

ASX Announcement

26 August 2010

MULTIPLEX SITES TRUST FINANCIAL RESULTS FOR THE SIX MONTHS TO 30 JUNE 2010

Please find attached the Appendix 4D Financial Report for the six months to 30 June 2010 for Multiplex SITES Trust for release to the market.

As the Brookfield Multiplex Group (the Group) ceased trading on the Australian Securities Exchange on 20 December 2007, following its acquisition by Brookfield Australia Pty Ltd (Brookfield) (formerly Brookfield Bidco (Australia) Pty Ltd) it would not normally release to the market a financial report. However, to ensure that SITES securityholders 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 six months to 30 June 2010 (Group Financial Report) and a Brookfield Multiplex Property Trust General Purpose Financial Report for the six months to 30 June 2010 (Trust Financial Report). These Reports are also attached.

Results in Summary – Brookfield Multiplex Group

- Funds from operations for the period was \$79.7 million (previous corresponding period: \$79.8 million);
- Net profit attributable to stapled security holders was \$2.1 million (previous corresponding period: loss \$216.3 million);
- Profit per stapled security was 0.25 cents for the period, compared to a loss of 25.8 cents for the previous corresponding period;

Full details on the key financial highlights and operating results can be found in the accompanying presentation lodged with the ASX today.

Teleconference

Brookfield Multiplex Funds Management Limited as responsible entity of Multiplex SITES Trust has scheduled a teleconference for investors and analysts to discuss the six months to 30 June 2010.

The teleconference will be held today at 2pm (AEST). A separate ASX announcement will be released later today which will include the dial in details and a presentation.

Multiplex SITES trade on the Australian Securities Exchange under the code MXUPA.

-ends-

Appendix 4D

Multiplex SITES Trust

For the half year ended 30 June 2010

Name of entity:	Multiplex SITES Trust (MXU) ARSN 111 903 747
Details of reporting period	
Current reporting period:	1 January 2010 to 30 June 2010
Prior corresponding period:	1 January 2009 to 30 June 2009

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 2010. 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 2010 in accordance with the continuous disclosure obligations arising under the *Corporations Act 2001*.

Results for announcement to the market

	Half year ended 30 June 2010 \$'000	Half year ended 30 June 2009 \$'000
Total revenue and other income	15,975	12,015
Net profit before income tax	15,975	12,015
Net profit attributable to unitholders	15,975	12,015
Net tangible asset backing per unit (\$)	100	100
Earnings per unit (cents per unit)	3.55	2.67

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 2010 to 31 March 2010 of 6.01% per annum and paid on 19 April 2010	6,660
Quarterly distribution for the period from 1 April 2010 to 30 June 2010 of 8.31% per annum and paid on 15 July 2010	9,315
Total	15,975

On 1 July 2010, the Trust announced to the ASX that the distribution rate for the period from 1 July 2010 to 30 September 2010 is 8.74% 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 26 August 2010. This ASX release forms part of the Appendix 4D.

The Trust has a formally constituted Audit Committee and Board Risk & Compliance 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 25 August 2010.

Multiplex SITES Trust
Interim financial statements
for the half year ended
30 June 2010

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 2010

Directory	3
Directors' Report.....	4
Auditor's Independence Declaration.....	6
Interim Financial Statements.....	7
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
Notes to the Interim Financial Statements.....	11
1 Reporting entity	11
2 Basis of preparation.....	11
3 Significant accounting policies	11
4 Segment reporting	11
5 Investments accounted for using the equity method.....	12
6 Distributions.....	12
7 Units on issue	12
8 Related parties.....	13
9 Contingent liabilities and assets.....	13
10 Capital and other commitments	13
11 Events subsequent to the reporting date	13
Directors' Declaration	14
Independent Auditor's Report	15

Directory

Multiplex SITES Trust

For the half year ended 30 June 2010

Responsible Entity

Brookfield Multiplex Funds Management Limited
Level 22, 135 King Street
Sydney NSW 2000
Telephone +612 9322 2000
Facsimile +612 9322 2001

Directors of Brookfield Multiplex Funds Management Limited

Mr F Allan McDonald
Ms Barbara K Ward
Mr Russell T Proutt

Registered Office

Level 22, 135 King Street
Sydney NSW 2000
Telephone +612 9322 2000
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Auditor

Deloitte Touche Tohmatsu
Grosvenor Place, 225 George Street
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Directors' Report

Multiplex SITES Trust

For the half year ended 30 June 2010

Introduction

The Directors of Brookfield Multiplex Funds Management Limited (ACN: 105 371 917), the Responsible Entity of Multiplex SITES Trust (Trust) present their report together with the annual financial statements of the Trust for the half year ended 30 June 2010 and the Independent Auditor's 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 (Group). The registered office and principal place of business of the Responsible Entity is 135 King Street, Sydney.

Directors

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

Name	Capacity
Mr F Allan McDonald (appointed 22 October 2003)	Non-Executive Chairman
Ms Barbara K Ward (appointed 22 October 2003)	Non-Executive Director
Mr Russell T Proutt (appointed 17 March 2010)	Executive Director
Mr Brian W Kingston (resigned 17 March 2010)	Executive Director
Mr Jeffery M Blidner (resigned 4 January 2010)	Non-Executive Director
Mr Richard B Clark (resigned 4 January 2010)	Non-Executive Director
Mr Ross A McDiven (resigned 4 January 2010)	Chief Executive Officer

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 2010 the Trust's sole activity was holding units in Multiplex Hybrid Investment Trust and the payment of distributions to unitholders.

The Trust did not have any employees during the half year.

Directors' Report continued

Multiplex SITES Trust

5

For the half year ended 30 June 2010

Review of operations

The Trust earned a net profit attributable to unitholders of \$15,975,000 for the half year ended 30 June 2010 (half year ended 30 June 2009: \$12,015,000). Total quarterly distributions paid or payable in respect of the half year ended 30 June 2010 were \$15,975,000 (half year ended 30 June 2009: \$12,015,000). The value of the Trust's net assets as at 30 June 2010 was \$450,000,000 (30 June 2009: \$450,000,000).

Distributions

Distributions paid or declared by the Trust were as follows:

	Cents per unit	Total amount \$'000	Date of payment
Half year ended 30 June 2010			
Distributions for the period ended 31 March 2010	148.00	6,660	19 April 2010
Distributions for the period ended 30 June 2010	207.00	9,315	15 July 2010
Total distributions	355.00	15,975	

Half year ended 30 June 2009

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
Total distributions	267.00	12,015	

On 1 July 2010, the Trust announced to the ASX that the distribution rate for the period from 1 July 2010 to 30 September 2010 is 8.74% per annum.

Events subsequent to the reporting date

To the knowledge of the Directors, there has been no matter or circumstance that has arisen since the end of the half year 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.

Rounding of amounts

The Trust is of a kind referred to in Class Order 98/0100, dated 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 statements. Amounts in the Directors' Report and the financial statements 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.

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 2010.

Signed in accordance with a resolution of the Directors made pursuant to Section 306(3) of the *Corporations Act 2001*, on behalf of the Directors of Brookfield Multiplex Funds Management Limited.

Dated at Sydney this xx day of August 2010



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



Russell T Proutt
Executive Director
Brookfield Multiplex Funds Management Limited
as Responsible Entity for Multiplex SITES Trust

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The Board of Directors
Brookfield Multiplex Funds Management Limited
(as Responsible Entity for Multiplex SITES Trust)
Level 22, 135 King Street
Sydney, NSW 2000

25 August 2010

Dear Board Members

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 lead partner for the review of the financial statements of the Multiplex SITES Trust for the half year-ended 30 June 2010, 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 2010

	Half year ended 30 June 2010 \$'000	Half year ended 30 June 2009 \$'000
Share of net profit of associates accounted for using the equity method	15,975	12,015
Net profit for the period	15,975	12,015
Other comprehensive income for the period	–	–
Total comprehensive income for the period attributable to SITES unitholders	15,975	12,015
Earnings per unit		
Basic and diluted earnings per ordinary unit (cents)	3.55	2.67

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 2010

	Note	30 June 2010 \$'000	31 Dec 2009 \$'000
Non-current assets			
Investments accounted for using the equity method	5	459,315	455,940
Total non-current assets		459,315	455,940
Total assets		459,315	455,940
Current liabilities			
Distributions payable		9,315	5,940
Total current liabilities		9,315	5,940
Total liabilities		9,315	5,940
Net assets		450,000	450,000
Equity			
Units on issue	7	450,000	450,000
Total equity		450,000	450,000

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 2010

	Note	Units on issue \$'000	Accumulated profit/(losses) \$'000	Total equity \$'000
Opening equity – 1 January 2010		450,000	–	450,000
Net profit		–	15,975	15,975
Other comprehensive income		–	–	–
Total comprehensive income for the year		–	15,975	15,975
Distributions to unitholders	6	–	(15,975)	(15,975)
Total transactions with unitholders in their capacity as unitholders		–	(15,975)	(15,975)
Closing equity – 30 June 2010		450,000	–	450,000

	Note	Units on issue \$'000	Accumulated profit/(losses) \$'000	Total equity \$'000
Opening equity – 1 Jan 2009		450,000	–	450,000
Net profit		–	12,015	12,015
Other comprehensive income		–	–	–
Total comprehensive income for the year		–	12,015	12,015
Distributions to unitholders	6	–	(12,015)	(12,015)
Total transactions with unitholders in their capacity as unitholders		–	(12,015)	(12,015)
Closing equity – 30 June 2009		450,000	–	450,000

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 2010

	Half year ended 30 June 2010 \$'000	Half year ended 30 June 2009 \$'000
Cash flows from operating activities		
Net cash inflow from operating activities	–	–
Cash flows from investing activities		
Dividends and distributions received	12,600	16,484
Net cash inflow from investing activities	12,600	16,484
Cash flows from financing activities		
Distributions paid to Multiplex SITES holders	(12,600)	(16,484)
Net cash outflow from financing activities	(12,600)	(16,484)
Net increase in cash held	–	–
Cash at the beginning of the financial period	–	–
Cash at the end of the financial period	–	–

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

Notes to the Condensed Interim Financial Statements

Multiplex SITES Trust

11

For the half year ended 30 June 2010

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 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 financial report has been prepared on the historical cost basis.

The financial statements are 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 statements. In accordance with that Class Order amounts in the financial statements have been rounded off to the nearest thousand dollars or in certain cases, to the nearest dollar, unless stated otherwise.

Due to the liability for distributions to SITES unit holders as at 30 June 2010, the Trust is in a net current liability position of \$9.3 million. On 15 July 2010, the Trust received a distribution from Multiplex Hybrid Investment Trust, its equity accounted investment, of \$9.3 million which was used to satisfy its liability for distributions to SITES unit holders on the same day. In accordance with AASB 101, an entity shall prepare its financial statements on a going concern basis unless management either intends to liquidate the entity or to cease trading, or has no realistic alternative but to do so. Given the above and that the Trust has non-current assets of \$459.3 million and a net asset position of \$450.0 million, the financial statements have been prepared on a going concern basis.

Estimates

The preparation of financial statements 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.

3 Significant accounting policies

The accounting policies applied by the Trust in these condensed interim financial statements are the same as those applied by the Trust in its annual financial statements as at and for the year ended 31 December 2009.

4 Segment reporting

The Trust operates in a single segment, being the investment in Multiplex Hybrid Investment Trust in Australia. All items of the Condensed Interim Statement of Comprehensive Income and Condensed Interim Statement of Financial Position are derived from this single segment therefore no further segment reporting is required. The chief operating decision maker of the Trust, the Board of Directors of the Responsible Entity, reviews and assesses performance using information displayed as set out in these financial statements.

Notes to the Condensed Interim Financial Statements continued

Multiplex SITES Trust

12

For the half year ended 30 June 2010

	30 June 2010 \$'000	31 Dec 2009 \$'000
5 Investments accounted for using the equity method		
Non-current		
Units in unlisted associates	459,315	455,940
Total	459,315	455,940

Details of material interests in associates are as follows:

Name	Principal activities	Voting interest %	Carrying value 30 June 2010 \$'000	Carrying value 31 Dec 2009 \$'000
Multiplex Hybrid Investment Trust	Investment	25	459,315	455,940

	Cents per unit	Total amount \$'000	Date of payment
6 Distributions			
Half year ended 30 June 2010			
Distributions for the period ended 31 March 2010	148.00	6,660	19 April 2010
Distributions for the period ended 30 June 2010	207.00	9,315	15 July 2010
Total distributions	355.00	15,975	

Half year ended 30 June 2009			
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
Total distributions	267.00	12,015	

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 3.90%.

On 19 February 2010 the Board of Directors of Brookfield Multiplex Funds Management Limited, as Responsible Entity of the Trust, resolved not to redeem the Multiplex SITES and as such a step-up in margin occurred from 1 April 2010. From that date the margin used to calculate the distribution rate increased by 2% in accordance with the terms of the Multiplex SITES as set out in the product disclosure statement for SITES. Therefore the distribution rate that applies to Multiplex SITES from 1 April 2010 is 3.90% above the three month bank bill rate. The rate is determined on the first business day of each quarter.

	30 June 2010 \$'000	30 June 2010 Units	31 Dec 2009 \$'000	31 Dec 2009 Units
7 Units on issue				
Units on issue				
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 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 Condensed Interim Financial Statements continued

Multiplex SITES Trust

13

For the half year ended 30 June 2010

7 Units on issue 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 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

Brookfield Multiplex Group was delisted on 20 December 2007. For so long as 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.

8 Related parties

There have been no significant changes to the related party transactions as disclosed in the last audited financial statements for the year ended 31 December 2009.

9 Contingent liabilities and assets

No contingent liabilities or assets existed at 30 June 2010 (31 December 2009: nil).

10 Capital and other commitments

No capital or other commitments existed at 30 June 2010 (31 December 2009: nil).

11 Events subsequent to the reporting date

On 30 July 2010, Brookfield Asset Management (BAM) (the Group's ultimate parent company) agreed to enter into a transaction with Brookfield Office Properties Inc (BPO) whereby BPO will loan BAM A\$1.6 billion and receive a return calculated by reference to the cash flows generated from 16 Australian office properties within the Group. As part of this transaction, BPO will be granted an option to acquire the properties for the amount outstanding under the loan at the time of exercise of the option. BAM has a 51% controlling interest in BPO.

No entity within the Group has entered into any arrangements in respect of the loan and option, as such, there is no change to the legal ownership of the properties unless and until the exercise by BPO of any of its rights under the transaction.

As a consequence of this transaction, the accounting treatment of the Group will change once the transaction is entered into.

Directors' Declaration Multiplex SITES Trust

14

For the half year ended 30 June 2010

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

- a The 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 2010 and of its performance for the period ended on that date; and
 - ii complying with Accounting Standards 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 xx day of August 2010



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



Russell T Proutt
Executive Director
Brookfield Multiplex Funds Management Limited
as Responsible Entity for Multiplex SITES Trust

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Independent Auditor's Review Report to the unitholders of Multiplex SITES Trust

We have reviewed the accompanying half-year financial statements of Multiplex SITES Trust, which comprise the condensed statement of financial position as at 30 June 2010, and the condensed statement of comprehensive income, the condensed statement of cash flows and the condensed statement of changes in equity for the half-year ended on that date, selected explanatory notes and, the directors' declaration of Multiplex SITES Trust as set out on pages 7 to 14.

Directors' Responsibility for the Half-Year Financial Statements

The directors of Brookfield Multiplex Funds Management Limited, the responsible entity of Multiplex SITES Trust are responsible for the preparation of half-year financial statements that give a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the half-year financial statements based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, 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 statements are 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 2010 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 statements.

A review of a half-year financial statements 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 statements of Multiplex SITES Trust is not in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of Multiplex SITES Trust's financial position as at 30 June 2010 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 Tomatsu~~
DELOITTE TOUCHE TOHMATSU



J A Leotta
Partner
Chartered Accountants
Sydney, 25 August 2010

Brookfield Multiplex Group
and its subsidiaries
Interim financial statements
For the half year ended
30 June 2010

Brookfield Multiplex Group

ABN 96 008 687 063

Contents Page

Brookfield Multiplex Group

For the half year ended 30 June 2010

	Page
Directory	3
Directors' Report	4
Auditor's Independence Declaration	6
Financial Statements	7
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
Notes to the Condensed Consolidated Interim Financial Statements	11
1 Reporting entity	11
2 Basis of preparation	11
3 Significant accounting policies	11
4 Dividends and Distributions	11
5 Inventory	11
6 Investments accounted for using the equity method	12
7 Investment Property	13
8 Interest Bearing Liabilities	13
9 Contributed Equity	15
10 Contingent Liabilities and Assets	15
11 Related Parties	17
12 Events subsequent to the reporting date	17
Directors' Declaration	18
Independent Auditor's Review Report	19

Directory

Brookfield Multiplex Group

For the half year ended 30 June 2010

Directors of Brookfield Multiplex Limited

Mr Ross A McDiven

Mr Timothy M Harris

Mr Richard B Clark

Mr Thomas F Farley

Registered Office

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Directors' Report

Brookfield Multiplex Group

As at 30 June 2010

Introduction

The Directors of Brookfield Multiplex Limited (Parent Entity or Company) present their report together with the financial statements of the Consolidated Entity (Brookfield Multiplex Group or Group), being the Company and its controlled entities and Brookfield Multiplex Property Trust (Trust) and its controlled entities for the half year ended 30 June 2010 and the Independent Auditor's Review Report thereon. Brookfield Multiplex Limited is the parent entity of the Group.

Group structure

The Group comprises the Company and its controlled entities and the Trust and its controlled entities. 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.

Directors

Name	Capacity
Mr Ross A McDiven	Executive Director
Mr Richard B Clark	Non-Executive Director
Mr Timothy M Harris	Executive Director
Mr Thomas F Farley	Executive Director

The above named directors held office during and since the end of the financial half year except for:

- Mr Thomas F Farley – appointed 25 May 2010
- Mr Timothy M Harris – appointed 8 June 2010
- Mr Jeffrey M Blidner – resigned 8 June 2010
- Mr Brian W Kingston – resigned 17 March 2010
- Mr Russell Proutt – appointed 17 March 2010 & resigned 25 May 2010

Principal activities

The principal activities of the Consolidated Entity during the course of the half year ended 30 June 2010 include:

- construction services and project management;
- property development;
- property services;
- property related funds management and property syndication; and
- investment in income producing retail, commercial and industrial properties.

The Consolidated Entity principally operates in Australia, New Zealand and the Middle East.

Review of operations and results

The Group recorded a net profit after tax attributable to stapled security holders of \$20.3 million for the half year ended 30 June 2010 (half year to 30 June 2009: loss of \$204.1 million). The result was impacted by a number of significant items. These results include favourable fair value adjustments relating to the Group's directly held investment properties totalling \$29.5m (half year to June 2009: unfavourable \$168.7m). The results also include the Group's share of income from equity accounted investments, for the current period this amounted to \$28.5m (half year to June 2009: loss \$47.4m). 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. Residential Developments had significant divestments during the period which included Portside, Takapuna, Cottlesloe and Pegasus.

The trust paid \$6.3 million in distributions to unitholders during the half year ended 30 June 2010 (half year to 30 June 2009: \$10).

Events occurring after the reporting date

On 30 July 2010, Brookfield Asset Management (BAM) (the Group's ultimate parent company) agreed to enter into a transaction with Brookfield Office Properties Inc (BPO) whereby BPO will loan BAM A\$1.6 billion and receive a return calculated by reference to the cash flows generated from 16 Australian office properties within the Group. As part of this transaction, BPO will be granted an option to acquire the properties for the amount outstanding under the loan at the time of exercise of the option. BAM has a 51% controlling interest in BPO.

Directors' Report continued

Brookfield Multiplex Group

5

For the half year ended 30 June 2010

No entity within the Group has entered into any arrangements in respect of the loan and option, as such, there is no change to the legal ownership of the properties unless and until the exercise by BPO of any of its rights under the transaction.

As a consequence of this transaction, the accounting treatment of the Group will change once the transaction is entered into.

On 5 August 2010 the Consolidated Entity sold its share of 223 Murray Street for \$7.7 million, which was part of the Carillion and City Arcade properties in Perth, WA.

On 28 July 2010, Multiplex Acumen Property Fund (Fund) launched a fully underwritten renounceable 3 for 1 offer of new units in the Fund (Rights Issue) at the Rights Issue price of 5 cents per new unit. A wholly owned entity of the Trust, which owns units in the Fund, has decided to participate in the offer and a wholly owned subsidiary of the Trust has agreed to fully underwrite the Rights Issue.

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 Company's operations in future financial years, the results of those operations or the Company's state of affairs in future financial years.

Rounding of amounts

The Company is of a kind referred to in ASIC Class Order 98/100, dated 10 July 1998 (updated by CO 05/641 effective 28 July 2005 and CO 06/51 effective 31 January 2006), and in accordance with that Class Order, all financial information presented in Australian dollars has been rounded to the nearest hundred thousand dollars, unless otherwise stated.

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 2010.

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

Dated at Sydney this 25th day of August 2010



Timothy M Harris
Executive Director
Brookfield Multiplex Limited



Thomas F Farley
Executive Director
Brookfield Multiplex Limited



Deloitte Touche Tohmatsu
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The Board of Directors
Brookfield Multiplex Group
Level 22, 135 King Street
Sydney, NSW 2000

25 August 2010

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 Brookfield Multiplex Group for the half-year ended 30 June 2010, 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 2010

		Consolidated	
	Note	Half year ended 30 June 2010 \$m	Half year ended 30 June 2009 \$m
Continuing operations			
Revenue		1,203.4	938.1
Cost of operations		(996.9)	(733.6)
Gross profit		206.5	204.5
Other income		5.1	17.1
Net gain/(loss) on revaluation of investment property	7	29.5	(168.7)
Finance costs		(105.3)	(63.4)
Other expenses		(156.9)	(138.6)
Share of net profit/(loss) on investments accounted for using the equity method		28.5	(47.4)
Net profit/(loss) before income tax		7.4	(196.5)
Income tax benefit/(expense)		12.9	(7.6)
Net profit/(loss) for the period		20.3	(204.1)
Other comprehensive income			
Currency translation differences		(2.1)	(8.1)
Changes in fair value of available for sale financial assets		(0.6)	1.0
Effective portion of changes in fair value of cash flow hedges		0.8	28.6
Other comprehensive income for the period		(1.9)	21.5
Total comprehensive income for the period		18.4	(182.6)
Profit/(loss) attributable to:			
Unitholders of Brookfield Multiplex Group		2.1	(216.3)
Non-controlling interests		18.2	12.2
Net profit/(loss) for the period		20.3	(204.1)
Total comprehensive income attributable to:			
Unitholders of Brookfield Multiplex Group		0.2	(194.8)
Non-controlling interests		18.2	12.2
Total comprehensive income for the period		18.4	(182.6)

The Condensed Consolidated Interim Statement of Comprehensive Income should be read in conjunction with the Notes to the Condensed Consolidated Financial Statements.

Condensed Consolidated Interim Statement of Financial Position

8

Brookfield Multiplex Group

As at 30 June 2010

	Note	Consolidated 30 June 2010 \$m	31 Dec 2009 \$m
Assets			
Current assets			
Cash and cash equivalents		264.1	265.8
Trade and other receivables		810.2	813.1
Derivative financial instruments		1.0	2.6
Inventories	5	159.9	224.0
Other financial assets		1,300.0	1,300.0
Other assets		42.3	31.0
Total current assets		2,577.5	2,636.5
Non-current assets			
Trade and other receivables		126.1	86.7
Derivative financial instruments		-	0.4
Inventories	5	415.7	441.8
Other financial assets		74.5	79.2
Investments accounted for using the equity method	6	1,123.1	1,156.2
Investment property	7	4,137.7	4,061.5
Property, plant and equipment		42.7	39.2
Deferred tax assets		104.6	116.2
Intangible assets		18.0	18.8
Other assets		21.8	57.3
Total non-current assets		6,064.1	6,057.3
Total assets		8,641.6	8,693.8
Liabilities			
Current liabilities			
Trade and other payables		635.0	506.4
Derivative financial instruments		2.5	2.4
Interest bearing loans and borrowings	8	460.5	1,726.9
Non-interest bearing loans and borrowings		606.2	337.4
Provisions		129.8	119.3
Contract work in progress		275.7	296.9
Total current liabilities		2,109.7	2,989.3
Non-current liabilities			
Trade and other payables		13.0	19.5
Derivative financial instruments		18.6	13.3
Interest bearing loans and borrowings	8	2,508.2	1,646.3
Non-interest bearing loans and borrowings		-	-
Other liabilities		0.6	3.4
Total non-current liabilities		2,540.4	1,682.5
Total liabilities		4,650.1	4,671.8
Net assets		3,991.5	4,022.0
Equity			
Contributed equity	9	4,430.9	4,430.9
Reserves		(207.6)	(181.0)
Accumulated losses		(748.0)	(745.2)
Total parent interests		3,475.3	3,504.7
Non-controlling interests		516.2	517.3
Total equity		3,991.5	4,022.0

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

Condensed Consolidated Interim Statement of Changes in Equity

9

Brookfield Multiplex Group

For the half year ended 30 June 2010

	Preference shares \$m	Contributed equity \$m	Accumulated losses \$m	Reserves \$m	Total \$m	Non- controlling interest \$m	Total equity \$m
As at 1 January 2010	1,665.0	2,765.9	(745.2)	(181.0)	3,504.7	517.3	4,022.0
Currency translation differences	-	-	-	(2.1)	(2.1)	-	(2.1)
Change in fair value of available for sale financial assets	-	-	-	(0.6)	(0.6)	-	(0.6)
Effective portion of changes in fair value of cash flow hedges	-	-	-	0.8	0.8	-	0.8
Change in taxation consolidation reserve	-	-	-	(24.5)	(24.5)	-	(24.5)
Other Comprehensive Income	-	-	-	(26.4)	(26.4)	-	(26.4)
(Loss)/profit for the period	-	-	2.1	-	2.1	18.2	20.3
Total comprehensive income	-	-	2.1	(26.4)	(24.3)	18.2	(6.1)
Transactions with equityholders in their capacity as equityholders:							
Share of equity issue costs	-	-	-	-	-	-	-
Issue of share capital	-	-	-	-	-	-	-
Distribution to non-controlling interest	-	-	(4.9)	-	(4.9)	(19.3)	(24.2)
Total transactions with equityholders in their capacity as equityholders	-	-	(4.9)	-	(4.9)	(19.3)	(24.2)
As at 30 June 2010	1,665.0	2,765.9	(748.0)	(207.6)	3,475.3	516.2	3,991.5
As at 1 January 2009	1,640.0	2,765.9	(403.5)	(211.5)	3,802.8	602.1	4,404.9
Currency translation differences	-	-	-	(8.1)	(8.1)	-	(8.1)
Change in fair value of available for sale financial assets	-	-	-	1.0	1.0	-	1.0
Effective portion of changes in fair value of cash flow hedges	-	-	-	28.6	28.6	-	28.6
Change in taxation consolidation reserve	-	-	-	-	-	-	-
Other Comprehensive Income	-	-	-	21.5	21.5	-	21.5
(Loss)/profit for the period	-	-	(216.3)	-	(216.3)	12.2	(204.1)
Total comprehensive income	-	-	(216.3)	21.5	(194.8)	12.2	(182.6)
Transactions with equityholders in their capacity as equityholders:							
Issue of Class A preference shares	25.0	-	-	-	25.0	-	25.0
Distribution to non-controlling interests	-	-	-	-	-	(24.1)	(24.1)
Total transactions with equityholders in their capacity as equityholders	25.0	-	-	-	25.0	(24.1)	0.9
As at 30 June 2009	1,665.0	2,765.9	(619.8)	(178.1)	3,633.0	590.2	4,223.2

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

Condensed Consolidated Interim Statement of Cash Flows

10

Brookfield Multiplex Group

For the half year ended 30 June 2010

	Consolidated Half year ended 30 June 2010 \$m	Half year ended 30 June 2009 \$m
Cash flows from operating activities		
Receipts from customers	1,269.4	884.1
Payments to suppliers and employees	(1,012.0)	(1,004.2)
Dividends and distributions received	15.8	6.6
Interest received	3.9	4.0
Finance costs paid	(102.4)	(88.2)
Income taxes paid	(0.4)	(2.2)
Net cash inflows/(outflows) from operating activities	174.3	(199.9)
Cash flows from investing activities		
Payments for property, plant and equipment	(14.3)	–
Distributions from investments	6.2	–
Proceeds from the sale of investment properties	139.0	–
Proceeds from investments	5.2	–
Payments for investment properties	(188.4)	(38.8)
Net cash outflows from investing activities	(52.3)	(38.8)
Cash flows from financing activities		
Proceeds from other related parties	186.5	17.8
Proceeds from borrowings external	1,157.0	641.9
Repayment of borrowings external	(1,559.9)	(461.1)
Loans made to other related parties	(3.5)	(144.0)
Repayment of loans to other related parties	–	(12.9)
Loans repaid by related parties	114.5	145.5
Proceeds from issue of preference shares	–	25.0
Dividends and distributions paid	(24.7)	(24.1)
Net cash inflows/(outflows) from financing activities	(130.1)	188.1
Net decrease in cash and cash equivalents held	(8.1)	(50.6)
Cash and cash equivalents at the beginning of the period	265.8	322.9
Effects of exchange rate changes on cash	6.4	(0.3)
Cash and cash equivalents at the end of the period	264.1	272.0

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

Notes to the Condensed Consolidated Interim Financial Statements

11

Brookfield Multiplex Group

For the half year ended 30 June 2010

1 Reporting entity

Brookfield Multiplex Group (Group) is domiciled in Australia. The Group comprises Brookfield Multiplex Property Trust (Trust) and its controlled entities and Brookfield Multiplex Limited (Company) and its controlled entities.

The Group's stapled securities comprise one ordinary Company share and one Trust unit. The stapled securities cannot be traded or dealt with separately. 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.

2 Basis of preparation

Statement of compliance

The condensed consolidated interim financial 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 half year 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 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 year ended 31 December 2009.

Use of estimates and judgements

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

In particular, information about significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amount recognised in the financial statements is provided in note 7, investment property, and note 6, investments accounted for using the equity method.

3 Significant accounting policies

The accounting policies applied by the Group in this condensed interim financial report are the same as those applied by the Group in its annual financial report as at and for the year ended 31 December 2009.

4 Dividends and distributions

Dividends from the Company

There were no dividends paid or declared during the half year ended 30 June 2010 (half year ended 31 December 2009: nil).

Distributions from the Trust

During the half year ended 30 June 2010, a distribution of \$4.9 million was paid or payable to unitholders of the Trust (half year to 30 June 2009: \$10).

5 Inventory	30 June 2010 \$m	31 Dec 2009 \$m
Development projects under construction	446.4	550.9
Development projects completed	65.0	87.0
Total development projects	511.4	637.9
Contract work in progress – amounts due from customers	64.2	27.9
Total inventories	575.6	665.8
The aggregate carrying amount of inventories is classified as follows:		
Current	159.9	224.0
Non-current	415.7	441.8
Total inventories	575.6	665.8

Notes to the Condensed Consolidated Interim Financial Statements

12

Brookfield Multiplex Group

For the half year ended 30 June 2010

	30 June 2010 \$m	31 Dec 2009 \$m
6 Investments accounted for using the equity method		
Non-current		
Investments in associates	794.7	806.7
Impairment of investments in associates	(14.8)	(12.1)
Investments in joint venture entities	343.2	361.6
Total investments accounted for using the equity method	1,123.1	1,156.2

Investments in associates

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

	Principal activities	Country of incorporation	Ownership Interest		Carrying value	
			30 June 10 %	31 Dec 09 %	30 June 10 \$m	31 Dec 09 \$m
Investment						
R&M Investments (BVI) Limited	Investment	British Virgin Islands	50	50	294.4	306.8
Bourke Place Trust	Property Trust	Australia	43	43	166.8	169.1
Multiplex New Zealand Property Fund	Property Trust	Australia	30	30	19.5	25.8
Multiplex Acumen Property Fund	Property Trust	Australia	20	21	10.9	11.1
Multiplex European Property Fund	Property Trust	Australia	20	20	9.1	7.8
Ernst & Young Centre	Investment	Australia	50	50	276.8	264.8
Other interests	Various	Various	–	–	2.4	9.2
Total investments in associates					779.9	794.6

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

Investments in joint venture entities

Investments in the below joint venture entities are accounted for in the condensed consolidated interim financial statements using the equity method of accounting. Details of material interests in joint venture entities are as follows:

	Principal activities	Country of incorporation	Ownership interest		Carrying value	
			30 June 10 %	31 Dec 09 %	30 June 10 \$m	31 Dec 09 \$m
Consolidated Investment						
Darling Park Trust	Property Investment	Australia	50	50	332.6	328.2
Pegasus Town Limited	Development	New Zealand	–	50	–	26.6
Little Bay South	Development	Australia	50	50	9.4	4.2
Other interests			various	various	1.2	2.6
Total investments in joint venture entities					343.2	361.6

In accordance with AASB 136 *Impairment of assets*, an assessment must be made at each reporting date whether there is an indication that an asset is impaired. A review of each investment accounted for using the equity method was performed at the reporting date.

	Consolidated 30 June 2010 \$m	31 Dec 2009 \$m
Provision for impairment related to investments in associates		
Carrying amount at beginning of period	12.1	–
Impairment recognised in relation to Multiplex Acumen Property Fund	2.7	–
Impairment recognised in relation to Multiplex New Zealand Property Fund	–	7.1
Impairment recognised in relation to Multiplex European Property Fund	–	5.0
Carrying amount at end of period	14.8	12.1

Notes to the Condensed Consolidated Interim Financial Statements

13

Brookfield Multiplex Group

For the half year ended 30 June 2010

7 Investment property

Investment properties indicate the directly owned and partially owned investments held to either earn a rental income or for capital appreciation or for both.

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. In the current period, a sample of investment properties were valued externally by Colliers International and CBRE, all other properties were valued internally. The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller, in an arm's length transaction after appropriate marketing wherein the parties have each acted knowledgeably, prudently and without compulsion.

Valuations reflect, where appropriate, the type of tenants, future rent reviews and market conditions. A change in any of these factors could have a significant impact on the value of the Consolidated Entity's property investments. The valuations have been undertaken using a discounted cash flow 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 rent and forecast net annual cash flows receivable from properties. The capitalisation rates utilised in the 30 June 2010 valuations ranged from 6.5% to 9.3%.

Any gain or loss from a change in fair value is recognised in the Statement of Comprehensive Income. All property acquisition costs in respect of properties acquired are capitalised into the value of the property investments at the time of purchase to reflect the total acquisition cost in the Statement of Financial Position. Additions and other expenditure on property investments which are capital in nature are capitalised as incurred. Where independent valuations are undertaken prior to the reporting date, the assumptions on which the valuation is based are reviewed in light of the prevailing market conditions at the reporting date to ensure that any material change is reflected in the valuation.

	Consolidated 30 June 2010 \$m	Consolidated 31 Dec 2009 \$m
Reconciliation of the carrying amount of investment properties is set out below:		
Carrying amount at 1 January	4,061.5	2,717.9
Transfer from inventory	-	1,453.2
Capital expenditure	148.6	33.3
Acquisitions	37.1	184.4
Disposals	(139.0)	(64.0)
Net gain/(loss) from fair value adjustments to investment properties	51.3	(241.9)
Change due to impact of straight-lining of rental income disclosed as non-current receivables	(21.8)	(21.4)
Carrying amount at end of period	4,137.7	4,061.5

8 Interest bearing liabilities

	30 June 2010 \$m	31 Dec 2009 \$m
Carrying amounts		
Current interest bearing loans and borrowings	460.7	1,727.8
Less: deferred borrowing costs	(0.2)	(0.9)
	460.5	1,726.9
Non-current interest bearing loans and borrowings	2,530.2	1,665.0
Less: deferred borrowing costs	(22.0)	(18.7)
	2,508.2	1,646.3
Total interest bearing loans and borrowings	2,968.7	3,373.2

Notes to the Condensed Consolidated Interim Financial Statements

14

Brookfield Multiplex Group

For the half year ended 30 June 2010

8 Interest bearing liabilities continued

	30 June 2010 \$m	31 Dec 2009 \$m
Total facilities available	3,121.1	3,625.8
Less: Total facilities utilised at reporting date	(2,990.9)	(3,393.4)
Total facilities not utilised at reporting date	131.2	232.4

The Company's facilities are secured by a number of the Company's inventory and investment property assets. During the period a decrease in financing facilities was achieved through the sale of the Deloitte Centre, divestment of Pegasus and sale of residential properties such as Portside, East Quarter and Cottesloe. Other significant financing repayments during the period related to the Revolver Facility, Macquarie Bank and the Multi Lender Facility. Additional significant financing facilities utilised during the period related to the Property Finance Facility. The Company has bank loans denominated in Australian dollars. Interest on bank loans is charged at the prevailing market rate. There were no overdraft facilities in place at 30 June 2010 (31 December 2009: nil).

Notes to the Condensed Consolidated Interim Financial Statements

15

Brookfield Multiplex Group

For the half year ended 30 June 2010

9 Contributed equity

	30 June 2010 \$m	31 Dec 2009 \$m
Issued and fully paid up capital		
Stapled securities	2,765.9	2,765.9
Preference shares	1,665.0	1,665.0
Stapled securities	4,430.9	4,430.9

Stapled securities on issue

There are 837,402,185 stapled securities on issue at 30 June 2010 (31 December 2009: 837,402,185) valued at \$2,765.9 million (31 December 2009: \$2,765.9 million).

Movements of preference shares

Date	Details	Number of shares	Consolidated \$m
1 July 2009	Balance at the beginning of the comparative period	1,665,000,000	1,665.0
31 December 2009	Balance at the end of the comparative period	1,665,000,000	1,665.0
	Contributions of equity, net of transaction costs	-	-
30 June 2010	Balance at the end of the current half year	1,665,000,000	1,665.0

10 Contingent liabilities and assets

Details and estimated maximum amounts of contingent assets and liabilities (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 subsidiaries of the Group 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 the Group's ordinary course of business.

	30 June 2010 \$m	31 Dec 2009 \$m
Issued bank guarantees and letters of credit outstanding	376.3	383.8
Insurance bonds outstanding	142.1	123.2
	518.4	507.0

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 recorded by the Consolidated Entity in the financial statements at 30 June 2010 (2009: nil).

Notes to the Condensed Consolidated Interim Financial Statements

16

Brookfield Multiplex Group

For the half year ended 30 June 2010

10 Contingent liabilities and assets continued

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. On 14 May 2010, without admission of liability and subject to court approval, the Group settled all claims made against it by persons represented by lawyers Maurice Blackburn. Court approval was subsequently obtained on 21 July 2010. All amounts in respect of such claims were included in the 30 June 2010 half-year period and no further liability exists in respect of such claims.

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 at the time included a receivable of £81.9 million 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 £81.9 million. BCUK has agreed to pay to the Company any proceeds from litigation and settlements relating to the construction of Wembley National Stadium exceeding £81.9 million.

During the period to 30 June 2010, settlement was reached on the final outstanding proceeds owed to BCUK. A shortfall in the settlement amount of £4.8 million was covered by the company under the indemnity agreement. The company is continuing to indemnify BCUK for any costs and other expenses in connection with the construction of Wembley National Stadium. No provision or other liability has been raised by the Company in the report for the period to 30 June 2010 (2009: nil).

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 controlled entities, 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 controlled entities 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 controlled entities 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.
- Controlled entities 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.

Notes to the Condensed Consolidated Interim Financial Statements

17

Brookfield Multiplex Group

For the half year ended 30 June 2010

11 Related parties

There have been no significant changes to the related party transactions as disclosed in the last audited set of financial statements for the year ended 31 December 2009.

12 Events occurring after the reporting date

On 30 July 2010, Brookfield Asset Management (BAM) (the Group's ultimate parent company) agreed to enter into a transaction with Brookfield Office Properties Inc (BPO) whereby BPO will loan BAM A\$1.6 billion and receive a return calculated by reference to the cash flows generated from 16 Australian office properties within the Group. As part of this transaction, BPO will be granted an option to acquire the properties for the amount outstanding under the loan at the time of exercise of the option. BAM has a 51% controlling interest in BPO.

No entity within the Group has entered into any arrangements in respect of the loan and option, as such, there is no change to the legal ownership of the properties unless and until the exercise by BPO of any of its rights under the transaction.

As a consequence of this transaction, the accounting treatment of the Group will change once the transaction is entered into.

On 28 July 2010, Multiplex Acumen Property Fund (Fund) launched a fully underwritten renounceable 3 for 1 offer of new units in the Fund (Rights Issue) at the Rights Issue price of 5 cents per new unit. A wholly owned entity of the Trust, which owns units in the Fund, has decided to participate in the offer and a wholly owned subsidiary of the Trust has agreed to fully underwrite the Rights Issue.

On 5 August 2010 the Consolidated Entity sold its share of 223 Murray Street for \$7.7 million, which was part of the Carillion and City Arcade properties in Perth, WA.

Directors' Declaration

Brookfield Multiplex Group

For the half year ended 30 June 2010

18

In the opinion of the Directors of Brookfield Multiplex Limited:

- a the 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 Consolidated Entity as at 30 June 2010 and of its performance for the period ended on that date; and
 - ii complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Regulations 2001; and
- 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 of Brookfield Multiplex Limited as required by Section 303(5) of the *Corporations Act 2001*.

Dated at Sydney, this 25th day of August 2010



Timothy M Harris
Executive Director
Brookfield Multiplex Limited



Thomas F Farley
Executive 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
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DX 10307SSE
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Independent Auditor's Review Report to the Securityholders 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 2010, and the condensed consolidated statement of comprehensive income, condensed consolidated statement of cash flows, 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 of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that is free from material misstatement, whether due to fraud or error.

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 2010 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 2010 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, 25 August 2010

Brookfield Multiplex Property Trust
and its controlled entities
Interim financial report
for the half year ended
30 June 2010

Brookfield Multiplex Property Trust

ARSN 106 643 387

Table of Contents

Brookfield Multiplex Property Trust and its controlled entities

For the half year ended 30 June 2010

	Page
Directory	3
Directors' Report.....	4
Auditor's Independence Declaration.....	6
Condensed Consolidated Interim Financial Statements	7
Condensed Consolidated Interim Statement of Comprehensive Income	7
Condensed Consolidated Interim Statement of Financial Position	8
Condensed Consolidated Interim Statement of Changes in Unitholder Interests.....	9
Condensed Consolidated Interim Statement of Cash Flows.....	10
Notes to the Condensed Consolidated Financial Statements	11
1 Reporting entity	11
2 Basis of preparation.....	11
3 Significant accounting policies	11
4 Distributions.....	11
5 Investments accounted for using the equity method.....	12
6 Investment property	13
7 Interest bearing loans and borrowings.....	13
8 Issued units	14
9 Contingent liabilities and contingent assets	14
10 Related party disclosure.....	14
11 Events occurring after the reporting date.....	14
Directors' Declaration	16
Independent Auditor's Review Report	17

Directory

Brookfield Multiplex Property Trust and its controlled entities

For the half year ended 30 June 2010

Responsible Entity

Brookfield Multiplex Funds Management Limited
Level 22, 135 King Street,
Sydney NSW 2000
Telephone: +61 (0) 2 9322 2000
Facsimile: +61 (0) 2 9322 2001

Directors of Brookfield Multiplex Funds Management Limited

Mr F Allan McDonald
Ms Barbara K Ward
Mr Russell T Proutt (Appointed 17 March 2010)
Mr Jeffrey M Blidner (Resigned 4 January 2010)
Mr Richard B Clark (Resigned 4 January 2010)
Mr Ross A McDiven (Resigned 4 January 2010)
Mr Brian W Kingston (Resigned 17 March 2010)

Registered Office of Brookfield Multiplex Funds Management Limited

Level 22, 135 King Street,
Sydney NSW 2000
Telephone: +61 (0) 2 9322 2000
Facsimile: +61 (0) 2 9322 2001

Registered Office of Brookfield Multiplex Property Trust

Level 22, 135 King Street,
Sydney NSW 2000
Telephone: +61 (0) 2 9322 2000
Facsimile: +61 (0) 2 9322 2001

Auditor

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

Directors' Report

Brookfield Multiplex Property Trust and its controlled entities

For the half year ended 30 June 2010

Introduction

The Directors of Brookfield Multiplex Funds Management Limited, the Responsible Entity of Brookfield Multiplex Property Trust (the Trust) present their interim report together with the condensed consolidated interim financial report of the Consolidated Entity, being the Trust and its controlled entities, for the half year ended 30 June 2010 and the Independent Auditor's Review thereon. Brookfield Multiplex Limited (the Company), the Trust and their controlled entities are referred to as the Group in this report.

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 Level 22, 135 King 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 2010:

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 Russell T Prouitt (Appointed 17 March 2010)	Executive Director
Mr Jeffrey M Blidner (Resigned 4 January 2010)	Non-Independent Director
Mr Richard B Clark (Resigned 4 January 2010)	Non-Independent Director
Mr Ross A McDiven (Resigned 4 January 2010)	Executive Director
Mr Brian W Kingston (Resigned 17 March 2010)	Executive Director

Principal activities

The principal activity of the Consolidated Entity during the course of the half year ended 30 June 2010 was the 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 2010.

Review of operations and results

The Consolidated Entity reported a net profit attributable to unitholders of \$53.6 million for the half year ended 30 June 2010 (half year to 30 June 2009: net loss of \$255.2 million). The result included the favourable impact of fair value adjustments relating to the Consolidated Entity's investment properties of \$16.6 million (half year to 30 June 2009: unfavourable \$207.5 million).

The Trust paid \$6.3 million in distributions to unitholders during the half year ended 30 June 2010 (half year to 30 June 2009: \$10).

Events subsequent to the reporting date

On 30 July 2010, Brookfield Asset Management (BAM) (the Group's ultimate parent company) agreed to enter into a transaction with Brookfield Office Properties Inc (BPO) whereby BPO will loan BAM A\$1.6 billion and receive a return calculated by reference to the cash flows generated from 16 Australian office properties within the Group. As part of this transaction, BPO will be granted an option to acquire the properties for the amount outstanding under the loan at the time of exercise of the option. BAM has a 51% controlling interest in BPO.

No entity within the Group has entered into any arrangements in respect of the loan and option, as such, there is no change to the legal ownership of the properties unless and until the exercise by BPO of any of its rights under the transaction.

As a consequence of this transaction, the accounting treatment of the Group will change once the transaction is entered into.

On 28 July 2010, Multiplex Acumen Property Fund (Fund) launched a fully underwritten renounceable 3 for 1 offer of new units in the Fund (Rights Issue) at the Rights Issue price of 5 cents per new unit. A wholly owned entity of the Trust, which owns units in the Fund, has decided to participate in the offer and a wholly owned subsidiary of the Trust has agreed to fully underwrite the Rights Issue.

On 5 August 2010 the Consolidated Entity sold its share of 223 Murray Street for \$7.7m, which was part of the Carillion and City Arcade properties in Perth, WA.

Directors' Report continued

5

Brookfield Multiplex Property Trust and its controlled entities

For the half year ended 30 June 2010

Events subsequent to the reporting date continued

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 half year ended 30 June 2010 that has significantly affected, or may affect, the Consolidated Entity's operations in future financial years, the results of those operations or the Consolidated Entity's state of affairs in future financial years.

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.

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 2010.

Signed in accordance with a resolution of the Directors of Brookfield Multiplex Funds Management Limited made pursuant to Section 298(2) of the *Corporations Act 2001*.

Dated at Sydney, this 25 day of August 2010



F Allan McDonald
Non-Executive Chairman
Brookfield Multiplex Funds Management Limited



Russell T Proutt
Executive Director
Brookfield Multiplex Funds Management Limited

Deloitte Touche Tohmatsu
A.B.N. 74 490 121 060

Grosvenor Place
225 George Street
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The Board of Directors
Brookfield Multiplex Funds Management Limited
(as Responsible Entity for Brookfield Multiplex Property Trust)
Level 22, 135 King Street
SYDNEY, NSW 2000

25 August 2010

Dear Board Members

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 2010, 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

Member of
Deloitte Touche Tohmatsu

Condensed Consolidated Interim Statement of Comprehensive Income

7

Brookfield Multiplex Property Trust and its controlled entities

For the half year ended 30 June 2010

	Consolidated	
	Half year ended 30 Jun 2010 \$m	Half year ended 30 Jun 2009 \$m
Revenue	148.9	129.9
Other income	–	0.4
Net gain/(loss) on revaluation of investment property	16.6	(207.5)
Rates, taxes and property outgoings	(34.8)	(32.5)
Finance costs	(78.4)	(53.3)
Other expenses	(5.0)	(27.4)
Ineffective portion of changes in fair value of derivatives	(2.1)	–
Share of net profit/(loss) on investments accounted for using the equity method	26.7	(52.5)
Net profit/(loss) for the period	71.9	(242.9)
Other comprehensive income		
Currency translation differences	(1.8)	(5.3)
Changes in fair value of available for sale financial assets	(0.3)	1.1
Effective portion of changes in fair value of cash flow hedges	(0.1)	20.3
Other comprehensive income for the period	(2.2)	16.1
Total comprehensive income for the period	69.7	(226.8)
Profit/(loss) attributable to:		
Unitholders of the Brookfield Multiplex Property Trust	53.6	(255.2)
Non-controlling interest	18.3	12.3
Net profit/(loss) for the period	71.9	(242.9)
Total comprehensive income attributable to:		
Unitholders of the Brookfield Multiplex Property Trust	51.4	(239.1)
Non-controlling interest	18.3	12.3
Total comprehensive income for the period	69.7	(226.8)

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

Condensed Consolidated Interim Statement of Financial Position

8

Brookfield Multiplex Property Trust and its controlled entities

As at 30 June 2010

	Note	Consolidated 30 Jun 2010 \$m	31 Dec 2009 \$m
Current assets			
Cash and cash equivalents		35.6	56.2
Trade and other receivables		326.4	369.3
Derivative financial instruments		0.9	2.6
Other financial assets		1,300.0	1,300.0
Other assets		11.6	8.0
Total current assets		1,674.5	1,736.1
Non-current assets			
Trade and other receivables		79.9	101.4
Derivative financial instruments		–	0.4
Other financial assets		7.3	8.9
Investments accounted for using the equity method	5	811.3	801.9
Investment property	6	2,778.2	2,716.6
Total non-current assets		3,676.7	3,629.2
Total assets		5,351.2	5,365.3
Current liabilities			
Trade and other payables		56.9	60.2
Derivative financial instruments		1.3	2.1
Interest bearing loans and borrowings	7	5.1	889.0
Non-interest bearing loans and borrowings		156.7	202.6
Provisions		11.9	7.8
Total current liabilities		231.9	1,161.7
Non-current liabilities			
Trade and other payables		5.1	4.2
Derivative financial instruments		18.6	11.5
Interest bearing loans and borrowings	7	2,117.9	1,255.2
Total non-current liabilities		2,141.6	1,270.9
Total liabilities		2,373.5	2,432.6
Net assets		2,977.7	2,932.7
Equity			
Issued equity	8	2,441.8	2,441.8
Reserves		(39.5)	(37.3)
Undistributed income		58.2	10.0
Total parent interests		2,460.5	2,414.5
Non-controlling interests		517.2	518.2
Total equity		2,977.7	2,932.7

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

Condensed Consolidated Interim Statement of Changes in Unitholder Interests

9

Brookfield Multiplex Property Trust and its controlled entities

For the half year ended 30 June 2010

Attributable to Unitholders of the Trust						
Consolidated	Issued Units (refer to Note 8) \$m	Undistributed profits/ (losses) \$m	Reserves \$m	Total \$m	Non- controlling Interests \$m	Total Equity \$m
As at 1 January 2010	2,441.8	10.0	(37.3)	2,414.5	518.2	2,932.7
Currency translation differences	–	–	(1.8)	(1.8)	–	(1.8)
Change in fair value of available for sale financial assets	–	–	(0.3)	(0.3)	–	(0.3)
Effective portion of changes in fair value of cash flow hedges	–	–	(0.1)	(0.1)	–	(0.1)
Income and expense recognised directly in equity	–	–	(2.2)	(2.2)	–	(2.2)
Profit for the period	–	53.6	–	53.6	18.3	71.9
Total recognised income and expenses for the period	–	53.6	(2.2)	51.4	18.3	69.7
Transactions with unitholders in their capacity as unitholders:						
Distributions for the period	–	(5.4)	–	(5.4)	(19.3)	(24.7)
Total transactions with unitholders in their capacity as unitholders	–	(5.4)	–	(5.4)	(19.3)	(24.7)
As at 30 June 2010	2,441.8	58.2	(39.5)	2,460.5	517.2	2,977.7
As at 1 January 2009	2,441.8	300.6	(67.9)	2,674.5	603.0	3,277.5
Currency translation differences	–	–	(5.3)	(5.3)	–	(5.3)
Change in fair value of 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
Income and expense recognised directly in equity	–	–	16.1	16.1	–	16.1
(Loss)/profit for the period	–	(255.2)	–	(255.2)	12.3	(242.9)
Total recognised income and expenses for the period	–	(255.2)	16.1	(239.1)	12.3	(226.8)
Transactions with unitholders in their capacity as unitholders:						
Distributions for the period	–	–	–	–	(24.2)	(24.2)
Total transactions with unitholders in their capacity as unitholders	–	–	–	–	(24.2)	(24.2)
As at 30 June 2009	2,441.8	45.4	(51.8)	2,435.4	591.1	3,026.5

The Condensed Consolidated Interim Statement of Changes in Unitholder Interests should be read in conjunction with the Notes to the financial statements.

Condensed Consolidated Interim Statement of Cash Flows

10

Brookfield Multiplex Property Trust and its controlled entities

For the half year ended 30 June 2010

	Consolidated	
	Half year ended 30 Jun 2010 \$m	Half year ended 30 Jun 2009 \$m
Cash flows from operating activities		
Receipts from customers	134.6	135.6
Payments to suppliers	(48.9)	(50.7)
	85.7	84.9
Distributions received	15.8	6.5
Interest received	0.9	0.8
Finance costs paid	(77.2)	(54.8)
Net cash inflow from operating activities	25.2	37.4
Cash flows from investing activities		
Proceeds from investments	5.2	–
Payments for investment properties	(47.6)	(23.3)
Net cash outflow for investing activities	(42.4)	(23.3)
Cash flows from financing activities		
Proceeds from borrowings	888.6	19.4
Repayment of borrowings	(907.2)	(10.7)
Loans advanced to related parties	(3.4)	(139.8)
Loans repaid by related parties	43.3	130.5
Distributions paid to unitholders and non-controlling interests in controlled entities	(24.7)	(24.2)
Net cash outflow for financing activities	(3.4)	(24.8)
Net decrease in cash and cash equivalents held	(20.6)	(10.7)
Cash and cash equivalents at the beginning of the period	56.2	37.2
Cash and cash equivalents at the end of the period	35.6	26.5

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

Notes to the Condensed Consolidated Interim Financial Statements

11

Brookfield Multiplex Property Trust and its controlled entities

For the half year ended 30 June 2010

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. Brookfield Multiplex Limited (the Company), the Trust and their controlled entities are referred to as the Group in this report.

A Group stapled security consists of one ordinary unit in the Trust and one ordinary share in the Company and the stapled securities cannot be traded or dealt with separately. A transfer, issue or reorganisation of an ordinary share or a unit in one of the component parts is accompanied by a transfer, issue or reorganisation of an ordinary share or unit in the other component part.

This financial report comprises the results and operations of the Trust and its controlled entities (the Consolidated Entity) for the half year ended 30 June 2010.

2 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.

Basis of measurement

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 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 Trust is of a kind referred to in ASIC Class Order 98/100, dated 10 July 1998 (updated by CO 05/641 effective 28 July 2005 and CO 06/51 effective 31 January 2006), and in accordance with that Class Order, all financial information presented in Australian dollars has been rounded to the nearest hundred thousand dollars, unless otherwise stated.

Use of estimates and judgements

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

In particular, information about significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amount recognised in the financial statements is provided in Note 6, investment property, and Note 5, investments accounted for using the equity method.

3 Significant accounting policies

The condensed consolidated interim financial report of the Consolidated Entity for the half year ended 30 June 2010 was authorised for issue in accordance with a resolution of the directors of the Responsible Entity on 25 August 2010.

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 interim financial report as at and for the half year ended 30 June 2009.

4 Distributions

Distributions from the Trust

During the half year ended 30 June 2010, a distribution of \$6.3 million in total was paid to unitholders of the Trust (half year to 30 June 2009:\$10).

Notes to the Condensed Consolidated Interim Financial Statements continued

12

Brookfield Multiplex Property Trust and its controlled entities

For the half year ended 30 June 2010

	Consolidated	
	30 Jun 2010 \$m	31 Dec 2009 \$m
5 Investments accounted for using the equity method		
Investment in associates	510.2	505.2
Impairment of investments in associates	(31.5)	(31.5)
Carrying value of investments in associates	478.7	473.7
Investment in joint venture entities	332.6	328.2
Total investments accounted for using the equity method	811.3	801.9

Investments in associates

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

	Principal activities	Country of incorporation	Ownership interest		Carrying value	
			30 Jun 2010 %	31 Dec 2009 %	30 Jun 2010 \$m	31 Dec 2009 \$m
Investment						
Bourke Place Trust	Property Investment	Australia	43	43	166.8	169.0
Multiplex New Zealand Property Fund	Property Investment	Australia	22	24	15.2	21.6
Multiplex Acumen Property Fund	Property Investment	Australia	20	21	10.8	10.4
Multiplex European Property Fund	Property Investment	Australia	20	20	9.1	7.9
Ernst & Young Centre, Sydney	Property Investment	Australia	50	50	276.8	264.8
Total investments in associates					478.7	473.7

	30 Jun 2010 \$m	31 Dec 2009 \$m
Allowance for impairment related to investments in associates		
Carrying amount at beginning of period	31.5	12.3
Impairment recognised in relation to MNZPF	-	16.3
Impairment recognised in relation to MUE	-	6.4
Reversal of impairment recognised in relation to Multiplex Prime Property Fund	-	(3.5)
Carrying amount at end of period	31.5	31.5

In accordance with AASB 128 *Investments in Associates* and AASB 139 *Financial Instruments: Recognition and Measurement*, an assessment must be made at each reporting date whether there is an indication that an asset is impaired. A review of each investment accounted for using the equity method was performed at the reporting date and there were no indicators of impairment.

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

Investments in joint venture entities

Investments in the below joint venture entities are accounted for in the consolidated financial statements using the equity method of accounting. Details of material interests in joint venture entities are as follows:

	Principal activities	Country of incorporation	Ownership interest		Carrying value	
			30 Jun 2010 %	31 Dec 2009 %	30 Jun 2010 \$m	31 Dec 2009 \$m
Investment						
Darling Park Trust	Property Investment	Australia	50	50	332.6	328.2
Total investments in joint venture entities					332.6	328.2

Notes to the Condensed Consolidated Interim Financial Statements continued

13

Brookfield Multiplex Property Trust and its controlled entities

For the half year ended 30 June 2010

6 Investment property

Investment properties are directly owned and partially owned investments held to earn a rental income or for capital appreciation or for both.

	Carrying value 30 Jun 2010 \$m	Carrying value 31 Dec 2009 \$m
Fair value of investment property	2,778.2	2,716.6

Independent valuations

Property investments are stated at fair value. An external valuation company, having an appropriately recognised professional qualification and recent experience in the location and category of the property being valued, values the portfolio whenever it is believed that the fair value of a property differs significantly from its carrying value, based on a material change to the assumptions and market conditions underlying the valuation. In the current year, a number of investment properties were valued externally by Colliers International. The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller, in an arm's length transaction after appropriate marketing wherein the parties have each acted knowledgeably, prudently and without compulsion.

Valuations reflect, where appropriate, the type of tenants, future rent reviews and market conditions. A change in any of these factors could have a significant impact on the value of the Consolidated Entity's property investments. The valuations have been undertaken using a discounted cash flow 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 rent and forecast net annual cash flows receivable from properties. The capitalisation rates utilised in the 30 June 2010 valuations ranged from 6.75% to 9.25%.

Any gain or loss from a change in fair value is recognised in the Condensed Consolidated Interim Statement of Comprehensive Income. All property acquisition costs in respect of properties acquired are capitalised into the value of the property investments at the time of purchase to reflect the total acquisition cost in the Condensed Consolidated Interim Statement of Financial Position. Additions and other expenditure on property investments which are capital in nature are capitalised as incurred. Where independent valuations are undertaken prior to the reporting date, the assumptions on which the valuation is based are reviewed in light of the prevailing market conditions at the reporting date to ensure that any material change is reflected in the valuation.

	Consolidated	
	30 Jun 2010 \$m	31 Dec 2009 \$m
Reconciliation of the carrying amount of investment properties is set out below:		
Carrying amount at beginning of period	2,716.6	2,613.4
Transfer from Property, Plant and Equipment – at cost	-	190.5
Transfer to non-current receivables	(2.9)	-
Capital expenditure	10.8	33.0
Additions	37.1	184.5
Disposals	-	(21.0)
Net gain/(loss) from fair value adjustments to investment properties	28.2	(267.7)
Change due to impact of straight-lining of rental income disclosed as non-current receivables	(11.6)	(16.1)
Carrying amount at end of period	2,778.2	2,716.6

	Consolidated	
	30 Jun 2010 \$m	31 Dec 2009 \$m
7 Interest bearing loans and borrowings		
Carrying amounts		
Current interest bearing loans and borrowings	5.1	889.9
Less: deferred borrowing costs	-	(0.9)
Total current interest bearing loans and borrowings	5.1	889.0
Non-current interest bearing loans and borrowings	2135.2	1,268.9
Less: deferred borrowing costs	(17.3)	(13.7)
Total non-current interest bearing loans and borrowings	2,117.9	1,255.2
Total interest bearing loans and borrowings	2,123.0	2,144.2

Notes to the Condensed Consolidated Interim Financial Statements continued

14

Brookfield Multiplex Property Trust and its controlled entities

For the half year ended 30 June 2010

7 Interest bearing loans and borrowings continued

Summary of borrowing arrangements

All debt facilities are bilateral and are secured by relevant mortgages and charges directly relating to specific investment properties. The Consolidated Entity has bank loans denominated in Australian dollars. Interest on bank loans is charged at the prevailing market rate. There were no overdraft facilities in place at 30 June 2010 (31 December 2009: nil).

	Consolidated	
	30 Jun 2010	31 Dec 2009
	\$m	\$m
Total facilities available	2,140.3	2,299.6
Less: total facilities utilised at reporting date	(2,140.3)	(2,158.8)
Total facilities not utilised at reporting date	–	140.8

At 30 June 2010, the Consolidated Entity is in compliance with all of its debt covenants.

8 Issued units

	Consolidated	
	30 Jun 2010	31 Dec 2009
	\$m	\$m
Units issued and fully paid up capital	2,441.8	2,441.8

There are 837,402,185 units on issue at 30 June 2010 (31 December 2009: 837,402,185). There has been no movement in the number of units on issue during 2010 (year to 31 December 2009: nil).

Terms and conditions of units in the Trust

Ordinary units in the Trust are stapled with ordinary shares in the Company and are collectively known as the Brookfield Multiplex Group. Ordinary units in Brookfield Multiplex Property Trust entitles holders to participate in distributions as declared and, in the event of winding up the Trust, to participate in the process from the sale of all surplus assets in proportion to the number of and amounts paid up on units held. Each unit entitles the holder to one vote either in person or by proxy, at a meeting of the Trust.

9 Contingent liabilities and contingent assets

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

- Contingent liabilities and contingent assets exist as a consequence of the arrangements contained in the Stapling Deed between the Company and Brookfield Multiplex Funds Management Limited, as the Responsible Entity of the Brookfield Multiplex Property Trust.
- The Trust is called upon to give, in the ordinary course of business, guarantees and indemnities in respect of the performance of controlled entities, associates and related parties of their contractual and financial 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 Group, the Consolidated Entity, its controlled entities and associates may become involved in litigation, the majority of which falls within the Trust's insurance arrangements. 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.

Controlled entities of the Consolidated Entity have entered into joint venture arrangements under which the controlled entity 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.

10 Related party disclosure

There have been no significant changes to the related party transactions as disclosed in the last audited financial report for the year ended 31 December 2009.

11 Events occurring after reporting date

On 30 July 2010, Brookfield Asset Management (BAM) (the Group's ultimate parent company) agreed to enter into a transaction with Brookfield Office Properties Inc (BPO) whereby BPO will loan BAM A\$1.6 billion and receive a return calculated by reference to the cash flows generated from 16 Australian office properties within the Group. As part of this transaction, BPO will be granted an option to acquire the properties for the amount outstanding under the loan at the time of exercise of the option. BAM has a 51% controlling interest in BPO.

No entity within the Group has entered into any arrangements in respect of the loan and option, as such, there is no change to the legal ownership of the properties unless and until the exercise by BPO of any of its rights under the transaction.

As a consequence of this transaction, the accounting treatment of the Group will change once the transaction is entered into.

Notes to the Condensed Consolidated Interim Financial Statements continued

15

Brookfield Multiplex Property Trust and its controlled entities

For the half year ended 30 June 2010

11 Events occurring after reporting date continued

On 28 July 2010, Multiplex Acumen Property Fund (Fund) launched a fully underwritten renounceable 3 for 1 offer of new units in the Fund (Rights Issue) at the Rights Issue price of 5 cents per new unit. A wholly owned entity of the Trust, which owns units in the Fund, has decided to participate in the offer and a wholly owned subsidiary of the Trust has agreed to fully underwrite the Rights Issue.

On 5 August 2010, the Consolidated Entity sold its share of 223 Murray Street for \$7.7m, which was part of the Carillion and City Arcade properties in Perth, WA.

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 half year ended 30 June 2010 that has significantly affected, or may affect, the Consolidated Entity's operations in future financial years, the results of those operations or the Consolidated Entity's state of affairs in future financial years.

Directors' Declaration

16

Brookfield Multiplex Property Trust and its controlled entities

For the half year ended 30 June 2010

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

- a The Condensed Consolidated Interim Financial Statements and Notes, set out on pages 7 to 15, 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 2010 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 295A of the *Corporations Act 2001*.

Dated at Sydney, this 25 day of August 2010.



F Allan McDonald
Non-Executive Chairman
Brookfield Multiplex Funds Management Limited



Russell T Proutt
Executive Director
Brookfield Multiplex Funds Management Limited

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Independent Auditor's Review Report to the unitholders of Brookfield Multiplex Property Trust

We have reviewed the accompanying half-year financial report of Brookfield Multiplex Property Trust, which comprises the condensed statement of financial position as at 30 June 2010, and the condensed statement of comprehensive income, the condensed statement of cash flows and the condensed 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 16.

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 of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that is free from material misstatement, whether due to fraud or error.

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 a Financial Report Performed by the Independent Auditor of the Entity*, 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 2010 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 financial position as at 30 June 2010 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, 25 August 2010