



CORPORATE PROFILE

JULY | 2016

NOTICE TO RECIPIENT

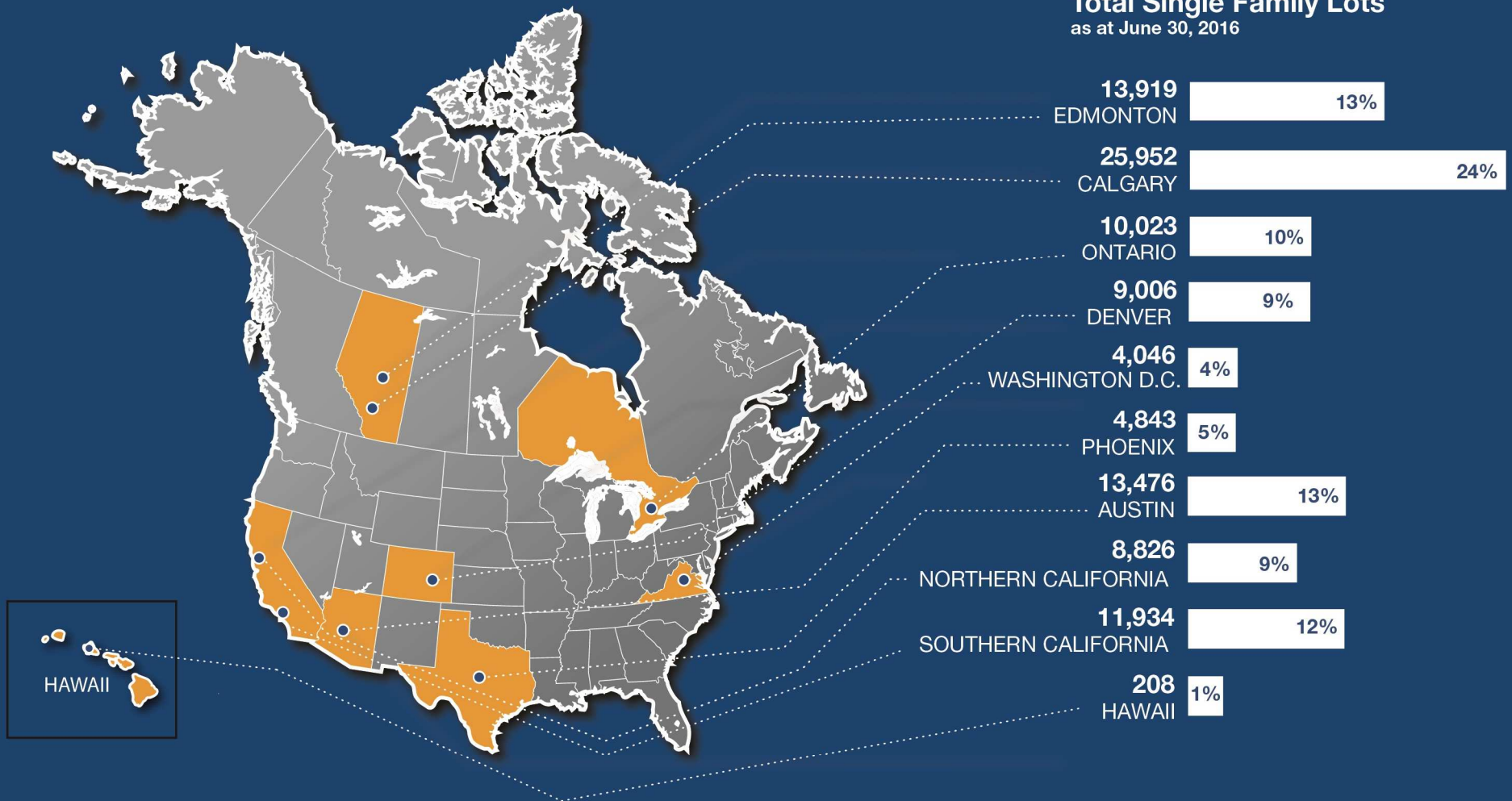
This corporate profile contains “forward-looking statements” within the meaning of applicable Canadian securities laws and United States federal securities laws. The words “may,” “believe,” “will,” “anticipate,” “expect,” “planned,” “estimate,” “project,” “future,” and other expressions that are predictions 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; our ability to pursue homebuilding or land investments, including the timing of projects; business goals, strategy and growth plans; 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 and foreign exchange; 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. 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

WHERE WE BUILD

Total Single Family Lots as at June 30, 2016



COMPANY OVERVIEW

Brookfield Residential Properties is a leading land developer and homebuilder in North America. We entitle and develop land to create master-planned communities, build and sell lots to third-party builders, and operate our own homebuilding division. We also participate in select, strategic real estate opportunities, including infill projects, mixed-use developments, and joint ventures. We are the flagship North American residential property company of Brookfield Asset Management, a leading global alternative asset manager with over \$240 billion of assets under management. Further information is available at BrookfieldResidential.com or Brookfield.com.

- Large North American residential platform with land and housing assets and a strong and unique geographical diversification in three active operating segments and the following major markets:

Canada - Calgary, Edmonton, Greater Toronto Area

California - Greater Los Angeles Area, Sacramento, San Diego, San Francisco Bay Area, Hawaii

Central and Eastern U.S. - Austin, Denver, Phoenix, Washington D.C. Area

- Our disciplined land entitlement process, synergistic operations and capital flexibility allow us to pursue homebuilding or land investments.

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

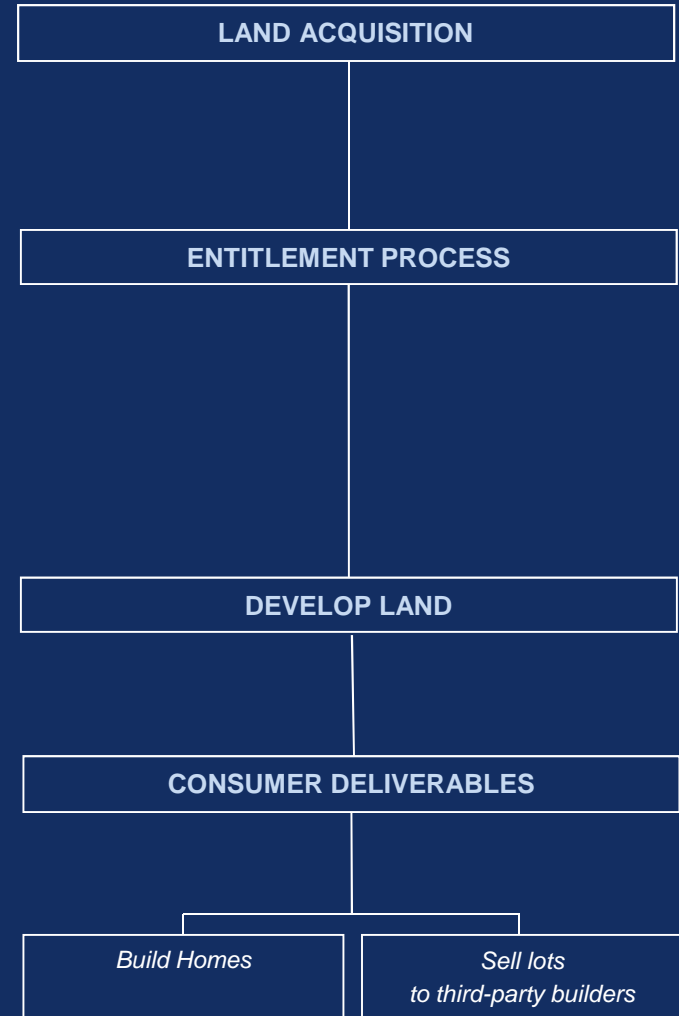
- Obtain approvals necessary to develop land for specific purposes. This process typically includes:
 - General Plan
 - Land Use Plan
 - Tentative Map
 - Legal Survey Plan
 - Area Structure Plan
 - Zoning
 - Construction Approvals
 - Final Map

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**

- 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 ten markets (Calgary, Edmonton, Greater Toronto Area, San Francisco Bay Area, Greater Los Angeles Area, San Diego, Hawaii, Denver, Austin and the 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

INVENTORY PROFILE

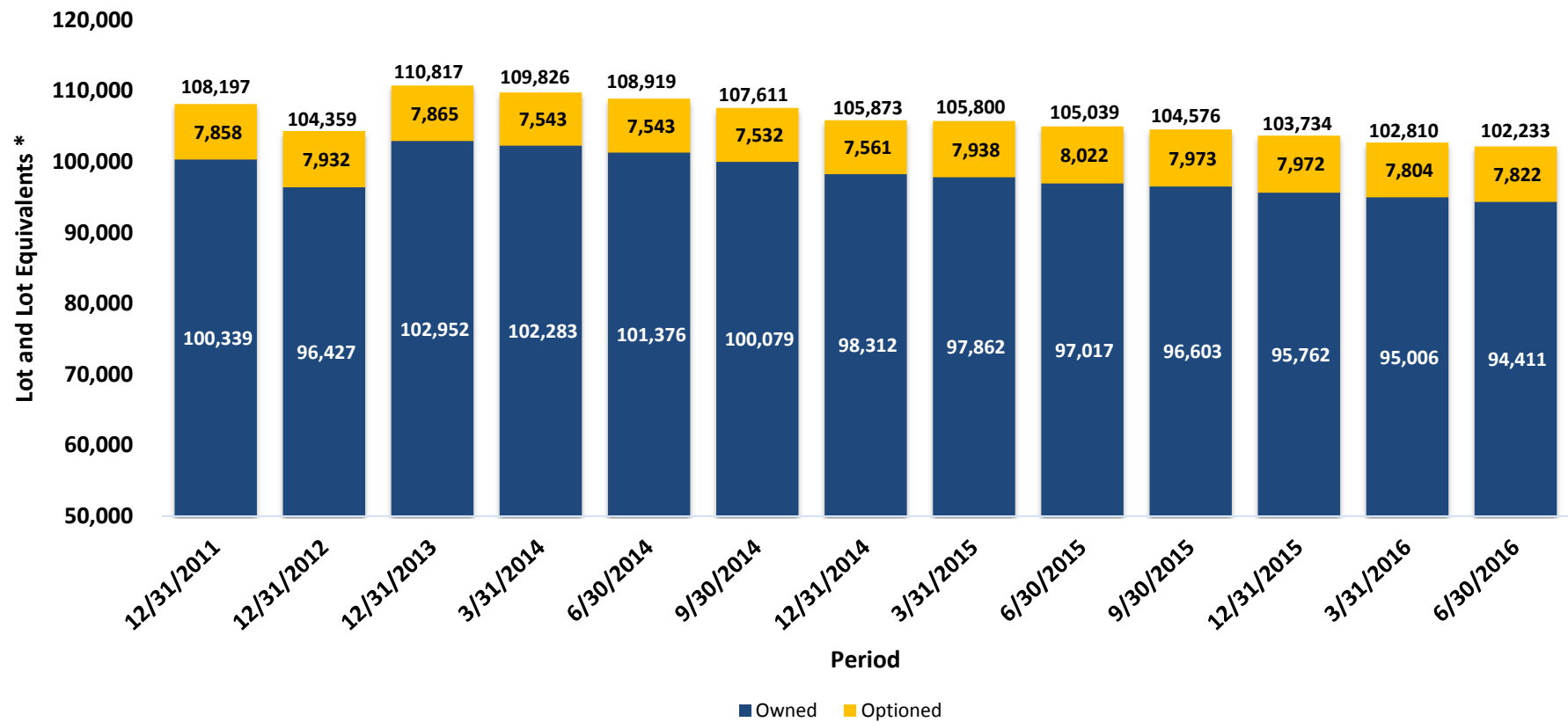
LAND & HOUSING INVENTORY

	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 30-Jun-16		Total Acres	
	Owned	Options	Owned	Options	30-Jun-16	31-Dec-15	Entitled	Unentitled	30-Jun-16	31-Dec-15
Calgary	23,400	-	2,552	-	25,952	26,242	5,553	20,399	70	79
Edmonton	13,919	-	-	-	13,919	14,180	6,907	7,012	26	30
Ontario	10,023	-	-	-	10,023	10,329	2,340	7,683	-	-
Canada	47,342	-	2,552	-	49,894	50,751	14,800	35,094	96	109
Northern California	3,293	4,950	583	-	8,826	9,023	3,876	4,950	-	-
Southern California	8,776	-	1,636	1,522	11,934	12,052	8,824	3,110	-	-
Hawaii	179	-	29	-	208	221	208	-	-	-
California	12,248	4,950	2,248	1,522	20,968	21,296	12,908	8,060	-	-
Denver	9,006	-	-	-	9,006	9,108	9,006	-	10	10
Austin	13,192	284	-	-	13,476	13,501	13,476	-	-	-
Phoenix	689	-	4,154	-	4,843	4,995	4,843	-	3	3
Washington D.C. Area	2,215	1,066	765	-	4,046	4,083	4,009	37	15	17
Central and Eastern U.S.	25,102	1,350	4,919	-	31,371	31,687	31,334	37	28	30
Total	84,692	6,300	9,719	1,522	102,233	103,734	59,042	43,191	124	139
Entitled lots	51,043	1,350	6,649	-	59,042					
Unentitled lots	33,649	4,950	3,070	1,522	43,191					
Total June 30, 2016	84,692	6,300	9,719	1,522	102,233					
Total December 31, 2015	85,889	6,450	9,873	1,522		103,734				

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

(millions, except per unit activity)	Land & Housing	Unconsol. Entities	Total 30-Jun-16		Total 31-Dec-15	
			Units	\$	Units	\$
Land Held For Development (lots)	1,300	242	83,195	1,542	85,695	1,545
Land Under Development - Single Family (lots)	684	134	8,861	818	8,142	760
Optioned (lots)	91	31	7,822	122	7,972	116
Housing inventory (units)	741	7	2,142	748	1,754	548
Model homes (units)	117	2	213	119	171	88
Unconsolidated entity net debt	-	(48)	-	(48)	-	(48)
Sub total	2,933	368	102,233	3,301	103,734	3,009
Multi Family, Commercial & Industrial Parcels (Acres)	55	-	124	55	139	69
Total	2,988	368		3,356		3,078

LAND & HOUSING INVENTORY



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

FINANCIAL PROFILE

SELECT FINANCIAL INFORMATION

	THREE MONTHS ENDED JUN 30		SIX MONTHS ENDED JUN 30	
	2016	2015	2016	2015
<i>(millions, except percentages)</i>				
RESULTS FROM OPERATIONS				
Total revenue	\$ 363	\$ 311	\$ 629	\$ 588
Housing revenue	307	244	545	458
Land revenue	56	67	84	130
Gross margin (\$)	79	74	132	148
Gross margin (%)	22%	24%	21%	25%
Income before income taxes	16	13	13	6
Income tax (expense) / recovery	(3)	5	-	-
Net income attributable to Brookfield Residential	\$ 13	\$ 18	\$ 13	\$ 6

SELECT FINANCIAL INFORMATION (CONTINUED)

(millions, except unit activity and average selling price)	THREE MONTHS ENDED JUN 30		SIX MONTHS ENDED JUN 30	
	2016	2015	2016	2015
OPERATING DATA				
Home closings for Brookfield Residential (units)	675	543	1,191	981
Home closings for unconsolidated entities (units)	2	17	2	37
Average home selling price for Brookfield Residential (per unit)	\$ 455,000	\$ 449,000	\$ 458,000	\$ 466,000
Average home selling price for unconsolidated entities (per unit)	\$ 1,227,000	\$ 496,000	\$ 1,227,000	\$ 510,000
Net new home orders for Brookfield Residential (units)	922	857	1,723	1,575
Net new home orders for unconsolidated entities (units)	2	19	3	38
Backlog for Brookfield Residential (units at end of period)	1,872	1,654	1,872	1,654
Backlog for unconsolidated entities (units at end of period)	2	34	2	34
Backlog value for Brookfield Residential	\$ 930	\$ 776	\$ 930	\$ 776
Backlog value for unconsolidated entities	\$ 3	\$ 18	\$ 3	\$ 18
Lot closings for Brookfield Residential (single family units)	454	568	731	1,003
Lot closings for unconsolidated entities (single family units)	98	69	208	119
Acre closings for Brookfield Residential (multi-family, industrial and commercial parcels)	-	3	4	23
Acre closings for Brookfield Residential (raw and partially finished parcels)	8	8	88	8
Average lot selling price for Brookfield Residential (single family units)	\$ 107,000	\$ 107,000	\$ 97,000	\$ 113,000
Average lot selling price for unconsolidated entities (single family units)	\$ 85,000	\$ 94,000	\$ 75,000	\$ 83,000
Average per acre selling price for Brookfield Residential (multi-family, industrial and commercial parcels)	\$ -	\$ 725,000	\$ 966,000	\$ 524,000
Average per acre selling price for Brookfield Residential (raw and partially finished parcels)	\$ 967,000	\$ 164,000	\$ 86,000	\$ 164,000

CONDENSED CONSOLIDATED BALANCE SHEETS

	JUN 30	MAR 31	DEC 31	SEPT 30
<i>(thousands, except percentages)</i>	2016	2016	2015	2015
ASSETS				
Land and housing inventory	\$ 2,987,723	\$ 2,938,297	\$ 2,738,504	\$ 2,745,004
Investments in unconsolidated entities	368,345	347,741	339,182	327,996
Commercial properties	27,909	-	-	-
Commercial assets held for sale	15,108	-	-	-
Receivables and other assets	288,685	270,826	301,974	284,909
Restricted cash	2,022	3,664	4,266	3,511
Cash and cash equivalents	66,345	40,217	100,329	68,806
Deferred income tax assets	89,871	90,033	81,940	113,400
	\$ 3,846,008	\$ 3,690,778	\$ 3,566,195	\$ 3,543,626
LIABILITIES				
Notes payable	\$ 1,620,602	\$ 1,618,278	\$ 1,605,736	\$ 1,611,595
Bank indebtedness and other financings	351,565	233,345	144,265	166,254
Total financings	1,972,167	1,851,623	1,750,001	1,777,849
Accounts payable and other liabilities	461,569	444,387	464,782	462,076
Total liabilities	2,433,736	2,296,010	2,214,783	2,239,925
EQUITY	1,412,272	1,394,768	1,351,412	1,303,701
	\$ 3,846,008	\$ 3,690,778	\$ 3,566,195	\$ 3,543,626
Net Debt to Total Capitalization	57%	56%	55%	57%

CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS

	THREE MONTHS ENDED JUN 30		SIX MONTHS ENDED JUN 30	
	2016	2015	2016	2015
<i>(thousands)</i>				
REVENUE				
Housing	\$ 306,812	\$ 243,743	\$ 545,669	\$ 457,393
Land	56,061	67,070	83,692	130,320
	362,873	310,813	629,361	587,713
DIRECT COST OF SALES				
Housing	(257,691)	(197,306)	(453,356)	(359,842)
Land	(25,800)	(39,441)	(44,017)	(80,254)
Gross Margin	79,382	74,066	131,988	147,617
Selling, general and administrative expense	(52,356)	(47,450)	(97,355)	(115,058)
Interest expense	(13,994)	(17,792)	(28,314)	(32,812)
Equity in earnings from unconsolidated entities	3,244	2,989	5,163	5,894
Other income	117	2,205	3,140	1,945
Depreciation	(865)	(975)	(1,693)	(2,022)
Income before incomes taxes	15,528	13,043	12,929	5,564
Current income tax (expense) / recovery	(1,957)	290	(2,327)	(5,134)
Deferred income tax (expense) / recovery	(655)	4,591	2,212	4,848
NET INCOME	12,916	17,924	12,814	5,278
Net income attributable to non-controlling interest	81	130	157	225
NET INCOME ATTRIBUTABLE TO BROOKFIELD RESIDENTIAL	\$ 12,997	\$ 18,054	\$ 12,971	\$ 5,503
OTHER COMPREHENSIVE INCOME / (LOSS)				
Unrealized foreign exchange gain / (loss) on:				
Translation of the net investment in Canadian subsidiaries	5,764	748	60,797	(69,053)
Translation of the Canadian dollar denominated debt designated as a hedge of the net investment in Canadian subsidiaries	(1,175)	8,450	(12,750)	8,450
COMPREHENSIVE INCOME / (LOSS) ATTRIBUTABLE TO BROOKFIELD RESIDENTIAL	\$ 17,586	\$ 27,252	\$ 61,018	\$ (55,100)

QUARTERLY FINANCIAL INFORMATION

	2016		2015				2014	
	Q2	Q1	Q4	Q3	Q2	Q1	Q4	Q3
<i>(millions, except per unit activity)</i>								
Home closings (units)	675	516	991	684	543	438	859	564
Lots closings (single family units)	454	277	1,316	441	568	435	906	368
Acre closings (multi-family, industrial and commercial parcels)	-	4	12	-	3	20	7	15
Acre closings (raw and partially finished parcels)	8	80	23	-	8	-	-	-
Net new home orders (units)	922	801	703	612	857	718	482	495
Backlog (units at end of period)	1,872	1,625	1,340	1,581	1,654	1,339	972	1,349
Backlog value	\$ 930	\$ 751	\$ 573	\$ 682	\$ 776	\$ 629	\$ 483	\$ 693
Revenue	\$ 363	\$ 267	\$ 609	\$ 394	\$ 311	\$ 277	\$ 591	\$ 355
Direct cost of sales	(284)	(214)	(446)	(288)	(237)	(203)	(409)	(248)
Gross margin	79	53	163	106	74	74	182	107
Selling, general and administrative expense	(52)	(45)	(55)	(48)	(47)	(68)	(58)	(45)
Interest expense	(14)	(14)	(13)	(17)	(18)	(15)	(15)	(16)
Equity in earnings from unconsolidated entities	3	2	4	3	3	3	15	3
Other income / (expense)	-	1	3	2	1	(2)	14	(1)
Income / (loss) before income taxes	16	(3)	102	46	13	(8)	138	48
Income tax (expense) / recovery	(3)	3	(31)	(11)	5	(5)	(18)	38
Net income / (loss)	13	-	71	35	18	(13)	120	86
Net income attributable to non-controlling interest	-	-	-	-	-	-	-	-
Net income / (loss) attributable to Brookfield Residential	\$ 13	\$ -	\$ 71	\$ 35	\$ 18	\$ (13)	\$ 120	\$ 86
Foreign currency translation	5	43	(27)	(40)	9	(69)	(30)	(39)
Comprehensive income / (loss)	\$ 18	\$ 43	\$ 44	\$ (5)	\$ 27	\$ (82)	\$ 90	\$ 47

SELECT OPERATING INFORMATION – HOUSING

(millions, except per unit activity and average selling price)	THREE MONTHS ENDED JUN 30				SIX MONTHS ENDED JUN 30			
	2016		2015		2016		2015	
	UNITS	\$	UNITS	\$	UNITS	\$	UNITS	\$
HOME CLOSINGS								
Canada	298	\$ 101	271	\$ 82	562	\$ 192	539	\$ 164
California	186	119	133	99	323	209	225	194
Central and Eastern U.S.	191	87	139	63	306	144	217	100
	675	307	543	244	1,191	545	981	458
Unconsolidated Entities	2	2	17	8	2	2	37	19
Total	677	\$ 309	560	\$ 252	1,193	\$ 547	1,018	\$ 477

AVERAGE HOME SELLING PRICE	THREE MONTHS ENDED JUN 30		SIX MONTHS ENDED JUN 30	
	2016	2015	2016	2015
Canada	\$ 338,000	\$ 303,000	\$ 343,000	\$ 303,000
California	642,000	739,000	648,000	862,000
Central and Eastern U.S.	453,000	455,000	470,000	461,000
	455,000	449,000	458,000	466,000
Unconsolidated Entities	1,227,000	496,000	1,227,000	510,000
Average selling price	\$ 456,000	\$ 450,000	\$ 459,000	\$ 468,000

NET NEW HOME ORDERS (UNITS)			
Canada	443	504	814
California	290	194	522
Central and Eastern U.S.	189	159	387
	922	857	1,723
Unconsolidated Entities	2	19	3
Total	924	876	1,726

SELECT OPERATING INFORMATION – HOUSING (CONTINUED)

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

	AS AT JUN 30	
ACTIVE HOUSING COMMUNITIES	2016	2015
Canada	26	19
California	30	23
Central and Eastern U.S.	23	18
	79	60
Unconsolidated Entities	1	4
Total	80	64

	AS AT JUN 30			
BACKLOG AT END OF PERIOD	2016		2015	
	Units	Value	Units	Value
Canada	1,165	\$ 501	1,049	\$ 393
California	397	286	301	240
Central and Eastern U.S.	310	143	304	143
	1,872	930	1,654	776
Unconsolidated Entities	2	3	34	18
Total	1,874	\$ 933	1,688	\$ 794

SELECT OPERATING INFORMATION – LAND

	THREE MONTHS ENDED JUN 30				SIX MONTHS ENDED JUN 30			
	2016		2015		2016		2015	
	UNITS	\$	UNITS	\$	UNITS	\$	UNITS	\$
<i>(millions, except per unit activity)</i>								
LOT CLOSINGS (SINGLE FAMILY UNITS)								
Canada	128	\$ 19	138	\$ 20	204	\$ 26	244	\$ 32
California	246	24	163	27	349	34	341	60
Central and Eastern U.S.	80	6	267	17	178	13	418	25
	454	49	568	64	731	73	1,003	117
Unconsolidated Entities	98	8	69	6	208	16	119	10
Total	552	\$ 57	637	\$ 70	939	\$ 89	1,122	\$ 127
ACRE CLOSINGS (MULTI-FAMILY, INDUSTRIAL AND COMMERCIAL PARCELS)								
Canada	-	\$ -	3	\$ 2	4	\$ 4	23	\$ 12
California	-	-	-	-	-	-	-	-
Central and Eastern U.S.	-	-	-	-	-	-	-	-
	-	-	3	2	4	4	23	12
Unconsolidated Entities	-	-	-	-	-	-	-	-
Total	-	\$ -	3	\$ 2	4	\$ 4	23	\$ 12
ACRE CLOSINGS (RAW AND PARTIALLY FINISHED PARCELS)								
Canada	-	\$ -	-	\$ -	80	\$ -	-	\$ -
California	8	7	-	-	8	7	-	-
Central and Eastern U.S.	-	-	8	1	-	-	8	1
	8	7	8	1	88	7	8	1
Unconsolidated Entities	-	-	-	-	-	-	-	-
Total	8	\$ 7	8	\$ 1	88	\$ 7	8	\$ 1

SELECT OPERATING INFORMATION – LAND (CONTINUED)

	THREE MONTHS ENDED JUN 30		SIX MONTHS ENDED JUN 30	
	2016	2015	2016	2015
AVERAGE LOT SELLING PRICE (SINGLE FAMILY UNITS)				
Canada	\$ 150,000	\$ 142,000	\$ 130,000	\$ 132,000
California	93,000	150,000	92,000	166,000
Central and Eastern U.S.	81,000	63,000	71,000	59,000
	107,000	107,000	97,000	113,000
Unconsolidated Entities	85,000	94,000	75,000	83,000
Average selling price	\$ 103,000	\$ 106,000	\$ 92,000	\$ 110,000
AVERAGE PER ACRE SELLING PRICE (MULTI-FAMILY, INDUSTRIAL AND COMMERCIAL PARCELS)				
Canada	\$ -	\$ 725,000	\$ 966,000	\$ 524,000
California	-	-	-	-
Central and Eastern U.S.	-	-	-	-
	-	725,000	966,000	524,000
Unconsolidated Entities	-	-	-	-
Average selling price	\$ -	\$ 725,000	\$ 966,000	\$ 524,000
AVERAGE PER ACRE SELLING PRICE (RAW AND PARTIALLY FINISHED PARCELS)				
Canada	\$ -	\$ -	\$ 3,000	\$ -
California	967,000	-	967,000	-
Central and Eastern U.S.	-	164,000	-	164,000
	967,000	164,000	86,000	164,000
Unconsolidated Entities	-	-	-	-
Average selling price	\$ 967,000	\$ 164,000	\$ 86,000	\$ 164,000
ACTIVE LAND COMMUNITIES				
	AS AT ENDED JUN 30			
	2016	2015		
Canada	10	12		
California	5	6		
Central and Eastern U.S.	12	10		
	27	28		
Unconsolidated Entities	3	2		
Total	30	30		

SELECT OPERATING INFORMATION – GROSS MARGIN

(millions, except percentages)	THREE MONTHS ENDED JUN 30				SIX MONTHS ENDED JUN 30			
	2016		2015		2016		2015	
	\$	%	\$	%	\$	%	\$	%
HOUSING GROSS MARGIN								
Canada	\$ 16	16%	\$ 16	20%	\$ 32	17%	\$ 35	21%
California	19	16%	21	21%	38	18%	49	25%
Central and Eastern U.S.	14	16%	9	14%	22	15%	14	14%
Total	\$ 49	16%	\$ 46	19%	\$ 92	17%	\$ 98	21%
LAND GROSS MARGIN								
Canada	\$ 12	63%	\$ 17	77%	\$ 20	67%	\$ 33	75%
California	18	58%	7	26%	19	46%	12	20%
Central and Eastern U.S.	-	-	4	22%	1	8%	5	19%
Total	\$ 30	54%	\$ 28	42%	\$ 40	48%	\$ 50	39%
TOTAL GROSS MARGIN								
Canada	\$ 28	23%	\$ 33	32%	\$ 52	23%	\$ 68	33%
California	37	25%	28	22%	57	23%	61	24%
Central and Eastern U.S.	14	15%	13	16%	23	15%	19	15%
Total	\$ 79	22%	\$ 74	24%	\$ 132	21%	\$ 148	25%

HISTORICAL PRO FORMA FINANCIAL INFORMATION

BROOKFIELD RESIDENTIAL PROPERTIES

(millions, except unit activity)

	YEAR ENDED DECEMBER 31									
	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
Home Closings (units)	2,656	2,204	2,216	1,808	1,295	1,600	1,347	1,490	1,875	1,977
Lot Closings (single family units)	2,760	2,107	2,402	2,142	2,912	2,017	1,682	2,422	4,050	3,716
Acre Closings	66	34	247	543	94	68	412	342	85	63
Revenue										
Housing	\$ 1,249	\$ 1,136	\$ 983	\$ 718	\$ 484	\$ 599	\$ 491	\$ 638	\$ 837	\$ 957
Land	342	340	373	622	524	355	263	389	420	318
Total Revenues	1,591	1,476	1,356	1,340	1,008	954	754	1,027	1,257	1,275
Direct cost of sales	(1,174)	(1,031)	(981)	(1,048)	(740)	(687)	(604)	(739)	(913)	(909)
Impairment of land inventory	-	-	-	-	-	-	(41)	(118)	(88)	(10)
Gross margin	417	445	375	292	268	267	109	170	256	356
Selling, general and administrative	(218)	(192)	(170)	(128)	(101)	(99)	(79)	(106)	(106)	(83)
Equity in earnings of unconsolidated entities	12	26	9	10	4	-	3	4	15	61
Impairment of unconsolidated entities	-	-	-	-	-	-	(13)	(38)	(15)	-
Other income / (expense)	(58)	(10)	(42)	(45)	(41)	21	16	(10)	4	18
Income before income taxes	\$ 153	\$ 269	\$ 172	\$ 129	\$ 130	\$ 189	\$ 36	\$ 20	\$ 154	\$ 352

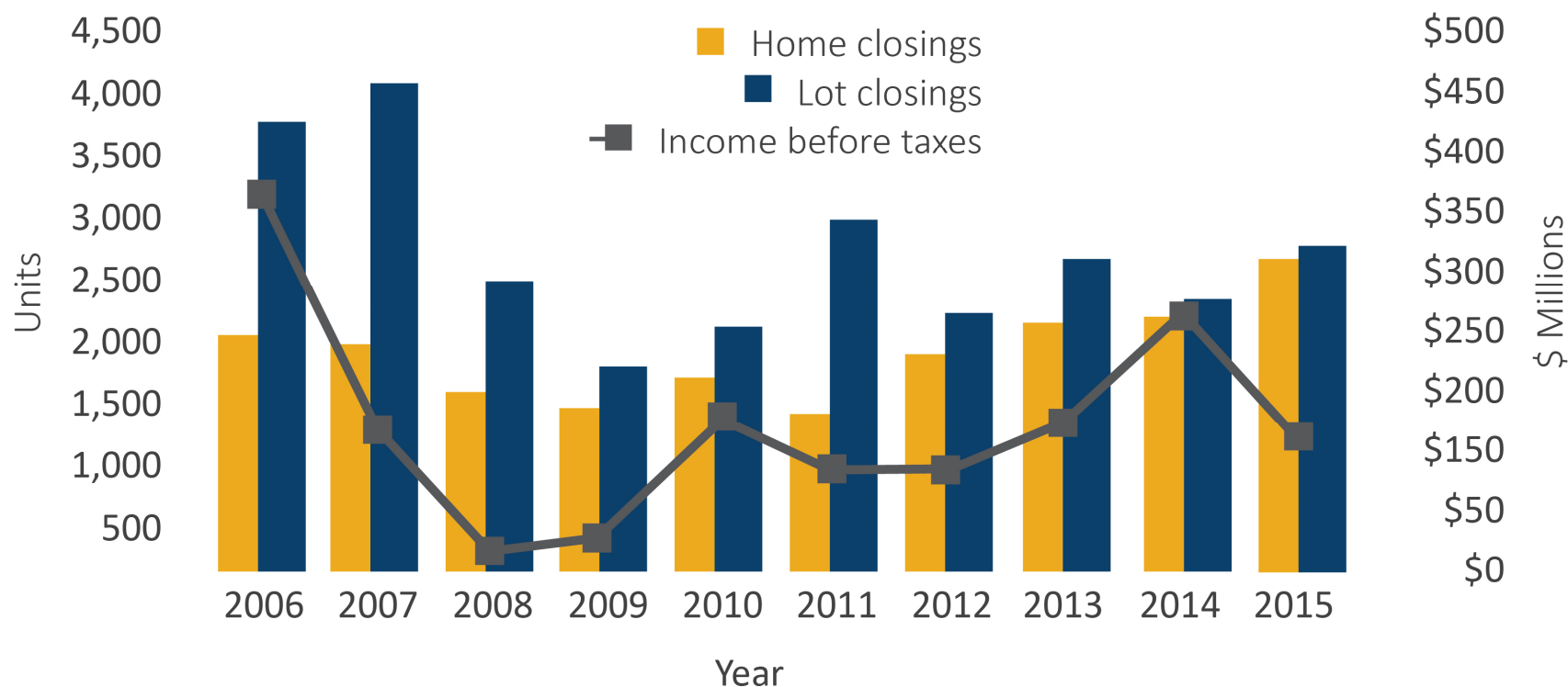
Prior to January 1, 2011, the Company's business practice in Alberta was to not transfer title on its lots sold to the homebuilder who built the home and ultimately sold the home to the consumer, but to wait and transfer title of the lot to the ultimate homebuyer at the time of the home closing. As a 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: 2006-2010 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 PRO FORMA FINANCIAL INFORMATION

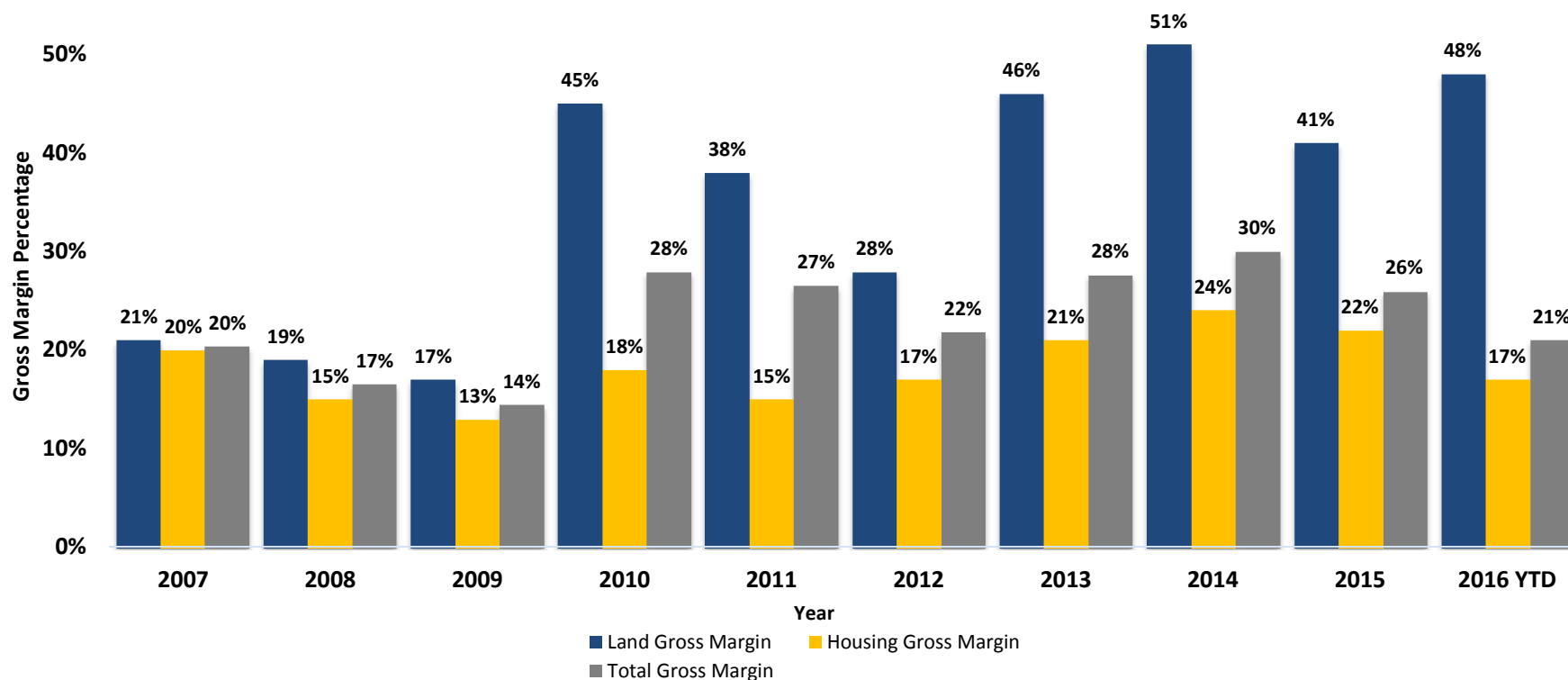
(millions, except unit activity)	YEAR ENDED DECEMBER 31			
	2009	2008	2007	2006
<u>BPO RESIDENTIAL</u>				
Home Closings (units)	648	745	1,050	818
Lot Closings (single family units)	1,213	1,806	2,722	2,882
Acre Closings	412	342	85	63
Revenue				
Housing	\$ 151	\$ 223	\$ 296	\$ 173
Land	227	355	378	230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

CONSISTENT PROFITABILITY



Note: 2006-2010 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

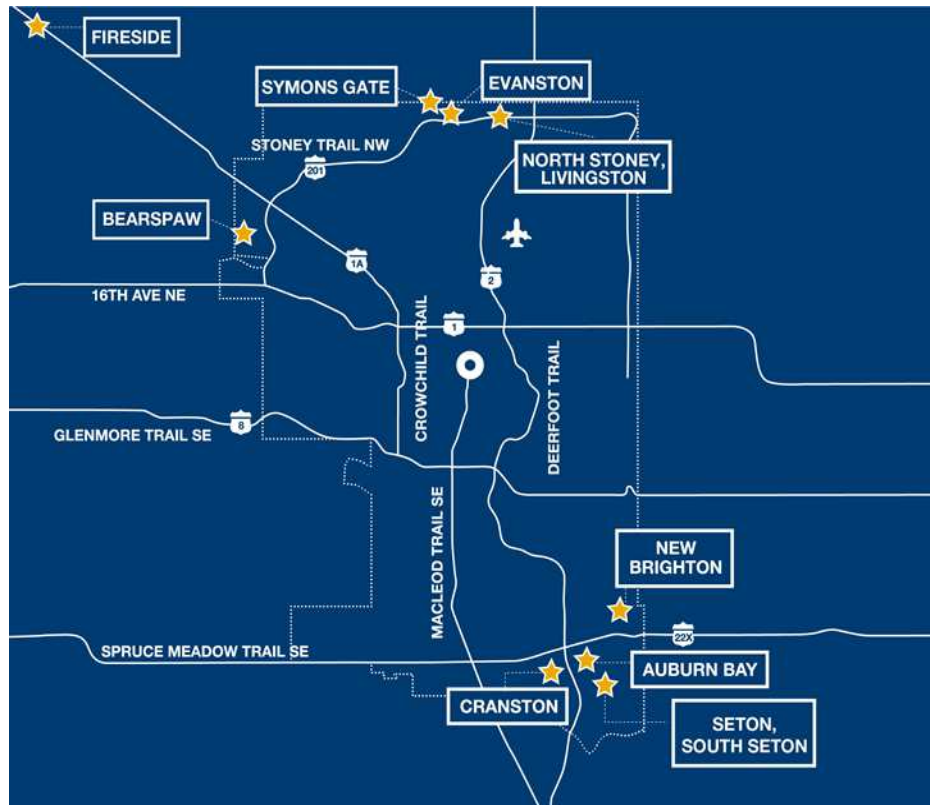


Note: 2006-2010 comparative results shown are pro forma of Brookfield Residential and combined the results of Brookfield Homes Corporation and Brookfield Office Properties' residential land and housing division as the merger transaction occurred on March 31, 2011.

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



25,952 LOTS

70 ACRES (MULTI-FAMILY,
INDUSTRIAL AND
COMMERCIAL PARCELS)

- 5,553 entitled
- 20,399 unentitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES
Auburn Bay	272	272	—	10
Cranston	1,221	1,221	—	8
Evanston	67	67	—	2
Fireside	86	86	—	—
Livingston	8,707	2,573	6,134	—
New Brighton	111	111	—	—
North Stoney	3,855	—	3,855	—
Seton	658	658	—	42
South Seton	6,302	—	6,302	—
Symons Gate	338	338	—	8
Bearspaw	1,290	—	1,290	—
ALBI Homes (various communities)	197	197	—	—
Other	2,848	30	2,818	—

EDMONTON, ALBERTA



13,919 LOTS

26 ACRES (MULTI-FAMILY,
INDUSTRIAL AND
COMMERCIAL PARCELS)

- 6,907 entitled
- 7,012 unentitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES
Chappelle Gardens	1,860	1,860	—	16
Edgemont	1,198	1,198	—	—
Ellerslie	7,012	—	7,012	3
Gateway	134	134	—	—
Lake Summerside	407	407	—	—
The Orchards	2,090	2,090	—	4
Paisley	660	660	—	3
Parkland	49	49	—	—
Solstice at McConachie	307	307	—	—
The Terrace at Schonsee	69	69	—	—
Other	133	133	—	—

ONTARIO



10,023 LOTS

- 2,340 entitled
- 7,683 unentitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS
Grand Central	89	89	–
Fieldstone	151	151	–
Newbrook	602	338	264
Pinehurst	411	411	–
Peterborough	7,363	–	7,363
The Arbors	508	508	–
The Village	45	45	–
Timberlane	56	56	–
Treetops	123	123	–
Whitby Harbour	132	132	–
Willow Glen	327	327	–
Other	216	160	56

NORTHERN CALIFORNIA

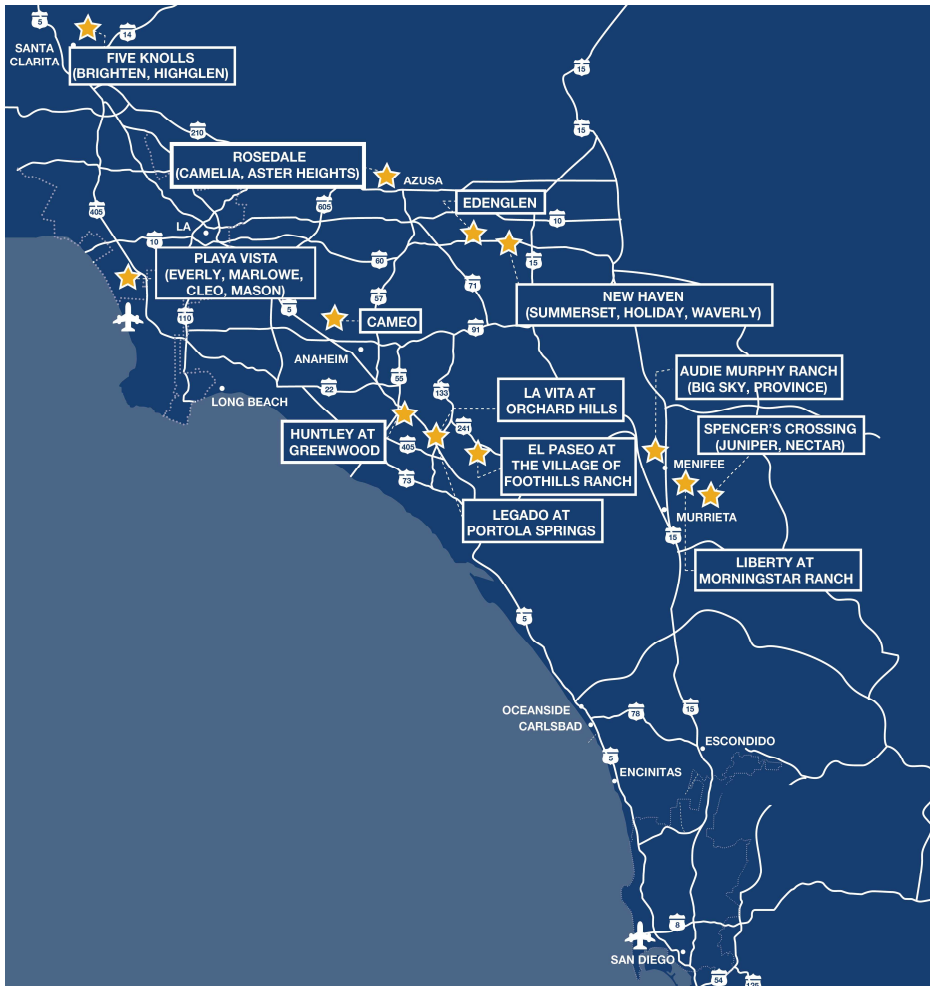


8,826 LOTS

- 3,876 entitled
- 4,950 unentitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS
Bellaire	48	48	—
Boulevard	583	583	—
Crown Point	42	42	—
Emerson Ranch (Merritt)	248	248	—
Jordan Ranch (Capri, Trio)	116	116	—
Parklane (Cottages)	656	206	450
Natomas, Sunset	5,700	1,200	4,500
University District	1,279	1,279	—
Windrift	26	26	—
Glen Loma Ranch (Ambrosia, Mataro)	128	128	—

SOUTHERN CALIFORNIA



11,934 LOTS

- 8,824 entitled
- 3,110 unentitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS
Audie Murphy Ranch (Big Sky, Province)	1,298	1,298	—
Rosedale (Camelia, Aster Heights)	86	86	—
Cameo	91	91	—
Edenglen	165	165	—
Five Knolls (Brighten, Highglen)	451	405	46
La Vita at Orchard Hills	17	17	—
Legado at Portola Springs	37	37	—
Liberty at Morningstar Ranch	38	38	—
New Haven (Summerset, Holiday, Waverly)	2,740	666	2,074
Playa Vista (Everly, Marlowe, Cleo, Mason)	267	267	—
Spencer's Crossing (Juniper, Nectar)	890	890	—
El Paseo at the Village of Foothills Ranch	22	22	—
Huntley at Greenwood	32	32	—
Other	5,800	4,810	990

HAWAII

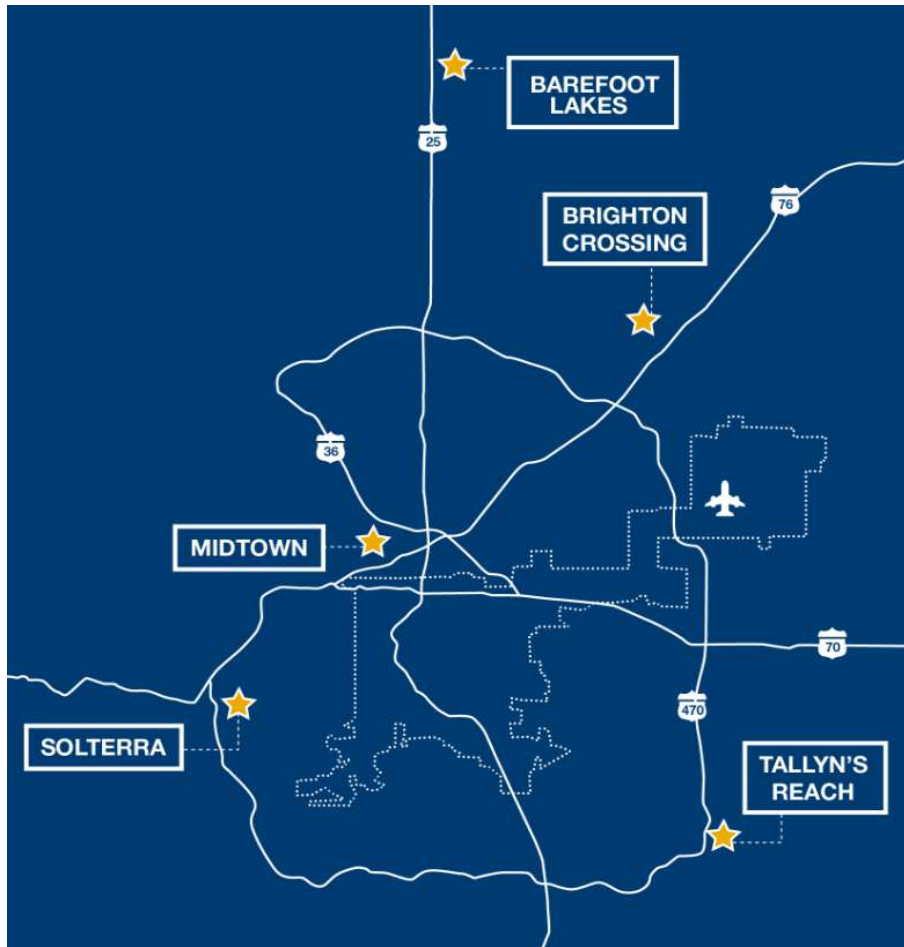


208 LOTS

- 208 entitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS
Pili Mai	175	175	—
KaMilo	29	29	—
Holua Kai	4	4	—

DENVER, COLORADO



9,006 LOTS

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

- 9,006 entitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES
Barefoot Lakes	3,776	3,776	–	–
Brighton Crossing	2,244	2,244	–	10
Midtown	308	308	–	–
Solterra	353	353	–	–
Tallyn's Reach	23	23	–	–
Other	2,302	2,302	–	–

AUSTIN, TEXAS

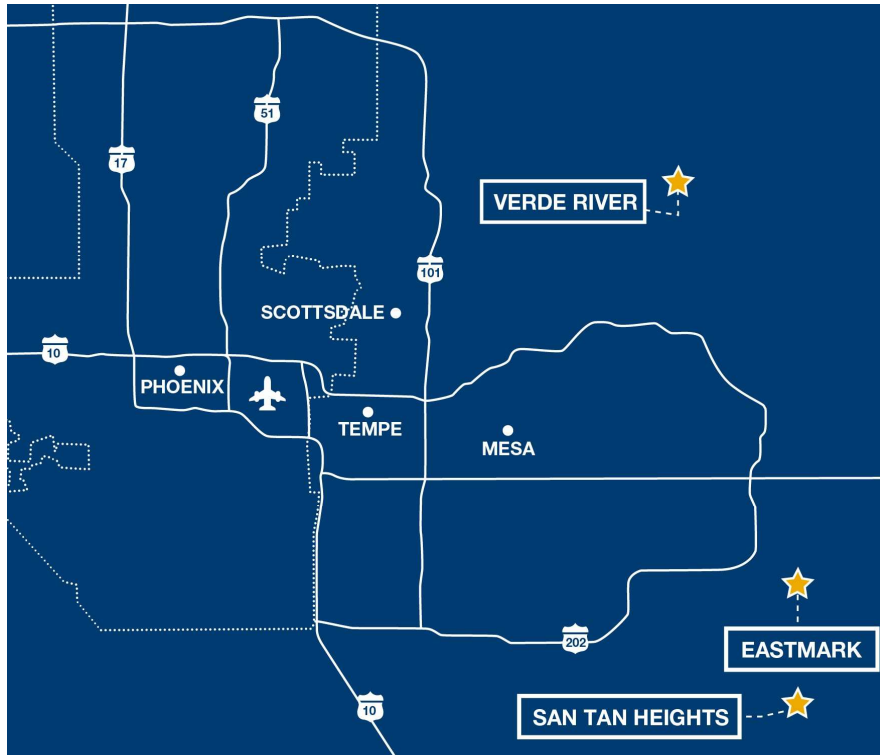


13,476 LOTS

• 13,476 entitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS
Addison	505	505	—
Blanco Vista	1,160	1,160	—
Easton Park	5,962	5,962	—
Easton South	2,097	2,097	—
Kissing Tree	2,983	2,983	—
Grand Haven Homes (various communities)	698	698	—
Retreat at Dripping Springs	71	71	—

PHOENIX, ARIZONA



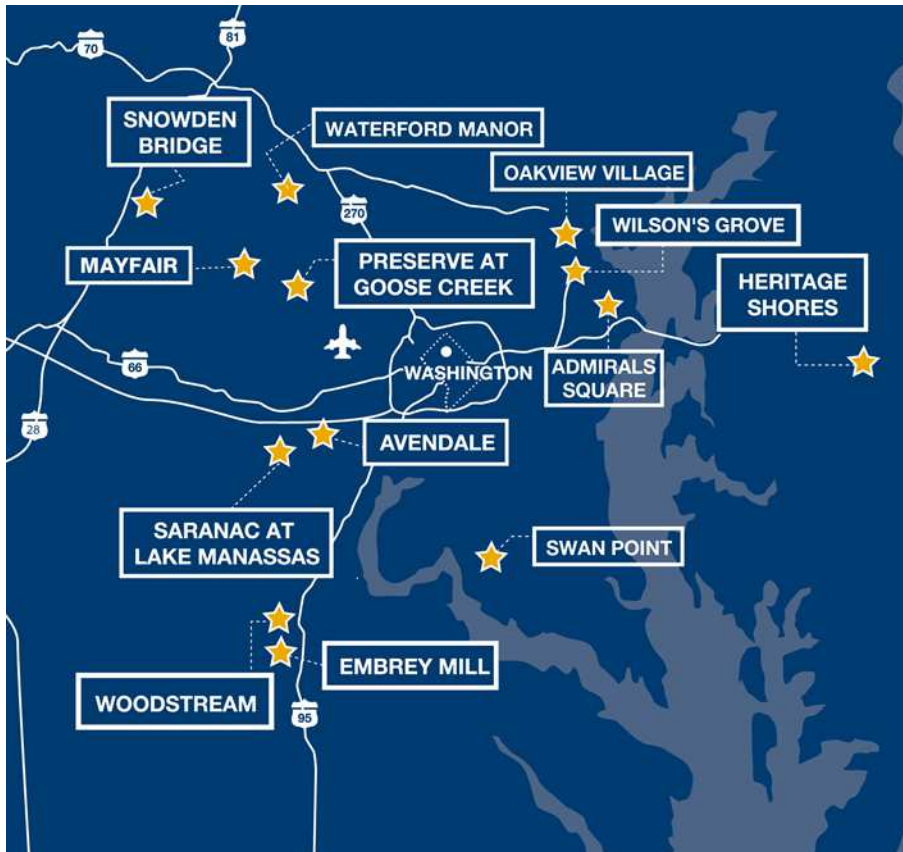
4,843 LOTS

3 ACRES (MULTI-FAMILY,
INDUSTRIAL AND
COMMERCIAL PARCELS)

- 4,843 entitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES
Eastmark	4,088	4,088	—	3
San Tan Heights	689	689	—	—
Verde River	66	66	—	—

WASHINGTON, D.C. AREA



4,046 LOTS
15 ACRES (MULTI-FAMILY,
INDUSTRIAL AND
COMMERCIAL PARCELS)

- 4,009 entitled
- 37 unentitled

PROJECT NAME	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES
Admirals Square	96	96	—	—
Avendale	201	201	—	—
Embrey Mill	2	2	—	—
Heritage Shores	1,308	1,308	—	—
Mayfair	254	254	—	10
Oakview Village	99	99	—	—
Preserve at Goose Creek	13	13	—	—
Saranac at Lake Manassas	3	3	—	—
Snowden Bridge	832	832	—	—
Swan Point	765	765	—	—
Wilson's Grove	65	65	—	—
Waterford Manor	63	63	—	—
Woodstream	22	22	—	—
Other	323	286	37	5

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

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

Brookfield
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