

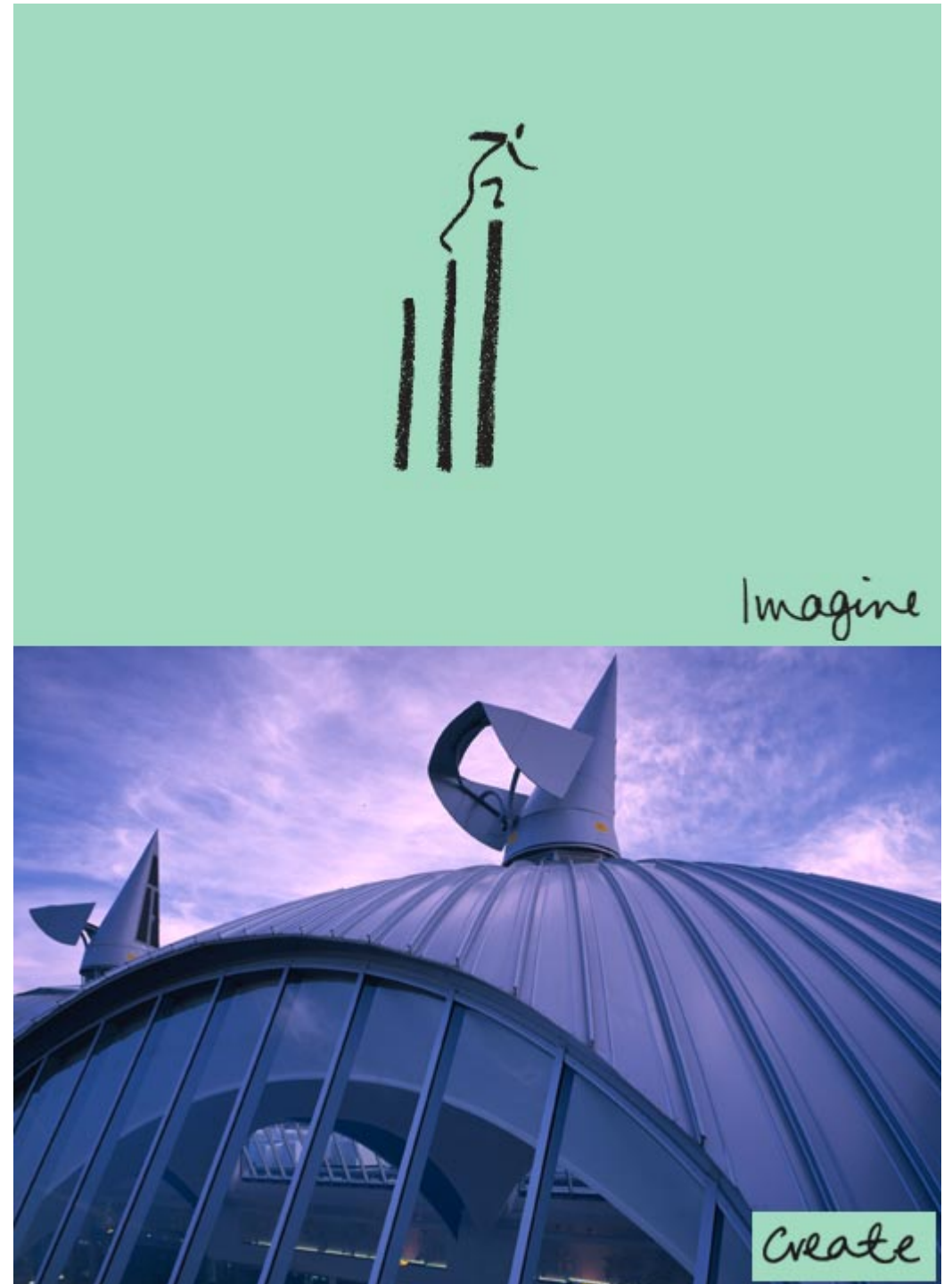


Lend Lease Investment Management – UK & Asia

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Market Update – May 2007

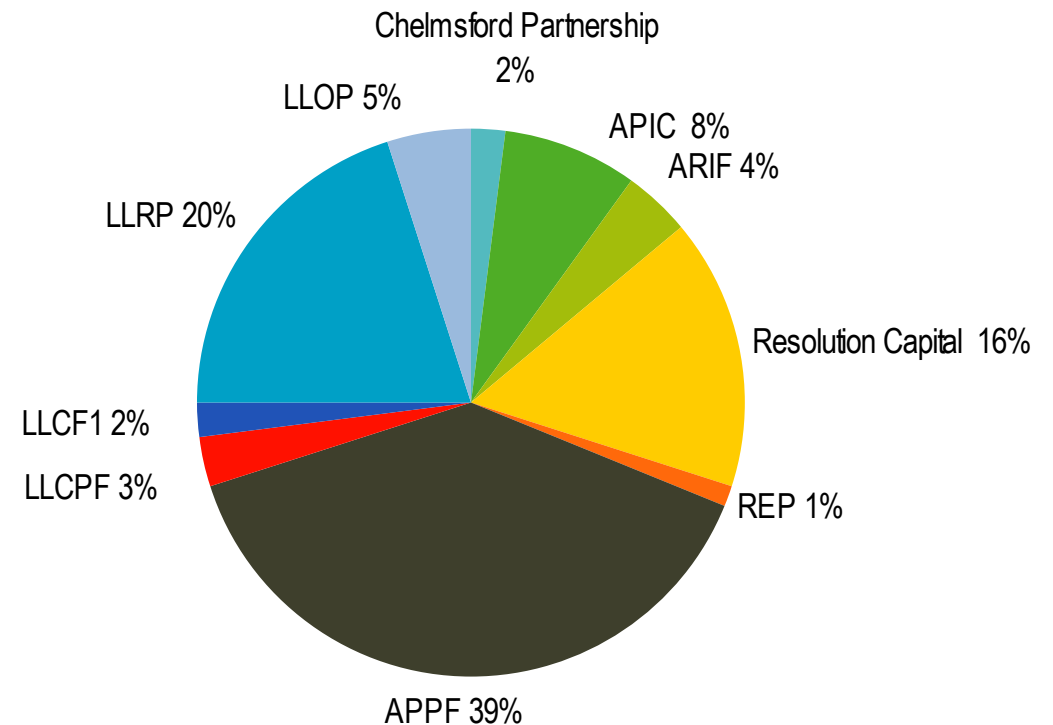


Global Business Overview: FUM

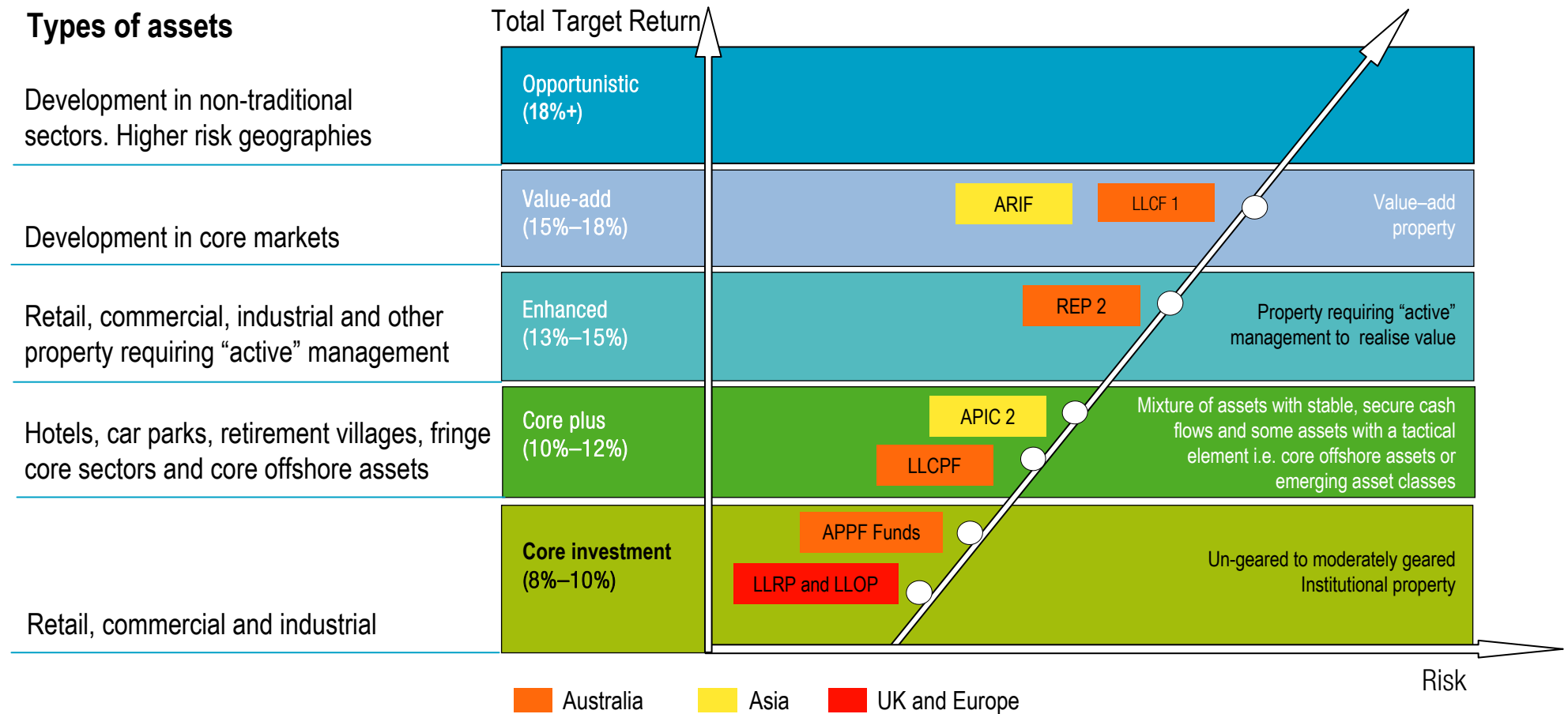


- Anchored in Australia, which accounts for 61% of FUM
- All managed on a wholesale basis
- Primarily focused on retail (shopping centre) assets
- Long established platform

FUM 31 Dec 2006 (A\$10.2b)



Global Business Overview: Product Offering



Investment Management: Strategic Direction



- Delivering results for existing investor base remains key
- Growth strategy will focus on leveraging the wider Group's asset creation capabilities
- Develop strong platforms across key geographies
- Focus on organic growth – not an acquisition-led strategy
- Increase proportion of LLC annuity earnings from fee and co-investment income



Parkway Parade, Singapore

UK: Existing Funds



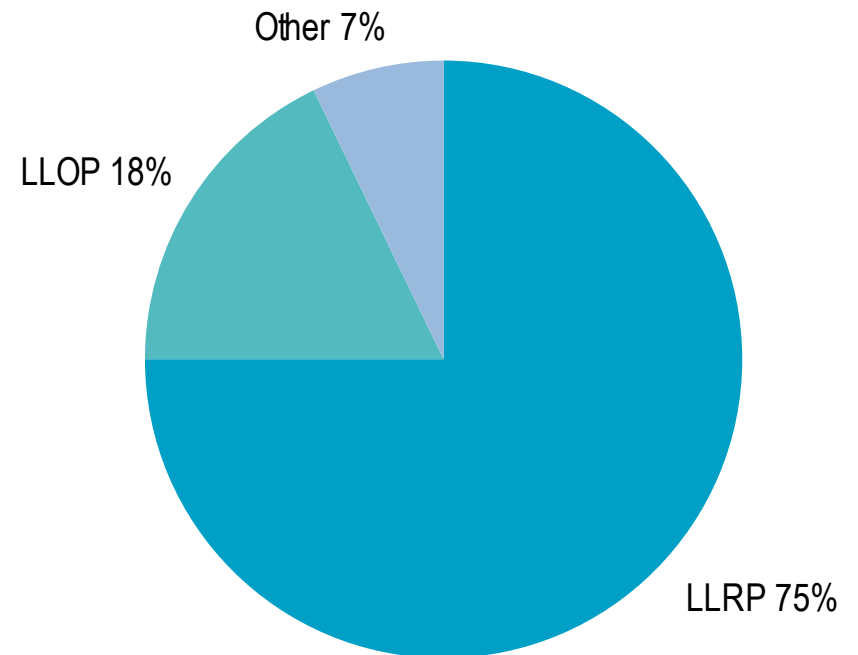
LLRP

- 25% Bluewater (Kent, England)
- 100% Touchwood (Solihull, England)
- Established in 1999
- 37 investors

LLOP

- 100% Overgate (Dundee, Scotland)
- Established in 2000
- 9 investors

FUM 31 Dec 2006 (A\$2.8b)



UK: Key Priorities



Current Focus

- Explore opportunity to develop a new UK Retail Fund
 - Provide long-term capital partner for UK retail development business
 - Leverage off high quality retail asset pipeline

Medium-term Priorities

- Convert residential fund opportunities
 - Range of potential opportunities including Greenwich Peninsula, Crosby Homes and Stratford
- Investigate Sustainability Fund opportunities



Bluewater, UK

Asia: Established Presence



Lend Lease, through its Bovis Lend Lease business, has an established business presence and track record across Asia



30 year track record and over 800 employees in Asia

Asia: Existing Funds



ARIF

- Innovative 'develop and hold' fund
- Seed development – Somerset Central

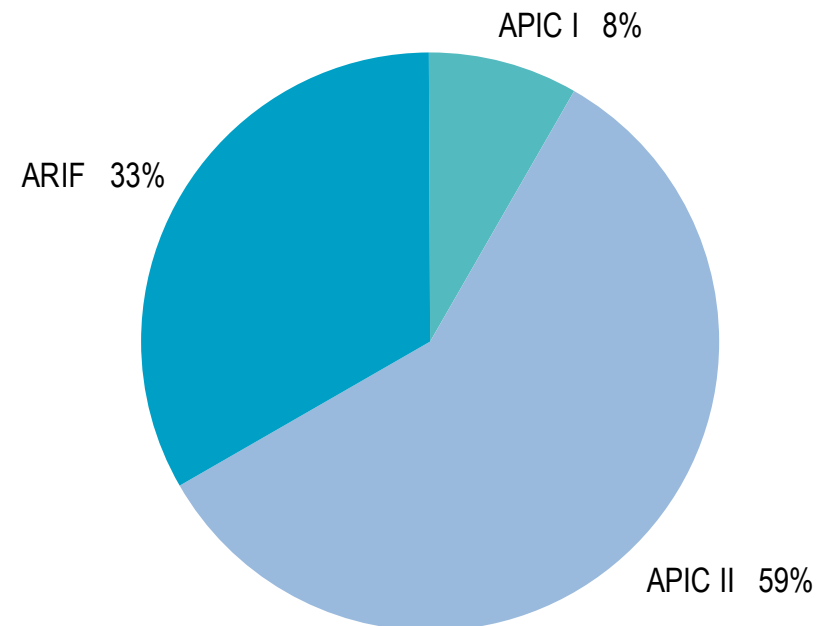
APIC II

- Established in 2002
- Key asset – Parkway Parade

APIC I

- Established in 1995
- Currently in divestment mode

FUM 31 Dec 2006 (A\$ 1.2b)



Asia: Existing Business (LLIM)



- Current staff of 19 based in Singapore
- APIC I in divestment mode
- APIC II
 - Predominantly Singapore retail assets (Parkway Parade and 50% of Heartland portfolio)
 - FUM at 31 Dec 06 of A\$700m
 - Target IRR > 12% → IRR since inception = 18.9%
- ARIF
 - Achieved first close in Dec 06; second and final close completed in May 07
 - Development/hold of retail/mixed use assets
 - Development phase – targeting 15% IRR, operational phase at least 9% total return

Current Focus

- Deliver ARIF mandate
 - Total equity raised of S\$700m will provide capacity to fund of S\$3b of development projects in addition to Somerset
 - Deliver Somerset on time and budget
 - Pursue pipeline (Singapore, Malaysia, Thailand and Taiwan)

Medium-term Priorities

- Explore new fund opportunities including S-REIT (listed platform) for Singapore
 - Unlock asset sourcing capabilities on a pan Asian basis

UK and Asia: Conclusion



- Significant new fund opportunities exist in the UK and Asia
- With the launch of ARIF, Asian business has been re-energised
- In respect of new funds, focus is on the UK
 - Key existing funds provide a platform
 - Leverage off high quality retail and residential development pipeline
- Must ensure continued delivery of results for existing investors