

26 February 2010

Dear Investor

**RE: Multiplex Acumen Vale Syndicate Limited (Syndicate) Update**

The Directors of Brookfield Multiplex Capital Limited (BMCL), as Fund Manager for Multiplex Acumen Vale Syndicate Limited provides the following update to investors.

Key messages in this update are as follows:

- the Syndicate declared a dividend payment of \$3 million which equates to 10 cents per share;
- the Syndicate successfully repaid the Bill component of the facility and extended the Bank Guarantee component until the end of March 2011;
- the project sold 148 lots in the six month period to 31 December 2009 which is an increase of 24.7% over the same comparable period of 31 December 2008;
- the project is 86.2% settled;
- the Syndicate reported a profit after tax of \$0.9 million; and
- the Syndicate is in compliance with its debt covenants as at 31 December 2009.

**Sales status**

In August 2009 the project had a record sale with 53 contracts issued at value of \$11.4 million. As at 31 December 2009, the project had 53 contracts on issue valued at \$12.6 million and 60 contracts exchanged unconditional. The project is 86.2% sold with 216 remaining lots to be titled.

**Settlements**

During the six months to December 2009, the Syndicate settled on 148 lots, as follows:

	<b>No. of lots</b>
Stage 2	1
Stage 4	27
Stage 5	22
Stage 6	97
Non residential lot	1

**Debt Management**

On 11 December 2009 the Bill component of the facility was fully repaid. The financier agreed to extend the Bank Guarantee component of the facility. The facility limit is \$1 million being the Bank Guarantees drawn at 31 December 2009. Any further increases will need to be supported by cash. The facility expires at the end of March 2011, at which point all Bank Guarantees will need to be supported by cash.

## Distributions

As foreshadowed in our last correspondence, the Syndicate has declared a dividend of \$3 million which equates to 10 cents per share. This was paid to investors on 17 February 2010.

Subject to the capital requirements to prepare the remaining land ready for sale and the amount of bank guarantees required for the project, the Syndicate anticipates being able to make further dividend payments or return of capital prior to the completion of the project.

## Project status

During the six month period the syndicate completed Stages 6C and 6E adding 86 titled lots to the project. The project is estimated to complete in 2010 but may extend into 2011 as there is an opportunity for the Syndicate to review the programme for the Town Centres which may provide additional profit to investors. An update will be provided to investors on the outcome of the assessment.

The table below provides an updated forecast of the civil works per each stage.

Stages	No of lots	Civil Works
Stage 3C	116	Title anticipates to be achieved in August 2010
Tavern Lot	1	Commenced in December 2009
Town Centre 2 - Retirement	1	Programme under review
Town Centre 2	1	Programme under review

## Financial Results as at 31 December 2009

### Key Financial Updates

	As at 31 December 2009	As at 30 June 2009	Movement
Total assets (\$'000)	29,912	43,165	30.7% decrease
Total liabilities (\$'000)	5,230	19,418	73.1% decrease
Net assets (\$'000)	24,682	23,747	3.9% increase
Number of shares on issue ('000)	30,000	30,000	No change
NTA (\$)	0.82	0.79	3.8% increase
	For the interim period ended 31 December 2009	For the interim period ended 31 December 2008	
Total revenue (\$'000)	28,708	22,606	26.9% increase

Total expenses (\$'000)	27,136	19,741	37.4% increase
Net profit after tax (\$'000)	935	1,969	52.5% decrease
Total lots settled (project to date)	1,346	1,079	24.7% increase

The Financial statements for the six month period to 31 December 2009 which have been reviewed by the Fund's auditors and are available at [www.brookfieldmultiplex.com](http://www.brookfieldmultiplex.com).

### Future Updates

We will continue to keep you informed of updates in relation to the Fund. Alternatively, please refer to [www.brookfieldmultiplex.com](http://www.brookfieldmultiplex.com) for regular updates.

Yours sincerely



**Sue Ly**  
Fund Manager  
Multiplex Acumen Vale Syndicate