

# ASX Announcement

1 April 2010

**Brookfield Secured Bonds Series A Issuer Limited (ASX: BZA)  
Unitholder Correspondence**

In accordance with ASX Listing Rule 3.17 please find attached a copy of the correspondence which is being sent to all unitholders.

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**Client Enquiries:**  
Registries Limited  
Ph: 1800 766 011

1 April 2010

Dear Investor

On behalf of Brookfield Secured Bonds Series A Issuer Limited, I am pleased to provide an update on Brookfield Secured Bonds Series A (BSB-sA) for the period from inception to 31 December 2009.

The value of Latitude East (the asset against which BSB-sA is secured) remained stable and continued to operate as expected. The commercial office area remains 100%<sup>1</sup> occupied by the Commonwealth of Australia. As at 31 December 2009, the property was valued at \$190 million (50% share \$95 million) with a capitalisation rate of 7.0%.

Two interest payments were declared during the period from inception to 31 December 2009. These were paid on 14 October 2009 (\$1.84 per BSBsA) and on 14 January 2010 (\$1.97 per BSBsA).

Below is a schedule of remaining interest payment dates during 2010.

Interest payment period	BSB – sA interest payment dates 2010
3 months to 31 March 2010	14 April 2010
3 months to 30 June 2010	14 July 2010
3 months to 30 September 2010	14 October 2010
3 months to 31 December 2010	14 January 2011

### Property Overview – Latitude East

The property was completed in October 2007 and is positioned on the southern border of the midtown precinct of the Sydney CBD. The property provides basement car parking for 210 vehicles, ground floor lobby and nine upper levels of office accommodation.

Property details	
Location	52 Goulburn Street, Sydney
Property Owner's interest	50%
Completion date	October 2007
Net lettable area (sqm)	
Retail	104
Office	22,931
Total	23,035
Car parking spaces	210
Office occupancy	100%

Valuation	
Value (100%)	\$190 million
Value (50%)	\$95 million
Valuer	Directors Valuation
Valuation date	31 December 2009
Valuation cap rate	7.0%

1. Less than 1% of the total net lettable area of the property is retail.

Statement of Financial Position Latitude Site C Landowning Trust* As at 31 December 2009	31 December 2009 (\$'000)
<b>Current assets</b>	
Cash and cash equivalents	1,193
Trade and other receivables	4,350
Other assets	54
<b>Total current assets</b>	<b>5,597</b>
<b>Non-current assets</b>	
Trade and other receivables	2,119
Investment property	92,881
<b>Total non-current assets</b>	<b>95,000</b>
<b>Total assets</b>	<b>100,597</b>
<b>Current liabilities</b>	
Trade and other payables	772
Non-interest bearing loans and borrowings	2,851
Provisions	2,301
<b>Total current liabilities</b>	<b>5,924</b>
<b>Non-current liabilities</b>	
Interest bearing loans and borrowings	57,000
<b>Total non-current liabilities</b>	<b>57,000</b>
<b>Total liabilities</b>	<b>62,924</b>
<b>Net assets</b>	<b>37,673</b>
<b>Equity</b>	
Units on issue	37,200
Undistributed profits	473
<b>Total equity</b>	<b>37,673</b>

\* The Statement of Financial Position of Latitude Site C Landowning Trust should be read in conjunction with the Notes to the Financial Statements available at [www.brookfieldmultiplex.com](http://www.brookfieldmultiplex.com)

On behalf of Brookfield Secured Bond Series A Issuer Limited, thank you for your support.



Ross McDiven  
Chairman