Multiplex Acumen Vale Syndicate Limited
Financial report
For the year ended
30 June 2010

Multiplex Acumen Vale Syndicate Limited

ABN 48 114 814 602

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Company
Multiplex Acumen Vale Syndicate Limited
Level 22, 135 King Street
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Telephone: +61 2 9322 2000
Facsimile: +61 2 9322 2001

Directors of the Company
F. Allan McDonald
Brian Motteram
Barbara Ward
Tim Harris
Russell Proutt

Company Secretary of Multiplex Acumen Vale Syndicate Limited
Neil Olofsson

Principal Registered Office
Level 22, 135 King Street
Sydney NSW 2000
Telephone: +61 2 9322 2000
Facsimile: +61 2 9322 2001

Location of Share Registry
Registries (Victoria) Pty Limited
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Telephone: +61 2 9290 9600
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Auditor
Deloitte Touche Tohmatsu
Grosvenor Place, 225 George Street
Sydney NSW 2000
Telephone: +61 2 9322 7000
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Introduction

The Directors of Multiplex Acumen Vale Syndicate Limited (ABN 48 114 814 603) (Company) present their report together with the financial statements of the Consolidated Entity, being the Company and its subsidiary (together referred to as the Consolidated Entity), for the year ended 30 June 2010 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.

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
Tim Harris (appointed 17 March 2010)	Executive Director
Russell Proutt (appointed 1 January 2010)	Executive Director
Peter Morris (appointed 3 August 2005 – resigned 1 January 2010)	Non-Executive Independent Chairman
Robert McCuaig (appointed 17 June 2005 – resigned January 2010)	Non-Executive Independent Director
Mark Wilson (appointed 27 August 2008 – resigned 1 January 2010)	Executive Director
Brian Kingston (appointed 27 August 2008 – resigned 17 March 2010)	Executive Director

Information on Directors

F. Allan McDonald (BEcon, FCPA, FAIM, FCIS), Non-Executive Independent Chairman

Allan was appointed the Non-Executive Independent Chairman of Brookfield Multiplex Capital Management Limited on 1 January 2010 and also performs that role for Brookfield Multiplex Funds Management Limited (BMFML). 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. BMCML is also the Responsible Entity for the following listed funds; Multiplex Prime Property Fund (MAFCB), Multiplex European Property Fund (MUE) and Multiplex Acumen Property Fund (MPF). BMFML is the Responsible Entity for 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 November 2004), Billabong International Limited (appointed July 2000), and Ross Human Directions Limited (appointed April 2000). During the past 3 years, Allan has also served as a director of the following listed company: Multiplex Limited (December 2003 to October 2007 – delisted December 2007). Age 70.

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 19 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. BMCML is also the Responsible Entity for the following listed funds; MAFCA, MEPF and MPF. Brian is a fully qualified Chartered Accountant having trained with KPMG and Deloitte. Age 57.

Barbara Ward (BEcon, MPolEcon, MAICD), Non-Executive Independent Director

Barbara was appointed as a Non-Executive Independent Director of Brookfield Multiplex Capital Management Limited on 1 January 2010 and also performs that role for Brookfield Multiplex Funds Management Limited. 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. BMCML is also the Responsible Entity for the following listed funds; MAFCB, MUE and MPF. BMFML is the Responsible Entity for listed Multiplex SITES Trust. Barbara is Chairman of Country Energy, and a Director of Qantas Airways Limited (appointed June 2008). During the past 3 years Ms Ward has also served as a Director of Multiplex Limited (December 2003 to October 2007 – delisted December 2007), Lion Nathan Limited (February 2003 to October 2009 and Allco Finance Group Limited (April 2005 to January 2008)). Age 56.

Tim Harris (BA (Hons.), ACA), Executive Director

Tim Harris is the Chief Financial Officer of Brookfield Multiplex Group and was appointed as an Executive Director of Brookfield Multiplex Capital Management Limited on 17 March 2010 and also performs that role for debt listed companies Brookfield Secured Bonds Series A Limited (BSBSA) and Brookfield Secured Bonds Series B Limited (BSBSB) (both appointed March 2010). BMCML is also the Responsible Entity for the following listed funds; MAFCB, MUE and MPF. Tim joined the organisation in February 2009, prior to which he held various senior finance positions with the Westfield Group. Tim has also worked for Lion Nathan Australia, Southcorp Wines and The Walt Disney Company in London. Tim is a fully qualified Chartered Accountant having trained with Ernst & Young in London. Age 39.

Information on Directors continued

Russell Proutt (BComm, CA, CBV), Executive Director

Russell Proutt is the Chief Financial Officer of Brookfield Australia and was appointed as an Executive Director of Brookfield Multiplex Capital Management Limited on 1 January 2010 and also performs that role for BMFML (appointed 17/03/10) and for debt listed companies BSBSA Issuer Limited (appointed 30/04/09) and BSBSB Issuer Limited (appointed 02/09/09). BMCML is also the Responsible Entity for the following listed funds; MAFCB, MUE and MPF. Russell joined Brookfield Asset Management Inc., the parent company of Brookfield Multiplex Capital Management Limited, in 2006 and has held various senior management positions within Brookfield, including managing the Bridge Lending Fund, mergers and acquisitions involving subsidiaries as well as transactions involving Brookfield's restructuring fund, Tricap Partners. Age 42.

Information on Company Secretary

Neil Olofsson

Neil has over 14 years international company secretarial experience including having worked at KPMG, Clifford Chance and Schroder Investment Management prior to joining Brookfield Multiplex Group Company Secretariat.

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 units held
F. Allan McDonald	–
Brian Motteram	–
Barbara Ward	–
Tim Harris	–
Russell Proutt	–

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

Directors' meetings

	Board Meetings		Audit Committee Meetings	
Director	A	B	A	B
F. Allan McDonald	3	3	1	1
Brian Motteram	7	7	2	2
Barbara Ward	3	3	1	1
Tim Harris	–	1	n/a	n/a
Russell Proutt	3	3	n/a	n/a
Peter Morris	4	4	1	1
Robert McCuaig	4	4	1	1
Mark Wilson	4	4	n/a	n/a
Brian Kingston	5	6	n/a	n/a

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

Committee meetings

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

Principal activities

The principal activity of the Consolidated Entity is the development of land for resale in Australia.

Review of operations
The Consolidated Entity's underlying project is now 90.6% sold since the project commenced (2009: 76.0%). The Consolidated Entity has experienced a solid level of sales in this financial year. During the year, 228 lots have been sold (2009: 213 lots) providing an average sale per month of approximately 19.0 lots (2009: 17.80 lots). The project is estimated to complete in early 2011.

The Consolidated Entity has recorded a net profit after tax of $4,510,000 for the year ended 30 June 2010 (2009: $3,211,000).

Some of the significant events during the period are as follows:
- total revenue and other income of $44,773,000 (2009: $47,781,000); and
- net assets of $25,257,000 (2009: $23,747,000).

The Company 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 financial year other than those disclosed in this report or in the financial statements.

Events subsequent to reporting date
On 25 August 2010, the Board of Directors of the Company resolved to approve the declaration of a dividend of 15 cents per share. This dividend will be paid to shareholders around 1 September 2010.

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

Likely developments
Information on likely developments in the operations of the Consolidated Entity in future financial years and the expected results of those operations has 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 year covered by this report.

Dividends
The Company paid a dividend of $3,000,010 or 10 cents per share. This dividend was paid to shareholders on 17 February 2010. No dividends were paid during the prior year ended 30 June 2009.

Indemnification and insurance premiums
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 year the Company has paid premiums in respect of their officers for liability and legal expenses insurance contracts for the year ended 30 June 2010. The Company has paid, or agreed to pay, in respect of the Company, premiums in respect of such insurance contracts for the year ending 30 June 2010.

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.

Rounding of amounts
The Consolidated Entity 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 thousand dollars, unless otherwise stated.

Lead auditor's independence declaration under Section 307C of the *Corporations Act 2001*
The lead auditor's independence declaration is set out on page 8 and forms part of the Directors' Report for the year ended 30 June 2010.

Dated at Sydney this 25th day of August 2010.

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

Deloitte.

Deloitte Touche Tohmatsu
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The Board of Directors
Multiplex Acumen Vale Syndicate Limited
135 King Street
SYDNEY, NSW 2000

25 August 2010

Dear Directors

MULTIPLEX ACUMEN VALE SYNDICATE LIMITED

In accordance with section 307C of the Corporations Act 2001, I am pleased to provide the following declaration of independence to the directors of Multiplex Acumen Vale Syndicate Limited.

As lead audit partner for the audit of the financial statements of Multiplex Acumen Vale Syndicate Limited for the 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 audit; and

(ii) any applicable code of professional conduct in relation to the audit.

Yours faithfully

Deloitte Touche Tohmatsu

DELOITTE TOUCHE TOHMATSU

Helen Hamilton-James
Partner
Chartered Accountants

Statement of Comprehensive Income
Multiplex Acumen Vale Syndicate Limited
For the year ended 30 June 2010

	Note	Consolidated Year ended 30 June 2010 $'000	Year ended 30 June 2009 $'000
Revenue and other income			
Revenue from the sale of land held for development		44,658	47,773
Interest income		115	8
Total revenue and other income		**44,773**	**47,781**
Expenses			
Cost of sale of land held for development		34,255	38,056
Marketing and selling costs		2,991	3,664
Performance fee	6	169	560
Management fees		622	655
Other expenses		455	259
Total expenses		**38,492**	**43,194**
Profit before income tax		**6,281**	**4,587**
Income tax (expense)	5	(1,771)	(1,376)
Net profit for the year		**4,510**	**3,211**
Other comprehensive income			
Other comprehensive income for the year		**–**	**–**
Total comprehensive income for the year		**4,510**	**3,211**
Net profit attributable to shareholders		**4,510**	**3,211**
Total comprehensive income attributable to shareholders		**4,510**	**3,211**

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

Statement of Financial Position
Multiplex Acumen Vale Syndicate Limited
As at 30 June 2010

	Note	Consolidated 2010 $'000	2009 $'000
Current assets			
Cash and cash equivalents	9	13,721	3,326
Trade and other receivables	10	323	994
Inventories – land held for development	11	13,070	33,025
Current tax assets	5	1,348	5,820
Total current assets		**28,462**	**43,165**
Total assets		**28,462**	**43,165**
Current liabilities			
Trade and other payables	13	845	1,222
Interest bearing liabilities	14	–	16,005
Performance fee	6	2,360	2,191
Total current liabilities		**3,205**	**19,418**
Total liabilities		**3,205**	**19,418**
Net assets		**25,257**	**23,747**
Equity			
Issued capital	15	20,331	20,331
Retained earnings		4,926	3,416
Total equity		**25,257**	**23,747**

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

Statement of Changes in Equity

Multiplex Acumen Vale Syndicate Limited

For the year ended 30 June 2010

Consolidated Entity	Attributable to shareholders Issued capital $'000	 Retained earnings $'000	 Total equity $'000
Opening equity - 1 July 2009	**20,331**	**3,416**	**23,747**
Net profit for the year	–	4,510	4,510
Total comprehensive income for the year	**–**	**4,510**	**4,510**
Transactions with shareholders in their capacity as unitholders:			
Dividends paid	–	(3,000)	(3,000)
Total transactions with shareholders in their capacity as shareholders	**–**	**(3,000)**	**(3,000)**
Closing equity – 30 June 2010	**20,331**	**4,926**	**25,257**

Consolidated Entity	Attributable to shareholders Issued capital $'000	 Retained earnings $'000	 Total equity $'000
Opening equity - 1 July 2008	**20,331**	**205**	**20,536**
Net profit/(loss) for the year	–	3,211	3,211
Total comprehensive income for the year	**–**	**3,211**	**3,211**
Closing equity – 30 June 2009	**20,331**	**3,416**	**23,747**

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

Statement of Cash Flows
Multiplex Acumen Vale Syndicate Limited
For the year ended 30 June 2010

	Note	Consolidated Year ended 30 June 2010 $'000	Year ended 30 June 2009 $'000
Cash flows from operating activities			
Cash receipts in the course of operations		44,988	47,941
Interest received		177	8
Cash payments in the course of operations		(17,944)	(27,296)
Income tax received/(paid)		2,179	(5,858)
Financing costs paid		–	(1,437)
Net cash flows from operating activities	17	**29,400**	**13,358**
Cash flows from financing activities			
Dividends paid		(3,000)	–
Proceeds from interest bearing liabilities		–	6,894
Repayments of interest bearing liabilities		(16,005)	(20,443)
Net cash flows from financing activities		**(19,005)**	**(13,549)**
Net increase in cash and cash equivalents		10,395	(191)
Cash and cash equivalents at 1 July		3,326	3,517
Cash and cash equivalents at 30 June		**13,721**	**3,326**

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

Multiplex Acumen Vale Syndicate Limited (Company) is an Australian incorporated and domiciled company. The consolidated financial statements of the Company as at and for the year ended 30 June 2010 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 general 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) and the *Corporations Act 2001*. The financial reports of the Consolidated Entity and the Company (financial statements) comply with International Financial Reporting Standards (IFRSs) and interpretations adopted by the International Accounting Standards Boards (IASB).

The financial statements were authorised for issue by the Directors on this 25th day of August 2010.

b Basis of measurement

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

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

The Consolidated Entity 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 thousand dollars, unless otherwise stated.

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).

d Financial statement presentation

The Consolidated Entity and Company have applied the revised AASB 101 *Presentation of Financial Statements*, which became effective on 1 January 2009. The revised standard requires the separate presentation of a Statement of Comprehensive Income and a Statement of Changes in Equity. All non-owner changes in equity must now be presented in the Statement of Comprehensive Income. As a consequence, the Consolidated Entity and Company had to change the presentation of their financial statements. Comparative information has been re-presented so that it confirms with the revised standard.

Previous primary statement:	**Current primary statement:**
Income Statement	Statement of Comprehensive Income
Balance Sheet	Statement of Financial Position
Statement of Changes in Equity	Statement of Changes in Equity
Cash Flow Statement	Statement of Cash Flows

3 Significant accounting policies

The significant policies set out below have been applied consistently to all periods 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 year are included in the consolidated Statement of 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.

3 Significant accounting policies continued

a Principles of consolidation continued

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. 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. 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 Statement of Financial Position.

Cash flows are included in 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 income 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 income 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 the 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 3l. Non-current receivables are measured at amortised cost using the effective interest rate method.

i Derivative financial instruments

The Consolidated Entity may use derivative financial instruments to hedge its exposure to interest rate risk and foreign currency risk arising from operational, financing and investment activities. The Consolidated Entity does not hold or issue derivative financial instruments for trading purposes.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured at their fair value, with the changes in fair value during the period recognised in the Statement of Comprehensive Income.

j Non-derivative financial instruments

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

Non-derivate 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 report.

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

k 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, and rates and taxes.

l 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.

3 Significant accounting policies continued

l Impairment continued

Financial assets continued

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

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

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

m 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.

n Interest bearing liabilities

Interest bearing liabilities are recognised initially at fair value less any attributable transaction costs. Subsequent to initial recognition, interest bearing liabilities are stated at amortised cost with any difference between cost and redemption value being recognised in the Statement of Comprehensive Income over the period of the borrowings on an effective interest rate basis. Interest bearing loans and borrowings are classified as current liabilities unless the Consolidated Entity has an unconditional right to defer settlement of the liability to at least 12 months after the period end date.

o Dividends

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

p Issued Capital

Issued and paid up units 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 units.

q New standards and interpretations not yet adopted

The following standards, amendments to standards and interpretations have been identified as those which may impact the entity in the period of initial application. They are available for early adoption at 30 June 2010 but have not been applied preparing this financial report:

AASB 9 *Financial Instruments* and AASB 2009-11 *Amendments to Australian Accounting Standards arising from AASB 9* (effective from 1 January 2013)

AASB 9 *Financial Instruments* addresses the classification and measurement of financial assets. The standard is not applicable until 1 January 2013 but is available for early adoption. AASB 9 only permits the recognition of fair value gains and losses in other comprehensive income if they relate to equity investments that are not traded. Fair value gains and losses on available-for-sale debt investments, for example, will therefore have to be recognised directly in the profit or loss of the Statement of Comprehensive Income. The Consolidated Entity has not yet decided when to adopt AASB 9 or the consequential impact of the amendment.

AASB 2009-5 *Further Amendments to Australian Accounting Standards arising from the Annual Improvements Project [AASB 5, 8, 101, 107, 117, 118, 136 and 139].*

3 Significant accounting policies continued

q New standards and interpretations not yet adopted continued

In May 2009 the AASB issued a number of improvements to AASB 5 Non-current Assets Held for Sale and Discontinued Operations, AASB 8 Operating Segments, AASB 101 Presentation of Financial Statements, AASB 107 Statement of Cash Flows, AASB 117 Leases, AASB 118 Revenue, AASB 136 Impairment of Assets and AASB 139 Financial Instruments: Recognition and Measurement. The Consolidated Entity will apply the revised Standards from 1 July 2010. The Consolidated Entity does not expect that any adjustments will be necessary as a result of applying the revised rules.

4 Parent entity disclosures

	Company 2010 $'000	2009 $'000
Assets		
Current assets	16,287	20,182
Non-current assets	–	–
Total assets	**16,287**	**20,182**
Liabilities		
Current liabilities	231	231
Non-current liabilities	–	–
Total liabilities	**231**	**231**
Equity		
Share Capital	20,332	20,332
Reserves	–	–
Undistributed losses	(4,276)	(381)
Total equity	**16,056**	**19,951**

	Company Year ended 30 June 2010 $'000	Year ended 30 June 2009 $'000
Net loss for the year	(895)	(668)
Other comprehensive income/(loss) for the year	–	–
Total comprehensive loss for the year	**(895)**	**(668)**

	Consolidated Year ended 30 June 2010 $'000	Year ended 30 June 2009 $'000
5 Income tax		
Current tax expense		
Current period	183	1,544
Total current tax expense	**183**	**1,544**
Deferred tax expense		
Origination and reversal of temporary differences	1,588	(168)
Total deferred tax expense/ (benefit)	**1,588**	**(168)**
Total income tax expense	**1,771**	**1,376**
Income tax expense		
Numerical reconciliation between tax expense/(benefit) and pre-tax net profit		
Profit for the year	4,510	3,211
Total income tax expense	1,771	1,376
Profit/(loss) before income tax	**6,281**	**4,587**
Prima facie income tax expense on profit using domestic corporate tax rate of 30% (2008: 30%)	1,885	1,376
Other	(114)	–
Total income tax expense	**1,771**	**1,376**
Tax assets and liabilities		
Tax liability	–	–
Deferred tax asset – current	1,348	5,820

5 Income tax continued

Recognised tax assets and liabilities

	Assets 2010 $'000	Assets 2009 $'000	Liabilities 2010 $'000	Liabilities 2009 $'000	Net 2010 $'000	Net 2009 $'000
Consolidated						
Provisions	1,305	669	–	–	1,305	669
Amount recognised directly in equity	–	207	–	–	–	207
Income tax receivable	43	2,179	–	–	43	2,179
Other timing differences	–	2,765	–	–	–	2,765
Total	**1,348**	**5,820**	**–**	**–**	**1,348**	**5,820**

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

	Consolidated Year ended 30 June 2010 $'000	Consolidated Year ended 30 June 2009 $'000
6 Performance fee		
Opening balance	2,191	1,631
Performance fee charge for the year	169	560
Closing balance	**2,360**	**2,191**

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 $2,360,000 (2009: $2,190,966) is recorded in the Statement of Financial Position as a current liability. At year end, the gross estimated future performance fee payable upon project completion date is $2,360,000 (2009: $3,413,000).

	Consolidated Year ended 30 June 2010 $	Consolidated Year ended 30 June 2009 $
7 Auditors' remuneration		
Auditors of the Company		
Audit and review of financial reports	20,000	91,300
Non audit services	–	5,800
Total auditor's remuneration	**20,000**	**97,100**

During the year, the auditor of the Consolidated Entity changed from KPMG to Deloitte Touche Tohmatsu (Deloitte).

8 Dividends

The Company paid a dividend of $3,000,010 or 10 cents per share. This dividend was paid to shareholders on 17 February 2010. No dividends were paid during the prior year ended 30 June 2009.

	Consolidated 2010 $'000	Consolidated 2009 $'000
9 Cash and cash equivalents		
Cash at bank	10,721	3,326
Restricted cash	3,000	–
Total cash and cash equivalents	**13,721**	**3,326**

	Consolidated 2010 $'000	Consolidated 2009 $'000
10 Trade and other receivables		
Trade receivables	323	994
Total trade and other receivables	**323**	**994**

	Consolidated 2010 $'000	2009 $'000
11 Inventories – land held for development		
Inventories at cost	13,070	33,025
Total inventories – land held for development	**13,070**	**33,025**

Land is held at the north-eastern Perth suburb of Aveley. This land is held through the subsidiary, Brookfield Multiplex Vale Landowner Pty Limited, which subdivides, develops and sells it as residential land.

	Percentage Ownership	Company 2010 $'000	2009 $'000
12 Investment in controlled entities			
Investment in Brookfield Multiplex Vale Landowner Pty Limited	**100%**	**–**	**–**

On 17 June 2005, Multiplex Acumen Vale Syndicate Limited acquired 100% of the ordinary shares in Brookfield Multiplex Vale Landowner Pty Limited (which changed its name from Multiplex Acumen Vale Landowner Pty Limited on the 17 June 2008), an unlisted company specialising in the subdivision and development of land. There have been no changes in the activities of Brookfield Multiplex Vale Landowner Pty Limited since that date.

The total cost of the acquisition was $10 and comprised of an issue of equity.

	Consolidated 2010 $'000	2009 $'000
13 Trade and other payables		
Trade payables	534	911
Management service fee payable	151	188
Sundry payables	160	123
Total trade and other payables	**845**	**1,222**

	Consolidated 2010 $'000	2009 $'000
14 Interest bearing liabilities		
Secured bank debt	–	16,005
Total interest bearing liabilities	**–**	**16,005**

	Expiry date	2010 $'000	2009 $'000
Financing arrangements			
Facilities available			
Bank guarantee facility	31 August 2011	3,000	–
Bank debt facility	31 Dec 2009	–	36,000
Less: Facilities utilised		–	(16,005)
Less: Guarantees utilised		(3,000)	(1,708)
Facilities not utilised		**–**	**18,287**

The outstanding balance of the debt facility was repaid during the period with the bank guarantee component of the facility extended to 31 August 2011. The facility limit on the bank guarantee is $3,000,000 and is fully drawn at 30 June 2010. It is supported by cash held in escrow.

15 Issued capital

	Year ended 30 June 2010 Shares	Year ended 30 June 2010 $'000	Year ended 30 June 2009 Shares	Year ended 30 June 2009 $'000
Shares				
Opening balance	30,000,100	24,000	30,000,100	24,000
Closing balance	**30,000,100**	**24,000**	**30,000,100**	**24,000**
Share issue costs				
Opening balance	–	(3,669)	–	(3,669)
Closing balance	**–**	**(3,669)**	**–**	**(3,669)**
Total shares on issue	**30,000,100**	**20,331**	**30,000,100**	**20,331**

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.

16 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 of the Consolidated Entity 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.

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.

16 Financial instruments continued

c Credit risk continued

Trade and other receivables

The Consolidated Entity's exposures 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 2010 $'000	2009 $'000
Cash and cash equivalents	13,721	3,326
Trade and other receivables	323	994
Total exposure to credit risk	**14,044**	**4,320**

Concentrations of credit risk exposure

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 counter parties 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 year ended 30 June 2010 the Consolidated Entity did not call on any collateral provided (2009: nil).

Financial assets past due but not impaired

No financial assets of the Consolidated Entity were past due at the reporting date (2009: 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 is exposed to liquidity risk. The main sources of liquidity risk are discussed below.

The main sources of direct liquidity risk for the Consolidated Entity is refinancing of interest bearing loans. The Consolidated Entity's approach to managing liquidity risk is to work to ensure that it has sufficient cash available to meet its liabilities as and when they fall due without incurring unacceptable losses or risking damage to the Consolidated Entity's reputation.

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

Interest bearing liabilities

The Consolidated Entity is exposed to liquidity risk (refinancing risk) on its interest bearing loans. The Consolidated Entity manages this risk by ensuring debt maturity dates are regularly monitored and negotiations with counterparties are commenced well in advance of the debt's maturity date.

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.

16 Financial instruments continued

d Liquidity risk continued

Maturity analysis of financial liabilities continued

	Carrying amount $'000	Contractual cash flows $'000	0 to 1 years $'000	1 to 2 years $'000	2 to 5 years $'000	5+ years $'000
Consolidated 2010						
Provision for performance fee	2,360	2,360	2,360	–	–	–
Trade and other payables	845	845	845	–	–	–
	3,205	**3,205**	**3,205**	**–**	**–**	**–**
Consolidated 2009						
Provision for performance fee	2,191	–	–	2,191	–	–
Trade and other payables	1,222	1,222	1,222	–	–	–
Interest bearing liabilities	16,005	16,270	16,270	–	–	–
	19,418	**17,492**	**17,492**	**2,191**	**–**	**–**

Defaults and breaches

During the financial year ended 30 June 2010 the Consolidated Entity has not defaulted on or breached any terms of its loan covenants (2009: nil).

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 both direct and indirect market risk in the normal course of their operations. Direct market risk arises principally from the Consolidated Entity's interest rate risk on interest bearing liabilities. Indirect market risk arises in the form of interest rate risk and foreign currency 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 equivalents 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 interest bearing liabilities and cash balances.

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

	Floating rate $'000	Non-interest bearing $'000	Total $'000
Consolidated 2010			
Financial assets			
Cash and cash equivalents	13,721	–	13,721
Trade and other receivables	–	323	323
Total financial assets	**13,721**	**323**	**14,044**
Financial liabilities			
Trade and other payables	–	845	845
Provision for performance fees	–	2,360	2,360
Total financial liabilities	**–**	**3,205**	**3,205**
Consolidated 2009			
Financial assets			
Cash and cash equivalents	3,326	–	3,326
Trade and other receivables	–	994	994
Total financial assets	**3,326**	**994**	**4,320**
Financial liabilities			
Trade and other payables	–	1,222	1,222
Provision for performance fees	–	2,191	2,191
Interest bearing liabilities	16,005	–	16,005
Total financial liabilities	**16,005**	**3,413**	**19,418**

16 Financial instruments continued

e Market risk continued

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 $'000	2010 + 1% Equity $'000	- 1% Profit and loss $'000	2010 - 1% Equity $'000	+ 1% Profit and loss $'000	2009 + 1% Equity $'000	- 1% Profit and loss $'000	2009 - 1% Equity $'000
Consolidated Entity								
Interest on cash	137	137	(137)	(137)	33	33	(33)	(33)
Interest bearing liabilities	–	–	–	–	(160)	(160)	160	160
Total increase/(decrease)	**137**	**137**	**(137)**	**(137)**	**(127)**	**(127)**	**127**	**127**

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.

17 Reconciliation of cash flows from operating activities

	Consolidated Year ended 30 June 2010 $'000	Year ended 30 June 2009 $'000
Profit for the year	**4,510**	**3,211**
Operating profit before changes in working capital	**4,510**	**3,211**
Changes in operating assets and liabilities during the year:		
Decrease in receivables	671	168
Decrease in inventories	19,955	21,381
Decrease deferred tax asset	4,472	(4,746)
(Decrease) in payables	(208)	(6,656)
Net cash from operating activities	**29,400**	**13,358**

18 Related parties

Manager

The Manager of the Company is Brookfield Multiplex Capital Management Limited (ABN 32 094 936 866) whose immediate and ultimate holding companies are Brookfield Multiplex Capital Pty Limited (ABN 34 103 114 441) and Brookfield Multiplex Limited (ABN 96 008 687 063) respectively.

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.

18 Related parties continued

Key management personnel

The Consolidated Entity does not employ personnel in its own right. All personnel are employed through the Manager Brookfield Multiplex Capital Management Limited. 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)
Tim Harris (appointed 17 March 2010)
Russell Proutt (appointed 1 January 2010)
Peter Morris (appointed 3 August 2005 – resigned 1 January 2010)
Robert McCuaig (appointed 17 June 2005 – resigned January 2010)
Mark Wilson (appointed 27 August 2008 – resigned 1 January 2010)
Brian Kingston (appointed 27 August 2008 – resigned 17 March 2010)

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.

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 Development 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 Ltd 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. The Consolidated Entity has recognised expenses of $169,000 in respect of the expected performance fee payable (2009: $560,000).

Development management fees – sales and marketing 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 year totalled $2,082,000 (2009: $2,090,000).

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 $1,561,000 (2009: $1,567,000).

Management fees

In accordance with the Company's PDS, Brookfield Multiplex Capital Management Limited 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 $622,265 (2009: $655,135).

Transactions with related parties

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

	Consolidated 2010 $'000	2009 $'000
Statement of Comprehensive Income		
Fees paid to Brookfield Multiplex Limited and wholly owned subsidiaries:		
Performance fee	169	560
Sales and marketing fees	2,082	2,090
Development management service fees	1,561	1,567
Management fees	622	655
Dividends paid to MPX DT Pty Limited	1,488	–
Statement of Financial Position		
Performance fee payable	2,360	2,191
Management service fees payable	151	188
Receivable from Brookfield Multiplex Limited	303	–

18 Related parties continued

Related party shareholders

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

19 Contingent liabilities and assets

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

20 Capital and other commitments

The Consolidated Entity had capital or other commitments at 30 June 2010 of $5,862,000 (30 June 2009: $3,774,000).

21 Events subsequent to the reporting date

On 25 August 2010, the Board of Directors of the Company resolved to approve the declaration of a dividend of 15 cents per share. This dividend will be paid to shareholders around 1 September 2010.

Other than the above there are no matters or circumstances which have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the 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

For the year ended 30 June 2010

In the opinion of the Directors of Multiplex Acumen Vale Syndicate Limited:

a The consolidated financial statements and notes, set out in pages 9 to 26, 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 financial year ended on that date; and

  ii complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Regulations 2001*.

  iii complying with International Financial Reporting Standards, as stated in note 2 to the financial statements.

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 Multiplex Acumen Vale Syndicate Limited required by Section 295(5) of the *Corporations Act 2001*.

Dated at Sydney this 25th day of August 2010.

Russell Proutt
Director
Multiplex Acumen Vale Syndicate Limited

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

We have audited the accompanying financial report of Multiplex Acumen Vale Syndicate Limited ("the Company"), which comprises the statement of financial position as at 30 June 2010, and the statement of comprehensive income, the statement of cash flows and the statement of changes in equity for the year 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 9 to 27.

Directors' Responsibility for the Financial Report

The directors of Multiplex Acumen Vale Syndicate Limited are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances. In Note 2, the directors also state, in accordance with Accounting Standard AASB 101 *Presentation of Financial Statements*, that compliance with the Australian equivalents to International Financial Reporting Standards ensures that the financial report, comprising the consolidated financial statements and notes, complies with International Financial Reporting Standards.

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. These Auditing 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.