3,968.3</b>	<b>2,707.9</b>

### Independent valuations

The Group's policy is to value properties at each reporting date internally or externally. All properties are valued externally at least once every three years. Generally, all external valuations are adopted as the fair value of the investment property at the relevant reporting date. The internal and external valuations have been undertaken using a discounted cash flow (DCF) approach and a capitalisation method. The key assumptions adopted under these methods include assessment of the capitalisation rate, discount rate, terminal yield, current passing/market rental and forecast net annual cash flows receivable from the properties.

### Reconciliation of the carrying amount of investment properties is set out below:

	\$m
Carrying amount as at 31 Dec 2008	2,707.9
Transfer from inventory	1,377.5
Capital expenditure	51.6
Net loss from fair value adjustments to investment properties	(155.7)
Change due to impact of straight-lining of rental income disclosed as non-current receivables	(13.0)
<b>Carrying amount at 30 June 2009</b>	<b>3,968.3</b>

As detailed in Note 2, in the 6 month period to 30 June 2009 development property under construction held in inventory has been reclassified to investment property under construction. In accordance with amended AASB 140 *Investment Property* effective 1 January 2009, investment property under construction is classified as investment property and carried at fair value.

# Notes to the Condensed Consolidated Interim Financial Statements continued

## Brookfield Multiplex Group

15

For the half year ended 30 June 2009

### 9 Interest bearing loans and borrowings

	30 June 2009 \$m	31 Dec 2008 \$m
<b>Carrying amounts</b>		
Current interest bearing loans and borrowings	2,087.5	726.9
<i>Less:</i> deferred borrowing costs	(3.5)	–
	<b>2,084.0</b>	<b>726.9</b>
Non-current interest bearing loans and borrowings	970.9	2,320.2
<i>Less:</i> deferred borrowing costs	(2.3)	(7.2)
	<b>968.6</b>	<b>2,313.0</b>
<b>Total interest bearing loans and borrowings</b>	<b>3,052.6</b>	<b>3,039.9</b>

	30 June 2009 \$m	31 Dec 2008 \$m
<b>Total financing facilities available</b>		
Syndicated facility agreement	450.0	450.0
Working capital facility agreements	200.0	200.0
Commercial mortgage backed securities	463.0	463.0
Commercial mortgage backed securities liquidity facility	25.5	25.5
Investment finance facility	475.0	475.0
Project facilities	1,629.1	1,718.3
Loans from related parties	–	50.0
Other	51.5	49.1
<b>Total facilities available</b>	<b>3,294.1</b>	<b>3,430.9</b>
<b>Facilities utilised at reporting date</b>		
Syndicated facility agreement	450.0	450.0
Working capital facility agreements	187.5	187.5
Commercial mortgage backed securities	463.0	463.0
Commercial mortgage backed securities liquidity facility	–	–
Investment finance facility	475.0	475.0
Project facilities	1,431.4	1,401.3
Loans from related parties	–	21.2
Other	51.5	49.1
<b>Total facilities utilised at reporting date</b>	<b>3,058.4</b>	<b>3,047.1</b>
<b>Facilities not utilised at reporting date</b>		
Syndicated facility agreement	–	–
Working capital facility agreements	12.5	12.5
Commercial mortgage backed securities	–	–
Commercial mortgage backed securities liquidity facility	25.5	25.5
Investment finance facility	–	–
Project facilities	197.7	317.0
Loans from related parties	–	28.8
Other	–	–
<b>Total facilities not utilised at reporting date</b>	<b>235.7</b>	<b>383.8</b>

# Notes to the Condensed Consolidated Interim Financial Statements continued

## Brookfield Multiplex Group

16

For the half year ended 30 June 2009

### 10 Contributed equity

	30 June 2009 \$m	31 Dec 2008 \$m
<b>Issued and fully paid up capital</b>		
Stapled securities	2,765.9	2,765.9
Preference shares	1,665.0	1,640.0
<b>Stapled securities</b>	<b>4,430.9</b>	<b>4,405.9</b>

#### Movements of stapled securities on issue

There have been no movements of stapled securities on issue for the period to 30 June 2009 (31 December 2008: nil). The number of stapled securities on issue at 30 June 2009 is 837,402,185 units, with a consolidated value of \$2,765.9m and a Company value of \$1,324m (31 December 2008: 837,402,185 units with a consolidated value of \$2,765.9m and a Company value of \$1,324m).

#### Movements of preference shares

	Date	Shares	\$m
<b>For the half year ended 30 June 2009</b>			
Balance at the beginning of the period	1 Jan 2009	1,640,000,000	1,640.0
Contributions of equity, net of transaction costs	2 Apr 2009	25,000,000	25.0
Balance at the end of the period	30 June 2009	1,665,000,000	1,665.0
<b>For the half year ended 31 December 2008</b>			
Balance at the beginning of the period	1 July 2008	1,300,000,000	1,300.0
Contributions of equity, net of transaction costs	29 Aug 2008	220,000,000	220.0
Contributions of equity, net of transaction costs	28 Nov 2008	70,000,000	70.0
Contributions of equity, net of transaction costs	22 Dec 2008	50,000,000	50.0
Balance at the end of the period	31 Dec 2008	1,640,000,000	1,640.0

### 11 Contingent liabilities and assets

Details and estimated maximum amounts of contingent liabilities and assets (for which no amounts are recognised in the financial statements) are as follows:

#### Bank guarantees and insurance bonds

Contingent liabilities and contingent assets exist in respect of bank guarantees and insurance bonds issued to clients and guarantees received by Brookfield Multiplex from its subcontractors in lieu of cash retentions. The guarantees and bonds issued to clients are secured by indemnities. All of the bank guarantees and bonds are received and issued in Brookfield Multiplex's ordinary course of business.

	30 June 2009 \$m	31 Dec 2008 \$m
Issued bank guarantees and letters of credit outstanding	405.3	638.7
Insurance bonds outstanding	112.6	95.5
	<b>517.9</b>	<b>734.2</b>

#### Duelguide tax indemnity

In October 2004, the Consolidated Entity, together with its joint venture partner, provided an indemnity to a third party in relation to certain tax-related issues which may arise from the Consolidated Entity's investment in an associated entity. There has been no quantification of any claim and no claims have been made under the indemnity. On that basis, and because the directors believe no liability is likely, no provision or other liability has been raised by the Consolidated Entity in the financial statements at 30 June 2009 (31 December 2008: nil).

#### Class action

In December 2006, the Company and Brookfield Multiplex Funds Management Limited (BMFML) were served with a statement of claim in respect of a class action claiming unquantified damages. The statement of claim alleges that, in connection with the Wembley project, the Company and BMFML breached their continuous disclosure obligations and/or engaged in misleading or deceptive conduct in 2004 and 2005.

The Company and BMFML deny that they have any liability and continue to defend the class action. It is expected, given the issues involved in the class action, that it will be a complex and protracted litigation matter. It should be noted that the

# Notes to the Condensed Consolidated Interim Financial Statements continued

## Brookfield Multiplex Group

17

For the half year ended 30 June 2009

Company has not made any provision in its accounts for the payment of any claim in the event that the class action is successful.

### 11 Contingent liabilities and assets continued

#### Wembley costs indemnity

In December 2008, the Company sold Brookfield Construction (UK) Limited (BCUK) (formerly Multiplex Constructions (UK) Ltd), including all of its assets and liabilities at that time, to Brookfield Europe LP, a subsidiary of Brookfield Asset Management Inc, for market value. The assets of BCUK include a receivable of £81.9m in respect of anticipated litigation and settlement proceeds relating to the construction of Wembley National Stadium. Consequently, as part of the sale, the Company agreed to indemnify BCUK to the extent that those proceeds are less than £81.9m. BCUK has agreed to pay to the Company any proceeds from litigation and settlements relating to the construction of Wembley National Stadium exceeding £81.9m. On the basis that the directors believe no liability is likely, no provision or other liability has been raised by the Company in the report for the period to 30 June 2009 (31 December 2008: nil).

The Company has also agreed to indemnify BCUK for any costs and other expenses relating to claims in connection with the construction of Wembley National Stadium.

#### Other

- In the ordinary course of business, the Consolidated Entity provides rental guarantees and income support arrangements to tenants and owners of various residential and commercial buildings, in respect of which the Consolidated Entity is developing or has completed developing. These arrangements require the Company to guarantee the rental income of these properties for certain periods of time. As at the date of this report, the Directors are of the opinion that based on the current sub-lease proposals and forecast sub-lease commitments, together with the allowances made within the development budgets for these property developments, adequate allowance has been made in the financial statements for these potential obligations.
- Contingent liabilities and assets exist as a consequence of the arrangements contained in the Stapling Deed between the Company and BMFML, as the responsible entity of the Trust.
- The Company and the Trust are called upon to give, in the ordinary course of business, guarantees and indemnities in respect of the performance of subsidiaries, associates and related parties of their contractual obligations. The value of these guarantees and indemnities is indeterminate in amount. Any known losses have been brought to account.
- In the ordinary course of business, the Company and the Trust, their subsidiaries and associates become involved in litigation pertaining to normal design liability in relation to completed design and construction projects, normal contractor's liability in relation to construction contracts, public liability, workers' compensation, etc, the majority of which falls within the Consolidated Entity's insurance arrangements and/or contractual indemnities with consultants and subcontractors.
- The Company and the Trust, their subsidiaries and associates also become involved in contractual disputes in relation to property development activities and property ownership issues. Whilst the outcomes of these proceedings are uncertain, contingent liabilities exist in respect of amounts not specifically provided for, which, based on legal advice, should not be material either individually or in the aggregate.
- Subsidiaries of the Company have entered into joint venture arrangements under which the subsidiary may be jointly and severally liable for the liabilities of the joint venture arrangement. The assets of each partnership or joint venture vehicle are anticipated to be sufficient to meet any such liabilities.

### 12 Related party transactions

There have been no significant changes to the related party transactions as disclosed in the last audited financial report for the half year ended 31 December 2008.

### 13 Events subsequent to the reporting date

During the post balance sheet period the company raised \$57 million of debt through the issuance of Brookfield Secured Bonds Series A, this debt is listed on the Australian stock exchange under the ticker BZA. On 20 July 2009 the sale of Bracken Ridge Plaza (Brisbane) settled for an amount equivalent to its carrying value, being the value of Investment Properties classified as current assets in the Statement of Financial Position at 30 June 2009.

Other than as disclosed in this report and to the knowledge of the Directors, there has been no matter or circumstance that has arisen since the end of the financial period that has significantly affected, or may affect, the Group's operations in future financial periods, the results of those operations or the Group's state of affairs in future financial periods.

# Directors' Declaration

## Brookfield Multiplex Group

18

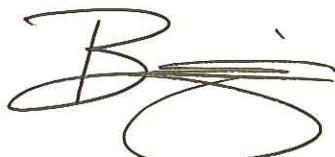
For the half year ended 30 June 2009

In the opinion of the directors of Brookfield Multiplex Limited:

- a The consolidated interim financial statements and notes set out on pages 7 to 17 are in accordance with the *Corporations Act 2001*, including:
  - i giving a true and fair view of the financial position of the Company and the Consolidated Entity as at 30 June 2009 and of their performance for the half year ended on that date; and
  - ii complying with Australian Accounting Standard AASB 134 *Interim financial reporting* and the *Corporations Act 2001* in Australia and the Corporations Regulations 2001;
- b There are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the directors made pursuant to section 303(5) of the *Corporations Act 2001*.

Dated at Sydney, this 24<sup>th</sup> day of August 2009.



Brian W Kingston  
Director  
Brookfield Multiplex Limited

Deloitte Touche Tohmatsu  
ABN 74 490 121 060

Grosvenor Place  
225 George Street  
Sydney NSW 2000  
PO Box N250 Grosvenor  
Place  
Sydney NSW 1217  
Australia

DX 10307SSE  
Tel: +61 (0) 2 9322 7000  
Fax: +61 (0) 2 9322 7001  
www.deloitte.com.au

## **Independent Auditor's Review Report to the Security Holders of Brookfield Multiplex Group**

We have reviewed the accompanying half-year financial report of Brookfield Multiplex Group, which comprises the condensed consolidated statement of financial position as at 30 June 2009, and the condensed consolidated statement of comprehensive income, condensed consolidated cash flow statement, condensed consolidated statement of changes in equity for the half-year ended on that date, selected explanatory notes and the directors' declaration of the stapled entity comprising Brookfield Multiplex Limited and Brookfield Multiplex Property Trust and the entities they controlled at the end of the half-year or from time to time during the half-year as set out on pages 7 to 18.

### *Directors' Responsibility for the Half-Year Financial Report*

The directors of the stapled entity are responsible for the preparation and fair presentation of the half-year financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the half-year financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

### *Auditor's Responsibility*

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of an Interim Financial Report Performed by the Independent Auditor of the Entity* ("ASRE 2410"), in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the stapled entity's financial position as at 30 June 2009 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of Brookfield Multiplex Group, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

*Auditor's Independence Declaration*

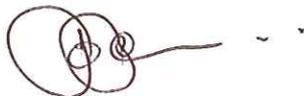
In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.

*Conclusion*

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of Brookfield Multiplex Group is not in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the stapled entity's financial position as at 30 June 2009 and of its performance for the half-year ended on that date; and
- (b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

~~Deloitte Touche Tohmatsu~~  
DELOITTE TOUCHE TOHMATSU



J A Leotta  
Partner  
Chartered Accountants  
Sydney, 24 August 2009

Brookfield Multiplex Property Trust  
and its subsidiaries  
Interim financial report  
For the half year ended  
30 June 2009

# Brookfield Multiplex Property Trust

ARSN 106 643 387

# Table of Contents

## Brookfield Multiplex Property Trust

For the half year ended 30 June 2009

	Page
<b>Directory</b> .....	<b>3</b>
<b>Directors' Report</b> .....	<b>4</b>
<b>Auditor's Independence Declaration</b> .....	<b>6</b>
<b>Financial Statements</b> .....	<b>7</b>
Condensed Consolidated Interim Statement of Comprehensive Income .....	7
Condensed Consolidated Interim Statement of Financial Position .....	8
Condensed Consolidated Interim Statement of Changes in Equity .....	9
Condensed Consolidated Interim Statement of Cash Flows .....	10
<b>Notes to the Condensed Consolidated Interim Financial Statements</b> .....	<b>11</b>
1 Reporting entity .....	11
2 Significant accounting policies .....	11
3 Basis of preparation .....	11
4 Estimates.....	12
5 Distributions.....	12
6 Investments accounted for using the equity method.....	12
7 Investment properties .....	14
8 Interest bearing loans and borrowings.....	15
9 Units on issue .....	16
10 Contingent liabilities and assets .....	16
11 Related party transactions .....	16
12 Events subsequent to the reporting date .....	16
<b>Directors' Declaration</b> .....	<b>17</b>
<b>Independent Auditor's Review Report</b> .....	<b>18</b>

# Directory

## Brookfield Multiplex Property Trust

For the half year ended 30 June 2009

### **Responsible Entity**

Brookfield Multiplex Funds Management Limited  
1 Kent Street  
Sydney NSW 2000  
Telephone: +61 (0) 2 9256 5000  
Facsimile: +61 (0) 2 9256 5001

### **Directors of Brookfield Multiplex Funds Management Limited**

Mr F Allan McDonald  
Ms Barbara K Ward  
Mr Jeffrey M Blidner  
Mr Richard B Clark  
Mr Ross A McDiven  
Mr Brian W Kingston

### **Registered Office**

1 Kent Street  
Sydney NSW 2000  
Telephone: +61 (0) 2 9256 5000  
Facsimile: +61 (0) 2 9256 5001

### **Auditor**

Deloitte Touche Tohmatsu  
225 George Street  
Grosvenor Place  
Sydney NSW 2000  
Telephone: +61 (0) 2 9322 7000  
Fax: +61 (0) 2 9322 7001

# Directors' Report

## Brookfield Multiplex Property Trust

For the half year ended 30 June 2009

### Introduction

The Directors of Brookfield Multiplex Funds Management Limited (ACN: 105 371 917), the Responsible Entity of Brookfield Multiplex Property Trust (Trust) present their interim report together with the condensed consolidated interim financial report of the Consolidated Entity, being the Trust and its subsidiaries, for the half year ended 30 June 2009 and the Independent Auditor's Review Report thereon. Brookfield Multiplex Limited (Company), the Trust and their subsidiaries are referred to as the Group in this report.

During 2008, and subsequent to completion of the annual audited financial report for the 12 months ended 30 June 2008, the Consolidated Entity changed its annual reporting period to the 12 months ended 31 December. Accordingly, this report is presented for the half year ended 30 June 2009 and the comparative period is the most recent audited annual reporting period for the Trust, or the half year ended 31 December 2008.

### Responsible Entity

The Responsible Entity of the Trust is Brookfield Multiplex Funds Management Limited, which has been the Responsible Entity since inception of the Trust.

The registered office and principal place of business of the Responsible Entity and the Trust is 1 Kent Street, Sydney, NSW 2000.

### Directors

The following persons were Directors of the Responsible Entity at any time during or since the end of the half year ended 30 June 2009:

Name	Capacity
Mr F Allan McDonald (Director since 22 October 2003)	Non-Executive Chairman
Ms Barbara K Ward (Director since 22 October 2003)	Non-Executive Director
Mr Jeffrey M Blidner (Director since 15 October 2007)	Non-Executive Director
Mr Richard B Clark (Director since 15 October 2007)	Non-Executive Director
Mr Ross A McDiven (Director since 18 August 2003)	Executive Director
Mr Brian W Kingston (Director since 31 March 2008)	Executive Director

### Principal activities

The principal activities of the Consolidated Entity during the course of the half year ended 30 June 2009 was investment in income producing retail, commercial and industrial properties. The Consolidated Entity principally operates in Australia.

There has been no significant change in the nature of the activities of the Consolidated Entity during the half year ended 30 June 2009.

### Group structure

Ordinary shares in the Company and ordinary units in the Trust are stapled together so that neither can be dealt without the other. A transfer, issue or reorganisation of an ordinary share or an ordinary unit in one of the component parts is accompanied by a transfer, issue or reorganisation of an ordinary share or ordinary unit in the other component part.

### Review of operations

#### Operating results for the financial period

The Trust reported a net loss attributable to unitholders of \$255.2 million for the half year ended 30 June 2009 (half year to 31 December 2008: net loss of \$277.7million). The result included the unfavourable impact of fair value adjustments relating to the Trust's directly owned and equity accounted investment properties of \$271.6 million (half year to 31 December 2008: unfavourable \$307.9 million). Impairments were recognised on the Group's investments accounted for using the equity method, based on an assessment of the net realisable value of these investments being lower than their carrying values.

The Trust paid \$10 distributions in total to unitholders during the half year ended 30 June 2009 (half year to 31 December 2008: nil).

# Directors' Report continued

## Brookfield Multiplex Property Trust

5

For the half year ended 30 June 2009

### **Rounding of amounts**

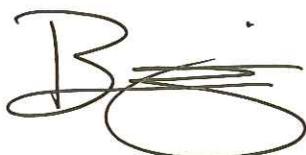
The Trust is of a kind referred to in Class Order 98/0100 (10 July 1998), issued by the Australian Securities and Investments Commission, relating to the "rounding off" of amounts in the directors' report and the financial report. Amounts in the directors' report and the financial report have been rounded off in accordance with that Class Order to the nearest hundred thousand dollars, or in certain cases, to the nearest dollar, unless otherwise indicated.

### **Lead auditor's independence declaration under Section 307(C) of the *Corporations Act 2001***

The lead auditor's independence declaration is set out on page 6 and forms part of the Directors' Report for the half year ended 30 June 2009.

This Report is signed in accordance with a resolution of the Directors of Brookfield Multiplex Funds Management Limited pursuant to Section 306(3) of the *Corporations Act 2001*.

Dated at Sydney this 24<sup>th</sup> day of August 2009.



Brian W Kingston  
Director  
Brookfield Multiplex Funds Management Limited

Deloitte Touche Tohmatsu  
ABN 74 490 121 060

Grosvenor Place  
225 George Street  
Sydney NSW 2000  
PO Box N250 Grosvenor Place  
Sydney NSW 1217 Australia

DX 10307SSE  
Tel: +61 (0) 2 9322 7000  
Fax: +61 (0) 2 9322 7001  
www.deloitte.com.au

The Board of Directors  
Brookfield Multiplex Funds Management Limited  
(as Responsible Entity for Brookfield Multiplex Property Trust)  
1 Kent Street  
SYDNEY, NSW 2000

24 August 2009

Dear Directors,

## BROOKFIELD MULTIPLEX PROPERTY TRUST

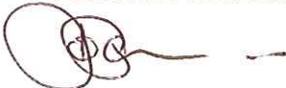
In accordance with section 307C of the Corporations Act 2001, I am pleased to provide the following declaration of independence to the directors of Brookfield Multiplex Funds Management Limited as responsible entity for Brookfield Multiplex Property Trust.

As lead partner for the review of the financial statements of the Brookfield Multiplex Property Trust for the half-year ended 30 June 2009, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- (i) the auditor independence requirements of the Corporations Act 2001 in relation to the review; and
- (ii) any applicable code of professional conduct in relation to the review .

Yours faithfully

~~Deloitte Touche Tohmatsu~~  
DELOITTE TOUCHE TOHMATSU



J A Leotta  
Partner  
Chartered Accountants

# Condensed Consolidated Interim Statement of Comprehensive Income

## Brookfield Multiplex Property Trust

7

For the half year ended 30 June 2009

	Note	Consolidated Half year ended 30 June 2009 \$m	Half year ended 31 Dec 2008 \$m
Revenue		129.9	120.1
Other income		0.4	6.0
Rates, taxes and property outgoings		(32.5)	(28.4)
Net loss on revaluation of investment property	7	(207.5)	(255.2)
Finance costs		(53.3)	(66.5)
Other expenses		(27.4)	(1.3)
Share of net loss of investments accounted for using the equity method		(52.5)	(32.7)
<b>Net loss for the period</b>		<b>(242.9)</b>	<b>(258.0)</b>
<b>Other comprehensive income</b>			
Currency translation differences		(5.3)	1.8
Changes in fair value of available for sale financial assets		1.1	(5.2)
Effective portion of changes in fair value of cash flow hedges		20.3	(55.4)
<b>Other comprehensive income for the period</b>		<b>16.1</b>	<b>(58.8)</b>
<b>Total comprehensive income for the period</b>		<b>(226.8)</b>	<b>(316.8)</b>
Loss attributable to:			
Unitholders of the Brookfield Multiplex Property Trust		(255.2)	(277.7)
Non-controlling interests		12.3	19.7
<b>Net loss for the period</b>		<b>(242.9)</b>	<b>(258.0)</b>
Total comprehensive income attributable to:			
Unitholders of the Brookfield Multiplex Property Trust		(239.1)	(336.5)
Non-controlling interests		12.3	19.7
<b>Total comprehensive income for the period</b>		<b>(226.8)</b>	<b>(316.8)</b>

The Condensed Consolidated Interim Statement of Comprehensive Income should be read in conjunction with the Notes to the condensed consolidated interim financial statements.

# Condensed Consolidated Interim Statement of Financial Position

8

## Brookfield Multiplex Property Trust

As at 30 June 2009

	Note	Consolidated 30 June 2009 \$m	31 Dec 2008 \$m
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents		26.5	37.2
Trade and other receivables		420.3	435.8
Prepayments		4.6	2.4
Investment property held for sale	7	20.4	–
Other financial assets		1,300.0	1,300.0
<b>Total current assets</b>		<b>1,771.8</b>	<b>1,775.4</b>
<b>Non-current assets</b>			
Trade and other receivables		58.1	49.2
Investments accounted for using the equity method	6	576.5	656.6
Investment property	7	2,600.4	2,613.4
Property, plant and equipment	7	–	190.5
<b>Total non-current assets</b>		<b>3,235.0</b>	<b>3,509.7</b>
<b>Total assets</b>		<b>5,006.8</b>	<b>5,285.1</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Derivative liabilities		5.7	7.5
Trade and other payables		27.5	31.0
Interest bearing loans and borrowings	8	1,154.1	268.7
Non-interest bearing loans and borrowings		105.2	64.6
Provisions		7.0	7.9
<b>Total current liabilities</b>		<b>1,299.5</b>	<b>379.7</b>
<b>Non-current liabilities</b>			
Derivative liabilities		0.4	13.2
Trade and other payables		25.2	24.0
Interest bearing loans and borrowings	8	645.0	1,520.3
Non-interest bearing loans and borrowings		10.2	70.4
<b>Total non-current liabilities</b>		<b>680.8</b>	<b>1,627.9</b>
<b>Total liabilities</b>		<b>1,980.3</b>	<b>2,007.6</b>
<b>Net assets</b>		<b>3,026.5</b>	<b>3,277.5</b>
<b>Equity</b>			
Units on Issue	9	2,441.8	2,441.8
Reserves		(51.8)	(67.9)
Undistributed income		45.4	300.6
<b>Total parent interests</b>		<b>2,435.4</b>	<b>2,674.5</b>
Non-controlling interests		591.1	603.0
<b>Total equity</b>		<b>3,026.5</b>	<b>3,277.5</b>

The Condensed Consolidated Interim Statement of Financial Position should be read in conjunction with the Notes to the condensed consolidated interim financial statements.

# Condensed Consolidated Interim Statement of Changes in Equity

9

## Brookfield Multiplex Property Trust

For the half year ended 30 June 2009

	Attributable to Unitholders of the Trust				Non-controlling interests \$m	Total equity \$m
	Issued Units \$m	Undistributed profits/(losses) \$m	Reserves \$m	Total \$m		
<b>Consolidated</b>						
<b>As at 31 December 2008</b>	<b>2,441.8</b>	<b>300.6</b>	<b>(67.9)</b>	<b>2,674.5</b>	<b>603.0</b>	<b>3,277.5</b>
Currency translation differences	–	–	(5.3)	(5.3)	–	(5.3)
Change in fair value available-for-sale financial assets	–	–	1.1	1.1	–	1.1
Effective portion of changes in fair value of cash flow hedges	–	–	20.3	20.3	–	20.3
<b>Income and expense recognised directly in equity</b>	<b>–</b>	<b>–</b>	<b>16.1</b>	<b>16.1</b>	<b>–</b>	<b>16.1</b>
(Loss)/profit for the half year	–	(255.2)	–	(255.2)	12.3	(242.9)
<b>Total recognised income and expenses for the half year</b>	<b>–</b>	<b>(255.2)</b>	<b>16.1</b>	<b>(239.1)</b>	<b>12.3</b>	<b>(226.8)</b>
Transactions with unitholders in their capacity as unitholders:						
Distributions for the half year	–	–	–	–	(24.2)	(24.2)
<b>Total transactions with unitholders in their capacity as unitholders</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>(24.2)</b>	<b>(24.2)</b>
<b>As at 30 June 2009</b>	<b>2,441.8</b>	<b>45.4</b>	<b>(51.8)</b>	<b>2,435.4</b>	<b>591.1</b>	<b>3,026.5</b>

	Attributable to Unitholders of the Trust				Non-controlling interests \$m	Total equity \$m
	Issued Units \$m	Undistributed profits/(losses) \$m	Reserves \$m	Total \$m		
<b>Consolidated</b>						
<b>As at 1 July 2008</b>	<b>2,441.8</b>	<b>578.3</b>	<b>(9.1)</b>	<b>3,011.0</b>	<b>598.4</b>	<b>3,609.4</b>
Currency translation differences	–	–	1.8	1.8	–	1.8
Change in fair value available-for-sale financial assets	–	–	(5.2)	(5.2)	–	(5.2)
Effective portion of changes in fair value of cash flow hedges	–	–	(55.4)	(55.4)	–	(55.4)
<b>Income and expense recognised directly in equity</b>	<b>–</b>	<b>–</b>	<b>(58.8)</b>	<b>(58.8)</b>	<b>–</b>	<b>(58.8)</b>
(Loss)/profit for the half year	–	(277.7)	–	(277.7)	19.7	(258.0)
<b>Total recognised income and expenses for the half year</b>	<b>–</b>	<b>(277.7)</b>	<b>(58.8)</b>	<b>(336.5)</b>	<b>19.7</b>	<b>(316.8)</b>
Transactions with unitholders in their capacity as unitholders:						
Distributions for the half year	–	–	–	–	(22.0)	(22.0)
Increase in non-controlling interests	–	–	–	–	6.9	6.9
<b>Total transactions with unitholders in their capacity as unitholders</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>(15.1)</b>	<b>(15.1)</b>
<b>As at 31 December 2008</b>	<b>2,441.8</b>	<b>300.6</b>	<b>(67.9)</b>	<b>2,674.5</b>	<b>603.0</b>	<b>3,277.5</b>

The Condensed Consolidated Interim Statement of Changes in Equity should be read in conjunction with the Notes to the condensed consolidated interim financial statements.

# Condensed Consolidated Interim Statement of Cash Flows

## Brookfield Multiplex Property Trust

10

For the half year ended 30 June 2009

	Consolidated Half year ended 30 June 2009 \$m	Half year ended 31 Dec 2008 \$m
<b>Cash flows from operating activities</b>		
Receipts from customers	135.6	115.1
Payments to suppliers	(50.7)	(37.1)
Distributions received	6.5	21.8
Interest received	0.8	6.6
Borrowing costs paid	(54.8)	(67.6)
<b>Net cash flows from operating activities</b>	<b>37.4</b>	<b>38.8</b>
<b>Cash flows from investing activities</b>		
Payments for investment property	(23.3)	(18.7)
Payments for property, plant and equipment	–	(88.6)
<b>Net cash flows used in investing activities</b>	<b>(23.3)</b>	<b>(107.3)</b>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	19.4	625.3
Repayment of borrowings	(10.7)	(516.3)
Loans advanced to related parties	(139.8)	(122.9)
Loans repaid by related parties	130.5	107.2
Distributions paid to non-controlling interests in subsidiary	(24.2)	(15.1)
<b>Net cash (used in)/from financing activities</b>	<b>(24.8)</b>	<b>78.2</b>
Net (decrease)/increase in cash and cash equivalents held	(10.7)	9.7
Cash and cash equivalents at the beginning of the financial period	37.2	27.5
<b>Cash and cash equivalents at the end of the financial period</b>	<b>26.5</b>	<b>37.2</b>

The Condensed Consolidated Interim Statement of Cash Flows should be read in conjunction with the Notes to the condensed consolidated interim financial statements.

# Notes to Condensed Consolidated Interim Financial Statements

## Brookfield Multiplex Property Trust

11

For the half year ended 30 June 2009

### 1 Reporting entity

Brookfield Multiplex Property Trust (Trust) is an Australian registered managed investment scheme under the *Corporations Act 2001*. Brookfield Multiplex Funds Management Limited, the Responsible Entity of the Trust, is incorporated and domiciled in Australia. The consolidated financial statements of the Trust as at and for the half year ended 30 June 2009 comprise the Trust and its subsidiaries (together referred to as the Consolidated Entity).

### 2 Significant accounting policies

The condensed consolidated interim financial report (report) of the Consolidated Entity for the half year ended 30 June 2009 was authorised for issue in accordance with a resolution of the directors of the Responsible Entity on 24 August 2009.

The accounting policies applied by the Consolidated Entity in this condensed consolidated report are the same as those applied by the Consolidated Entity in its consolidated financial report as at and for the half year ended 31 December 2008, except for the adoption of amendments to Australian Accounting Standards as of 1 January 2009 noted below.

The presentation of the report has been changed to AASB 101 *Presentation of Financial Statements* as updated by AASB 2007-8 *Amendments to Australian Accounting Standards*. This amendment introduced the Statement of Comprehensive Income which displays components of profit or loss and components of other comprehensive income. As a result of the amendments to this standard the Consolidated Entity has made the following changes to the primary statements for the half year ended 30 June 2009:

Previous Primary Statement:	New Primary Statement:
Condensed Interim Income Statement	Condensed Interim Statement of Comprehensive Income
Condensed Interim Balance Sheet	Condensed Interim Statement of Financial Position
Condensed Interim Statement of Changes in Equity	Condensed Interim Statement of Changes in Equity
Condensed Interim Cash flow statement	Condensed Interim Statement of Cash flows

AASB 140 *Investment Property* has been updated by AASB 2008-5 to include in the definition of investment property, property that is being constructed or developed for future use as an investment property. Previously, investment property that was being constructed or developed was classified as property, plant and equipment. Accordingly, on 1 January 2009 a transfer of assets out of property, plant & equipment to investment property occurred to reflect the requirements of the updated AASB 140. There was no valuation uplift recognised on transfer. Refer to note 7 investment property for further detail.

### 3 Basis of preparation

#### Statement of compliance

The report is prepared in accordance with the *Corporations Act 2001* and AASB134 *Interim Financial Reporting*. Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34 *Interim Financial Reporting*. The report does not include notes of the type normally included in an annual financial report and shall be read in conjunction with the most recent annual financial report.

The report has been prepared on the historical cost basis except for the following assets and liabilities that are stated at fair value: derivative financial instruments, financial instruments held for trading, financial instruments classified as available for sale and investment property. Any non-current assets which are held for sale, except for investment property held for sale, are stated at the lower of carrying amount and fair value less costs to sell.

The report is presented in Australian dollars. The Consolidated Entity is of a kind referred to in ASIC Class Order 98/0100 dated 10 July 1998 relating to the "rounding off" of amounts in the report. In accordance with that Class Order amounts in the report have been rounded off to the nearest hundred thousand dollars or in certain cases to the nearest dollar, unless otherwise stated.

This report does not include all the notes of the type normally included in the annual financial report. Accordingly, this report is to be read in conjunction with the annual financial report for the period ended 31 December 2008.

# Notes to Condensed Consolidated Interim Financial Statements continued

## Brookfield Multiplex Property Trust

12

For the half year ended 30 June 2009

### 3 Basis of preparation continued

#### Statement of compliance continued

During 2008, the Consolidated Entity changed its annual reporting period to the 12 months ended 31 December. Accordingly, this report is presented for the half year ended 30 June 2009. In accordance with AASB 134, the comparative period for a condensed interim statement of comprehensive income, condensed interim statement of changes in equity and a condensed interim statement of cash flows shall be a comparable interim period of the immediately preceding annual reporting period. Due to the change in annual reporting period as mentioned above, the immediately preceding annual reporting period is the half year ended 31 December 2008. For the purpose of this report, the comparative period for the aforementioned statements is the half year ended 31 December 2008.

### 4 Estimates

The preparation of interim financial reports requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from those estimates. Refer to note 6 investments accounted for using the equity method and note 7 investment property for further detail on the use of judgments, estimates and assumptions in valuing the Trust's investment portfolio.

### 5 Distributions

During the half year ended 30 June 2009, a distribution of \$10 in total was paid to unitholders of the Trust (half year ended 31 December 2008: nil).

### 6 Investments accounted for using the equity method

	Consolidated 30 June 2009 \$m	31 Dec 2008 \$m
<b>Non-current</b>		
Investments in associates	282.3	320.9
Impairment of investments in associates	(35.5)	(12.3)
<b>Carrying value of investments in associates</b>	<b>246.8</b>	<b>308.6</b>
Investments in joint venture entities	329.7	348.0
<b>Total investments accounted for using the equity method</b>	<b>576.5</b>	<b>656.6</b>

#### Investments in associates

Investments in associates are accounted for in the report using the equity method of accounting. Details of material interests in associates are as follows:

Name	Principal Activities	Country of Incorporation	Ownership Interest		Carrying Value	
			30 June 2009 %	31 Dec 2008 %	30 June 2009 \$m	31 Dec 2008 \$m
<b>Investment</b>						
Bourke Place Trust	Property investment	Australia	43	43	176.4	185.6
Multiplex New Zealand Property Fund	Property investment	Australia	24	24	31.3	50.0
Multiplex Acumen Property Fund	Property investment	Australia	21	21	17.9	22.2
Multiplex Prime Property Fund	Property investment	Australia	22	22	8.5	25.3
Multiplex European Property Fund	Property investment	Australia	20	20	12.7	25.5
<b>Total investment in associates</b>					<b>246.8</b>	<b>308.6</b>

The balance sheet date of all associates except Bourke Place Trust, is 30 June. The balance date for Bourke Place Trust is 31 December.

# Notes to Condensed Consolidated Interim Financial Statements continued

## Brookfield Multiplex Property Trust

For the half year ended 30 June 2009

13

### 6 Investments accounted for using the equity method continued

#### Investments in joint venture entities

Name	Principal Activities	Country of Incorporation	Ownership Interest		Carrying Value		
			30 June 2009 %	31 Dec 2008 %	30 June 2009 \$m	31 Dec 2008 \$m	
<b>Investment</b>							
Darling Park Trust	Property investment	Australia	50	50	329.7	348.0	
<b>Total investments in joint venture entities</b>						<b>329.7</b>	<b>348.0</b>

In accordance with AASB 136, Impairment of assets, an assessment must be made at each reporting date whether there is any indication that an asset is impaired. A review of equity accounted investments was performed at the reporting date and, due to a continued drop in value of underlying investment properties, a number of equity accounted investments were deemed to show indicators of impairment. As such, a detailed analysis was performed to determine whether these equity accounted investments were impaired. This analysis included an assessment of the value in use of the equity accounted investment to ensure the current carrying value does not exceed the value in use. Value in use was determined by discounting the expected future cash flows from each equity accounted investment to present day. At the date of this report, the impairment analysis performed on the equity accounted investments at 30 June 2009 detailed that an impairment charge of \$23.2 million is required to ensure value in use does not exceed carrying value. This impairment is recorded in relation to two equity accounted investments and the carrying amount of impairment on equity accounted investments is detailed below:

	Consolidated	
	Six months ended 30 June 2009 \$'000	Six months ended 31 Dec 2008 \$'000
<b>Provisions for impairment related to investments in associates</b>		
Carrying amount at beginning of period	12.3	12.3
Impairment recognised in relation to Multiplex New Zealand Property Fund	12.7	–
Impairment recognised in relation to Multiplex Prime Property Fund	10.5	–
<b>Carrying amount at end of period</b>	<b>35.5</b>	<b>12.3</b>

# Notes to Condensed Consolidated Interim Financial Statements continued

## Brookfield Multiplex Property Trust

For the half year ended 30 June 2009

14

### 7 Investment properties

The Consolidated Entity holds the following categories of investment properties at the reporting date:

	30 June 2009 book value \$m	31 Dec 2008 book value \$m
Investment properties – current		
Total retail investment properties	20.4	–
<b>Total investment properties – current</b>	<b>20.4</b>	<b>–</b>
Investment properties – non-current		
Total retail investment properties	372.4	404.2
Total commercial investment properties	2,177.3	2,132.0
Total industrial investment properties	106.3	123.4
<b>Total investment properties – non-current</b>	<b>2,656.0</b>	<b>2,659.6</b>
Impact of straight-lining of rental income disclosed as non-current receivables	(55.6)	(46.2)
<b>Total investment properties – non-current</b>	<b>2,600.4</b>	<b>2,613.4</b>
<b>Total investment properties</b>	<b>2,620.8</b>	<b>2,613.4</b>

#### Independent valuations

The Group's policy is to value properties at each reporting date internally or externally. All properties are valued externally at least once every three years. Generally, all external valuations are adopted as the fair value of the investment property at the relevant reporting date. The internal and external valuations have been undertaken using a discounted cash flow (DCF) approach and a capitalisation method. The key assumptions adopted under these methods include assessment of the capitalisation rate, discount rate, terminal yield, current passing/market rental and forecast net annual cash flows receivable from the properties.

<b>Reconciliation of the carrying amount of investment properties is set out below:</b>	<b>\$m</b>
Carrying amount as at 31 Dec 2008	2,613.4
Sale of investment property	–
Transfer from Property, Plant & Equipment – at cost	190.5
Capital expenditure	24.4
Net gain/(loss) from fair value adjustments to investment properties	(198.1)
Change of the impact straight-lining of rental income disclosed as non-current receivables	(9.4)
<b>Carrying amount at 30 June 2009</b>	<b>2,620.8</b>

As detailed in note 2, AASB 140 *Investment Property* has been updated to include in the definition of investment property that is being constructed or developed for future use as an investment property. Previously, investment property that was being constructed or developed was classified as property, plant & equipment. Accordingly, on 1 January 2009 a transfer of assets out of property, plant & equipment to investment property occurred to reflect the requirements of the updated AASB 140. There was no valuation uplift recognised on transfer.

# Notes to Condensed Consolidated Interim Financial Statements continued

## Brookfield Multiplex Property Trust

For the half year ended 30 June 2009

15

### 8 Interest bearing loans and borrowings

Carrying amounts	Consolidated	
	30 June 2009 \$m	31 Dec 2008 \$m
Current interest bearing loans and borrowings	1,157.6	268.8
<i>Less: deferred borrowing costs</i>	(3.5)	(0.1)
	<b>1,154.1</b>	<b>268.7</b>
Non-current interest bearing loans and borrowings	647.1	1,527.4
<i>Less: deferred borrowing costs</i>	(2.1)	(7.1)
	<b>645.0</b>	<b>1,520.3</b>
<b>Total interest bearing loans and borrowings</b>	<b>1,799.1</b>	<b>1,789.0</b>

	Consolidated	
	30 June 2009 \$m	31 Dec 2008 \$m
<b>Total financing facilities available</b>		
Syndicated Facility Agreement	450.0	450.0
Working Capital Facility Agreements	429.2	474.6
Commercial Mortgage Backed Securities	463.0	463.0
Commercial Mortgage Backed Securities Liquidity Facility	25.5	25.5
Investment Finance Facility	475.0	475.0
<b>Total facilities available</b>	<b>1,842.7</b>	<b>1,888.1</b>
<b>Facilities utilised at reporting date</b>		
Syndicated Facility Agreement	450.0	450.0
Working Capital Facility Agreements	416.7	408.2
Commercial Mortgage Backed Securities	463.0	463.0
Investment Finance Facility	475.0	475.0
<b>Total facilities utilised at reporting date</b>	<b>1,804.7</b>	<b>1,796.2</b>
<b>Facilities not utilised at reporting date</b>		
Working Capital Facility Agreements	12.5	66.4
Commercial Mortgage Backed Securities Liquidity Facility	25.5	25.5
<b>Total facilities not utilised at reporting date</b>	<b>38.0</b>	<b>91.9</b>

# Notes to Condensed Consolidated Interim Financial Statements continued

## Brookfield Multiplex Property Trust

For the half year ended 30 June 2009

16

### 9 Units on issue

	Consolidated			
	Half year ended 30 June 2009 \$m	Half year ended 30 June 2009 Units	Half year ended 31 December 2008 \$m	Half year ended 31 December 2008 Units
Units on issue				
Opening balance	2,441.8	837,405,185	2,441.8	837,405,185
Closing balance	<b>2,441.8</b>	<b>837,405,185</b>	<b>2,441.8</b>	<b>837,405,185</b>

### 10 Contingent liabilities and assets

No contingent liabilities or assets existed at 30 June 2009 (31 December 2008: nil).

### 11 Related party transactions

There have been no significant changes to the related party transactions as disclosed in the last audited financial report for the half year ended 31 December 2008.

### 12 Events subsequent to the reporting date

On 20 July 2009 the sale of Bracken Ridge Plaza (Brisbane) settled for an amount equivalent to its carrying value, being the value of Investment Properties classified as current assets in the Statement of Financial Position at 30 June 2009.

Other than as disclosed in this report and to the knowledge of the directors, there has been no other matter or circumstance that has arisen since the end of the financial period that has significantly affected, or may affect, the Consolidated Entity's operations in future financial periods, the results of those operations or the Consolidated Entity's state of affairs in future financial periods.

# Directors' Declaration

## Brookfield Multiplex Property Trust

17

For the half year ended 30 June 2009

In the opinion of the directors of Brookfield Multiplex Funds Management Limited, the Responsible Entity of Brookfield Multiplex Property Trust:

- a The consolidated interim financial statements and notes, set out on pages 7 to 16, are in accordance with the *Corporations Act 2001*, including:
  - i giving a true and fair view of the Consolidated Entity's financial position as at 30 June 2009 and of its performance, for the half year ended on that date; and
  - ii complying with Australian Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporation Act 2001* in Australia and the Corporations Regulations 2001;
- b There are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the directors made pursuant to section 303(5) of the *Corporations Act 2001*.

Dated at Sydney, this 24<sup>th</sup> day of August 2009.



Brian W Kingston  
Director  
Brookfield Multiplex Funds Management Limited

Deloitte Touche Tohmatsu  
ABN 74 490 121 060

Grosvenor Place  
225 George Street  
Sydney NSW 2000  
PO Box N250 Grosvenor  
Place  
Sydney NSW 1217  
Australia

DX 10307SSE  
Tel: +61 (0) 2 9322 7000  
Fax: +61 (0) 2 9322 7001  
www.deloitte.com.au

## **Independent Auditor's Review Report to the Unitholders of Brookfield Multiplex Property Trust**

We have reviewed the accompanying half-year financial report of the Brookfield Multiplex Property Trust, which comprises the condensed consolidated interim statement of financial position as at 30 June 2009, and the condensed consolidated interim statement of comprehensive income, condensed consolidated interim statement of cash flows, condensed consolidated interim statement of changes in equity for the half-year ended on that date, selected explanatory notes and the directors' declaration of the consolidated entity comprising of the trust and the entities it controlled at the end of the half-year or from time to time during the half-year as set out on pages 7 to 17.

### *Directors' Responsibility for the Half-Year Financial Report*

The directors of Brookfield Multiplex Funds Management Limited, the responsible entity of Brookfield Multiplex Property Trust are responsible for the preparation and fair presentation of the half-year financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the half-year financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

### *Auditor's Responsibility*

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of an Interim Financial Report Performed by the Independent Auditor of the Entity* ("ASRE 2410"), in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the consolidated entity's financial position as at 30 June 2009 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of Brookfield Multiplex Property Trust, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

#### *Auditor's Independence Declaration*

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.

#### *Conclusion*

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of Brookfield Multiplex Property Trust is not in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the consolidated entity's position as at 30 June 2009 and of its performance for the half-year ended on that date; and
- (b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

  
DELOITTE TOUCHE TOHMATSU



J A Leotta  
Partner  
Chartered Accountants  
Sydney, 24 August 2009