Multiplex Acumen Vale Syndicate Limited (In Liquidation)
Financial report
For the period ended
26 June 2013

Multiplex Acumen Vale Syndicate Limited (In Liquidation)

ABN 48 114 814 603

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Directors of Multiplex Acumen Vale Syndicate Limited (In Liquidation)
F. Allan McDonald
Brian Motteram
Barbara Ward
Russell Proutt
Shane Ross

Company Secretary of Multiplex Acumen Vale Syndicate Limited (In Liquidation)
Neil Olofsson

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Directors' Report
Multiplex Acumen Vale Syndicate Limited (In Liquidation)
For the period ended 26 June 2013

Introduction
The Directors of Multiplex Acumen Vale Syndicate Limited (In Liquidation) (ABN 48 114 814 603) (Company) present their report together with the financial statements of the Consolidated Entity, being the Company and its subsidiary, for the period ended 26 June 2013 and the Independent Auditor's Report thereon.

The registered office and principal place of business of the Company is Level 22, 135 King Street, Sydney NSW 2000.

Company in Liquidation
On 26 June 2013, at a meeting of members it was resolved that the Company be wound up as a members' voluntary liquidation and that, in accordance with the Company's constitution, the assets of the Company be distributed in whole or in part to the members in specie. In addition, at the meeting it was resolved to appoint Brett Lord and Christopher Hill of PPB Advisory to act jointly and severally as liquidators of the Company for the purpose of such winding up. The liquidator will make the final dividend/capital payment to all shareholders during or upon completion of the process.

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

Name	Capacity
F. Allan McDonald (appointed 1 January 2010)	Non-Executive Independent Chairman
Brian Motteram (appointed 21 February 2007)	Non-Executive Independent Director
Barbara Ward (appointed 1 January 2010)	Non-Executive Independent Director
Russell Proutt (appointed 1 January 2010)	Executive Director
Shane Ross (appointed 16 May 2011)	Executive Director

Information on Directors

F. Allan McDonald (BEcon, FCPA, FAIM, FCSA), Non-Executive Independent Chairman
Allan was appointed the Non-Executive Independent Chairman of Multiplex Acumen Vale Syndicate Limited (In Liquidation) on 1 January 2010 and also performs that role for Brookfield Capital Management Limited (BCML) and Brookfield Funds Management Limited (BFML). Allan has had extensive experience in the role of Chairman and is presently associated with a number of companies as a consultant and Company Director. BCML is also the Responsible Entity for listed funds Brookfield Prime Property Fund (BPA) and Multiplex European Property Fund (MUE). BFML is the Responsible Entity for the listed Multiplex SITES Trust. Allan's other directorships of listed entities are Astro Japan Property Management Limited (Responsible Entity of Astro Japan Property Trust) (appointed February 2005) and Brookfield Office Properties Inc. (appointed May 2011). During the past 3 years, Allan has also served as a Director of the following listed companies: Ross Human Directions Limited (April 2000 – February 2011) and Billabong International Limited (appointed July 2000 – October 2012).

Brian Motteram (BBus, CA), Non-Executive Independent Director
Brian has in excess of 40 years of experience working in the area of finance and accounting. He has worked with international accounting firms, in his own private practice, and during the last 21 years in private enterprise in both the mining and property industries. He spent 8 years (from 1996 to 2004) as an executive of a Perth-based property company in the position of Chief Financial Officer and, later, as Financial Director. BCML is also the Responsible Entity for listed funds BPA and MUE. Brian is a fully qualified Chartered Accountant having trained with KPMG and Deloitte.

Barbara Ward, AM (BEcon, MPolEcon, MAICD), Non-Executive Independent Director
Barbara was appointed as a Non-Executive Independent Director of Multiplex Acumen Vale Syndicate Limited (In Liquidation) on 1 January 2010 and also performs that role for BCML and BFML. Barbara has gained extensive business and finance experience through her role as Chief Executive Officer of Ansett Worldwide Aviation Services, as General Manager Finance for the TNT Group and as a Senior Ministerial Advisor. BCML is also the Responsible Entity for listed funds BPA and MUE. BFML is the Responsible Entity for the listed Multiplex SITES Trust. Barbara is a Director of Qantas Airways Limited. During the past 3 years Barbara has also served as Chair of Essential Energy (June 2001 – June 2012) and Director of Essential Energy, Ausgrid and Endeavour Energy (July 2012 – December 2012).

Russell Proutt (BComm, CA, CBV), Executive Director
Russell is the Chief Financial Officer of Brookfield Australia Pty Limited and was appointed as an Executive Director of Multiplex Acumen Vale Syndicate Limited (In Liquidation) on 1 January 2010 and also performs that role for BCML and BFML. BCML is also the Responsible Entity for the listed funds BPA and MUE. BFML is the Responsible Entity for the listed Multiplex SITES Trust. Russell joined Brookfield Asset Management Inc, the ultimate parent company of BCML, in 2006 and has held various senior management positions within Brookfield.

Information on Directors continued

Shane Ross (BBus), Executive Director

Shane is the Group General Manager of Treasury for Brookfield Australia Investments Limited and was appointed as an Executive Director of Multiplex Acumen Vale Syndicate Limited (In Liquidation) on 16 May 2011. Shane joined the organisation in 2003 following a background in banking and has over 19 years experience in treasury and finance within the property industry.

Information on Company Secretary

Neil Olofsson

Neil has over 18 years of international company secretarial experience and has been with the Brookfield Australia group since 2005.

Directors' interests

The following table sets out each Director's relevant interest in the units, debentures, rights or options over such instruments, interests in registered schemes and rights or options over such instruments issued by the entities within the Consolidated Entity and other related bodies corporate as at the date of this report:

Director	Multiplex Acumen Vale Syndicate Limited shares held
F. Allan McDonald	–
Brian Motteram	–
Barbara Ward	–
Russell Proutt	–
Shane Ross	–

No options are held by/have been issued to Directors.

Directors' meetings

	Board Meetings		Audit Committee Meetings		Board Risk and Compliance Committee Meetings	
Director	A	B	A	B	A	B
F. Allan McDonald	6	6	2	2	2	2
Brian Motteram	6	6	2	2	2	2
Barbara Ward	6	6	2	2	2	2
Russell Proutt	5	6	n/a	n/a	n/a	n/a
Shane Ross	6	6	n/a	n/a	n/a	n/a

A – Number of meetings attended.
B – Number of meetings held during the time the Director held office during the period.

Committee meetings

There were no Board committee meetings held during the period other than those stated above.

Principal activities

As at 26 June 2013, the Company is being wound up as a members' voluntary liquidation. The principal activity of the Consolidated Entity was the development of land for resale in Australia.

Review of operations

The Consolidated Entity's underlying project is 100.0% settled (2012: 98.4%). During the period, the final 23 lots have been sold (2012: 34 lots) providing an average sale per month of approximately 1.9 lots (2012: 2.8 lots). The project is now complete.

As a result of the completion of the project, on 26 June 2013, at a meeting of members, it was resolved that the Company be wound up as a members' voluntary liquidation and that, in accordance with the Company's constitution, the assets of the Company be distributed in whole or in part to the members in specie. In addition, at the meeting it was resolved to appoint Brett Lord and Christopher Hill of PPB Advisory to act jointly and severally as liquidators of the Company for the purpose of such winding up. The liquidator will make the final dividend/capital payment to all shareholders during or upon completion of the process.

The Consolidated Entity has recorded a net profit after tax of $367,356 for the period ended 26 June 2013 (2012: $121,268). Some of the significant events during the period are as follows:

- total revenue and other income of $7,497,922 (2012: $8,133,451); and
- net assets of $5,392,222 (2012: $10,124,883); and
- capital distributed to shareholders of $5,100,017 (2012: $3,000,010).

Review of operations continued

The Consolidated Entity made no significant acquisitions or disposals during the period.

Significant changes in state of affairs

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

Events subsequent to reporting date

On 24 July 2013, at a meeting of members, it was resolved that Brookfield Multiplex Vale Landowner Pty Limited, the 100% owned subsidiary of Multiplex Acumen Vale Syndicate Limited would be wound up as a members' voluntary liquidation. In addition, at the meeting it was resolved to appoint Brett Lord and Christopher Hill of PPB Advisory to act jointly and severally as liquidators of the Company for the purpose of such winding up.

Other than the item noted above, there are no other matters or circumstances which have arisen since the end of the period which significantly affected or may significantly affect the operations of the Consolidated Entity, the results of those operations, or the state of affairs of the Consolidated Entity in subsequent financial years.

Likely developments

Other than the matters already included in the Directors' Report, information on likely developments in the operations of the Consolidated Entity in future financial years and the expected results of those operations have not been included in this report because the Directors believe that to do so would be likely to result in unreasonable prejudice to the Consolidated Entity.

Environmental regulations

The Consolidated Entity has systems in place to manage its environmental obligations. Based upon the results of inquiries made, the Consolidated Entity is not aware of any significant breaches or non-compliance issues during the period covered by this report.

Dividends

No dividend was paid for the period ended 26 June 2013 (2012: nil). A capital return of $5,100,017 or 17.00 cents per share was made to its investors on 28 September 2012 (2012: $3,000,010 or 10 cents per share).

Indemnification and insurance of officers and auditors

Under the Constitution, the Company's officers are indemnified out of the Company's assets for any loss, damage, expense or other liability incurred by it in properly performing or exercising any of its powers, duties or rights in relation to the Company.

Neither the Company nor any controlled entity has indemnified any auditor of the Company.

During the period the Company has paid premiums in respect of their officers for liability and legal expenses insurance contracts for the period ended 26 June 2013. The Company has paid, or agreed to pay, in respect of the Company, premiums in respect of such insurance contracts for the period ending 26 June 2013.

Such insurance contracts insure against certain liability (subject to specified exclusions) for persons who are or have been executive officers or employees of the Company.

Details of the nature of the liabilities covered or the amount of the premium paid has not been included as such disclosure is prohibited under the terms of the contracts.

Dated at Sydney this 19th day of August 2013.

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

Russell Proutt
Director
Multiplex Acumen Vale Syndicate Limited (In Liquidation)

Consolidated Statement of Profit or Loss and Other Comprehensive Income

Multiplex Acumen Vale Syndicate Limited (In Liquidation)

For the period ended 26 June 2013

	Note	Consolidated Period ended 26 June 2013 $	Year ended 30 June 2012 $
Revenue and other income			
Revenue from the sale of land held for development		7,069,316	7,594,650
Interest income		344,606	278,801
Reversal of performance fee	6	–	260,000
Other revenue		84,000	–
Total revenue and other income		**7,497,922**	**8,133,451**
Expenses			
Cost of sale of land held for development		6,310,355	7,279,093
Management fees		99,068	108,664
Marketing and selling costs		155,516	225,868
Performance fee expense	6	280,000	–
Other expenses		128,287	149,728
Total expenses		**6,973,226**	**7,763,353**
Profit before income tax		**524,696**	**370,098**
Income tax expense	5	157,340	248,830
Net profit for the period		**367,356**	**121,268**
Other comprehensive income, net of income tax			
Other comprehensive income for the period, net of income tax		**–**	**–**
Total comprehensive income for the period		**367,356**	**121,268**
Net profit attributable to shareholders		**367,356**	**121,268**
Total comprehensive income attributable to shareholders		**367,356**	**121,268**

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

Consolidated Statement of Financial Position
Multiplex Acumen Vale Syndicate Limited (In Liquidation)
As at 26 June 2013

	Note	Consolidated 26 June 2013 $	Consolidated 30 June 2012 $
Current assets			
Cash and cash equivalents	9	6,988,373	7,817,983
Trade and other receivables	10	761,069	351,533
Inventories – land held for development	11	–	5,412,001
Tax asset	5	–	479,817
Total current assets		**7,749,442**	**14,061,334**
Total assets		**7,749,442**	**14,061,334**
Current liabilities			
Trade and other payables	13	90,589	2,036,451
Tax liability	5	86,631	–
Performance fee	6	2,180,000	1,900,000
Total current liabilities		**2,357,220**	**3,936,451**
Total liabilities		**2,357,220**	**3,936,451**
Net assets		**5,392,222**	**10,124,883**
Equity			
Issued capital	14	5,133,494	10,233,511
Undistributed profits/(losses)		258,728	(108,628)
Total equity		**5,392,222**	**10,124,883**

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

Consolidated Statement of Changes in Equity

Multiplex Acumen Vale Syndicate Limited (In Liquidation)

For the period ended 26 June 2013

Consolidated Entity	Attributable to shareholders Issued capital $	 Retained earnings $	Total equity $
Opening equity - 1 July 2012	**10,233,511**	**(108,628)**	**10,124,883**
Net profit for the period	–	367,356	**367,356**
Total comprehensive income for the period	**–**	**367,356**	**367,356**
Transactions with shareholders in their capacity as members:			
Capital return	(5,100,017)	–	**(5,100,017)**
Total transactions with shareholders in their capacity as members	(5,100,017)	–	**(5,100,017)**
Closing equity – 26 June 2013	**5,133,494**	**258,728**	**5,392,222**

Consolidated Entity	Attributable to shareholders Issued capital $	 Retained earnings $	Total equity $
Opening equity - 1 July 2011	**13,233,521**	**(229,896)**	**13,003,625**
Net profit for the year	–	121,268	**121,268**
Total comprehensive income for the year	**–**	**121,268**	**121,268**
Transactions with shareholders in their capacity as members:			
Capital return	(3,000,010)	–	**(3,000,010)**
Total transactions with shareholders in their capacity as members	(3,000,010)	–	**(3,000,010)**
Closing equity – 30 June 2012	**10,233,511**	**(108,628)**	**10,124,883**

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

Consolidated Statement of Cash Flows

Multiplex Acumen Vale Syndicate Limited (In Liquidation)

For the period ended 26 June 2013

	Note	Consolidated Period ended 26 June 2013 $	Consolidated Year ended 30 June 2012 $
Cash flows from operating activities			
Cash receipts in the course of operations		7,751,250	8,113,126
Cash payments in the course of operations		(4,229,652)	(4,415,403)
Interest received		338,733	279,792
Income tax refunded/(paid)		410,076	(309,726)
Net cash flows from operating activities	16	**4,270,407**	**3,667,789**
Cash flows from financing activities			
Return of capital		(5,100,017)	(3,000,010)
Net cash used in financing activities		**(5,100,017)**	**(3,000,010)**
Net (decrease)/increase in cash and cash equivalents		(829,610)	667,779
Cash and cash equivalents at beginning of year		7,817,983	7,150,204
Cash and cash equivalents at period end		**6,988,373**	**7,817,983**

The Consolidated Statement of Cash Flows should be read in conjunction with the Notes to the Consolidated Financial Statements
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1 Reporting entity

Multiplex Acumen Vale Syndicate Limited (In Liquidation) (Company) is an Australian incorporated and domiciled company. The consolidated financial statements of the Company as at and for the period ended 26 June 2013 comprise the Company and its subsidiary (together referred to as the Consolidated Entity).

2 Basis of preparation

a Statement of compliance

The financial statements are special purpose financial statements which have been prepared in accordance with Australian Accounting Standards (AASBs) (including Australian interpretations) adopted by the Australian Accounting Standards Board (AASB) as they apply on a non-going concern basis (refer to (b) below). The financial statements of the Consolidated Entity and the Company comply with International Financial Reporting Standards (IFRSs) and interpretations adopted by the International Accounting Standards Boards (IASB) as they apply on a non-going concern basis (refer to (b) below).

The financial statements were authorised for issue by the Directors on 19th August 2013.

b Basis of measurement

Going concern

On 26 June 2013, at a meeting of members, it was resolved that the Company be wound up as a members' voluntary liquidation and that, in accordance with the Company's constitution, the assets of the Company be distributed in whole or in part to the members in specie. The liquidator will make the final dividend/capital payment to all shareholders during or upon completion of the process. Consequently, the going concern basis of preparation is not appropriate. The consolidated financial statements have been prepared on a non-going concern basis for the period ended 26 June 2013. Accordingly, the company's assets have been recorded at their net realisable values and the liabilities have been recorded at their contractual settlement amounts. In addition, all assets and liabilities have been classified as current since assets will be consumed, converted into cash or distributed to members and liabilities will be settled within 12 months after 26 June 2013.

The consolidated financial statements have been prepared on the basis of historical cost.

The consolidated financial statements are presented in Australian dollars, which is the Company and Consolidated Entity's functional and presentation currency.

c Use of estimates and judgements

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

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

In particular, information about significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amount recognised in the financial statements is provided in inventories – land held for development (Note 11).

3 Significant accounting policies

As a result of the members' voluntary liquidation of the Company, the going concern basis of preparation is not appropriate and the financial statements have therefore been prepared on a non-going concern basis for the period ended 26 June 2013.

The significant policies set out below have been applied to the comparative period presented in these financial statements.

a Principles of consolidation

Subsidiaries

The consolidated financial statements incorporate the financial statements of the Company and its subsidiary. Control is achieved where the Company has the power to govern the financial and operational policies of an entity so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the period are included in the Consolidated Statement of Profit or Loss and Other Comprehensive Income from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with those used by the Consolidated Entity.

All intra-group transactions, balances, income and expenses, including unrealised profits arising from intra-group transactions, are eliminated in full in the consolidated financial statements. In the separate financial statements of the Company, intra-group transactions (common control transactions) are generally accounted for by reference to the existing carrying value of the items.

3 Significant accounting policies continued

a Principles of consolidation continued

Where the transaction value of common control transactions differs from their carrying value, the difference is recognised as a contribution by or distribution to equity participants by the transacting entities. In the Company's financial statements, investments in controlled entities are carried at cost less impairment, if applicable.

Non-controlling interests in subsidiaries are identified separately from the Consolidated Entity's equity therein. The interests of non-controlling shareholders may be initially measured either at fair value or at the non-controlling interests' proportionate share of the fair value of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity. Total comprehensive income is attributed to non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Changes in the Consolidated Entity's interests in subsidiaries that do not result in a loss of control are accounted for as equity transactions. The carrying amounts of the Consolidated Entity's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to shareholders.

When the Consolidated Entity loses control of a subsidiary, the gain or loss on disposal is calculated as the difference between the aggregate of the fair value of the consideration received and the fair value of any retained interest and the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. Amounts previously recognised in other comprehensive income in relation to the subsidiary are accounted for (i.e. reclassified to profit or loss or transferred directly to retained earnings) in the same manner as would be required if the relevant assets or liabilities were disposed of. The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under AASB 139 *Financial Instruments: Recognition and Measurement* or, when applicable, the cost on initial recognition of an investment in an associate or jointly controlled entity.

b Revenue recognition

Revenues are recognised at the fair value of the consideration received for the sale of goods and services, net of the amount of Goods and Services Tax (GST), rebates and discounts.

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

Sale of land held for development

Revenue from the sale of land held for development is recognised when the Consolidated Entity has transferred to the buyer the significant risks and rewards of the ownership of the property. This is generally deemed to occur upon settlement.

Dividends

Revenue from dividends is recognised when the right of the Consolidated Entity or the Company to receive payment is established, which is generally when they have been declared.

Interest revenue

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

c Expense recognition

Finance costs

Finance costs are recognised as expenses using the effective interest rate method, unless they relate to a qualifying asset, being an asset that necessarily takes a substantial period of time to get ready for its intended use or sale. Where a qualifying asset exists, borrowing costs that are directly attributable to the acquisition, construction or production of the qualifying asset is capitalised as part of the cost of that asset.

Qualifying assets are assets that take more than 12 months to prepare for their intended use or sale. In these circumstances, borrowing costs are capitalised to the costs of the assets. Where funds are borrowed specifically for the acquisition or construction of a qualifying asset, the amount of borrowing costs capitalised are those incurred in relation to that borrowing. To the extent that funds are borrowed generally, the amount of borrowing costs capitalised is calculated by applying a capitalisation rate to the expenditures on that asset.

Finance costs include:
- interest on bank overdrafts and short-term and long-term borrowings;
- amortisation of discounts or premiums relating to borrowings;
- amortisation of ancillary costs incurred in connection with the arrangement of borrowings; and
- finance lease charges.

3 Significant accounting policies continued

c Expense recognition continued

Performance fee

Performance fees are recognised on an accrual basis. The performance fee payable to the development manager is calculated in accordance with the Development Management Agreement, which requires 20% of the amount by which the overall shareholder return exceeds a 20% annualised internal rate of return (before tax) to be paid to the development manager. The performance fee has been discounted to present value to reflect the life of the project. The performance fee will be remeasured at each reporting date.

Other expenditure

Expenses are recognised by the Consolidated Entity on an accruals basis.

d Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an expense item.

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

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

e Taxation

The income tax expense or revenue for the period is the tax payable on the current period's taxable income based on the notional income tax rate adjusted by changes in deferred tax assets and liabilities attributable to temporary differences between the tax bases of assets and liabilities and their carrying amounts in the financial statements.

The carrying amount of deferred tax assets is reviewed at each period end date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Deferred tax assets and liabilities are recognised for temporary differences at the tax rates expected to apply when the assets are recovered or liabilities are settled, based on those tax rates which are enacted or substantively enacted for each jurisdiction. The relevant tax rates are applied to the cumulative amounts of deductible and taxable temporary differences to measure the deferred tax asset or liability. An exception is made for certain temporary differences arising from the initial recognition of an asset or a liability. No deferred tax asset or liability is recognised in relation to these temporary differences if they arose in a transaction, other than a business combination, that at the time of the transaction did not affect either accounting profit or taxable profit or loss.

Deferred tax liabilities and assets are not recognised for temporary differences between the carrying amount and tax bases of investments in controlled entities where the parent entity is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future.

Current and deferred tax balances attributable to amounts recognised directly in equity are also recognised directly in equity.

f Tax consolidation

Tax consolidation

The Company and its wholly-owned Australian resident subsidiary have formed a tax-consolidated group with effect from 17 June 2005 and are therefore taxed as a single entity from that date. The head entity within the tax-consolidated group is the Company.

Current tax expense/benefit, deferred tax liabilities and deferred tax assets arising from temporary differences of the members of the tax-consolidated group are recognised in the separate financial statements of the members of the tax-consolidated group using the 'separate taxpayer within group' approach by reference to the carrying amounts of assets and liabilities in the separate financial statements of each entity and the tax values applying under tax consolidation.

Any current tax liabilities (or assets) and deferred tax assets arising from unused tax losses of the subsidiaries is assumed by the head entity in the tax-consolidated group and are recognised by the Company as amounts payable/(receivable) to/(from) other entities in the tax-consolidated group in conjunction with any tax funding arrangement amounts (refer below). Any difference between these amounts is recognised by the Company as an equity contribution or distribution.

The Company recognises deferred tax assets arising from unused tax losses of the tax consolidated group to the extent that it is probable that future taxable profits of the tax consolidated group will be available against which the asset can be utilised.

Any subsequent period adjustments to deferred tax assets arising from unused tax losses as a result of revised assessments of the probability of recoverability is recognised by the head entity only.

3 Significant accounting policies continued

f Tax consolidation continued

Nature of tax funding arrangements and tax sharing arrangements

The head entity, in conjunction with other members of the tax-consolidated group, has entered into a tax funding arrangement which sets out the funding obligations of members of the tax consolidated group in respect of tax amounts. The tax funding arrangements require payments to/from the head entity equal to the current tax liability/(asset) assumed by the head entity and any tax loss deferred tax asset assumed by the head entity, resulting in the head entity recognising an inter-entity receivable/(payable) equal to the amount to the tax liability/(asset) assumed. The inter-entity receivables/(payables) are at call.

Contributions to fund the current tax liabilities are payable as per the tax funding arrangement and reflect the timing of the head entity's obligation to make payments for tax liabilities to the relevant tax authorities.

The head entity in conjunction with other members of the tax-consolidated group, has also entered into a tax sharing agreement. The tax sharing agreement provides for the determination of the allocation of income tax liabilities between the entities should the head entity default on its tax payment obligations. No amounts have been recognised in the financial statements in respect of this agreement as payment of any amounts under the tax sharing agreement is considered remote.

g Cash and cash equivalents

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

h Trade and other receivables

Trade debtors and other receivables are stated at their amortised cost using the effective interest rate method less any identified impairment losses. Impairment charges are brought to account as described in Note 3k. Non-current receivables are measured at amortised cost using the effective interest rate method.

i Non-derivative financial instruments

Non-derivative financial instruments comprise trade and other receivables, cash and cash equivalents, interest bearing liabilities, and trade and other payables.

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

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

Accounting policies for cash and cash equivalents, trade and other receivables, trade and other payables and interest bearing liabilities are discussed elsewhere within the financial statements.

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

j Inventories – land held for development

Inventories being developed or held for resale are stated at the lower of cost or realisable value. Included in costs are the costs of acquisition, development and holding costs such as finance costs, rates and taxes.

k Impairment

Financial assets

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

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

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

3 Significant accounting policies continued

k Impairment continued

All impairment losses are recognised in the Consolidated Statement of Profit or Loss and Other Comprehensive Income. Any cumulative loss in respect of an available for sale financial asset recognised previously in equity is transferred to the Consolidated Statement of Profit or Loss and Other Comprehensive Income.

An impairment loss is reversed if the reversal can be related objectively to an event occurring after the impairment loss was recognised. For financial assets measured at amortised cost and available for sale financial assets that are debt securities, the reversal is recognised in the Consolidated Statement of Profit or Loss and Other Comprehensive Income. For available for sale financial assets that are equity securities, the reversal is recognised directly in equity.

Non-financial assets

The carrying amount of the Consolidated Entity's non-financial assets, other than investment property and deferred tax assets, is reviewed at each reporting date to determine whether there is any indication of impairment. If such indication exists then the asset's recoverable amount is estimated.

Impairment losses recognised in prior periods are assessed at each reporting date for any indication that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in estimates used to determine the

recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

l Trade and other payables

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

m Dividends

A provision for dividends is recognised in the Consolidated Statement of Financial Position if the dividend has been declared prior to period end date. Dividends paid and payable on shares are recognised as a reduction in equity. Dividends paid are included in cash flows from financing activities in the Consolidated Statement of Cash Flows.

n Issued capital

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

o New and amended standards adopted

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

AASB 2011-9 Amendments to Australian Accounting Standards – Presentation of Items of Other Comprehensive Income introduces new terminology for the statement of comprehensive income and income statement and groups items in other comprehensive income and associated tax on the basis of whether items are potentially reclassifiable to profit and loss subsequently. Under the amendments to AASB 101, the statement of comprehensive income is renamed as a statement of profit or loss and other comprehensive income. The amendments have been applied retrospectively, and hence the presentation of items of other comprehensive income has been modified to reflect the changes. Other than the above mentioned presentation changes, the application of the amendments to AASB 101 does not result in any impact on profit or loss, other comprehensive income and total comprehensive income.

4 Parent entity disclosures

	Company 26 June 2013 $	30 June 2012 $
Assets		
Current assets	1,530,686	6,621,400
Total assets	**1,530,686**	**6,621,400**
Liabilities		
Current liabilities	177,220	76,211
Total liabilities	**177,220**	**76,211**
Equity		
Share capital	5,133,494	10,233,511
Undistributed losses	(3,780,028)	(3,688,322)
Total equity	**1,353,466**	**6,545,189**

	Company Period ended 26 June 2013 $	Year ended 30 June 2012 $
Net (loss)/profit for the period	(91,706)	248,392
Other comprehensive income, net of income tax	–	–
Total comprehensive income for the period	**(91,706)**	**248,392**

5 Income tax

	Consolidated Period ended 26 June 2013 $	Year ended 30 June 2012 $
Current tax benefit		
Current period tax benefit	140,323	(299,296)
Adjustments for prior period	–	(146,863)
Total current tax expense/(benefit)	**140,323**	**(446,159)**
Deferred tax expense		
Origination and reversal of temporary differences	17,017	694,989
Total deferred tax expense	**17,017**	**694,989**
Total income tax expense reported in the Consolidated Statement of Profit or Loss and Other Comprehensive Income	**157,340**	**248,830**
Income tax expense		
Numerical reconciliation between tax expense and pre-tax net profit		
Profit for the period	367,356	121,268
Total income tax expense	157,340	248,830
Profit before income tax	**524,696**	**370,098**
Prima facie income tax expense on profit using domestic corporate tax rate of 30% (2012: 30%)	157,409	111,029
Other deferred tax assets not previously brought to account	(69)	137,801
Total income tax expense reported in the Consolidated Statement of Profit or Loss and Other Comprehensive Income	**157,340**	**248,830**
Tax assets and liabilities		
Tax liability	(113,631)	(714,508)
Tax asset	27,000	1,194,325
Net tax liability	**(86,631)**	**479,817**

5 Income tax continued

Recognised tax assets and liabilities

	Assets		Liabilities		Net	
	2013 $	2012 $	2013 $	2012 $	2013 $	2012 $
Consolidated						
Inventories	–	–	–	(714,508)	–	(714,508)
Trade & other payables	27,000	20,807	–	–	27,000	20,807
Depreciable assets	–	110,220	–	–	–	110,220
Income tax (payable) / receivable	–	435,800	(113,631)	–	(113,631)	435,800
Other timing differences (deferred)	–	627,498	–	–	–	627,498
Total	**27,000**	**1,194,325**	**(113,631)**	**(714,508)**	**(86,631)**	**479,817**

For purposes of income taxation, Multiplex Acumen Vale Syndicate Limited and its 100% owned entity formed a tax consolidated group on 17 June 2005.

6 Performance fee

	Consolidated	
	Period ended 26 June 2013 $	Year ended 30 June 2012 $
Opening balance	1,900,000	2,160,000
Performance fee movement during the period	280,000	(260,000)
Closing balance	**2,180,000**	**1,900,000**

The performance fee is payable by Brookfield Multiplex Vale Landowner Pty Limited to the development manager upon completion of the development project. The performance fee is calculated as 20% of the amount by which the overall shareholder return exceeds a 20% annualised interest rate of return on equity (before tax) to shareholders. The performance fee payable of $2,180,000 (2012: $1,900,000) is recorded in the Consolidated Statement of Financial Position as a current liability. At period end, the gross estimated future performance fee payable upon completion is $2,180,000 (2012: $1,900,000).

7 Auditors' remuneration

	Consolidated	
	Period ended 26 June 2013 $	Year ended 30 June 2012 $
Auditors of the Company		
Audit and review of financial reports	21,200	14,900
Total auditor's remuneration	**21,200**	**14,900**

8 Dividends

No dividend was paid for the period ended 26 June 2013. A separate capital return of $5,100,017 or 17.00 cents per share was made to its investors on 28 September 2012. For the prior year ended 30 June 2012, no dividend was paid, but the company made a capital return to investors of $3,010,000 or 10 cents per share on 30 November 2011.

9 Cash and cash equivalents

	Consolidated	
	26 June 2013 $	30 June 2012 $
Cash at bank	6,988,373	7,253,887
Restricted cash	–	564,096
Total cash and cash equivalents	**6,988,373**	**7,817,983**

Restricted cash

The Consolidated Entity issues bank guarantees as part of its development operations. The bank guarantees are supported by cash held in escrow. Due to the completion of the project no bank guarantees are on issue. As the Company is in liquidation, no further bank guaratees will be issued.

10 Trade and other receivables

	Consolidated 26 June 2013 $	Consolidated 30 June 2012 $
Trade receivables	538,026	303,003
GST receivable	223,043	48,530
Total trade and other receivables	**761,069**	**351,533**

11 Inventories – land held for development

	Consolidated 26 June 2013 $	Consolidated 30 June 2012 $
Inventories at cost	–	5,412,001
Total inventories – land held for development	**–**	**5,412,001**

Land was held at the north-eastern Perth suburb of Aveley. This land was held through the subsidiary, Brookfield Multiplex Vale Landowner Pty Limited, which subdivided, developed and sold it as residential land. At 26 June 2013 all land had been sold as part of the completion of the project.

12 Investment in controlled entities

	Percentage Ownership	Company 26 June 2013 $	Company 30 June 2012 $
Investment in Brookfield Multiplex Vale Landowner Pty Limited	**100%**	**10**	**10**

On 17 June 2005, Multiplex Acumen Vale Syndicate Limited acquired 100% of the ordinary shares in Brookfield Multiplex Vale Landowner Pty Limited, an unlisted company specialising in the subdivision and development of land. The total cost of the acquisition was $10 and comprised of an issue of equity.

On 24 July 2013 at a meeting of members it was resolved that Brookfield Multiplex Vale Landowner Pty Limited, would be wound up as a members' voluntary liquidation (see note 20 for further details).

13 Trade and other payables

	Consolidated 26 June 2013 $	Consolidated 30 June 2012 $
Trade payables	–	1,876,240
Management service fee payable	589	6,855
Sundry payables	90,000	153,356
Total trade and other payables	**90,589**	**2,036,451**

	26 June 2013 $	30 June 2012 $
Financing arrangements		
Facilities available		
Bank guarantee facility	–	564,096
Less: Guarantees utilised	–	(564,096)
Facilities not utilised	–	**–**

The bank guarantee component of the facility was no longer in place at 26 June 2013.

14 Issued capital

	Period ended 26 June 2013 Shares	Period ended 26 June 2013 $	Year ended 30 June 2012 Shares	Year ended 30 June 2012 $
Shares				
Opening balance	30,000,100	13,902,046	30,000,100	16,902,056
Return of capital	–	(5,100,017)	–	(3,000,010)
Closing balance	**30,000,100**	**8,802,029**	**30,000,100**	**13,902,046**
Share issue costs				
Opening balance	–	(3,668,535)	–	(3,668,535)
Closing balance	**–**	**(3,668,535)**	**–**	**(3,668,535)**
Total shares on issue	**30,000,100**	**5,133,494**	**30,000,100**	**10,233,511**

Ordinary shares

All ordinary shares are of the same class and carry equal rights. Any transaction costs arising on the issue or sale of shares are recognised in equity as a reduction of the share proceeds received.

15 Financial instruments

Significant accounting policies

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

a Capital risk management

The Board's policy is to maintain a strong capital base so as to maintain investor confidence and the sustainable future development of the Consolidated Entity. The Board monitors the net tangible assets (NTA) of the Consolidated Entity, along with earnings per share invested and dividends paid per share.

The Board seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the security afforded by a sound capital position.

b Financial risk management

Overview

The Consolidated Entity is exposed to financial risks in the course of their operations. These risks can be summarised as follows:

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

The Consolidated Entity has responsibility for the establishment and monitoring of a risk management framework. This framework seeks to minimise the potential adverse impact of the above risks on the Consolidated Entity's financial performance. The Board is responsible for developing risk management policies and for ensuring compliance with those risk management policies.

Compliance with the Consolidated Entity's policies is reviewed by the Board on a regular basis. The results of these reviews are reported to the Board quarterly.

Investment mandate

The Company's investment mandate, as disclosed in its Constitution and Prospectus, is to invest in the development of land for resale in Australia.

Derivative financial instruments

Whilst the Consolidated Entity may utilise derivative financial instruments, it will not enter into or trade derivative financial instruments for speculative purposes. The use of derivatives is governed by the Consolidated Entity's investment policies, which provide written principles on the use of financial derivatives. These principles permit the use of derivatives to mitigate financial risks associated with financial instruments utilised by the Consolidated Entity. The entity has no derivatives at 26 June 2013 (2012: nil).

c Credit risk

Credit risk is the risk of financial loss to the Consolidated Entity if a customer or counterparty to a financial instrument fails to meet its contractual obligations.

Sources of credit risk and risk management strategies

Credit risk arises principally from the Consolidated Entity's customers and related parties. Other credit risk also arises for the Consolidated Entity related to cash and cash equivalents balances held.

15 Financial instruments continued

c Credit risk continued

Trade and other receivables

The Consolidated Entity's exposure to credit risk is influenced mainly by the individual characteristics of each customer and counterparty. The Consolidated Entity manages and minimises exposure to credit risk by:

- managing and minimising exposures to individual purchasers;
- monitoring receivables balances on an ongoing basis; and
- obtaining other collateral as security (where appropriate).

Exposure to credit risk

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

	Consolidated 26 June 2013 $	30 June 2012 $
Cash and cash equivalents	6,988,373	7,817,983
Trade and other receivables	761,069	351,533
Total exposure to credit risk	**7,749,442**	**8,169,516**

Concentrations of credit risk exposure

Other than cash, the majority of which is held on deposit with ANZ Bank, there were no significant concentrations of credit risk at the reporting date for the Consolidated Entity.

Collateral obtained / held

Where applicable, the Consolidated Entity obtains collateral from counterparties to minimise the risk of default on their contractual obligations.

At the reporting date the Consolidated Entity did not hold any other collateral in respect of its financial assets.

During the period ended 26 June 2013 the Consolidated Entity did not call on any collateral provided (2012: nil).

Financial assets past due but not impaired

No financial assets of the Consolidated Entity were past due at the reporting date (2012: nil).

d Liquidity risk

Liquidity risk is the risk the Consolidated Entity will not be able to meet its financial obligations as and when they fall due.

Sources of liquidity risk and risk management strategies

The Consolidated Entity also manages liquidity risk by maintaining adequate banking facilities, through continuous monitoring of forecast and actual cash flows and matching maturity profiles of financial assets and liabilities.

Maturity analysis of financial liabilities

The following are the contractual maturities of financial liabilities, including estimated interest payments. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Consolidated Entity can be required to pay.

	Carrying amount $	Contractual cash flows $	0 to 1 years $	1 to 2 years $	2 to 5 years $	5+ years $
Consolidated 2013						
Provision for performance fee	2,180,000	2,180,000	2,180,000	–	–	–
Trade and other payables	90,589	90,589	90,589	–	–	–
Total	**2,270,589**	**2,270,589**	**2,270,589**	–	**–**	**–**
Consolidated 2012						
Provision for performance fee	1,900,000	1,900,000	1,900,000	–	–	–
Trade and other payables	2,036,451	2,036,451	2,036,451	–	–	–
Total	**3,936,451**	**3,936,451**	**3,936,451**	**–**	**–**	**–**

Defaults and breaches

During the period ended 26 June 2013 and 30 June 2012 the Consolidated Entity did not default on or breach any terms of its loan covenants.

15 Financial instruments continued

e Market risk

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

Sources of market risk and risk management strategies

The Consolidated Entity is exposed to indirect market risk in the normal course of its operations arising in the form of interest rate risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Cash and cash equivalent balances will also fluctuate with changes in interest rates due to interest earned. The key source of interest rate risk for the Consolidated Entity is derived from cash balances.

The table below shows the Consolidated Entity's direct exposure to interest rate risk at period end, including maturity dates.

	Floating rate $	Fixed rate $	Non-interest bearing $	Total $
Consolidated 2013				
Financial assets				
Cash and cash equivalents	6,988,373	–	–	6,988,373
Trade and other receivables	–	–	761,069	761,069
Total financial assets	**6,988,373**	**–**	**761,069**	**7,749,442**
Financial liabilities				
Provision for performance fees	–	–	2,180,000	2,180,000
Trade and other payables	–	–	90,589	90,589
Total financial liabilities	**–**	**–**	**2,270,589**	**2,270,589**

	Floating rate $	Fixed rate $	Non-interest bearing $	Total $
Consolidated 2012				
Financial assets				
Cash and cash equivalents	7,817,983	–	–	7,817,983
Trade and other receivables	–	–	351,533	351,533
Total financial assets	**7,817,983**	**–**	**351,533**	**8,169,516**
Financial liabilities				
Provision for performance fees	–	–	1,900,000	1,900,000
Trade and other payables	–	–	2,036,451	2,036,451
Total financial liabilities	**–**	**–**	**3,936,451**	**3,936,451**

Sensitivity analysis

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

	+ 1% Profit and loss $	**2013** + 1% Equity $	- 1% Profit and loss $	**2013** - 1% Equity $	+ 1% Profit and loss $	**2012** + 1% Equity $	- 1% Profit and loss $	**2012** - 1% Equity $
Consolidated								
Interest on cash	69,884	69,884	(69,884)	(69,884)	78,180	78,180	(78,180)	(78,180)
Total increase/(decrease)	**69,884**	**69,884**	**(69,884)**	**(69,884)**	**78,180**	**78,180**	**(78,180)**	**(78,180)**

15 Financial instruments continued

f Fair values

Methods for determining fair values

A number of the Consolidated Entity's accounting policies and disclosures require the determination of fair value for financial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes based on the following methods.

Cash and cash equivalents and trade and other receivables

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

Non-derivative financial liabilities

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

Fair value versus carrying amounts

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

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

The carrying amounts of cash and cash equivalents, trade and other receivables, and trade and other payables are assumed to reasonably approximate their fair values due to their short-term nature. Accordingly, fair value disclosures are not provided for such assets and liabilities.

16 Reconciliation of cash flows from operating activities

	Consolidated	
	Period ended 26 June 2013 $	Year ended 30 June 2012 $
Profit for the period	**367,356**	**121,268**
Changes in operating assets and liabilities during the period:		
(Increase) in receivables	(409,536)	(47,539)
Decrease in inventories	5,412,001	2,363,670
Decrease in tax asset	452,817	3,209
Increase in tax liability	113,631	–
(Decrease)/Increase in payables	(1,665,862)	1,227,181
Net cash from operating activities	**4,270,407**	**3,667,789**

17 Related parties

Manager

The Manager of the Company is Brookfield Capital Management Limited.

Ultimate parent

Multiplex Development and Opportunity Fund holds 49.58% of the ordinary shares in Multiplex Acumen Vale Syndicate Limited (and is the ultimate parent entity) through its 100% owned subsidiary Brookfield Multiplex DT Pty Limited.

Key management personnel

The Consolidated Entity does not employ personnel in its own right. All personnel are employed through the Manager. The Manager and the Directors of Multiplex Acumen Vale Syndicate Limited are considered to be the Key Management Personnel. The Directors of the Manager and Multiplex Acumen Vale Syndicate Limited are:

F. Allan McDonald (appointed 1 January 2010)
Brian Motteram (appointed 21 February 2007)
Barbara Ward (appointed 1 January 2010)
Russell Proutt (appointed 1 January 2010)
Shane Ross (appointed 16 May 2011)

The Manager is entitled to a management services fee which is calculated as a proportion of Vale Landowner's aggregate gross revenues (refer below). This fee is payable by the Company.

17 Related parties continued

The Directors receive no compensation from either the Manager, entities related to the Manager or Multiplex Acumen Vale Syndicate Limited for their services to the Company.

Development manager's fees

In accordance with the Company's PDS, Multiplex Developments Operations Pty Ltd, the Development Manager of the Company is entitled to receive the following fees:

Performance fee

On completion of the Multiplex Acumen Vale Syndicate Limited project, the Development Manager is entitled to a performance fee of 20% of the amount by which the overall shareholder return exceeds a 20% annualised internal rate of return on equity (before tax) to shareholders. An increase of the anticipated liability has resulted in a $280,000 performance fee expense being recognised in the current period (2012: $260,000 expense reversal).

Development management fees

The Development Manager is entitled to a sales and marketing fee of 4% of revenues received for each lot settled. Sales and marketing fees incurred by the Consolidated Entity during the period totalled $328,210 (2012: $356,812).

Development management fees – other development management services fees

The Development Manager is entitled to a development management fee of 3% of revenues received for each lot settled. Other development management services fees incurred by the Consolidated Entity to the Development Manager for the period amounted to $246,158 (2012: $267,609)

Management fees

In accordance with the Company's PDS, the Manager is entitled to receive a management fee equivalent to 1.25% of the Company's aggregate gross revenues. Fees incurred by the Company to the Manager for the period amounted to $99,068 (2012: $108,664).

All transactions with related parties are conducted on normal commercial terms and conditions.

	Consolidated 2013 $	2012 $
Transactions with the Manager		
Fees paid to the Manager and wholly owned subsidiaries:		
Performance fee expense/(reversal)	280,000	(260,000)
Development management fees - sales and marketing fees	328,210	356,812
Development management service fees	246,158	267,609
Management fees	99,068	108,664
Return of capital to Brookfield Multiplex DT Pty Limited	2,528,741	1,487,495
Transactions with related parties of the Manager		
Performance fee payable	2,180,000	1,900,000
Management service fees payable	589	6,855
Receivable from Brookfield group	303,000	303,000

At the date of this report, no Director, Manager or related entity of the Company held shares or other interests in the Company.

18 Contingent liabilities and assets

No contingent liabilities or assets existed at 26 June 2013 (30 June 2012: nil).

19 Capital and other commitments

The Consolidated Entity had capital or other commitments at 26 June 2013 of nil (2012: nil).

20 Events subsequent to the reporting date

On 24 July 2013 at a meeting of members it was resolved that Brookfield Multiplex Vale Landowner Pty Limited, the 100% owned subsidiary of Multiplex Acumen Vale Syndicate Limited would be wound up as a members' voluntary liquidation. In addition, at the meeting it was resolved to appoint Brett Lord and Christopher Hill of PPB Advisory to act jointly and severally as liquidators of the Company for the purpose of such winding up.

Other than the item noted above, there are no other matters or circumstances which have arisen since the end of the period which significantly affected or may significantly affect the operations of the Consolidated Entity, the results of those operations, or the state of affairs of the Consolidated Entity in subsequent financial years.

Directors' Declaration

Multiplex Acumen Vale Syndicate Limited (In Liquidation)

For the period ended 26 June 2013

As detailed in note 2 to the financial statements, the Company is not a reporting entity because in the opinion of the Directors there are unlikely to exist users of the financial report who are unable to command the preparation of reports tailored so as to satisfy specifically all of their information needs. Accordingly, this 'special purpose financial report' has been prepared to satisfy the directors' reporting requirements.

The consolidated financial statements have been prepared in accordance with Accounting Standards as they apply on a non-going concern basis as described in note 2 to the financial statements.

In the opinion of the Directors of Multiplex Acumen Vale Syndicate Limited (In Liquidation):

a The consolidated financial statements and notes, set out in pages 7 to 23, are in accordance with the following:

  i giving a true and fair view of the financial position of the Consolidated Entity as at 26 June 2013 and of its performance, for the financial period ended on that date; and

  ii complying with Australian Accounting Standards (including the Australian Accounting Interpretations)) as they apply on a non-going concern basis as described in note 2.

  iii complying with International Financial Reporting Standards as they apply on a non-going concern basis as described in note 2.

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 on behalf of the Directors of Multiplex Acumen Vale Syndicate Limited (In Liquidation).

Dated at Sydney this 19th day of August 2013.

Russell Proutt
Director
Multiplex Acumen Vale Syndicate Limited (In Liquidation)

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Independent Auditor's Report to the Members of Multiplex Acumen Vale Syndicate Limited

We have audited the accompanying financial report, being a special purpose financial report, of Multiplex Acumen Vale Syndicate Limited (the "Company"), which comprises the consolidated statement of financial position as at 26 June 2013, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of cash flows and the consolidated statement of changes in equity for the period ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration of the consolidated entity comprising the Company and the entities it controlled at the year's end or from time to time during the financial year as set out on pages 7 to 24.

Directors' Responsibility for the Financial Report

The directors of the Company are responsible for the preparation and fair presentation of the financial report and have determined that the basis of preparation as it applies on a non-going concern basis as described in Note 2 is appropriate to meet the financial reporting requirements of the directors and is appropriate to meet the needs of the members. The directors' responsibility also includes such internal control as the directors determine is necessary to enable the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

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

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

Opinion

In our opinion, the financial report presents fairly, in all material respects, the financial position of Multiplex Acumen Vale Syndicate Limited as at 26 June 2013 and its financial performance for the period then ended in accordance with the financial reporting requirements as described in Note 2.

Basis of Accounting and Restriction on Distribution and Use

Without modifying our opinion, we draw attention to Note 2 to the financial report, which describes the non-going concern basis of accounting. The financial report has been prepared to assist Multiplex Acumen Vale Syndicate Limited to meet the financial reporting requirements of the directors. As a result, the financial report may not be suitable for another purpose. Our report is intended solely for the members and should not be distributed to or used by parties other than the members.

Deloitte Touche Tohmatsu

DELOITTE TOUCHE TOHMATSU

Helen Hamilton-James
Partner
Chartered Accountants
Parramatta, 19 August 2013