

The logo for Brookfield Residential, featuring the word "Brookfield" in a bold, dark blue sans-serif font above the word "Residential" in a smaller, orange sans-serif font. A short orange horizontal line is positioned below the word "Residential".

Brookfield
Residential

Corporate Profile

APRIL 2018

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.

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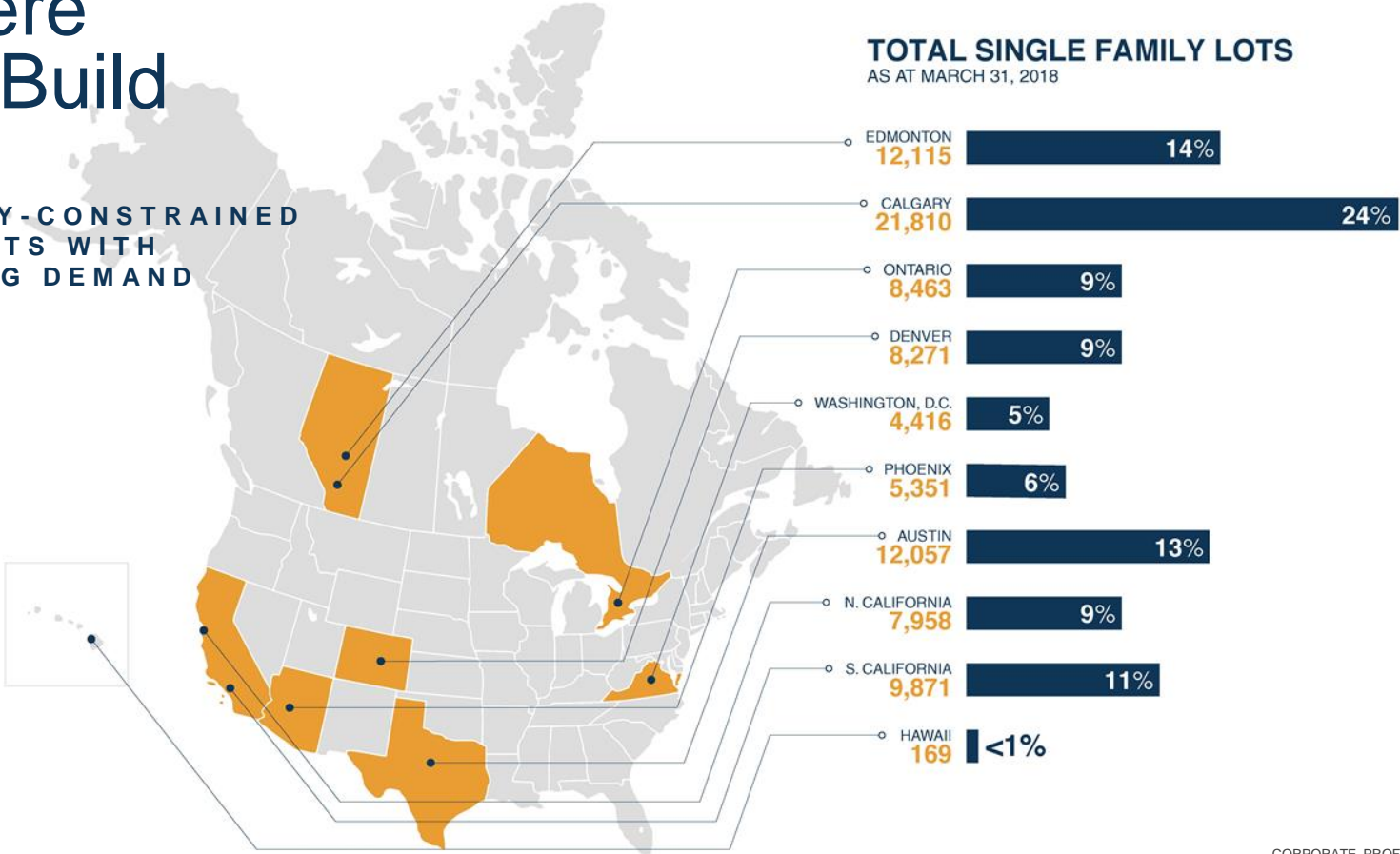
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Where We Build

**SUPPLY-CONSTRAINED
MARKETS WITH
STRONG DEMAND**



Company Overview

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

Brookfield Residential Properties Inc. 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 conduct our own homebuilding operations. 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 approximately \$285 billion of assets under management.

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

Creating Value

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Business Model

LAND ACQUISITION

- Acquisition of raw land ideally during the low point of the cycle
- Acquisition of underutilized land or brownfield development opportunities when investment opportunities arise



ENTITLEMENT PROCESS

- Obtain approvals necessary to develop land for specific purposes and bring raw land to the finished lot stage by obtaining regulatory approval for a particular use



DEVELOP LAND

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

MONETIZE CONSUMER & COMMERCIAL DELIVERABLES



BUILD HOMES

We will build homes on a portion of our land.



SELL LOTS

The balance of lots are sold to and built on by third-party builders.



COMMERCIAL ZONES

We build commercial areas in select developments.



Land Acquisition

LAND HELD FOR DEVELOPMENT

- Land developer in all of our markets
- Investing diligently in supply-constrained markets with strong underlying economic fundamentals
- Strategic land study conducted to review growth patterns in the market in order to determine where future acquisitions should take place
- Acquisition of raw land ideally during the low point of the cycle or when investment opportunities arise
- Acquisition of underutilized land or brownfield development opportunities when investment opportunities arise





Entitlement Process and Develop Land

LAND UNDER DEVELOPMENT

- Through strong relationships with the jurisdictions and key stakeholders where we operate, we create shared value and infrastructure that supports great places. In addition to building homes and community amenities, as part of the planning process, we also consider the opportunity for mixed use and commercial space within the community to cultivate the live, work and play experience many customers desire today
- Obtaining entitlements can be a difficult and lengthy process involving many studies and public engagement, taking years to complete. Once entitlements are achieved, we install infrastructure and either fully service the lots and sell them to homebuilders (Canada/U.S.) or simply grade the lots (U.S.) and sell them to third-party homebuilders
- 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



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 and 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

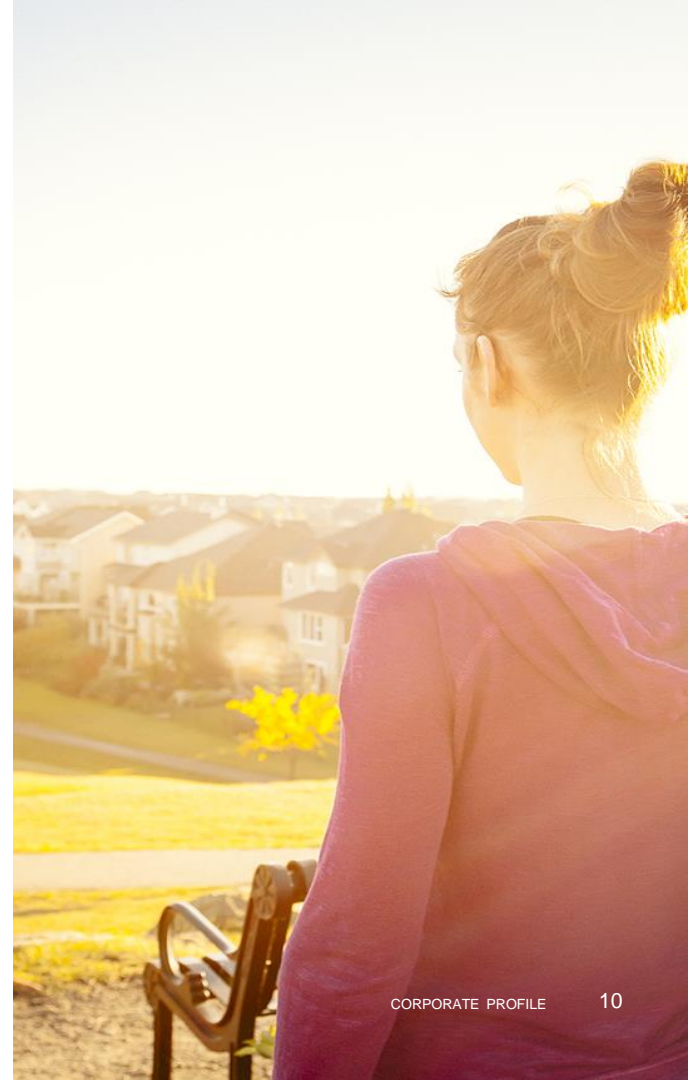
- Prepared by a land surveyor so that an individual titled lot is created



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). Our homebuilding operations are distinctively positioned to provide a variety of housing products, ranging from entry-level to luxury homes, depending on the community and consumer demands
- Certain master-planned communities will also include the development of mixed-use space, consisting of retail or commercial assets, which we will build and add value through leasing, before selling to a third-party operator



Inventory Profile

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Land & Housing Inventory

Multi-Family, Industrial
& Commercial Parcels
Under Development

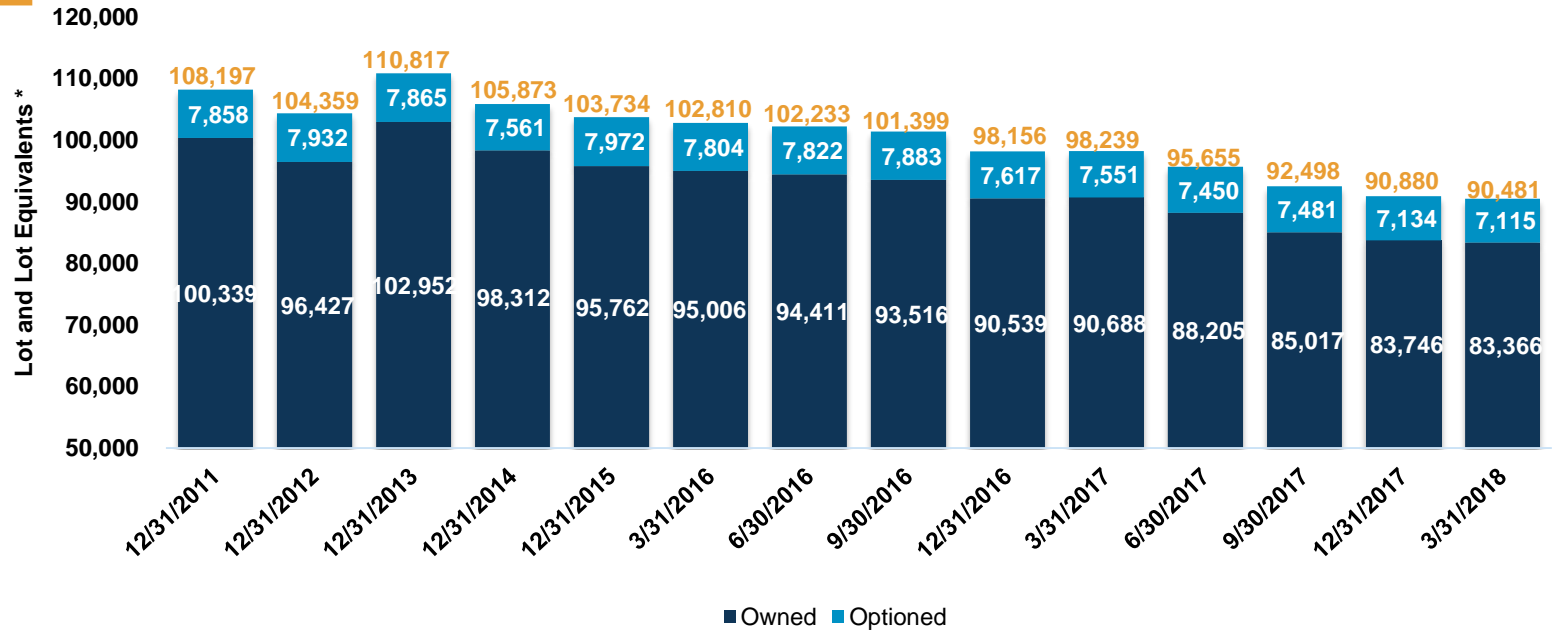
	Single Family Housing & Land Under and Land Held for Development ⁽¹⁾								Multi-Family, Industrial & Commercial Parcels Under Development	
	Housing & Land		Unconsolidated Entities		Total Lots		Status of Lots 31-Mar-18		Total Acres	
	Owned	Options	Owned	Options	31-Mar-18	31-Dec-17	Entitled	Unentitled	31-Mar-18	31-Dec-17
Calgary	19,359	-	2,451	-	21,810	22,311	7,245	14,565	71	79
Edmonton	12,115	-	-	-	12,115	12,344	6,905	5,210	29	31
Ontario	7,363	-	1,100	-	8,463	8,230	1,947	6,516	-	-
Canada	38,837	-	3,551	-	42,388	42,885	16,097	26,291	100	110
Northern California	2,670	4,950	338	-	7,958	8,038	3,008	4,950	-	-
Southern California	7,698	-	1,172	1,001	9,871	9,460	7,551	2,320	-	-
Hawaii	151	-	18	-	169	175	169	-	3	-
California	10,519	4,950	1,528	1,001	17,998	17,673	10,728	7,270	3	-
Denver	8,271	-	-	-	8,271	8,274	8,271	-	15	10
Austin	11,897	160	-	-	12,057	12,143	12,057	-	-	-
Phoenix	689	-	4,662	-	5,351	5,450	5,351	-	11	1
Washington D.C. Area	3,412	1,004	-	-	4,416	4,455	4,379	37	18	18
Other	-	-	-	-	-	-	-	-	10	-
Central and Eastern U.S.	24,269	1,164	4,662	-	30,095	30,322	30,058	37	54	29
Total	73,625	6,114	9,741	1,001	90,481	90,880	56,883	33,598	157	139
Entitled lots	49,890	1,164	5,829	-	56,883	57,223				
Unentitled lots	23,735	4,950	3,912	1,001	33,598	33,657				
Total March 31, 2018	73,625	6,114	9,741	1,001	90,481					
Total December 31, 2017	73,420	6,133	10,326	1,001		90,880				

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

(millions, except per unit activity)	Housing & Land	Unconsol. Entities	Total 31-Mar-18		Total 31-Dec-17	
			Units	\$	Units	\$
Land Held For Development (lots)	1,372	185	72,581	1,557	73,213	1,542
Land Under Development - Single Family (lots)	797	124	8,247	921	8,553	958
Optioned (lots)	98	32	7,115	130	7,134	128
Housing inventory (units)	663	5	2,312	668	1,764	533
Model homes (units)	98	1	226	99	216	103
Unconsolidated entity net debt	-	(22)	-	(22)	-	(39)
Sub total	3,028	325	90,481	3,353	90,880	3,225
Multi Family, Commercial & Industrial Parcels (Acres)	92	24	157	116	139	86
Total	3,120	349		3,469		3,311

Land & Housing Inventory

CONSISTENT REDUCTION OF LOT INVENTORY DEMONSTRATES OUR CAPITAL DISCIPLINE



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

Financial Profile

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Select Financial Information

<i>(millions, except percentages, unit activity and average selling price)</i>	Three months ended Mar 31	
	2018	2017
Results from Operations		
Total revenue	\$ 274	\$ 338
Housing revenue	233	307
Land revenue	41	31
Gross margin (\$)	56	74
Gross margin (%)	20%	22%
Income before income taxes	1	14
Income tax recovery	2	2
Net income attributable to Brookfield Residential	\$ 3	\$ 16
Operating Data		
Home closings for Brookfield Residential (units)	458	581
Home closings for unconsolidated entities (units)	1	1
Average home selling price for Brookfield Residential (per unit)	\$ 510,000	\$ 528,000
Average home selling price for unconsolidated entities (per unit)	\$ 1,751,000	\$ 995,000
Net new home orders for Brookfield Residential (units)	923	933
Net new home orders for unconsolidated entities (units)	1	1
Backlog for Brookfield Residential (units)	2,158	1,893
Backlog for unconsolidated entities (units)	2	1
Backlog value for Brookfield Residential	\$ 1,182	\$ 969
Backlog value for unconsolidated entities	\$ 2	\$ 1
Lot closings for Brookfield Residential (single family units)	264	209
Lot closings for unconsolidated entities (single family units)	26	99
Acre closings for Brookfield Residential (multi-family, industrial and commercial parcels)	9	1
Acre closings for unconsolidated entities (multi-family, industrial and commercial parcels)	16	1
Acre closings for Brookfield Residential (raw and partially finished parcels)	-	24
Average lot selling price for Brookfield Residential (single family units)	\$ 129,000	\$ 125,000
Average lot selling price for unconsolidated entities (single family units)	\$ 163,000	\$ 92,000
Average per acre selling price for Brookfield Residential (multi-family, industrial and commercial parcels)	\$ 768,000	\$ 485,000
Average per acre selling price for unconsolidated entities (multi-family, industrial and commercial parcels)	\$ 313,000	\$ 258,000
Average per acre selling price for Brookfield Residential (raw and partially finished parcels)	\$ -	\$ 203,000

Condensed Consolidated Balance Sheets

	Mar 31	Dec 31	Sept 30	Jun 30
<i>(thousands, except percentages)</i>	2018	2017	2017	2017
ASSETS				
Land and housing inventory	\$ 3,119,712	\$ 2,998,024	\$ 3,182,196	\$ 3,037,233
Investments in unconsolidated entities	349,440	312,857	337,807	328,204
Commercial properties	37,147	37,958	36,327	c
Held-to-maturity investment	300,000	300,000	300,000	300,000
Receivables and other assets	427,582	413,228	299,552	288,420
Restricted cash	7,703	3,351	2,665	1,448
Cash and cash equivalents	69,086	104,504	31,683	43,493
Deferred income tax assets	70,808	68,363	82,095	80,470
Goodwill	16,479	-	-	-
	\$4,397,957	\$4,238,285	\$ 4,272,325	\$ 4,079,268
LIABILITIES				
Notes payable	\$ 1,627,551	\$ 1,631,584	\$ 1,632,281	\$ 1,623,880
Bank indebtedness and other financings	184,865	31,407	179,274	137,331
Total financings	1,812,416	1,662,991	1,811,555	1,761,211
Accounts payable and other liabilities	588,177	560,821	530,272	492,020
Total liabilities	2,400,593	2,223,812	2,341,827	2,253,231
EQUITY				
	1,997,364	2,014,473	1,930,498	1,861,248
	\$ 4,397,957	\$ 4,238,285	\$ 4,272,325	\$ 4,114,479
Net debt to total capitalization	47%	44%	48%	48%

Condensed Consolidated Statements of Operations

<i>(thousands)</i>	Three months ended Mar 31	
	2018	2017
Revenue		
Housing	\$ 233,682	\$ 306,695
Land	40,765	31,619
	274,447	338,314
Direct Cost of Sales		
Housing	(194,674)	(249,716)
Land	(23,818)	(14,639)
Gross margin	55,955	73,959
Selling, general and administrative expense	(59,783)	(51,006)
Interest expense	(11,978)	(14,564)
Equity in earnings from unconsolidated entities	5,210	1,531
Other income	12,866	4,865
Depreciation	(1,040)	(982)
Income before income taxes	1,230	13,803
Current income tax (expense) / recovery	(1,323)	774
Deferred income tax recovery	3,467	907
Net income	3,374	15,484
Net income / (loss) attributable to non-controlling interest and other interests in consolidated subsidiaries	380	(89)
Net income attributable to Brookfield Residential	\$ 2,994	\$ 15,573
Other comprehensive (loss) / income		
Unrealized foreign exchange (loss) / gain on:		
Translation of the net investment in Canadian subsidiaries	(26,158)	8,547
Translation of the Canadian dollar denominated debt designated as a hedge of the net investment in Canadian subsidiaries	5,025	(1,725)
Comprehensive (loss) / income attributable to Brookfield Residential	\$ (18,139)	\$ 22,395

Condensed Consolidated Statements of Cash Flows

(thousands)	Three months ended Mar 31	
	2018	2017
Cash Flows Provided by / (Used in) Operating Activities:		
Net income	\$ 3,374	\$ 15,484
Adjustments to reconcile net income to net cash used in operating activities:		
Undistributed earnings from unconsolidated entities	(4,679)	(1,173)
Deferred income tax expense / (recovery)	(3,467)	(907)
Share-based compensation costs	3,771	2,743
Depreciation	1,040	982
Amortization of non-cash interest	1,016	920
Dividend income on held-to-maturity investment	(4,206)	(4,202)
Changes in operating assets and liabilities:		
(Increase) / decrease in receivables and other assets	(43,447)	1,776
Increase in land and housing inventory	(135,305)	(57,564)
Increase / (decrease) in accounts payable and other liabilities	21,599	(27,626)
Net cash used in operating activities	(160,304)	(69,567)
Cash Flows Provided by / (Used in) Investing Activities:		
Investments in unconsolidated entities	(33,311)	(10,831)
Distributions from unconsolidated entities	1,755	219
Increase in commercial properties	(225)	(616)
Dividend income on held-to-maturity investments	4,206	4,202
Decrease in loan receivable	1,082	-
Net cash used in investing activities	(26,493)	(7,026)
Cash Flows Provided by / (Used in) Financing Activities:		
Drawings under project-specific and other financings	26,786	5,523
Repayments under project-specific and other financings	(3,560)	(39,057)
Drawings on bank indebtedness	131,072	50,819
Net contributions from non-controlling interest	2,584	-
Net cash provided by financing activities	156,882	17,285
Effect of foreign exchange rates on cash and cash equivalents	(1,151)	595
Change in cash and cash equivalents	(31,066)	(58,713)
Cash and cash equivalents at beginning of year	107,855	99,119
Cash and cash equivalents at end of year	\$ 76,789	\$ 40,406

Quarterly Financial Information

<i>(millions, except per unit activity)</i>	2018		2017			2016		
	Q1	Q4	Q3	Q2	Q1	Q4	Q3	Q2
Home closings (units)	458	1,168	692	733	581	1,214	788	675
Lots closings (single family units)	264	1,076	467	597	209	1,347	325	454
Acre closings (multi-family, industrial and commercial parcels)	9	59	15	8	1	16	6	-
Acre closings (raw and partially finished parcels)	-	61	313	230	24	1,994	-	8
Net new home orders (units)	923	679	716	998	933	855	816	922
Backlog (units at end of period)	2,158	1,693	2,182	2,158	1,893	1,541	1,900	1,872
Backlog value	\$ 1,182	\$ 928	\$ 1,198	\$ 1,166	\$ 969	\$ 783	\$ 977	\$ 930
Revenue	\$ 274	\$ 818	\$ 451	\$ 443	\$ 338	\$ 853	\$ 421	\$ 363
Direct cost of sales	(218)	(610)	(349)	(354)	(264)	(646)	(330)	(284)
Gross margin	56	208	102	89	74	207	91	79
Gain on commercial assets held for sale	-	-	-	-	-	14	-	-
Selling, general and administrative expense	(60)	(74)	(56)	(56)	(51)	(57)	(52)	(52)
Interest expense	(12)	(13)	(15)	(14)	(15)	(12)	(14)	(14)
Equity in earnings from unconsolidated entities	5	7	5	1	2	(1)	5	3
Other income	12	8	7	5	4	3	1	-
Income before income taxes	1	136	43	25	14	154	31	16
Income tax recovery / (expense)	2	(42)	(8)	(3)	2	(46)	(6)	(3)
Net income	3	94	35	22	16	108	25	13
Net income / (loss) attributable to non-controlling interest and other interests in consolidated subsidiaries	-	-	-	-	-	-	-	-
Net income attributable to Brookfield Residential	\$ 3	\$ 94	\$ 35	\$ 22	\$ 16	\$ 108	\$ 25	\$ 13
Foreign currency translation	(21)	(8)	32	22	7	(18)	(12)	5
Comprehensive (loss) / income attributable to Brookfield Residential	\$ (18)	\$ 86	\$ 67	\$ 44	\$ 23	\$ 90	\$ 13	\$ 18

Select Operating Information - Housing

	Three months ended Mar 31			
	2018		2017	
<i>(millions, except per unit activity and average selling price)</i>	Units	\$	Units	\$
Home Closings				
Canada	194	\$ 69	297	\$ 113
California	138	101	164	140
Central and Eastern U.S.	126	63	120	54
	458	233	581	307
Unconsolidated Entities	1	2	1	1
Total	459	\$ 235	582	\$ 308

	Three months ended Mar 31	
	2018	2017
Average Home Selling Price		
Canada	\$ 359,000	\$ 381,000
California	730,000	851,000
Central and Eastern U.S.	502,000	450,000
	510,000	528,000
Unconsolidated Entities	1,751,000	995,000
Average selling price	\$ 513,000	\$ 529,000

	Three months ended Mar 31	
	2018	2017
Net New Home Orders (Units)		
Canada	154	377
California	340	301
Central and Eastern U.S.	429	255
	923	933
Unconsolidated Entities	1	1
Total	924	934

Select Operating Information - Housing

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

	As at Mar 31	
Active Housing Communities	2018	2017
Canada	31	30
California	26	30
Central and Eastern U.S.	29	26
	86	86
Unconsolidated Entities	1	1
Total	87	87

	As at Mar 31			
Backlog	2018		2017	
	Units	Value	Units	Value
Canada	909	420	1,126	\$ 501
California	617	469	391	290
Central and Eastern U.S.	632	293	376	178
	2,158	1,182	1,893	969
Unconsolidated Entities	2	2	1	1
Total	2,160	\$ 1,184	1,894	\$ 970

Select Operating Information - Land

	Three months ended Mar 31			
	2018		2017	
	UNITS	\$	UNITS	\$
<i>(millions, except per unit activity)</i>				
Lot Closings (Single Family Units)				
Canada	159	\$ 20	131	\$ 19
California	47	9	-	-
Central and Eastern U.S.	58	5	78	6
	264	34	209	25
Unconsolidated Entities	26	4	99	9
Total	290	\$ 38	308	\$ 34
Acre Closings (Multi-family, Industrial and Commercial Parcels)				
Canada	9	\$ 7	-	\$ -
California	-	-	-	-
Central and Eastern U.S.	-	-	1	1
	9	7	1	1
Unconsolidated Entities	16	5	1	-
Total	25	\$ 12	2	\$ 1
Acre Closings (Raw and Partially Finished Parcels)				
Canada	-	\$ -	-	\$ -
California	-	-	16	4
Central and Eastern U.S.	-	-	8	1
	-	-	24	5
Unconsolidated Entities	-	-	-	-
Total	-	\$ -	24	\$ 5

Select Operating Information - Land

	Three months ended Mar 31	
	2018	2017
Average Lot Selling Price (Single Family Units)		
Canada	\$ 129,000	\$ 149,000
California	192,000	-
Central and Eastern U.S.	78,000	82,000
	129,000	125,000
Unconsolidated Entities	163,000	92,000
Average selling price	\$ 132,000	\$ 114,000
Average Per Acre Selling Price (Multi-Family, Industrial and Commercial Parcels)		
Canada	\$ 768,000	\$ -
California	-	-
Central and Eastern U.S.	-	485,000
	768,000	485,000
Unconsolidated Entities	313,000	258,000
Average selling price	\$ 477,000	\$ 379,000
Average Per Acre Selling Price (Raw and Partially Finished Parcels)		
Canada	\$ -	\$ -
California	-	254,000
Central and Eastern U.S.	-	95,000
	-	203,000
Unconsolidated Entities	-	-
Average selling price	\$ -	\$ 203,000
Active Land Communities		
	As as Mar 31	
	2018	2017
Canada	11	11
California	6	6
Central and Eastern U.S.	11	11
	28	28
Unconsolidated Entities	6	3
Total	34	31

Select Operating Information – Gross Margin

<i>(millions, except percentages)</i>	Three Months Ended Mar 31			
	2018		2017	
	\$	%	\$	%
Housing Gross Margin				
Canada	\$ 13	19%	\$ 23	20%
California	16	16%	27	19%
Central and Eastern U.S.	10	16%	7	13%
Total	\$ 39	17%	\$ 57	19%
Land Gross Margin				
Canada	\$ 11	41%	\$ 13	68%
California	5	56%	2	50%
Central and Eastern U.S.	1	20%	2	25%
Total	\$ 17	41%	\$ 17	55%
Total Gross Margin				
Canada	\$ 24	25%	\$ 36	27%
California	21	19%	29	20%
Central and Eastern U.S.	11	16%	9	15%
Total	\$ 56	20%	\$ 74	22%

Historical Pro Forma Financial Information

BROOKFIELD RESIDENTIAL PROPERTIES

(millions, except unit activity)

	Year ended December 31									
	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
Home Closings (units)	3,174	3,193	2,656	2,204	2,216	1,808	1,295	1,600	1,347	1,490
Lot Closings (single family units)	2,349	2,403	2,760	2,107	2,402	2,142	2,912	2,017	1,682	2,422
Acre Closings	84	2,108	66	34	247	543	94	68	412	342
Revenue										
Housing	\$ 1,733	\$ 1,604	\$ 1,249	\$ 1,136	\$ 983	\$ 718	\$ 484	\$ 599	\$ 491	\$ 638
Land	318	299	342	340	373	622	524	355	263	389
Total Revenues	2,051	1,903	1,591	1,476	1,356	1,340	1,008	954	754	1,027
Direct cost of sales	(1,578)	(1,474)	(1,174)	(1,031)	(981)	(1,048)	(740)	(687)	(604)	(739)
Impairment of land inventory	-	-	-	-	-	-	-	-	(41)	(118)
Gross margin	473	429	417	445	375	292	268	267	109	170
Selling, general and administrative	(237)	(207)	(218)	(192)	(170)	(128)	(101)	(99)	(79)	(106)
Equity in earnings of unconsolidated entities	15	9	12	26	9	10	4	-	3	4
Impairment of unconsolidated entities	-	-	-	-	-	-	-	-	(13)	(38)
Other (expense) / income	(33)	(33)	(58)	(10)	(42)	(45)	(41)	21	16	(10)
Income before income taxes	\$ 218	\$ 198	\$ 153	\$ 269	\$ 172	\$ 129	\$ 130	\$ 189	\$ 36	\$ 20

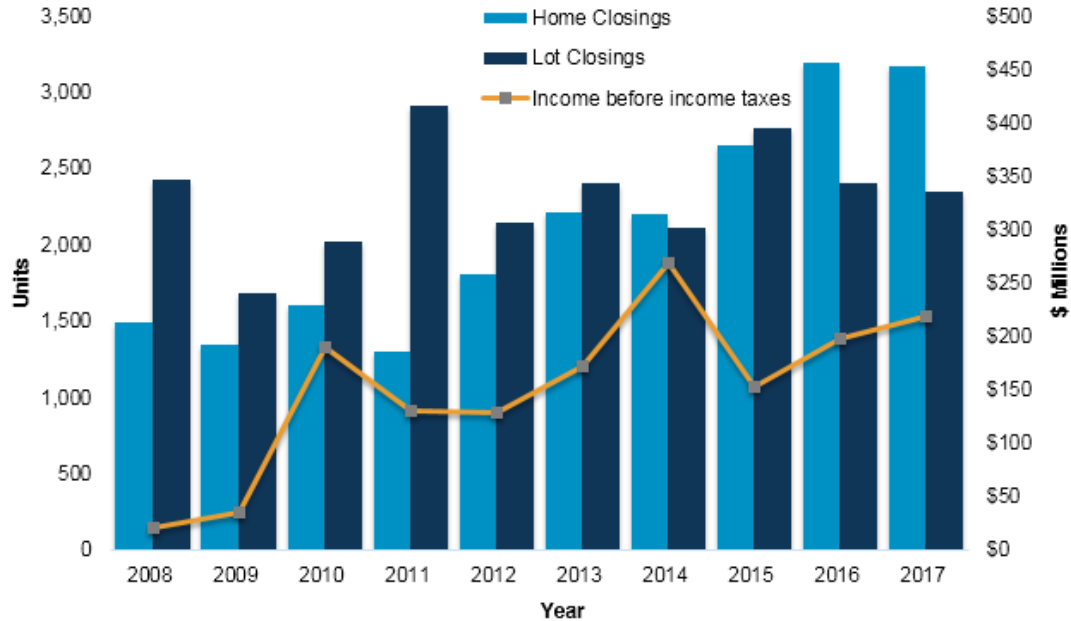
Prior to January 1, 2011, the Company's business practice in Alberta was to not transfer title on its lots sold to the homebuilder who built the home and ultimately sold the home to the consumer, but to wait and transfer title of the lot to the ultimate homebuyer at the time of the home closing. As a 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: 2008-2010 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

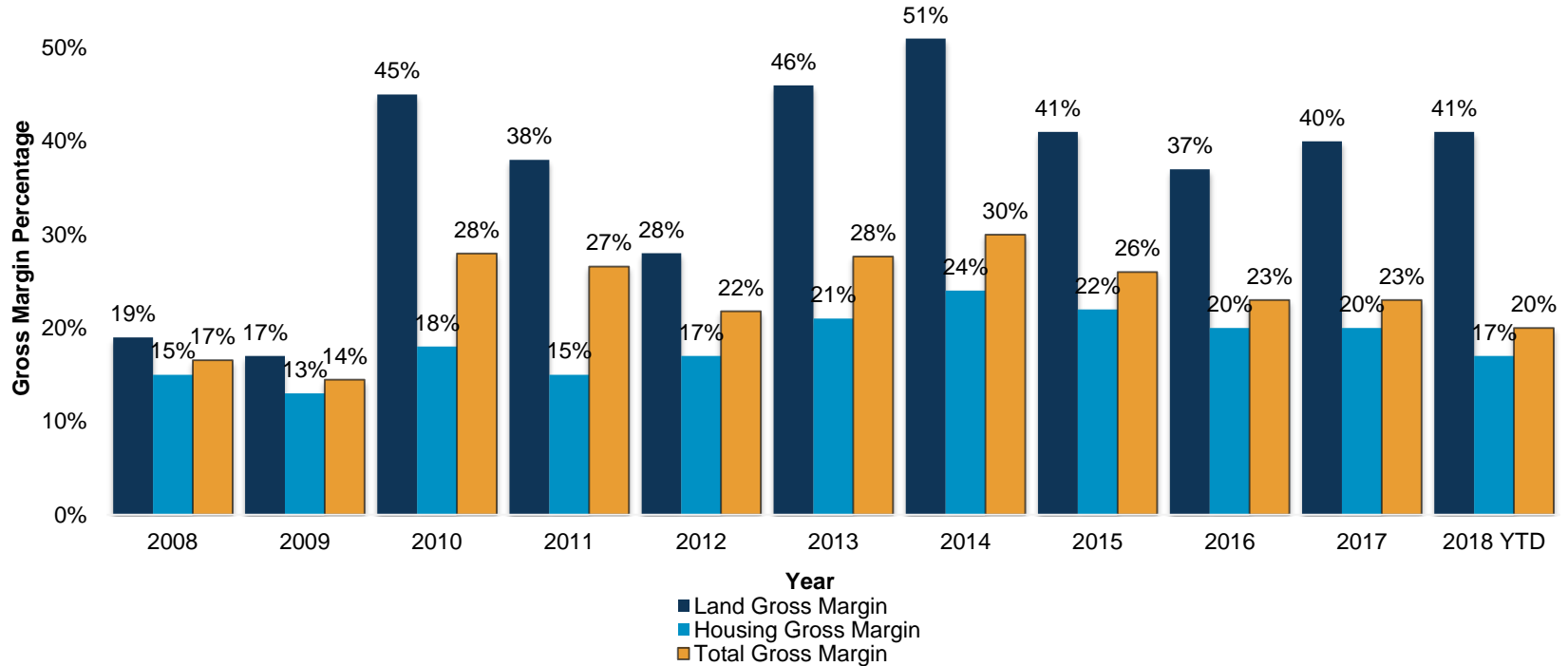
	Year ended December 31	
	2009	2008
<i>(millions, except unit activity)</i>		
<u>BPO RESIDENTIAL</u>		
Home Closings (units)	648	745
Lot Closings (single family units)	1,213	1,806
Acre Closings	412	342
Revenue		
Housing	\$ 151	\$ 223
Land	227	355
Total Revenues	378	578
Direct cost of sales	(250)	(323)
Impairment of land inventory	(17)	(3)
Gross margin	111	252
Selling, general and administrative	(27)	(37)
Equity in earnings of unconsolidated entities	2	1
Impairment of unconsolidated entities	-	-
Other income / (expense)	3	8
Income before income taxes	\$ 89	\$ 224
<u>BROOKFIELD HOMES CORPORATION</u>		
Home Closings (units)	699	745
Lot Closings (single family units)	469	616
Acre Closings	-	-
Revenue		
Housing	\$ 340	\$ 415
Land	36	34
Total Revenues	376	449
Direct cost of sales	(354)	(416)
Impairment of land inventory	(24)	(115)
Gross margin	(2)	(82)
Selling, general and administrative	(52)	(69)
Equity in earnings of unconsolidated entities	1	3
Impairment of unconsolidated entities	(13)	(38)
Other income / (expense)	13	(18)
Income / (Loss) before income taxes	\$ (53)	\$ (204)

Consistent Profitability



Note: 2008-2010 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: 2008-2010 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

29

Calgary, Alberta

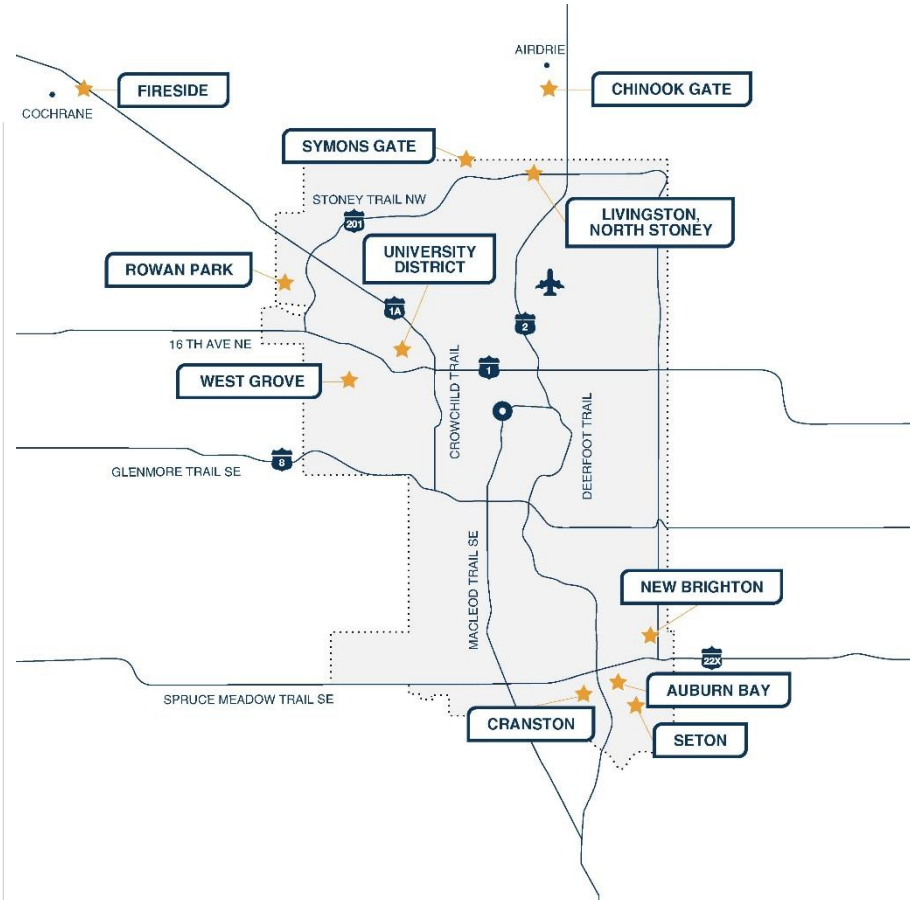
LOTS
21,810

ENTITLED LOTS
7,245

UNENTITLED LOTS
14,565

PROJECTS	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES*
Auburn Bay	81	81	-	3
Chinook Gate (Airdrie)	190	190	-	-
Cranston	869	869	-	6
Fireside (Cochrane)	22	22	-	-
Livingston	7,602	3,896	3,706	7
New Brighton	-	-	-	11
North Stony	3,826	-	3,826	-
Rowan Park	1,290	-	1,290	-
Seton	6,910	1,167	5,743	38
Symons Gate	263	263	-	3
University District	59	59	-	3
West Grove	76	76	-	-
Other	622	622	-	-
Total:	21,810	7,245	14,565	71

* Multi-family, industrial and commercial parcels



Edmonton, Alberta

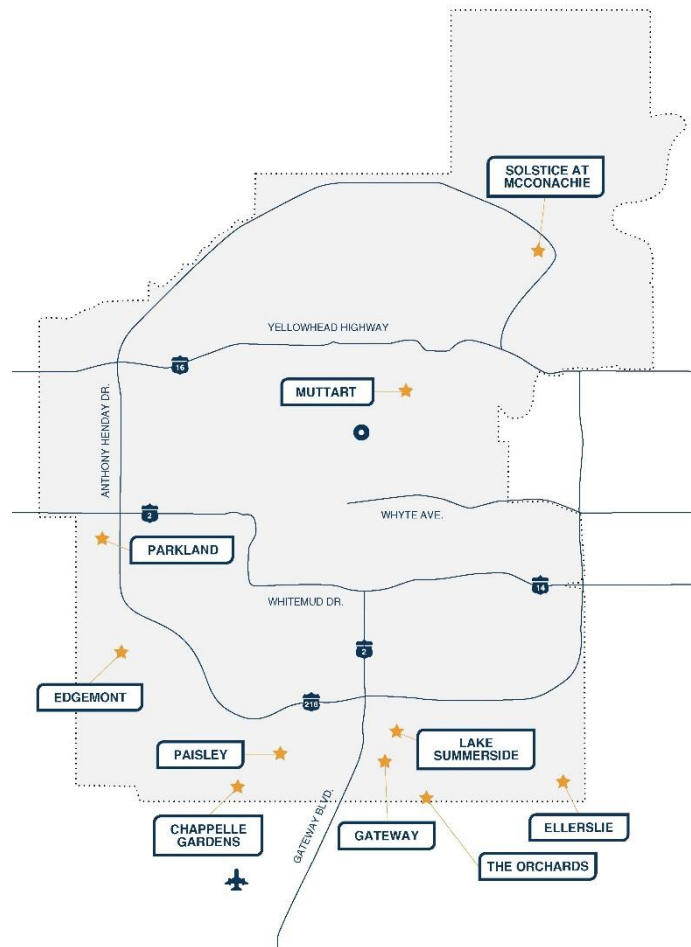
LOTS
12,115

ENTITLED LOTS
6,905

UNENTITLED LOTS
5,210

PROJECTS	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES*
Chappelle Gardens	1,554	1,554	-	10
Edgemont	930	930	-	-
Ellerslie	5,210	-	5,210	-
Gateway	134	134	-	-
Lake Summerside	138	138	-	-
Muttart (Infill)	-	-	-	7
The Orchards	3,294	3,294	-	11
Paisley	548	548	-	1
Parkland	49	49	-	-
Solstice at McConachie	195	195	-	-
Other	63	63	-	-
Total:	12,115	6,905	5,210	29

* Multi-family, industrial and commercial parcels



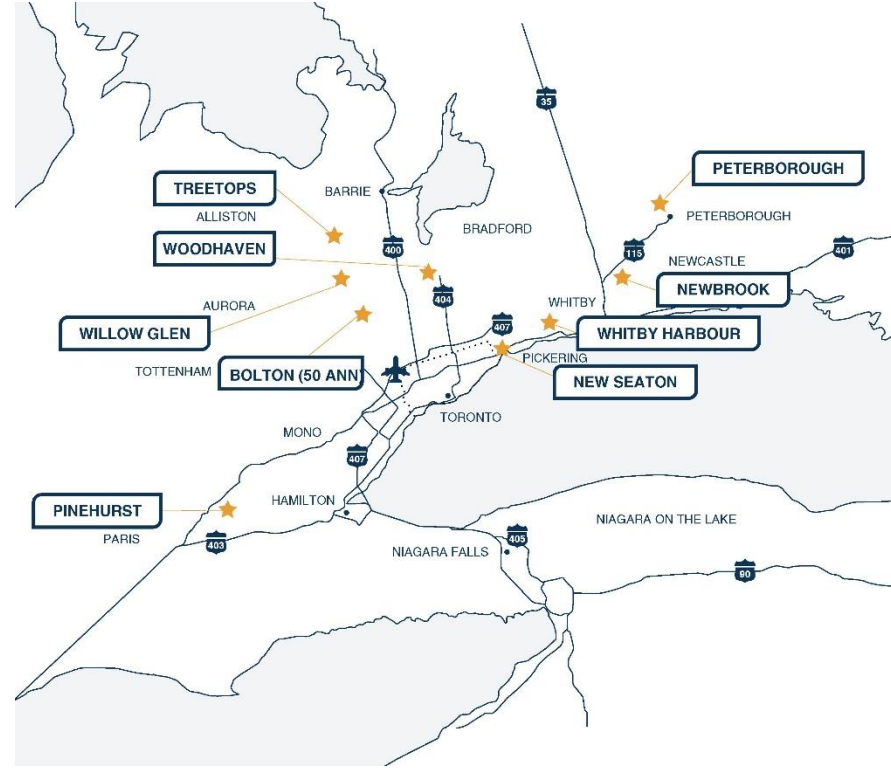
Ontario

LOTS
8,463

ENTITLED LOTS
1,947

UNENTITLED LOTS
6,516

PROJECTS	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS
Bolton (50 ANN)	50	50	-
Newbrook	540	270	270
New Seaton	1,100	138	962
Pinehurst	413	413	-
Peterborough	5,278	-	5,278
Treetops	60	60	-
Whitby Harbour	132	132	-
Willow Glen	62	62	-
Woodhaven	417	417	-
Other	411	405	6
Total:	8,463	1,947	6,516



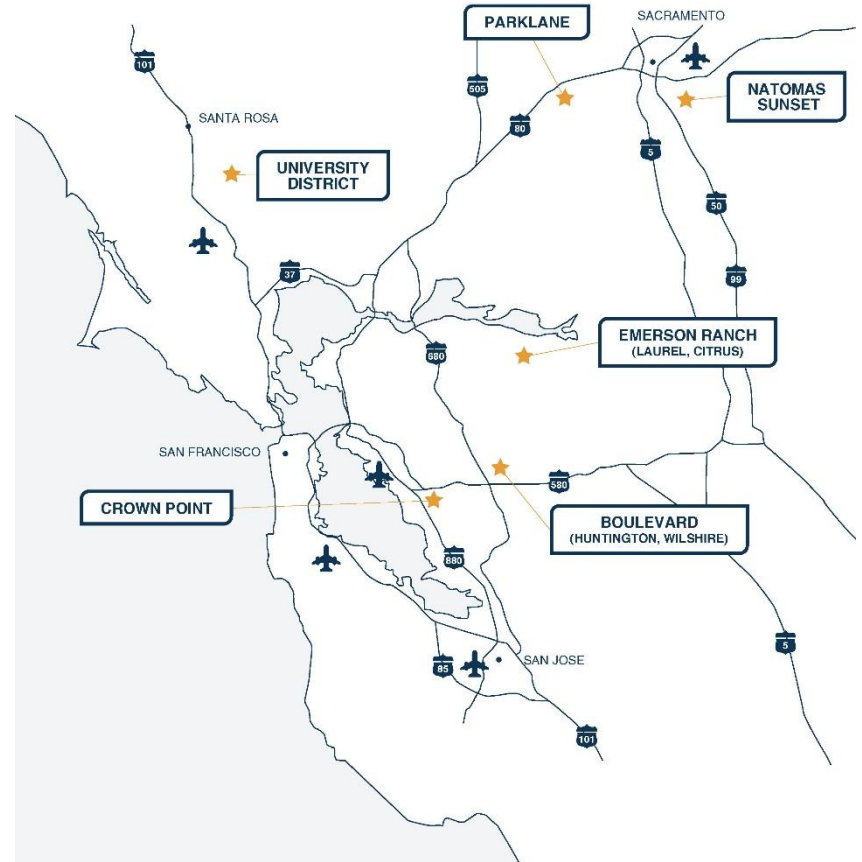
Northern California

LOTS
7,958

ENTITLED LOTS
3,008

UNENTITLED LOTS
4,950

PROJECTS	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS
Boulevard (Huntington, Wilshire)	694	694	-
Crown Point	27	27	-
Emerson Ranch (Laurel, Citrus)	159	159	-
Natomas, Sunset	5,700	1,200	4,500
Parklane	654	204	450
University District	724	724	-
Total:	7,958	3,008	4,950



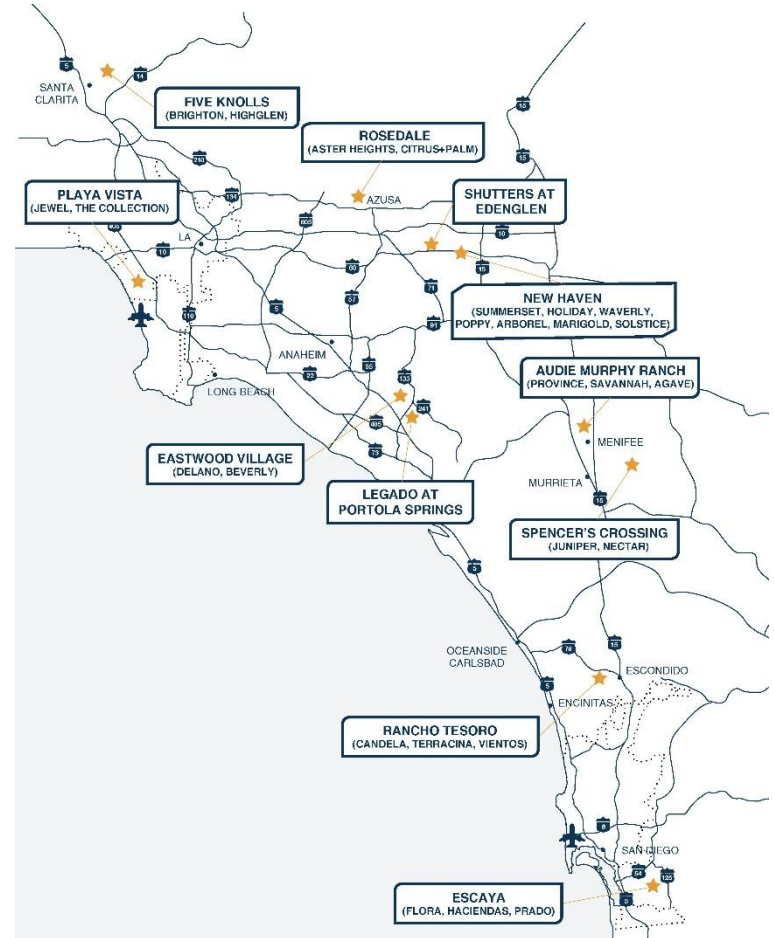
Southern California

LOTS
9,871

ENTITLED LOTS
7,551

UNENTITLED LOTS
2,320

PROJECTS	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS
Audie Murphy Ranch (Province, Savannah, Agave)	1,017	1,017	-
Escaya (Flora, Haciendas, Prado)	300	300	-
Eastwood Village (Delano, Beverly)	46	46	-
Five Knolls (Brighton, Highglen)	290	244	46
Legado at Portola Springs	35	35	-
New Haven (Summerset, Holiday, Waverly, Poppy, Arborel, Marigold, Solstice)	2,138	507	1,631
Playa Vista (Jewel, The Collection)	84	84	-
Rancho Tesoro (Candela, Terracina, Vientos)	461	241	220
Rosedale (Aster Heights, Citrus+Palm)	56	56	-
Shutters at Edenglen	134	134	-
Spencer's Crossing (Juniper, Nectar)	580	580	-
Other	4,730	4,307	423
Total:	9,871	7,551	2,320



Hawaii

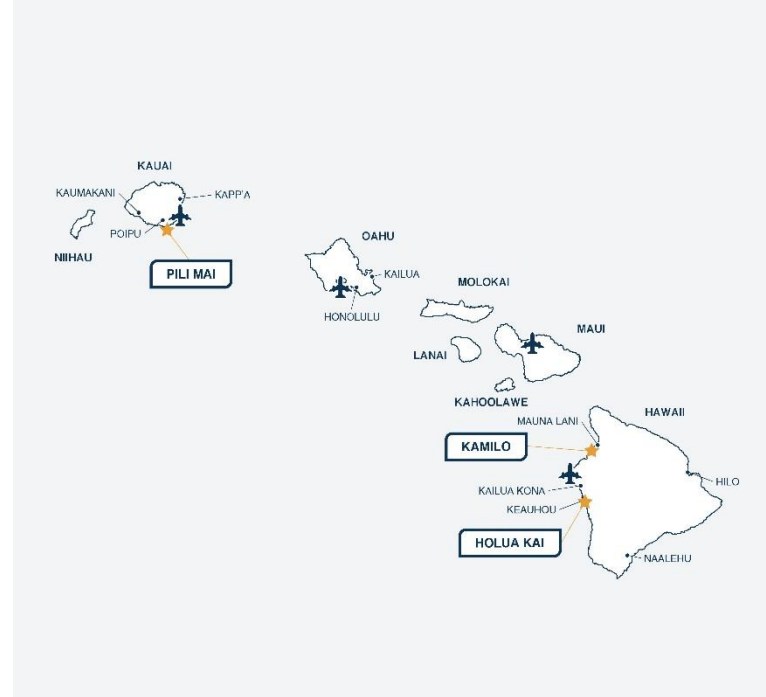
LOTS
169

ENTITLED LOTS
169

UNENTITLED LOTS
-

PROJECTS	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES*
Holua Kai	34	34	-	-
KaMilo	18	18	-	-
Pili Mai	117	117	-	-
Other	-	-	-	3
Total:	169	169	-	3

* Multi-family, industrial and commercial parcels



Denver, Colorado

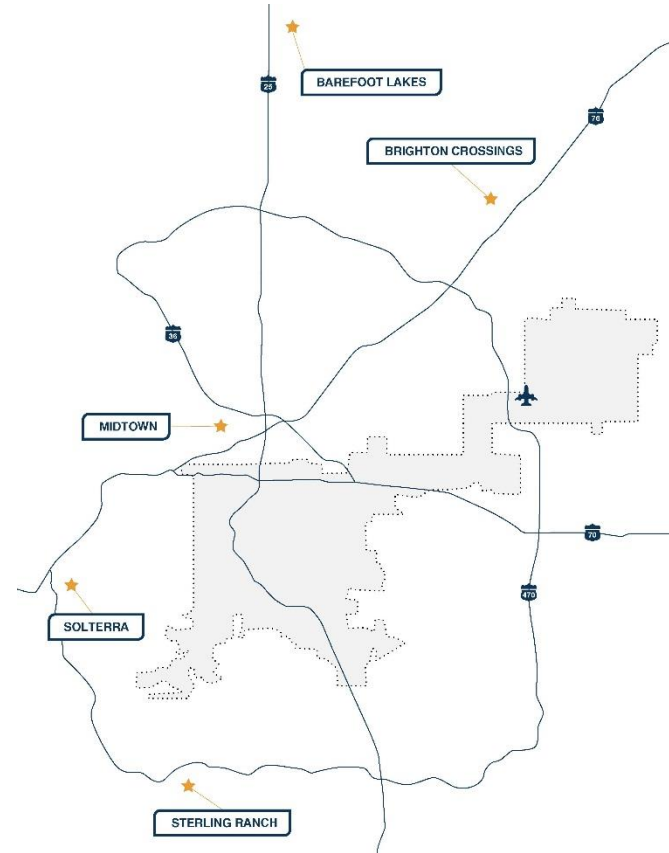
LOTS
8,271

ENTITLED LOTS
8,271

UNENTITLED LOTS
-

PROJECTS	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES*
Barefoot Lakes	3,663	3,663	-	-
Brighton Crossings	1,776	1,776	-	10
Midtown	300	300	-	-
Solterra	209	209	-	-
Sterling Ranch	71	71	-	-
Other	2,252	2,252	-	5
Total:	8,271	8,271	-	15

* Multi-family, industrial and commercial parcels



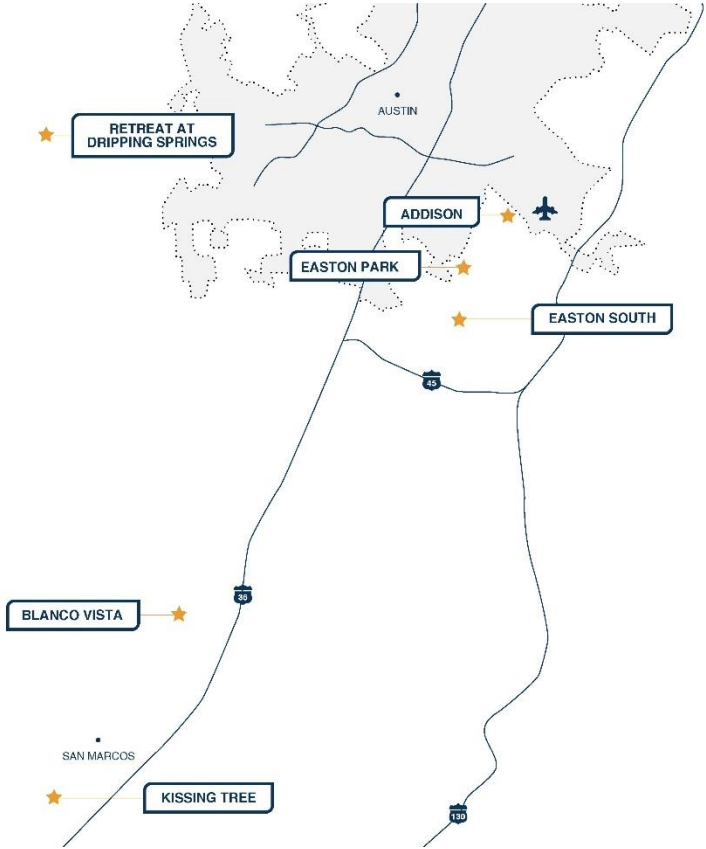
Austin, Texas

LOTS
12,057

ENTITLED LOTS
12,057

UNENTITLED LOTS
-

PROJECTS	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS
Addison	432	432	-
Blanco Vista	637	637	-
Easton Park	5,317	5,317	-
Easton South	2,097	2,097	-
Grand Haven Homes (various communities)	510	510	-
Kissing Tree	2,999	2,999	-
Retreat at Dripping Springs	65	65	-
Total:	12,057	12,057	-



Phoenix, Arizona

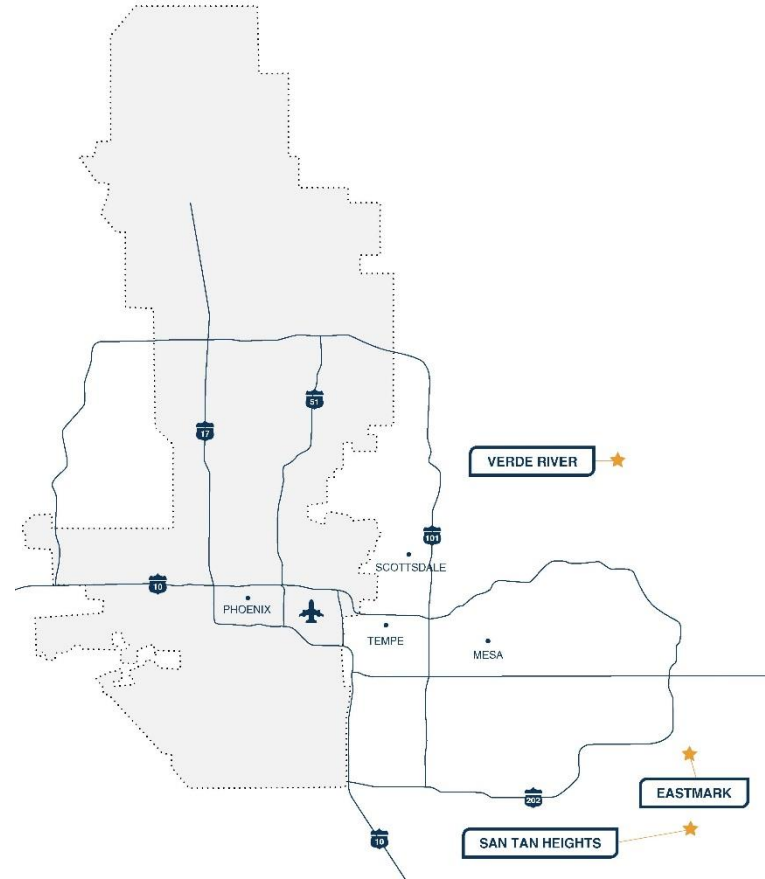
LOTS
5,351

ENTITLED LOTS
5,351

UNENTITLED LOTS
-

PROJECTS	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES*
Eastmark	3,994	3,994	-	11
San Tan Heights	689	689	-	-
Verde River	48	48	-	-
Other	620	620	-	-
Total:	5,351	5,351	-	11

* Multi-family, industrial and commercial parcels



Washington, D.C. Area

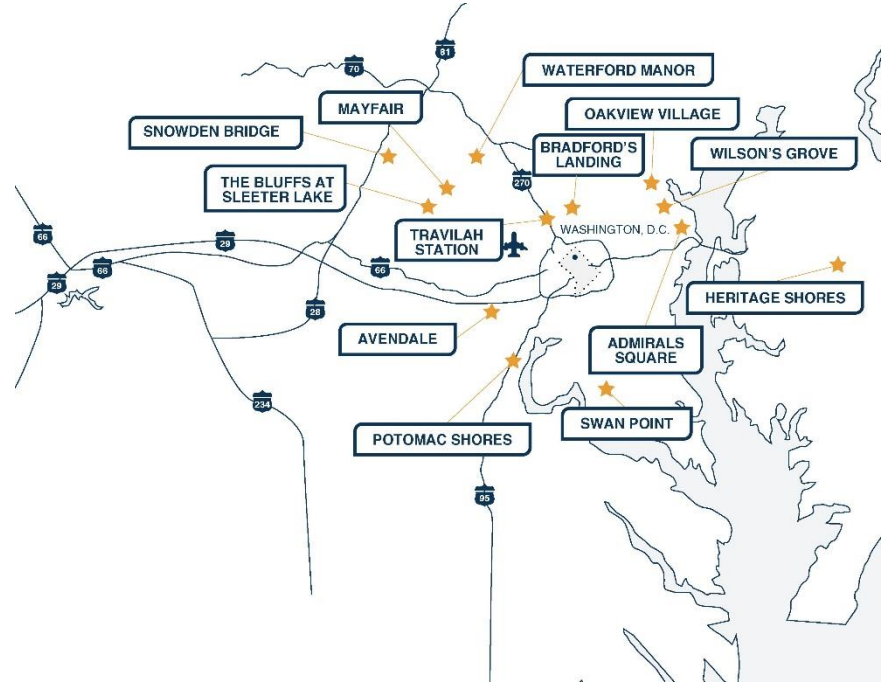
LOTS
4,416

ENTITLED LOTS
4,379

UNENTITLED LOTS
37

PROJECTS	TOTAL LOTS	ENTITLED LOTS	UNENTITLED LOTS	DEVELOPED ACRES*
Admirals Square	42	42	-	-
Avendale	109	109	-	-
Bradford's Landing	244	244	-	-
The Bluffs at Sleeter Lake	117	117	-	-
Heritage Shores	1,257	1,257	-	-
Mayfair	99	99	-	7
Oakview Village	56	56	-	-
Potomac Shores	149	149	-	-
Snowden Bridge	650	650	-	-
Swan Point	1,372	1,372	-	-
Travilah Station	108	108	-	-
Wilson's Grove	24	24	-	-
Waterford Manor	50	50	-	-
Other	139	102	37	11
Total:	4,416	4,379	37	18

* Multi-family, industrial and commercial parcels



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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 1.855.234.8362 or email investor.relations@brookfieldrp.com.



Thank you.

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Residential