

4 April 2011

Dear Investor

On behalf of Brookfield Secured Bonds Series B Issuer Limited, I am pleased to provide an update on Brookfield Secured Bonds Series B (BSB-sB) for the 12 month period to 31 December 2010.

The value of Southern Cross West (the asset against which BSB-sB is secured) remained stable and continued to operate as expected. The commercial office area remains 100% occupied by Australia Post.

Four interest payments were declared during the period to 31 December 2010.

Interest payment date	Amount paid per BSB-sB unit ¹
14 April 2010	\$3.11
14 July 2010	\$2.19
14 October 2010	\$2.22
14 January 2011	\$2.22

1. As per the PDS, steps were taken to ensure the public offer requirements were satisfied and thus interest payments to non-residents have been and will be treated as exempt from non-resident withholding tax.

Below is a schedule of remaining interest payment dates during 2011.

Interest payment period	BSB-sB interest payment dates 2011
3 months to 31 March 2011	14 April 2011
3 months to 30 June 2011	14 July 2011
3 months to 30 September 2011	14 October 2011
3 months to 31 December 2011	14 January 2012

Property Overview – Southern Cross West

The Property reached practical completion in August 2009 and is positioned within the eastern sector of the Melbourne Central Business District. The property provides basement car parking for 342 vehicles and storage for up to 300 bicycles, ground floor retail and 20 upper levels of office accommodation.

Property details	
Location	111 Bourke Street, Melbourne
Property Owner's interest	50%
Completion date	August 2009
Net lettable area (sqm)	
Retail	2,834
Office	44,533
Total	47,367
Car parking spaces	342
Office occupancy	100%

Statement of Financial Position Brookfield Secured Bonds Series B Issuer Limited*	As at 31 December 2010 (\$'000)	As at 31 December 2009 (\$'000)
Current assets		
Cash and cash equivalents	1,961,049	250,000
Trade and other receivables	977,407	2,430,854
Total current assets	2,938,456	2,680,854
Non-current assets		
Interest bearing receivables	65,000,000	65,000,000
Total non-current assets	65,000,000	65,000,000
Total assets	67,938,456	67,680,854
Current liabilities		
Trade and other payables	1,454,000	610,484
Non-interest bearing loans and borrowings	1,452,046	2,070,360
Total current liabilities	2,906,046	2,680,844
Non-current liabilities		
Interest bearing loans and borrowings	65,000,000	65,000,000
Total non-current liabilities	65,000,000	65,000,000
Total liabilities	67,906,046	67,680,844
Net assets	32,410	10
Equity		
Issue capital	10	10
Retained earnings	32,400	-
Total equity	32,410	10

* The Statement of Financial Position of Brookfield Secured Bonds Series B Issuer Limited should be read in conjunction with the Notes to the Financial Statements available at www.au.brookfield.com

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



Ross McDiven
Chairman

Client Enquiries

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