



CAPTURING VALUE BY DEVELOPING LAND & BUILDING HOMES IN PREMIER NORTH AMERICAN MARKETS

FEBRUARY | 2015

NOTICE TO RECIPIENT

This corporate profile contains “forward-looking statements” within the meaning of applicable Canadian securities laws and United States federal securities laws. The words “may,” “believe,” “will,” “anticipate,” “expect,” “planned,” “estimate,” “project,” “future,” and other expressions that are predictions of or indicate future events and trends and that do not relate to historical matters identify forward-looking statements. Such statements reflect management’s current beliefs and are based on information currently available to management. The forward-looking statements in this corporate profile include, among others, statements with respect to the current business environment and outlook, including statements regarding economic and market conditions in the U.S. and Canadian housing markets and possible or assumed future results; ability to create shareholder value and pursue homebuilding or land investments, including the timing of projects; business goals, strategy and growth plans; strategies and capabilities for shareholder value creation; the impact of challenging conditions on us, including general economic conditions; factors affecting our competitive position within the homebuilding industry; the visibility of our future cash flow; economic and demographic fundamentals in our markets; and sufficiency of our access to capital resources. Reliance should not be placed on forward-looking statements because they involve known and unknown risks, uncertainties and other factors, which may cause the actual results to differ materially from the anticipated future results expressed or implied by such forward-looking statements. Factors that could cause actual results to differ materially from those set forth in the forward-looking statements include, but are not limited to changes in general economic, real estate and other conditions; changes in interest rates; mortgage rate and availability changes; availability of suitable undeveloped land and lots at acceptable prices and having sufficient liquidity to acquire all such properties; adverse legislation or regulation, including changes to tax laws; ability to obtain necessary permits and approvals for the development of our land; availability of labour or materials or increases in their costs; ability to develop and market our master-planned communities successfully; laws and regulations related to property development and to the environment that could lead to additional costs and delays, including laws and regulations that may limit municipality growth in the areas in which we operate; ability to obtain regulatory approvals; confidence levels of consumers; ability to raise capital on favourable terms; our debt and leverage; adverse weather conditions and natural disasters; relations with the residents of our communities; risks associated with increased insurance costs or unavailability of adequate coverage; ability to obtain surety bonds; competitive conditions in the homebuilding industry, including product and pricing pressures; ability to retain our executive officers; relationships with our affiliates; the seasonal nature of our business and its impact on operating results; operational risks including, but not limited to home warranty claims, liabilities resulting from our role as a general contractor, workers’ compensation claims and other health and safety liabilities, and civil enforcement of liabilities and judgments against our assets; changes to foreign currency exchange rates; and additional risks and uncertainties, many of which are beyond our control, referred to in this corporate profile and our other public filings with the applicable Canadian regulatory authorities and the United States Securities and Exchange Commission. Except as required by law, we undertake no obligation to publicly update any forward-looking statements whether as a result of new information, future events or otherwise. However, any further disclosures made on related subjects in subsequent reports should be consulted.

Unless otherwise noted, all references to “\$” or “Dollars” are to U.S. Dollars.

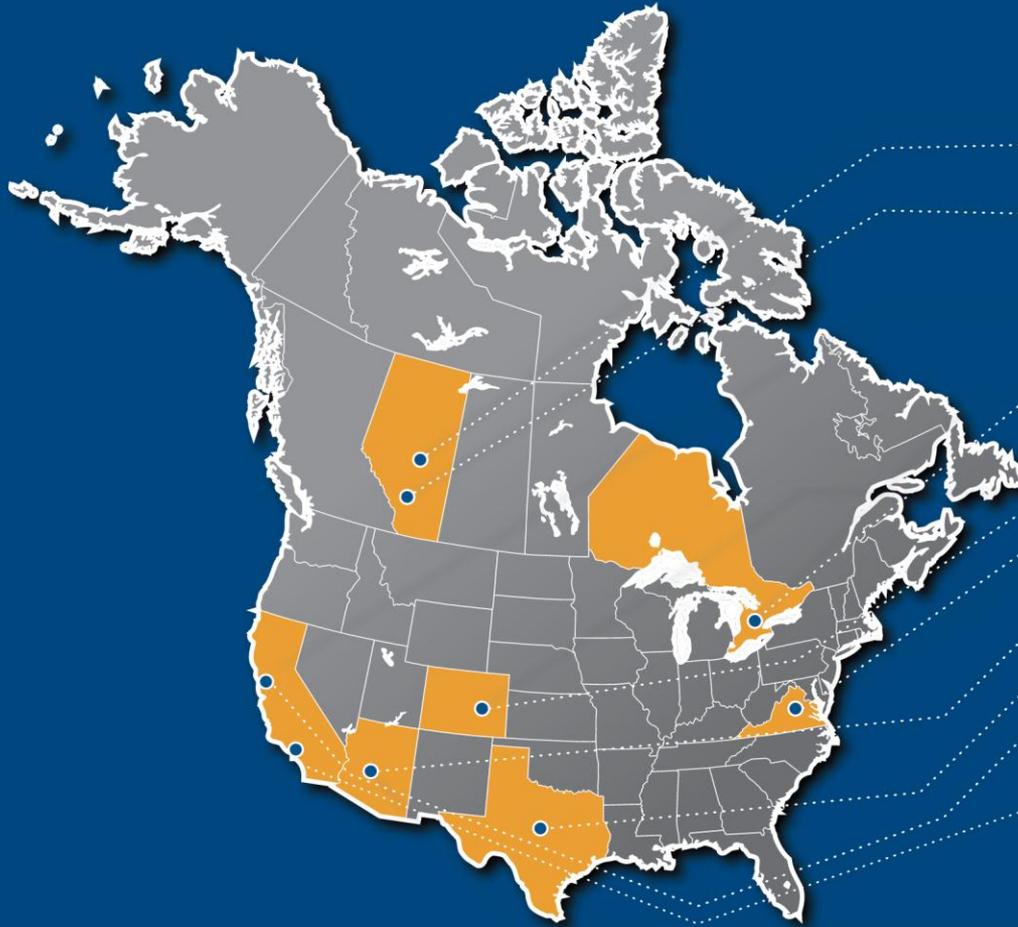
COMPANY OVERVIEW

COMPANY OVERVIEW

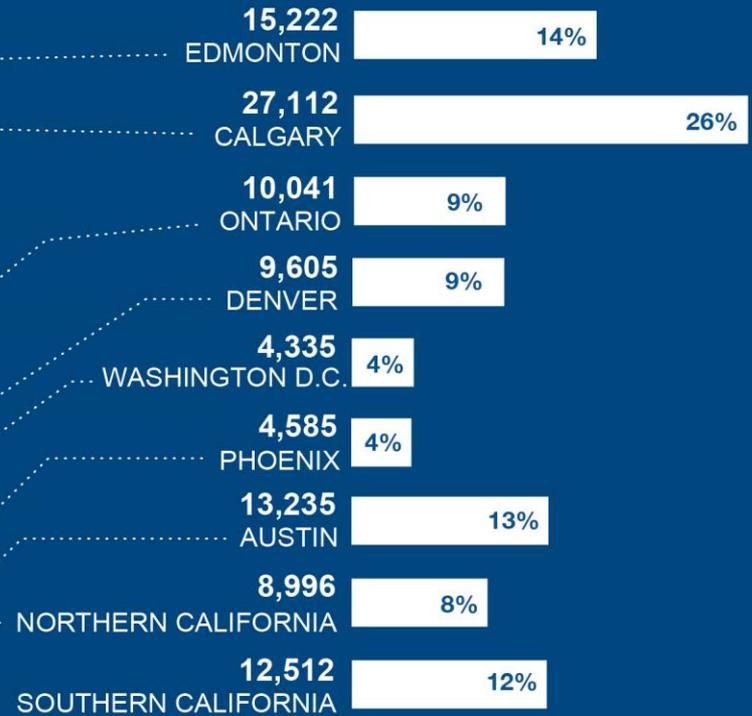
Brookfield Residential Properties Inc. is a leading North American land developer and homebuilder with operations in 11 major markets. We entitle and develop land to create master-planned communities and build and sell lots to third-party builders, as well as to our own homebuilding division. We also participate in select strategic real estate opportunities, including infill projects, mixed-use developments, infrastructure projects and joint ventures.

- Large North American residential platform with land and housing assets and a strong and unique geographical diversification in three active operating segments and 11 major markets including:
 - Canada** - Calgary, Edmonton, Greater Toronto Area
 - California** - Greater Los Angeles Area, Sacramento, San Diego, San Francisco Bay Area
 - Central and Eastern U.S.** - Austin, Denver, Phoenix, Washington D.C. Area
- Owning developed or entitled lots in a geographically diverse portfolio provides the benefit of a stable Canadian market, while positioning the Company for a continued housing recovery in the U.S.
- Our disciplined land entitlement process, synergistic operations and capital flexibility allow us to pursue homebuilding or land investments.

WHERE WE BUILD



Total Single Family Lots as at December 31, 2014



RECENT HIGHLIGHTS

2014 FULL YEAR HIGHLIGHTS

- \$269 million of income before income taxes
- Net income of \$274 million, or \$2.33 per diluted share
- Completed the sale of the Phase 1 retail project in our Seton mixed-use development in Calgary, generating a pre-tax gain of \$32 million
- Sold a significant portion of one of our joint ventures, which we entered into in the third quarter of 2013, in the community of Tegavah, located in Phoenix, Arizona. In the past year, the land was entitled and subsequent to the third quarter of 2014, it was sold for a gain with our share totaling approximately \$10 million.
- Included in net income was the release of the valuation allowance on our U.S. deferred tax assets, which resulted in a recovery for income taxes of \$45 million
- Completed \$224 million of strategic land acquisitions:
 - Canada - \$31 million
 - California - \$157 million
 - Central & Eastern U.S. - \$36 million

2013 FULL YEAR HIGHLIGHTS

- \$172 million of income before income taxes
- Net income of \$142 million, or \$1.21 per diluted share
- Issued \$500 million unsecured senior notes due 2022 with an interest rate of 6.125% per annum
- Closed a new U.S. revolving credit facility in the amount of \$250 million with six major financial institutions
- Completed \$358 million of strategic land acquisitions:
 - Canada - \$176 million
 - California - \$128 million
 - Central & Eastern U.S. - \$54 million

OUR PROCESS

BUSINESS MODEL

LAND ACQUISITION

- Land developer in all of our markets
- Acquisition of raw land ideally during the low point of the cycle or when investment opportunities arise

ENTITLEMENT PROCESS

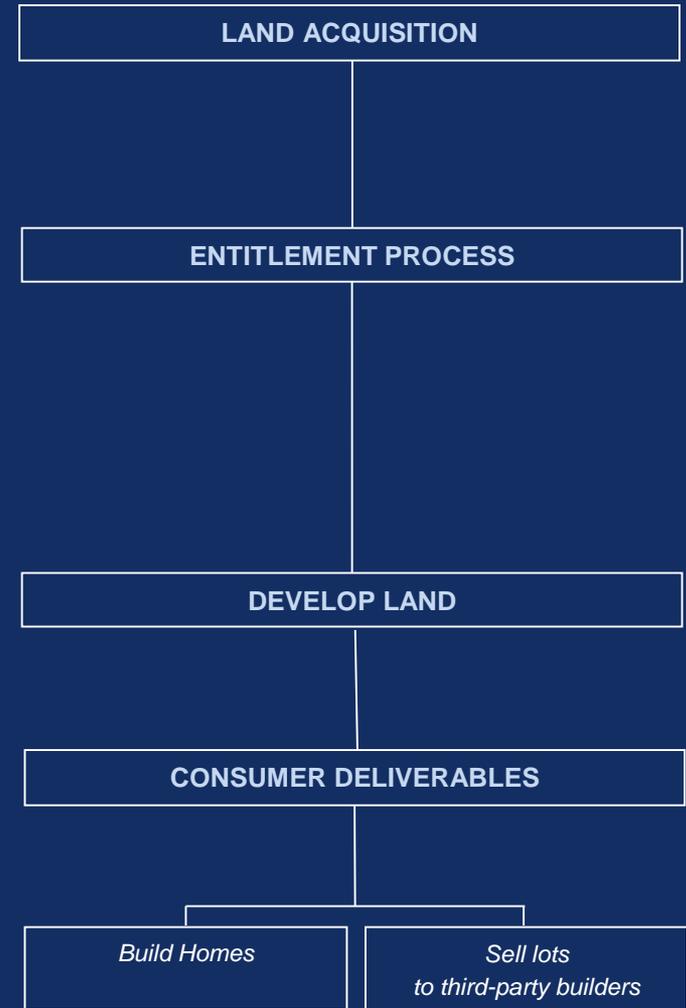
- Obtain approvals necessary to develop land for specific purposes. This process typically includes:
 - General Plan
 - Land Use Plan
 - Tentative Map
 - Legal Survey Plan
 - Area Structure Plan
 - Zoning
 - Construction Approvals
 - Final Map

DEVELOP LAND

- Install utilities, construct roads, sidewalks, parks etc.
- Create fully serviced lots (Canada and U.S.) and “graded” lots (U.S. only)

CONSUMER DELIVERABLES

- We will build homes on a portion of our land
- The balance of lots are sold to and built on by third-party builders



OUR PROCESS

STEP 1. LAND ACQUISITION: **Land Held for Development**

- Land developer in all of our markets
- Acquisition of raw land ideally during the low point of the cycle or when investment opportunities arise
- Strategic land study conducted to review growth patterns in the market in order to determine where future acquisitions should take place

STEP 2 & 3. ENTITLEMENT PROCESS & DEVELOP LAND: **Land Under Development**

- Obtaining entitlements can be a difficult and lengthy process involving many studies and public engagement, taking years to complete. But once entitlements are achieved, the developer installs infrastructure and either fully services the lots and sells them to homebuilders (Canada/U.S.) or simply grades the lots (U.S.) and sells them to third-party homebuilders
- Entitlement is the process of taking raw land to the finished lot stage by obtaining regulatory legal approval for the right to develop land for a particular use. The process varies by jurisdiction but essentially follows a similar sequence:
 - General Plan: designates land use (residential, commercial, office, etc.), school sites and significant roads
 - Area Structure / Community / Specific Plan: more detailed look at sequence of development, population density, transportation routes, public utilities, other items the jurisdiction would like to have studied
 - Land Use / Zoning / Tentative Map Plan: designates what is allowed on a specific piece of land and once zoning is in place, no other use of the land will be allowed unless it is re-zoned
 - Construction / Engineering Approvals: detailed drawings outline the location and size of sewers, water and storm pipes, size and location of roads and storm water ponds
 - Final Map / Legal Survey Plan: prepared by a land surveyor so that an individual titled lot is created
- All underlying costs attributable to each phase of development including costs of the underlying land, consulting costs and backbone infrastructure of major roads, parks and sewers and other associated costs are transferred from Land Held for Development to Land Under Development when on-site servicing commences

OUR PROCESS (CONTINUED)

STEP 4. CONSUMER DELIVERABLES: **Housing Inventory**

- In markets where we have significant land holdings, homebuilding may be carried out on a portion of our land and the balance of lots are sold to and built on by third-party builders. Having a homebuilding operation allows us the opportunity to monetize our land and provides us with market knowledge through direct contact with the homebuyers to understand customer desires and product choices
- We are a homebuilder in eight markets (Calgary, Edmonton, Greater Toronto Area, San Francisco Bay Area, Greater Los Angeles Area, San Diego, Denver, Washington D.C. Area). Housing Inventory is defined as completed housing or in the process of being constructed
- Included in Housing Inventory is associated land as well as construction costs and cost to complete. Cost to complete is defined as the costs required to bring partially finished homes to a completed stage

LAND ENTITLEMENT AND DEVELOPMENT

Examples of Land Development Stages in Alberta:

Value is created at each stage of land entitlement and development

- Lots are entitled in markets that have barriers to entry whereby entitlement includes municipal approval of a master planned community
- Development plans are prepared with final engineering, and includes completion of grading, sewers, utilities, parks, roads and sidewalks

The following are generic examples of the metrics we have experienced in the past in Alberta. Note that actual results will vary project by project depending on parcel size, location and other market variables:

TWO YEAR HOLD PERIOD	ACTIVITY	DOLLARS PER FRONT FOOT	DOLLARS PER ACRE	DOLLARS PER LOT
0	Purchase Land	(1,545)	(340,000)	(49,455)
1	-	-	-	-
2	Entitle Land	(40)	(8,800)	(1,280)
3	Develop Land	(1,800)	(396,000)	(57,600)
4	Sell Lots	4,800	1,056,000	153,600
	Margin \$	1,415	311,200	45,265
	Margin %	29%	29%	29%

SEVEN YEAR HOLD PERIOD	ACTIVITY	DOLLARS PER FRONT FOOT	DOLLARS PER ACRE	DOLLARS PER LOT
0	Purchase Land	(591)	(130,000)	(18,909)
1	-	-	-	-
2	-	-	-	-
3	-	-	-	-
4	-	(10)	(2,200)	(320)
5	-	(10)	(2,200)	(320)
6	-	(10)	(2,200)	(320)
7	Entitle Land	(10)	(2,200)	(320)
8	Develop Land	(1,800)	(396,000)	(57,600)
9	Sell Lots	4,800	1,056,000	153,600
	Margin \$	2,369	521,200	75,811
	Margin %	49%	49%	49%

INVENTORY PROFILE

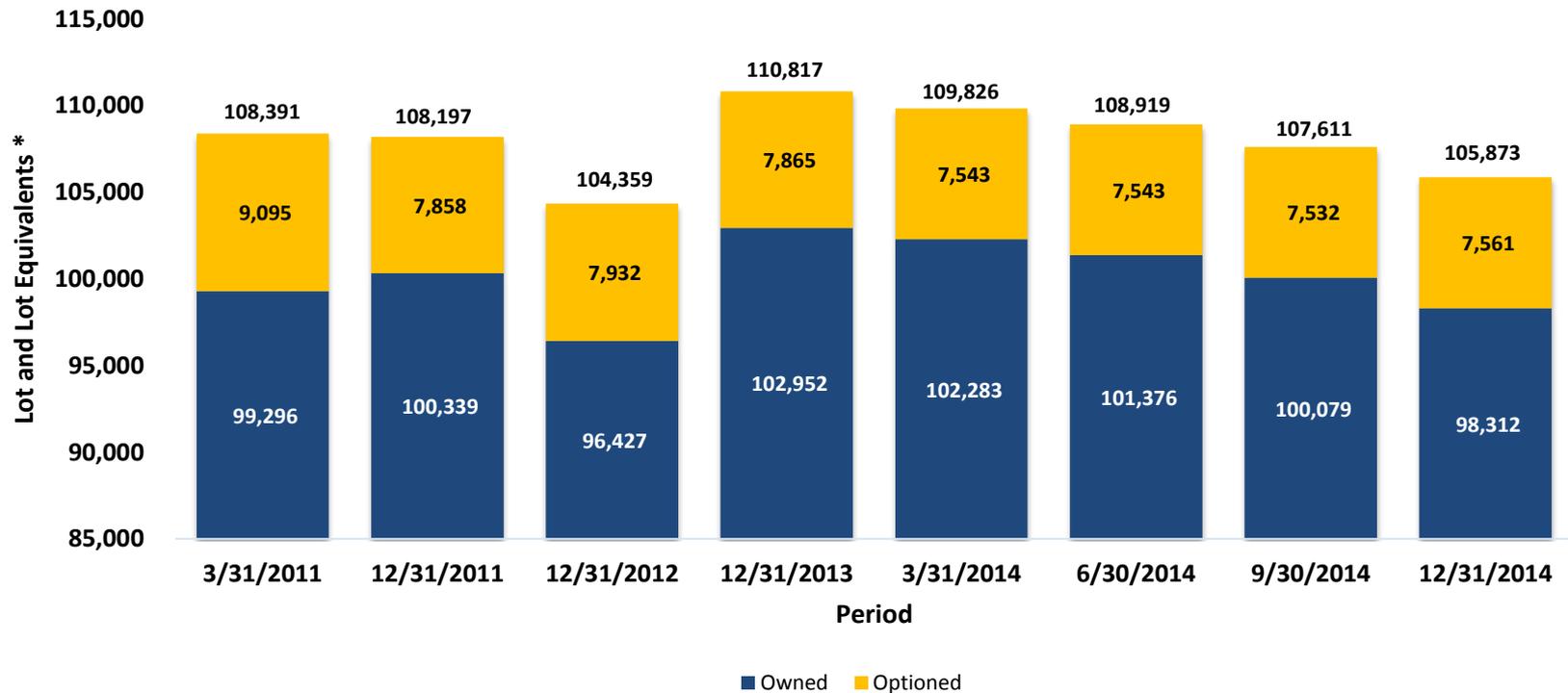
LAND & HOUSING INVENTORY

	Single Family Housing & Land Under and Land Held for Development ⁽¹⁾								Multi-Family, Industrial & Commercial Parcels Under Development	
	Land & Housing		Unconsolidated Entities		Total Lots		Status of Lots 31-Dec-14		Total Acres	
	Owned	Options	Owned	Options	31-Dec-14	31-Dec-13	Entitled	Unentitled	31-Dec-14	31-Dec-13
Calgary	24,753	-	2,359	-	27,112	28,228	5,085	22,027	68	70
Edmonton	15,222	-	-	-	15,222	16,720	8,210	7,012	50	53
Ontario	10,041	-	-	-	10,041	10,403	1,517	8,524	-	7
Canada	50,016	-	2,359	-	52,375	55,351	14,812	37,563	118	130
Northern California	4,046	4,950	-	-	8,996	8,887	4,046	4,950	-	-
Southern California	9,409	-	1,558	1,545	12,512	12,573	9,569	2,943	-	-
Other	192	-	38	-	230	239	230	-	-	-
California	13,647	4,950	1,596	1,545	21,738	21,699	13,845	7,893	-	-
Denver	9,605	-	-	-	9,605	9,904	9,605	-	10	10
Austin	13,235	-	-	-	13,235	13,458	6,224	7,011	-	-
Phoenix	690	-	3,895	-	4,585	6,007	4,299	286	103	105
Washington D.C. Area	2,409	1,066	860	-	4,335	4,398	4,298	37	5	18
Central and Eastern U.S.	25,939	1,066	4,755	-	31,760	33,767	24,426	7,334	118	133
Total	89,602	6,016	8,710	1,545	105,873	110,817	53,083	52,790	236	263
Entitled lots	46,264	1,066	5,753	-	53,083					
Unentitled lots	43,338	4,950	2,957	1,545	52,790					
Total December 31, 2014	89,602	6,016	8,710	1,545	105,873					
Total December 31, 2013	93,024	6,016	9,928	1,849	110,817					

(1) Land held for development will include some multi-family, industrial & commercial parcels once entitled

<i>(millions, except per unit activity)</i>	Land & Housing	Unconsol. Entities	Total 31-Dec-14		Total 31-Dec-13	
			Units	\$	Units	\$
Land Held For Development (lots)	1,368	199	89,797	1,567	95,800	1,653
Land Under Development - Single Family (lots)	664	57	7,212	721	6,251	598
Optioned (lots)	78	27	7,561	105	7,865	108
Housing inventory (units)	304	15	1,169	319	790	222
Model homes (units)	53	2	134	55	111	38
Unconsolidated entity debt	-	(69)	-	(69)	-	(90)
Sub total	2,467	231	105,873	2,698	110,817	2,529
Multi Family, Commercial & Industrial Parcels (Acres)	55	7	236	62	263	76
Total	2,522	238		2,760		2,605

LAND & HOUSING INVENTORY



* Includes Single Family Housing & Land Under and Held for Development

HOUSING INVENTORY

Our Housing Inventory at December 31, 2014 consisted of the following:

	MODEL HOMES UNITS	HOUSING INVENTORY UNITS
Calgary	29	247
Edmonton	26	311
Ontario	10	135
Northern California	19	93
Southern California	41	219
Denver	5	79
Washington D.C. Area	4	76
Other	-	9
Total	134	1,169
Book Value - Brookfield Residential	\$53 million	\$304 million
Book Value - Unconsolidated Entities	\$2 million	\$6 million

Housing Inventory is defined as completed housing or in the process of being constructed and included in Housing Inventory is associated land as well as construction costs.

As at December 31, 2014, the cost to complete for Housing Inventory was approximately \$134 million. Cost to complete is defined as the cost required to bring partially finished homes to a completed stage.

LAND UNDER DEVELOPMENT

Our Land Under Development Inventory at December 31, 2014 consisted of the following:

	SINGLE FAMILY LOTS	MULTI-FAMILY, INDUSTRIAL & COMMERCIAL PARCEL ACRES
Calgary	688	68
Edmonton	926	50
Ontario	421	-
Northern California	413	-
Southern California	2,061	-
Austin	348	-
Denver	890	10
Phoenix	565	103
Washington D.C. Area	679	5
Other	221	-
Total	7,212	236
Book Value - Brookfield Residential	\$664 million	\$55 million
Book Value - Unconsolidated Entities	\$37 million	\$7 million

Once development of a phase begins, the associated costs with that phase are transferred from Land Held for Development to Land Under Development, which includes all underlying costs that are attributable to the phase of saleable lots, including costs of underlying land, consulting costs and backbone infrastructure of major roads, parks and sewers.

As at December 31, 2014, the cost to complete for single family and multi-family Land Under Development was approximately \$266 million and \$14 million, respectively. Cost to complete is defined as the costs required to bring partially finished lots and parcels to a completed stage.

LAND HELD FOR DEVELOPMENT

Our Land Held for Development Inventory at December 31, 2014 consisted of the following:

	ACRES	LOT UNIT EQUIVALENTS*
Calgary	3,735	26,148
Edmonton	1,993	13,959
Ontario	1,614	9,475
Northern California	801	3,521
Southern California	4,021	8,646
Austin	3,221	12,887
Denver	2,159	8,631
Phoenix	993	4,020
Washington D.C. Area	885	2,510
Total	19,422	89,797
Book Value - Brookfield Residential	\$1,368 million	
Book Value - Unconsolidated Entities	\$159 million	

* Lot unit equivalents for most regions have been calculated using an assumed conversion rate of 4-7 units per acre. Final plan may change through the entitlement process.

OPTIONED LAND

Our inventory of optioned land at December 31, 2014 consisted of the following:

	LAND AND HOUSING	UNCONSOLIDATED ENTITIES
Northern California	4,950	-
Southern California	-	1,545
Washington D.C. Area	1,066	-
Total	6,016	1,545
Book Value	\$78 million	\$27 million

In the ordinary course of business, and where market conditions permit, we may use land and lot option contracts as well as unconsolidated entities to acquire control of land to mitigate the risk of not obtaining entitlements.

Option contracts for the purchase of land permit us to control the land for an extended period of time until options expire; this reduces our financial risk associated with these land holdings.

LAND HELD FOR DEVELOPMENT AND OPTIONED LAND

Please note that the following information has not been updated for 2015 Business Plan projections.

In 2014, our projections for cash flow from our Land Held for Development and Optioned Land totalled approximately \$5.5 billion. These cash flow projections represent the net cash flow through the development and monetization processes.

Cash flows were based on the calendar year 2014 Business Plan projections taking into account many variables and assumptions and as a result are subject to change. Cash flows are not updated quarterly. Cash flows from joint ventures are shown at Brookfield Residential's proportionate share. Inflation has not been built into the Canadian or U.S. cash flow projections. In certain longer term land assets, a return to stabilized market conditions had previously been assumed with these assumptions now being met.

This number will fluctuate with the composition of the Company's inventory as land moves into development or is monetized through sale or joint venture structures.

The Canadian cash flow projections comprise approximately 60% of the total future cash flows. The Canadian cash flow projections increased approximately 5% on a year over year basis. Over 70% of the future cash flows in Canada are projected within the next 10 years; with approximately 30% in the next 5 years.

The U.S. cash flow projections comprise approximately 40% of the total future cash flows. U.S. cash flow projections increased approximately 15% on a year over year basis. In addition, we are advancing development at a number of projects with approximately 85% of future U.S. cash flows projected within the next 10 years; with approximately 45% in the next 5 years.

FINANCIAL PROFILE

SELECTED FINANCIAL INFORMATION

	THREE MONTHS ENDED DEC 31		TWELVE MONTHS ENDED DEC 31	
	2014	2013	2014	2013
<i>(millions, except per unit activity, percentages and per share amounts)</i>				
RESULTS FROM OPERATIONS				
Total revenue	\$ 591	\$ 555	\$ 1,476	\$ 1,356
Land revenue	149	146	340	373
Housing revenue	442	409	1,136	983
Gross margin (\$)	182	148	445	375
Gross margin (%)	31%	27%	30%	28%
Income before income taxes	138	90	269	172
Income tax (expense) / recovery	(18)	(7)	7	(23)
Net income attributable to Brookfield Residential	120	79	274	142
Basic income per share	\$ 1.04	\$ 0.67	\$ 2.35	\$ 1.22
Diluted income per share	\$ 1.03	\$ 0.67	\$ 2.33	\$ 1.21

SELECTED FINANCIAL INFORMATION (CONTINUED)

<i>(millions, except unit activity and average selling price)</i>	THREE MONTHS ENDED DEC 31		TWELVE MONTHS ENDED DEC 31	
	2014	2013	2014	2013
OPERATING DATA				
Lot closings for Brookfield Residential (single family units)	906	1,177	2,107	2,402
Lot closings for unconsolidated entities (single family units)	79	223	335	239
Acre closings for Brookfield Residential (multi-family, industrial and commercial parcels)	7	8	31	28
Acre closings for unconsolidated entities (multi-family, industrial and commercial parcels)	-	3	2	3
Acre closings for Brookfield Residential (raw and partially finished parcels)	-	2	3	219
Acre closings for unconsolidated entities (raw and partially finished parcels)	188	-	188	-
Average lot selling price for Brookfield Residential (single family units)	\$ 152,000	\$ 116,000	\$ 145,000	\$ 127,000
Average lot selling price for unconsolidated entities (single family units)	\$ 59,000	\$ 77,000	\$ 79,000	\$ 88,000
Average per acre selling price for Brookfield Residential (multi-family, industrial and commercial parcels)	\$ 746,000	\$ 1,004,000	\$ 781,000	\$ 1,017,000
Average per acre selling price for unconsolidated entities (multi-family, industrial and commercial parcels)	\$ -	\$ 188,000	\$ 188,000	\$ 188,000
Average per acre selling price for Brookfield Residential (raw and partially finished parcels)	\$ -	\$ 115,000	\$ 263,000	\$ 182,000
Average per acre selling price for unconsolidated entities (raw and partially finished parcels)	\$ 158,000	\$ -	\$ 158,000	\$ -
Home closings for Brookfield Residential (units)	859	856	2,204	2,216
Home closings for unconsolidated entities (units)	35	19	89	59
Average home selling price for Brookfield Residential (per unit)	\$ 514,000	\$ 478,000	\$ 516,000	\$ 444,000
Average home selling price for unconsolidated entities (per unit)	\$ 482,000	\$ 479,000	\$ 484,000	\$ 491,000
Net new home orders for Brookfield Residential (units)	482	445	2,274	2,301
Net new home orders for unconsolidated entities (units)	15	15	108	55
Backlog for Brookfield Residential (units at end of period)	972	902	972	902
Backlog for unconsolidated entities (units at end of period)	33	13	33	13
Backlog value for Brookfield Residential	\$ 483	\$ 442	\$ 483	\$ 442
Backlog value for unconsolidated entities	\$ 14	\$ 6	\$ 14	\$ 6

QUARTERLY FINANCIAL INFORMATION

<i>(millions, except per unit activity and per share amounts)</i>	2014				2013			
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1
Lots closings (single family units)	906	368	515	324	1,177	463	408	354
Acre closings (multi-family, industrial and commercial parcels)	7	15	6	4	8	13	6	-
Acre closings (raw and partially finished parcels)	-	-	1	2	2	1	216	-
Home closings (units)	859	564	435	346	856	606	460	294
Revenue	\$ 591	\$ 355	\$ 321	\$ 208	\$ 555	\$ 333	\$ 298	\$ 171
Direct cost of sales	(409)	(248)	(223)	(149)	(407)	(234)	(221)	(120)
Gross margin	182	107	98	59	148	99	77	51
Gain on commercial assets held for sale	-	-	-	33	-	-	-	-
Selling, general and administrative expense	(58)	(45)	(44)	(45)	(52)	(42)	(40)	(36)
Interest expense	(15)	(16)	(15)	(16)	(15)	(15)	(11)	(11)
Other income	29	2	10	4	9	2	4	3
Income before income taxes	138	48	49	35	90	44	30	7
Income tax (expense) / recovery	(18)	38	(6)	(8)	(7)	(8)	(5)	(3)
Net income	120	86	43	27	83	36	25	4
Net income attributable to non-controlling interest and other interests in consolidated subsidiaries	-	-	(1)	(2)	(4)	(1)	(1)	-
Net income attributable to Brookfield Residential	\$ 120	\$ 86	\$ 42	\$ 25	\$ 79	\$ 35	\$ 24	\$ 4
Foreign currency translation	(30)	(39)	28	(29)	(23)	14	(23)	(19)
Comprehensive income / (loss)	\$ 90	\$ 47	\$ 70	\$ (4)	\$ 56	\$ 49	\$ 1	\$ (15)
Earnings per common share attributable to Brookfield Residential								
Basic	\$ 1.04	\$ 0.74	\$ 0.36	\$ 0.21	\$ 0.67	\$ 0.30	\$ 0.21	\$ 0.04
Diluted	\$ 1.03	\$ 0.73	\$ 0.36	\$ 0.21	\$ 0.67	\$ 0.29	\$ 0.21	\$ 0.04
Weighted average common shares outstanding (in thousands)								
Basic	115,449	116,106	116,863	117,031	117,026	116,856	116,455	116,316
Diluted	116,724	117,313	118,277	118,273	118,009	117,784	117,556	117,269

CONDENSED CONSOLIDATED BALANCE SHEETS

	DEC 31	SEPT 30	JUN 30	MAR 31
<i>(thousands, except percentages)</i>	2014	2014	2014	2014
ASSETS				
Land and housing inventory	\$ 2,521,628	\$ 2,587,486	\$ 2,523,972	\$ 2,452,698
Investments in unconsolidated entities	238,402	237,794	230,587	222,734
Receivables and other assets	362,791	307,789	318,461	297,548
Restricted cash	5,339	3,741	5,568	6,704
Cash and cash equivalents	190,479	159,775	184,508	237,581
Deferred income tax assets	71,261	50,079	12,192	12,012
	\$3,389,900	\$3,346,664	\$ 3,275,288	\$ 3,229,277
LIABILITIES				
Notes payable	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000
Bank indebtedness and other financings	208,257	257,964	261,109	267,400
Total financings	1,308,257	1,357,964	1,361,109	1,367,400
Accounts payable and other liabilities	462,585	443,265	399,181	386,968
Total liabilities	1,770,842	1,801,229	1,760,290	1,754,368
Other interests in consolidated subsidiaries	-	17,309	17,214	38,512
EQUITY				
	1,619,058	1,528,126	1,497,784	1,436,397
	\$3,389,900	\$3,346,664	\$ 3,275,288	\$ 3,229,277
Net Debt to Total Capitalization	41%	44%	44%	43%

CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS

<i>(thousands, except per share amounts)</i>	THREE MONTHS ENDED DEC 31		TWELVE MONTHS ENDED DEC 31	
	2014	2013	2014	2013
REVENUE				
Land	\$ 149,434	\$ 145,863	\$ 339,588	\$ 373,323
Housing	441,686	408,837	1,136,268	982,822
	591,120	554,700	1,475,856	1,356,145
DIRECT COSTS OF SALES				
Land	(77,026)	(82,944)	(167,464)	(199,976)
Housing	(332,572)	(323,916)	(863,210)	(781,234)
	181,522	147,840	445,182	374,935
Gain on commercial assets held for sale	-	-	32,927	-
Selling, general and administrative expense	(57,656)	(51,997)	(192,272)	(170,062)
Interest expense	(15,233)	(15,412)	(62,379)	(51,127)
Equity in earnings from unconsolidated entities	15,371	5,061	26,409	8,820
Other income	14,742	6,415	23,644	13,893
Depreciation	(1,093)	(1,448)	(4,509)	(4,621)
Income before incomes taxes	137,653	90,459	269,002	171,838
Current income tax (expense) / recovery	(9,293)	421	(12,532)	(1,953)
Deferred income tax (expense) / recovery	(8,141)	(7,370)	19,542	(21,272)
NET INCOME	120,219	83,510	276,012	148,613
Net loss / (income) attributable to non-controlling interest and other interests in consolidated subsidiaries	152	(4,479)	(2,354)	(6,453)
NET INCOME ATTRIBUTABLE TO BROOKFIELD RESIDENTIAL	\$ 120,371	\$ 79,031	\$ 273,658	\$ 142,160
OTHER COMPREHENSIVE INCOME				
Unrealized foreign exchange loss on translation of the net investment in Canadian subsidiaries	(30,206)	(23,288)	(70,923)	(51,222)
COMPREHENSIVE INCOME ATTRIBUTABLE TO BROOKFIELD RESIDENTIAL	\$ 90,165	\$ 55,743	\$ 202,735	\$ 90,938
COMMON SHAREHOLDERS EARNINGS PER SHARE				
Basic	\$ 1.04	\$ 0.67	\$ 2.35	\$ 1.22
Diluted	\$ 1.03	\$ 0.67	\$ 2.33	\$ 1.21
WEIGHTED AVERAGE COMMON SHARES OUTSTANDING (in thousands)				
Basic	115,449	117,026	116,358	116,670
Diluted	116,724	118,009	117,344	117,645

SELECTED OPERATING INFORMATION – LAND

<i>(millions, except per unit activity)</i>	THREE MONTHS ENDED DEC 31				TWELVE MONTHS ENDED DEC 31			
	2014		2013		2014		2013	
	UNITS	\$	UNITS	\$	UNITS	\$	UNITS	\$
LOT CLOSINGS (SINGLE FAMILY UNITS)								
Canada	626	\$ 104	506	\$ 83	1,477	\$ 245	1,393	\$ 231
California	-	4	358	32	94	13	358	32
Central and Eastern U.S.	280	36	313	22	536	57	651	41
Subtotal	906	144	1,177	137	2,107	315	2,402	304
Unconsolidated Entities	79	5	223	17	335	26	239	21
Total	985	\$ 149	1,400	\$ 154	2,442	\$ 341	2,641	\$ 325
ACRE CLOSINGS (MULTI-FAMILY, INDUSTRIAL AND COMMERCIAL PARCELS)								
Canada	7	\$ 5	8	\$ 8	31	\$ 24	28	\$ 28
California	-	-	-	-	-	-	-	-
Central and Eastern U.S.	-	-	-	-	-	-	-	-
Subtotal	7	5	8	8	31	24	28	28
Unconsolidated Entities	-	-	3	1	2	1	3	1
Total	7	\$ 5	11	\$ 9	33	\$ 25	31	\$ 29
ACRE CLOSINGS (RAW AND PARTIALLY FINISHED PARCELS)								
Canada	-	\$ -	2	\$ 1	3	\$ 1	219	\$ 40
California	-	-	-	-	-	-	-	1
Central and Eastern U.S.	-	-	-	-	-	-	-	-
Subtotal	-	-	2	1	3	1	219	41
Unconsolidated Entities	188	30	-	-	188	30	-	-
Total	188	\$ 30	2	\$ 1	191	\$ 31	219	\$ 41

SELECTED OPERATING INFORMATION – LAND (CONTINUED)

	THREE MONTHS ENDED DEC 31		TWELVE MONTHS ENDED DEC 31	
	2014	2013	2014	2013
AVERAGE LOT SELLING PRICE (SINGLE FAMILY UNITS)				
Canada	\$ 167,000	\$ 164,000	\$ 166,000	\$ 166,000
California	-	91,000	141,000	91,000
Central and Eastern U.S.	128,000	70,000	105,000	63,000
	152,000	116,000	145,000	127,000
Unconsolidated Entities	59,000	77,000	79,000	88,000
Average selling price	\$ 144,000	\$ 110,000	\$ 136,000	\$ 123,000
AVERAGE PER ACRE SELLING PRICE (MULTI-FAMILY, INDUSTRIAL AND COMMERCIAL PARCELS)				
Canada	\$ 746,000	\$ 1,004,000	\$ 781,000	\$ 1,017,000
California	-	-	-	-
Central and Eastern U.S.	-	-	-	-
	746,000	1,004,000	781,000	1,017,000
Unconsolidated Entities	-	188,000	188,000	188,000
Average selling price	\$ 746,000	\$ 798,000	\$ 758,000	\$ 939,000
AVERAGE PER ACRE SELLING PRICE (RAW AND PARTIALLY FINISHED PARCELS)				
Canada	\$ -	\$ 115,000	\$ 263,000	\$ 182,000
California	-	-	-	-
Central and Eastern U.S.	-	-	-	-
	-	115,000	263,000	182,000
Unconsolidated Entities	158,000	-	158,000	-
Average selling price	\$ 158,000	\$ 115,000	\$ 160,000	\$ 182,000
ACTIVE LAND COMMUNITIES				
	FOR THE PERIOD ENDED DEC 31			
	2014	2013		
Canada	14	11		
California	6	2		
Central and Eastern U.S.	8	7		
	28	20		
Unconsolidated Entities	1	1		
Total	29	21		

SELECTED OPERATING INFORMATION – HOUSING

<i>(millions, except per unit activity and average selling price)</i>	THREE MONTHS ENDED DEC 31				TWELVE MONTHS ENDED DEC 31			
	2014		2013		2014		2013	
	UNITS	\$	UNITS	\$	UNITS	\$	UNITS	\$
HOME CLOSINGS								
Canada	576	\$ 213	524	\$ 194	1,419	\$ 499	1,361	\$ 472
California	147	162	186	152	470	488	526	370
Central and Eastern U.S.	136	67	146	63	315	149	329	141
	859	442	856	409	2,204	1,136	2,216	983
Unconsolidated Entities	35	17	19	9	89	43	59	29
Total	894	\$ 459	875	\$ 418	2,293	\$ 1,179	2,275	\$ 1,012

AVERAGE HOME SELLING PRICE	THREE MONTHS ENDED DEC 31		TWELVE MONTHS ENDED DEC 31	
	2014	2013	2014	2013
	Canada	\$ 370,000	\$ 371,000	\$ 352,000
California	1,099,000	814,000	1,039,000	703,000
Central and Eastern U.S.	491,000	433,000	473,000	430,000
	514,000	478,000	516,000	444,000
Unconsolidated Entities	482,000	479,000	484,000	491,000
Average selling price	\$ 513,000	\$ 478,000	\$ 514,000	\$ 445,000

NET NEW HOME ORDERS (UNITS)	THREE MONTHS ENDED DEC 31		TWELVE MONTHS ENDED DEC 31	
	2014	2013	2014	2013
Canada	309	283	1,481	1,404
California	109	103	489	534
Central and Eastern U.S.	64	59	304	363
	482	445	2,274	2,301
Unconsolidated Entities	15	15	108	55
Total	497	460	2,382	2,356

SELECTED OPERATING INFORMATION – HOUSING (CONTINUED)

(millions, except active housing communities and per unit activity)

	AS AT DEC 31	
ACTIVE HOUSING COMMUNITIES	2014	2013
Canada	20	18
California	23	15
Central and Eastern U.S.	16	12
	59	45
Unconsolidated Entities	2	2
Total	61	47

	AS AT DEC 31			
BACKLOG AT END OF PERIOD	2014		2013	
	Units	Value	Units	Value
Canada	724	\$ 286	662	\$ 263
California	145	143	126	115
Central and Eastern U.S.	103	54	114	64
	972	483	902	442
Unconsolidated Entities	33	14	13	6
Total	1,005	\$ 497	915	\$ 448

SELECTED OPERATING INFORMATION – GROSS MARGIN

<i>(millions, except percentages)</i>	THREE MONTHS ENDED DEC 31				TWELVE MONTHS ENDED DEC 31				
	2014		2013		2014		2013		
	\$	%	\$	%	\$	%	\$	%	
LAND GROSS MARGIN									
Canada	\$ 61	56%	\$ 50	54%	\$ 154	57%	\$ 158	53%	
California	4	100%	11	34%	9	69%	12	36%	
Central and Eastern U.S.	8	22%	2	9%	9	16%	3	7%	
Total	\$ 73	49%	\$ 63	43%	\$ 172	51%	\$ 173	46%	
HOUSING GROSS MARGIN									
Canada	\$ 48	23%	\$ 39	20%	\$ 113	23%	\$ 98	21%	
California	51	31%	36	24%	137	28%	81	22%	
Central and Eastern U.S.	10	15%	10	16%	23	15%	23	16%	
Total	\$ 109	25%	\$ 85	21%	\$ 273	24%	\$ 202	21%	
TOTAL GROSS MARGIN									
Canada	\$ 109	34%	\$ 89	31%	\$ 267	35%	\$ 256	33%	
California	55	33%	47	26%	146	29%	93	23%	
Central and Eastern U.S.	18	17%	12	14%	32	16%	26	14%	
Total	\$ 182	31%	\$ 148	27%	\$ 445	30%	\$ 375	28%	

HISTORICAL PROFORMA FINANCIAL INFORMATION

BROOKFIELD RESIDENTIAL PROPERTIES

(millions, except unit activity)

	YEAR ENDED DECEMBER 31									
	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005
Home Closings (units)	2,204	2,216	1,808	1,295	1,600	1,347	1,490	1,875	1,977	2,529
Lot Closings (single family units)	2,107	2,402	2,142	2,912	2,017	1,682	2,422	4,050	3,716	4,243
Acre Closings	34	247	543	94	68	412	342	85	63	44
Revenue										
Land	\$ 340	\$ 373	\$ 622	\$ 524	\$ 355	\$ 263	\$ 389	\$ 420	\$ 318	\$ 284
Housing	1,136	983	718	484	599	491	638	837	957	1,251
Total Revenues	1,476	1,356	1,340	1,008	954	754	1,027	1,257	1,275	1,535
Direct cost of sales	(1,031)	(981)	(1,048)	(740)	(687)	(604)	(739)	(913)	(909)	(1,059)
Impairment of land inventory	-	-	-	-	-	(41)	(118)	(88)	(10)	-
Gross margin	445	375	292	268	267	109	170	256	356	476
Selling, general and administrative	(192)	(170)	(128)	(101)	(99)	(79)	(106)	(106)	(83)	(107)
Equity in earnings of unconsolidated entities	26	9	10	4	-	3	4	15	61	66
Impairment of unconsolidated entities	-	-	-	-	-	(13)	(38)	(15)	-	-
Other income / (expense)	(10)	(42)	(45)	(41)	21	16	(10)	4	18	26
Income before income taxes	\$ 269	\$ 172	\$ 129	\$ 130	\$ 189	\$ 36	\$ 20	\$ 154	\$ 352	\$ 461

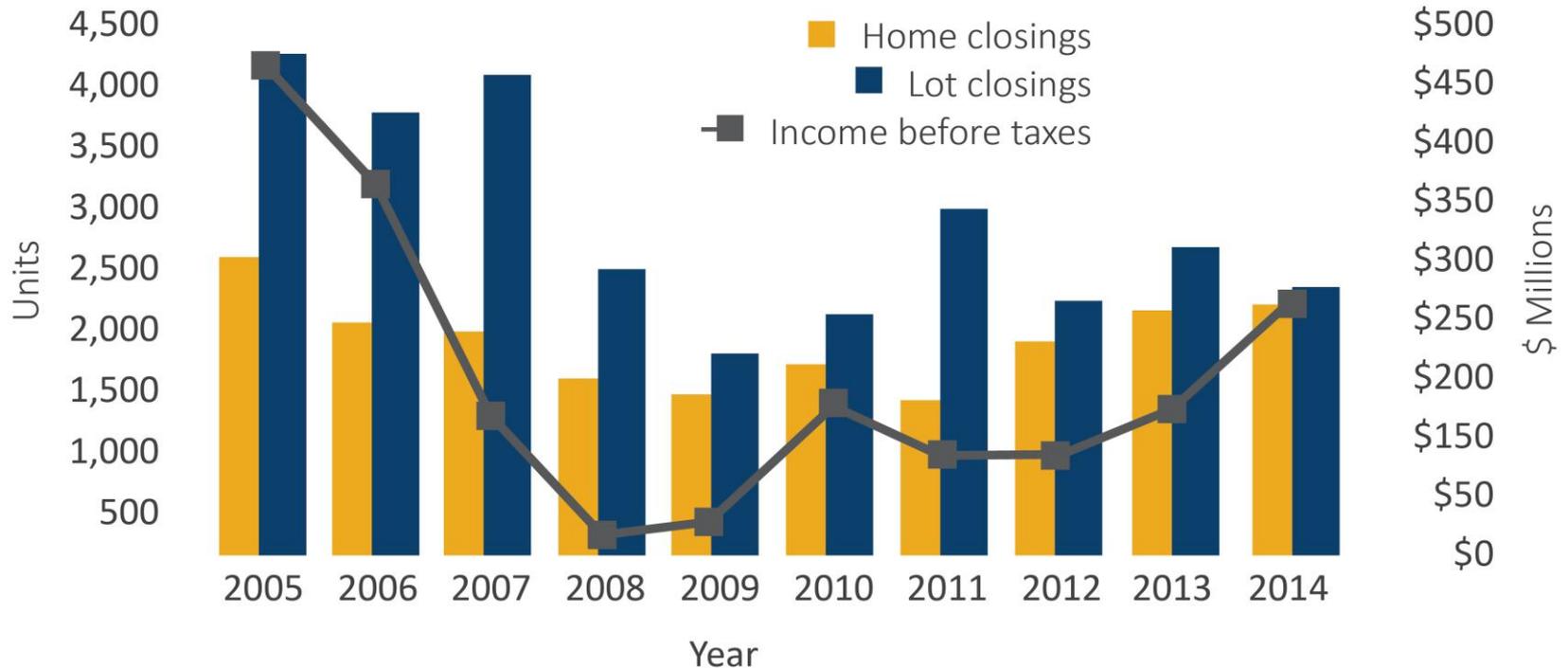
Prior to January 1, 2011, the Company's business practice in Alberta was to not transfer title on its lots sold to the homebuilder who built the home and ultimately sold the home to the consumer, but to wait and transfer title of the lot to the ultimate homebuyer at the time of the home closing. As a result of the change in business practice, 2011 revenue was higher when compared to previous and future periods. In 2011, there were non-recurring revenues and direct costs of sales due to the change in business practice. Single-family lots of 1,043 and multi-family acres of 19 were non-recurring. This equates to \$189 million of revenues, \$140 million of direct costs of sales and \$49 million of gross margin.

Note: 2005-2010 comparative results shown are pro-forma of Brookfield Residential and combined the results of Brookfield Homes Corporation and Brookfield Office Properties' residential land and housing division as the merger transaction occurred on March 31, 2011.

HISTORICAL PROFORMA FINANCIAL INFORMATION

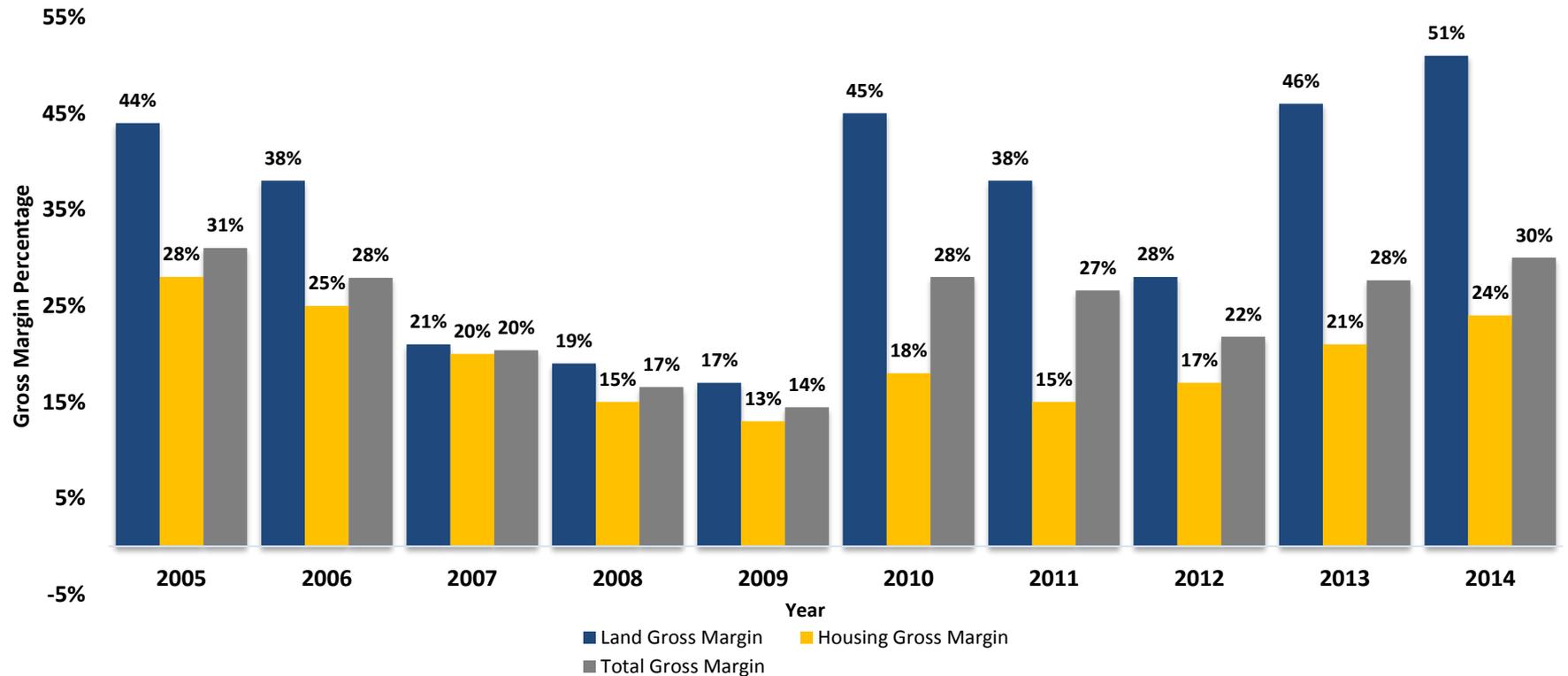
<i>(millions, except unit activity)</i>	YEAR ENDED DECEMBER 31				
	2009	2008	2007	2006	2005
<u>BPO RESIDENTIAL</u>					
Home Closings (units)	648	745	1,050	818	947
Lot Closings (single family units)	1,213	1,806	2,722	2,882	3,001
Acre Closings	412	342	85	63	44
Revenue					
Land	\$ 227	\$ 355	\$ 378	\$ 230	\$ 144
Housing	151	223	296	173	177
Total Revenues	378	578	674	403	321
Direct cost of sales	(250)	(323)	(432)	(292)	(244)
Impairment of land inventory	(17)	(3)	-	-	-
Gross margin	111	252	242	111	77
Selling, general and administrative	(27)	(37)	(37)	(24)	(17)
Equity in earnings of unconsolidated entities	2	1	2	3	1
Impairment of unconsolidated entities	-	-	-	-	-
Other income / (expense)	3	8	10	9	9
Income before income taxes	\$ 89	\$ 224	\$ 217	\$ 99	\$ 70
<u>BROOKFIELD HOMES CORPORATION</u>					
Home Closings (units)	699	745	825	1,159	1,582
Lot Closings (single family units)	469	616	1,328	834	1,242
Acre Closings	-	-	-	-	-
Revenue					
Land	\$ 36	\$ 34	\$ 42	\$ 88	\$ 140
Housing	340	415	541	784	1,074
Total Revenues	376	449	583	872	1,214
Direct cost of sales	(354)	(416)	(481)	(617)	(815)
Impairment of land inventory	(24)	(115)	(88)	(10)	-
Gross margin	(2)	(82)	14	245	399
Selling, general and administrative	(52)	(69)	(69)	(59)	(90)
Equity in earnings of unconsolidated entities	1	3	13	58	65
Impairment of unconsolidated entities	(13)	(38)	(15)	-	-
Other income / (expense)	13	(18)	(6)	9	17
Income / (Loss) before income taxes	\$ (53)	\$ (204)	\$ (63)	\$ 253	\$ 391

CONSISTENT PROFITABILITY



Note: 2005-2010 comparative results shown are pro-forma of Brookfield Residential and combined the results of Brookfield Homes Corporation and Brookfield Office Properties' residential land and housing division as the merger transaction occurred on March 31, 2011.

HISTORICAL GROSS MARGIN

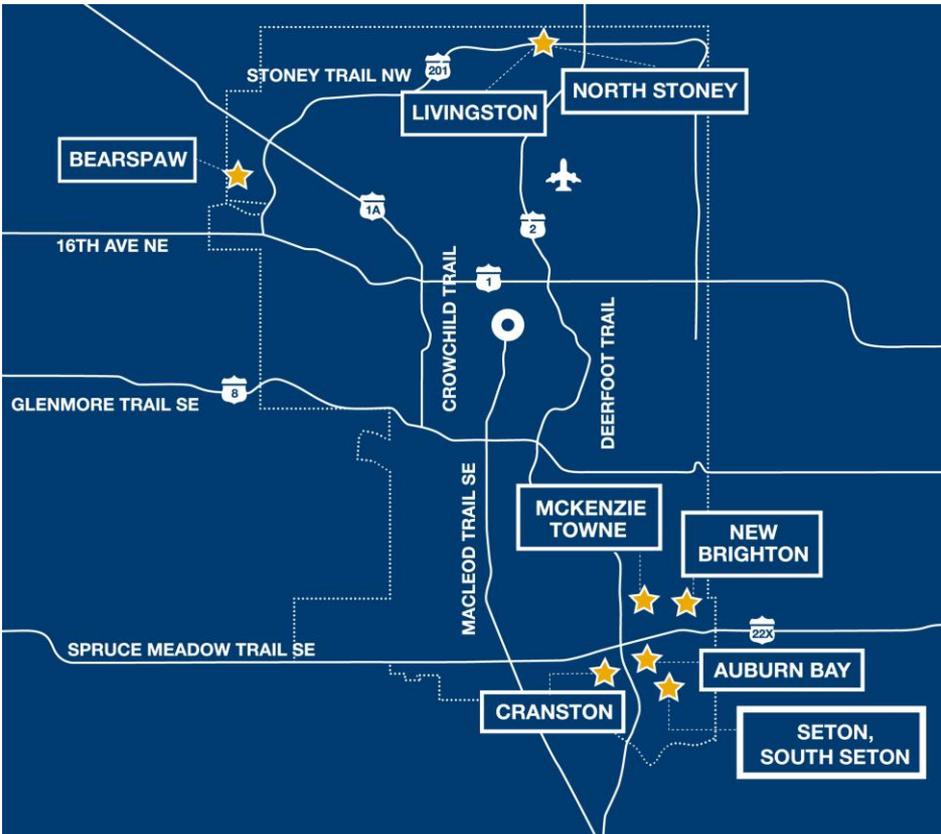


Note: 2005-2010 comparative results shown are pro-forma of Brookfield Residential and combined the results of Brookfield Homes Corporation and Brookfield Office Properties' residential land and housing division as the merger transaction occurred on March 31, 2011.

OUR MARKETS

NOTE: Multi-family, industrial and commercial parcels under development have been disclosed using acres. Single family units and land held for development remain classified as lot and lot equivalents.

CALGARY, ALBERTA

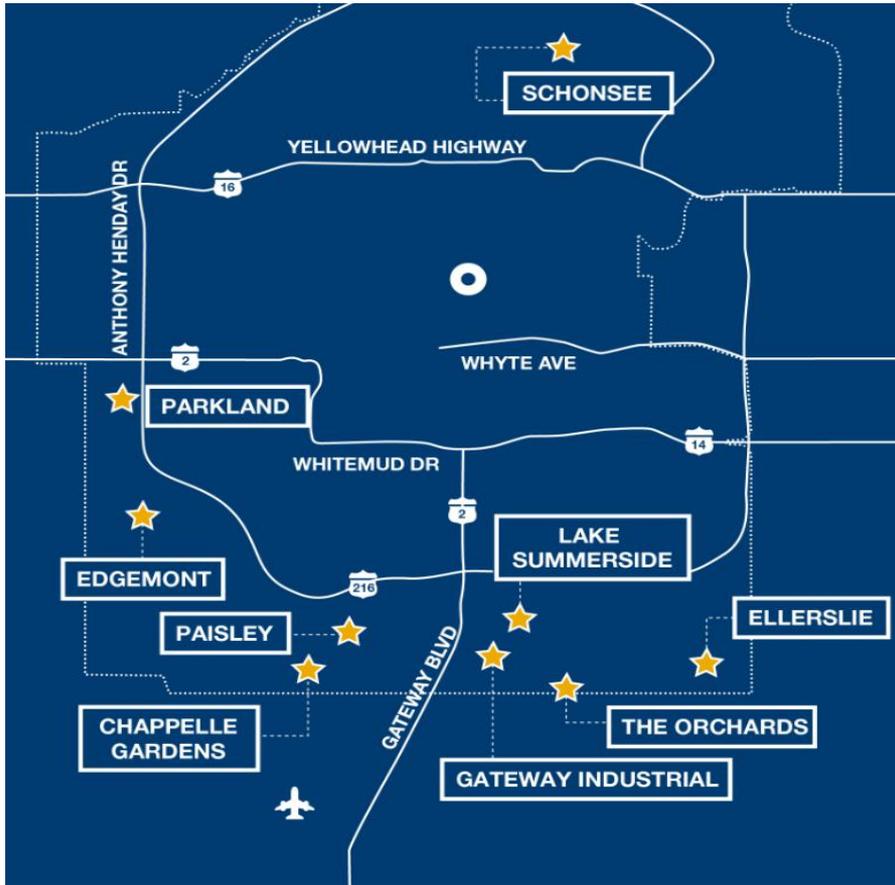


27,112 LOTS
68 ACRES (MULTI-FAMILY,
INDUSTRIAL AND
COMMERCIAL PARCELS)

- 5,085 entitled
- 22,027 unentitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES
Auburn Bay	913	913	–	8
Bearspaw	1,295	–	1,295	–
Cranston	1,617	1,617	–	1
McKenzie Towne	50	50	–	–
New Brighton	129	129	–	–
North Stoney	6,192	–	6,192	–
Livingston	6,734	1,204	5,530	–
Seton	687	687	–	49
South Seton	6,395	–	6,395	–
Other	3,100	485	2,615	10

EDMONTON, ALBERTA



15,222 LOTS
50 ACRES (MULTI-FAMILY,
INDUSTRIAL AND
COMMERCIAL PARCELS)

- 8,210 entitled
- 7,012 unentitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES
Chappelle Gardens	2,171	2,171	–	28
Edgemont	707	707	–	–
Ellerslie	7,012	–	7,012	–
Gateway Industrial	134	134	–	4
Lake Summerside	719	719	–	–
Orchards	2,435	2,435	–	5
Paisley	786	786	–	4
Parkland	96	96	–	–
Schonsee	92	92	–	–
Other	1,070	1,070	–	9

ONTARIO



10,041 LOTS

- 1,517 entitled
- 8,524 unentitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS
Grand Central	38	38	–
Fieldstone	46	11	35
Pathways	53	53	–
Peterborough	7,768	–	7,768
The Arbors	405	405	–
The Village	81	35	46
Treetops	49	49	–
Willow Glen	460	460	–
Other	1,141	466	675

NORTHERN CALIFORNIA



8,996 LOTS

- 4,046 entitled
- 4,950 unentitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS
Brookside	11	11	–
Emerson Ranch	567	567	–
Jordan Ranch (Capri, Trio, Windwood)	238	238	–
Parklane	851	401	450
Natomas, Sunset	5,700	1,200	4,500
University Park	1,454	1,454	–
Windrift	47	47	–
Glen Loma Ranch (Ambrosia, Mataro)	128	128	–

SOUTHERN CALIFORNIA

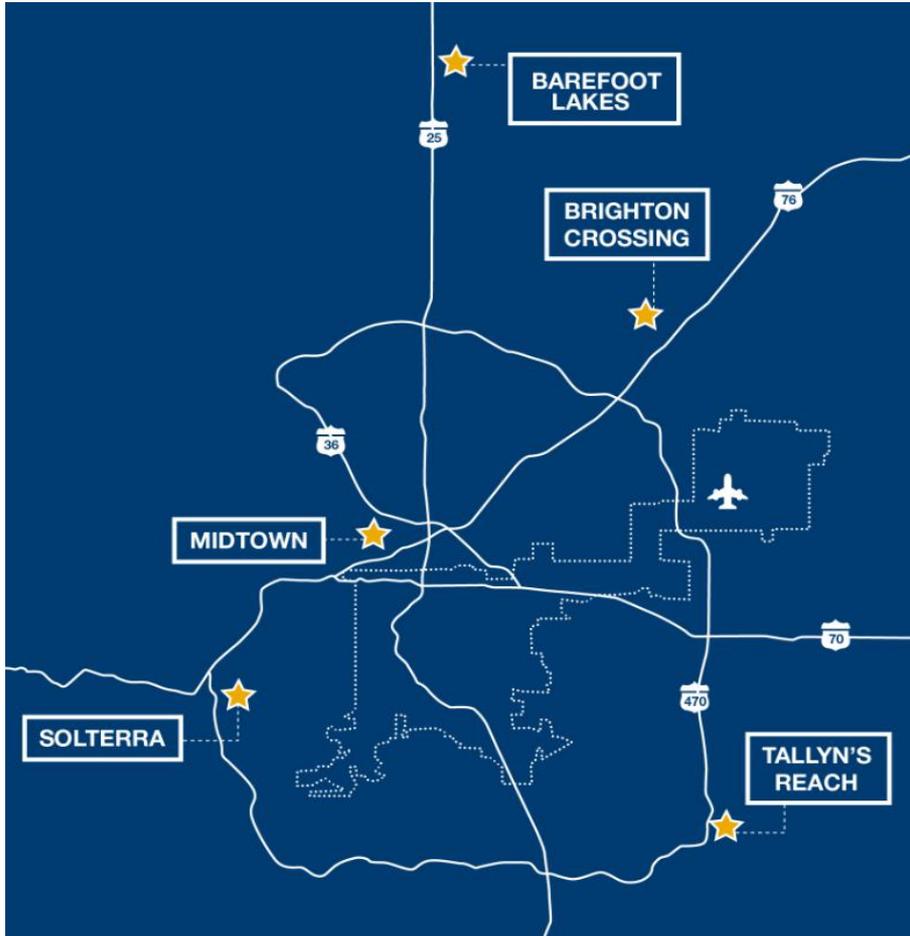


12,512 LOTS

- 9,569 entitled
- 2,943 unentitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS
Big Sky at Audie Murphy Ranch	1,496	1,496	–
Brookfield Sentinels at Del Sur	25	25	–
Camellia at Rosedale	81	81	–
Colony Park (Casita, Cortile)	33	33	–
Descano at Del Sur	30	30	–
Edenglen	165	165	–
Five Knolls	499	499	–
La Vita at Orchard Hills	21	21	–
Liberty at Morningstar Ranch	270	270	–
New Model Colony	2,659	562	2,097
Palo Verde at the Foothills	47	47	–
Playa Vista (Camden, Trevion)	455	455	–
Seaside Ridge	2	2	–
Spencer's Crossing	1,037	1,037	–
The Domain	23	23	–
The Village of Foothills Ranch	147	147	–
Other	5,522	4,676	846

DENVER, COLORADO



9,605 LOTS
 10 ACRES (MULTI-FAMILY,
 INDUSTRIAL AND COMMERCIAL
 PARCELS)

• 9,605 entitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES
Barefoot Lakes	4,053	4,053	–	–
Brighton Crossing	2,343	2,343	–	10
Midtown	470	470	–	–
Solterra	331	331	–	–
Tallyn's Reach	46	46	–	–
Other	2,362	2,362	–	–

AUSTIN, TEXAS

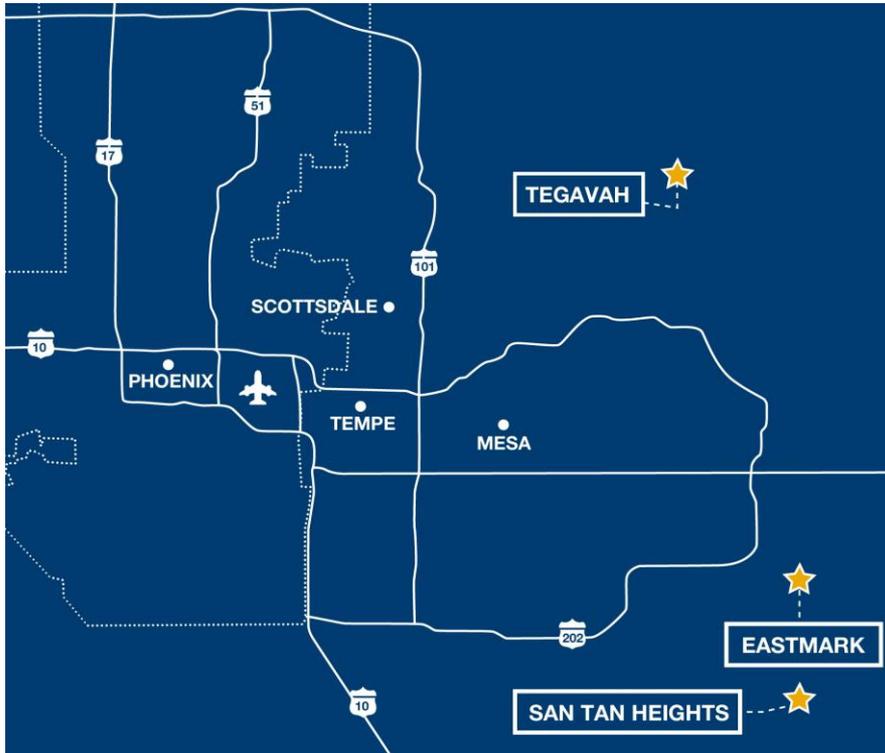


13,235 LOTS

- 6,224 entitled
- 7,011 unentitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS
Addison	592	592	–
Blanco Vista	1,474	1,474	–
Easton Park	5,298	500	4,798
Easton South	2,213	–	2,213
Paso Robles	3,658	3,658	–

PHOENIX, ARIZONA

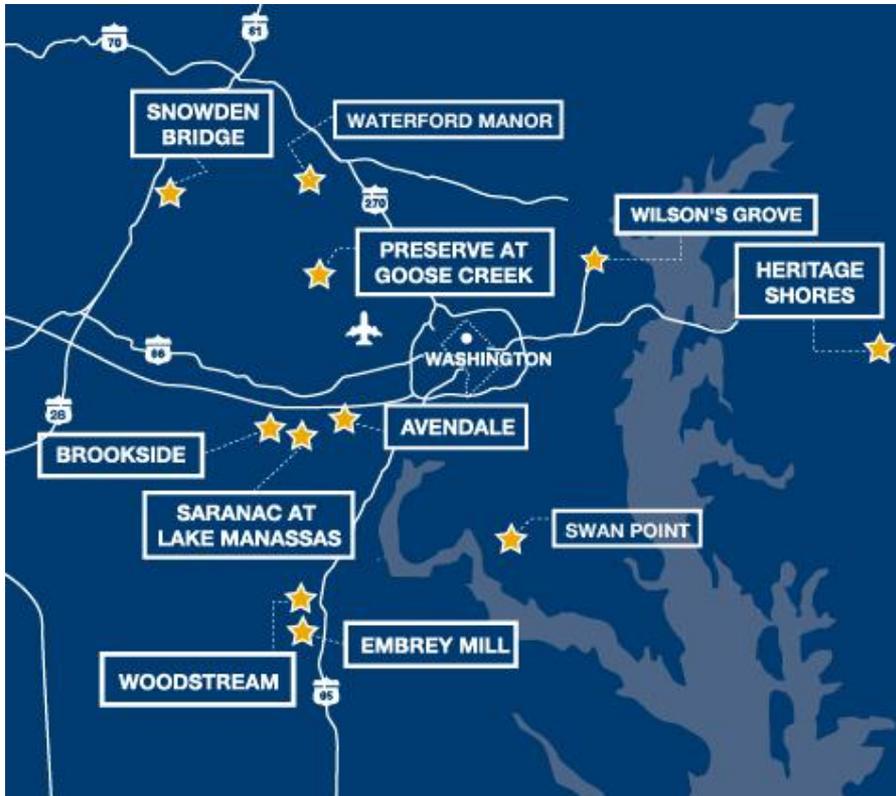


4,585 LOTS
 103 ACRES (MULTI-FAMILY,
 INDUSTRIAL AND
 COMMERCIAL PARCELS)

- 4,299 entitled
- 286 unentitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES
Eastmark	3,826	3,826	–	103
San Tan Heights	690	404	286	–
Tegavah	69	69	–	–

WASHINGTON, D.C. AREA



4,335 LOTS
5 ACRES (MULTI-FAMILY,
INDUSTRIAL AND
COMMERCIAL PARCELS)

- 4,298 entitled
- 37 unentitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES
Avendale	248	248	-	-
Brookside	2	2	-	-
Embrey Mill	6	6	-	-
Heritage Shores	1,373	1,373	-	-
Preserve at Goose Creek	126	126	-	-
Saranac at Lake Manassas	11	11	-	-
Snowden Bridge	937	937	-	-
Swan Point	765	765	-	-
Wilson's Grove	182	182	-	-
Waterford Manor	64	64	-	-
Woodstream	69	69	-	-
Other	552	515	37	5

BROOKFIELD RESIDENTIAL – SHARE INFORMATION

INVESTOR INFORMATION

BROOKFIELD RESIDENTIAL TRADING STATISTICS - NEW YORK STOCK EXCHANGE

FOR THE THREE MONTHS ENDED

Source: NYSE	31-DEC-14	30-SEP-14	30-JUN-14	31-MAR-14	31-DEC-13
Share Price					
High	\$ 24.17	\$ 21.09	\$ 21.61	\$ 24.36	\$ 24.50
Low	\$ 17.36	\$ 18.24	\$ 19.25	\$ 20.00	\$ 19.29
Close	\$ 24.06	\$ 18.89	\$ 20.75	\$ 20.97	\$ 24.19
Total Volume	20,914,285	8,012,866	8,051,580	7,385,248	8,335,066

BROOKFIELD RESIDENTIAL TRADING STATISTICS - TORONTO STOCK EXCHANGE

FOR THE THREE MONTHS ENDED

Source: TSX	31-DEC-14	30-SEP-14	30-JUN-14	31-MAR-14	31-DEC-13
Share Price					
High	\$ 28.05	\$ 22.91	\$ 23.64	\$ 26.00	\$ 26.06
Low	\$ 19.62	\$ 19.99	\$ 20.74	\$ 22.17	\$ 20.22
Close	\$ 27.95	\$ 21.05	\$ 22.30	\$ 23.21	\$ 25.72
Total Volume	759,189	713,272	371,626	555,053	773,965

COMMON SHARES ISSUED

AS AT

	31-DEC-14	30-SEP-14	30-JUN-14	31-MAR-14	31-DEC-13
Common shares issued	117,421,243	117,714,204	118,491,917	119,032,693	119,026,076
Unexercised options	4,505,639	4,516,699	4,537,112	4,357,112	3,720,988
Total common shares issued	121,926,882	122,230,903	123,029,029	123,389,805	122,747,064

CONVERTIBLE PREFERRED SHARES ISSUED AND OUTSTANDING

AS AT

	31-DEC-14	30-SEP-14	30-JUN-14	31-MAR-14	31-DEC-13
Convertible preferred shares outstanding	-	-	61,638	61,638	64,061
Common share equivalent at a conversion rate of 2.731787607	-	-	168,382	168,382	175,001

BROOKFIELD RESIDENTIAL CONTACTS

Alan Norris

President & CEO

403.231.8905

alan.norris@brookfieldrp.com

Craig Laurie

Executive Vice President & CFO

212.417.7040

craig.laurie@brookfieldrp.com

Nicole French

Investor Relations & Communications

403.231.8952

nicole.french@brookfieldrp.com

Thomas Lui

Vice President & Corporate Controller

403.231.8938

thomas.lui@brookfieldrp.com

Brookfield Residential's press releases, unaudited interim reports and audited annual report are filed on EDGAR and SEDAR and can also be found on the Company's website at: www.brookfieldrp.com. Hard copies of the interim and annual reports can be obtained free of charge upon request.

For all Brookfield Residential investor inquiries, please call 1.855.235.8362 or email investor.relations@brookfieldrp.com.