

Portfolio Report

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All currency amounts in the Portfolio Report are expressed in Australian dollars unless otherwise specified.

The Portfolio Report is based on the Group's Consolidated Financial Statements for the half year ended 31 December 2008 and should be read in conjunction with those financial statements.

Portfolio Report

Investments

Investments Reported in Retail

	Region	Lend Lease Interest %	Lend Lease Share of Income ¹ December 2008 A\$m	Lend Lease Share of Income ¹ December 2007 A\$m	Market Value ² December 2008 A\$m	Market Value ² June 2008 A\$m	Indicative Fund Liquidation
Asia Pacific							
Pakenham Place	Australia	25.0	0.5	0.4	13.2	14.4	n/a
Craigieburn	Australia	25.0			13.5	18.2	n/a
Paradiz Centre	Asia	25.0	(0.2)	(0.1)	8.3	6.6	n/a
313@Somerset	Asia	25.0 ³			59.0	43.6	n/a
Other/allocated overhead			(0.1)				
Total Asia Pacific			0.2	0.3	94.0	82.8	
Europe⁴							
Bluewater ⁵	UK	30.0	30.0	30.4	978.1	1,188.8	n/a
Performance Retail Limited Partnership	UK	33.3	1.9	1.2	60.6	80.1	2017
Warrington Retail Limited Partnership	UK	50.0	(1.3)	0.3	5.0	83.1	2017
Chelmsford Meadows Unit Trust ⁶	UK	75.0	4.7	5.0	105.2	126.9	n/a
Preston Tithebarn Unit Trust	UK	50.0		0.9	4.6	33.1	2019
Other/allocated overhead			(3.3)	(2.0)			
Total Europe			32.0	35.8	1,153.5	1,512.0	
Americas⁷							
King of Prussia	USA	50.0	16.7	14.4	499.0	421.7	n/a
Total Americas			16.7	14.4	499.0	421.7	
Total Retail			48.9	50.5	1,746.5	2,016.5	

1 Represents Lend Lease's share of income earned before tax from investments net of direct expenses and allocated overhead, excluding property investment revaluations.

2 Market value is based on independent valuations and is net of project-specific debt.

3 Lend Lease owns 25% of the 313@Somerset retail development directly, with the remaining 75% held by Lend Lease Asian Retail Investment Fund (ARIF) in which Lend Lease holds a 10.1% interest (reported in Investment Management).

4 The market value of UK assets has been translated at A\$1 = £0.480 (June 2008: A\$1 = £0.480) and the Lend Lease share of income at A\$1 = £0.450 (December 2007: A\$1 = £0.428).

5 The independent market value at 31 December 2008 of 100% of Bluewater was £1,565.0 million (A\$3,260.4 million). Bluewater is treated as inventory in the financial statements and is therefore reflected at cost, which at 31 December 2008 was A\$523.4 million.

6 The Chelmsford Meadows Unit Trust is consolidated in the financial statements, with 100% of the underlying property asset being recognised as an investment property at a book value of A\$140.3 million.

7 The market value of USA assets has been translated at A\$1 = US\$0.690 (June 2008: A\$1 = US\$0.950) and the Lend Lease share of income at A\$1 = US\$0.770 (December 2007: A\$1 = US\$0.879).

Portfolio Report

Investments continued

Investments Reported in Investment Management

	Region	Lend Lease Interest %	Lend Lease Share of Income ¹ December 2008 A\$m	Lend Lease Share of Income ¹ December 2007 A\$m	Market Value ² December 2008 A\$m	Market Value ² June 2008 A\$m	Indicative Fund Liquidation
Asia Pacific							
Australian Prime Property Funds	Australia	Various ³	5.1	51.3	210.2	207.5	Open ended
Real Estate Partnership Funds	Australia	10.0		(0.3)	6.3	5.6	2011
Lend Lease Core Plus Fund	Australia	10.9	0.7	0.4	53.4	38.2	Open ended
Lend Lease Communities Fund 1	Australia	20.8	(0.5)	0.5	23.8	23.8	2012
Asia Pacific Investment Company Limited	Asia	17.9		5.2			2009
Asia Pacific Investment Company No. 2 Limited	Asia	21.1	3.4	2.2	137.7	107.1	2010
Lend Lease Asian Retail Investment Fund	Asia	10.1 ⁴		(0.2)	19.3	14.2	Open ended
Lend Lease International Distressed Debt Fund	Asia	28.0	(0.2)	(0.6)		0.8	2009
Total Asia Pacific			8.5	58.5	450.7	397.2	
Europe⁵							
Lend Lease Retail Partnership ⁶	UK	3.95	1.4	1.4	51.5	62.7	2011
Lend Lease Overgate Partnership ⁷	UK	30.7	3.2	3.2	93.1	114.0	2009
Lend Lease Global Properties, SICAF	Europe	24.8		(0.1)	4.7	15.5	2009
Cohen & Steers, SICAV	Europe		0.4	0.5	9.9	13.5	Open ended
Total Europe			5.0	5.0	159.2	205.7	
Americas⁸							
Other/allocated overhead	USA		0.2	1.9	1.3	0.9	
Total Americas			0.2	1.9	1.3	0.9	
Total Investment Management			13.7	65.4	611.2	603.8	
Total Investments			62.6	115.9	2,357.7	2,620.3	

1 Represents Lend Lease's share of income earned before tax from investments net of direct expenses and allocated overhead, excluding property investment revaluations. There are no gains or losses on the disposal or redemption of available for sale financial assets in the period ended 31 December 2008 (December 2007: A\$53.3 million gain in Asia Pacific and A\$0.8 million gain in Europe).

2 Market value is based on independent valuations and is net of project-specific debt.

3 Lend Lease holds varying proportional interests in the Australian Prime Property Funds (APPF). On 11 July 2007, Lend Lease sold a proportion of its interest in APPF for a profit after tax of A\$40.1 million.

4 Lend Lease owns 25% of the 313@Somerset retail development directly (reported in Retail), with the remaining 75% held by ARIF in which Lend Lease holds a 10.1% interest.

5 The market value of UK assets has been translated at A\$1 = £0.480 (June 2008: A\$1 = £0.480) and the Lend Lease share of income at A\$1 = £0.450 (December 2007: A\$1 = £0.428).

6 Fund life is periodically extended for four years, unless investors elect otherwise. If fully extended, the Lend Lease Retail Partnership has a 40-year life ending in 2039.

7 Fund life is periodically extended for four years, unless investors elect otherwise. If fully extended, the Lend Lease Overgate Partnership has a 40-year life ending in 2040. Lend Lease's co-investment is required to be a minimum of 10% of subscribed capital to the end of the fund's life.

8 The market value of USA assets has been translated at A\$1 = US\$0.690 (June 2008: A\$1 = US\$0.950) and the Lend Lease share of income at A\$1 = US\$0.770 (December 2007: A\$1 = US\$0.879).

Portfolio Report

Retail

Overview

	Australia		Singapore		UK		Total	
	December 2008	June 2008	December 2008	June 2008	December 2008	June 2008	December 2008	June 2008
Asset Management								
Number of centres	9	9	2	2	5	5	16	16
Assets under management (A\$m)	4,486.3	4,390.3	1,085.0	836.6	4,545.5	5,566.0	10,116.8	10,792.9
GLA ¹ under management (square metres (sqm)/000s)	533.3	533.3	70.1	66.4	336.7	331.4	940.1	931.1
Development Pipeline								
Number of centres	7	7	1	2	3	3	11	12
Current total GLA (sqm/000s)	264.4	179.3		16.7	14.5	14.5	278.9	210.5
Gross estimated development cost (A\$m)	1,605	1,925	980	775	1,935	2,060	4,520	4,760
Estimated additional GLA (sqm/000s)	164.5	201.0	28.1	28.5	236.9	236.9	429.5	466.4

1 GLA represents the gross lettable area of the centres.

Portfolio Report

Retail continued

Assets Under Management

Shopping Centres	Managed on Behalf of	GLA ¹ sqm/000s			Market Value ² December 2008 A\$m	Market Value ² June 2008 A\$m
Asia Pacific						
Cairns Central, Qld	APPF Retail/Other Joint Owners	52.8	}		4,486.3	4,390.3
Caneland Central, Qld	APPF Retail	39.3				
Sunshine Plaza, Qld	APPF Retail/Other Joint Owners	73.3				
Erina Fair, NSW	APPF Retail/Other Joint Owners	106.8				
Macarthur Square, NSW	APPF Retail/Other Joint Owners	93.5				
Greensborough Plaza, Vic	APPF Retail	58.2				
Caroline Springs Square, Vic	APPF Retail/Lend Lease Core Plus Fund	8.5				
Pakenham Place, Vic	APPF Retail/Lend Lease Corporation	15.8				
Indooroopilly, Qld	Other Owners	85.1				
Parkway Parade, Singapore ³	Asia Pacific Investment Company No. 2 Limited	53.2			922.0	717.1
Paradiz Centre, Singapore ³	Lend Lease Corporation/Other Joint Owners	16.9			163.0	119.5
Total Asia Pacific		603.4			5,571.3	5,226.9
Shopping Centres	Managed on Behalf of	GLA ¹ sqm/000s	Market Value ² December 2008 £m	Market Value ² June 2008 £m	Market Value ² December 2008 A\$m	Market Value ² June 2008 A\$m
United Kingdom						
Bluewater, Kent	Lend Lease Retail Partnership/Lend Lease Corporation	153.9	1,565.0	1,902.0	3,260.4	3,962.5
Overgate, Dundee	Lend Lease Overgate Partnership	39.0	145.0	178.0	302.1	370.8
Touchwood, Solihull	Lend Lease Retail Partnership	60.4	235.0	280.0	489.6	583.3
Golden Square, Warrington	Warrington Retail Unit Trust	68.9	169.5	230.5	353.1	480.2
The Meadows, Chelmsford	Chelmsford Meadows Unit Trust	14.5	67.3	81.2	140.3	169.2
Total United Kingdom		336.7	2,181.8	2,671.7	4,545.5	5,566.0
Total assets under management		940.1	-	-	10,116.8	10,792.9

1 GLA represents the gross lettable area of the centres.

2 Market value represents Lend Lease's assessment of the value of the underlying assets.

3 Market value for Singapore assets in local currency is S\$1,085.0 million (June 2008: S\$1,079.2 million).

Portfolio Report

Retail continued

Development Pipeline

Shopping Centres	Managed on Behalf of	Ownership Interest %	Project Status	Estimated Completion Date	Current GLA ¹ sqm/000s	Estimated Additional GLA ^{1,2} sqm/000s	Estimated Gross Development Cost ² £m	Estimated Gross Development Cost ² A\$m
Asia Pacific								
Australia	Lend Lease Corporation/Lend Lease Managed Funds/Other Joint Owners	Various ³	Various	2010–2013	264.4	164.5		1,605
313@Somerset	Lend Lease Managed Funds/Lend Lease Corporation	Various ⁴	Under construction	2010		28.1		980
Total Asia Pacific					264.4	192.6		2,585
United Kingdom								
Bluewater Events Venue, Kent	Lend Lease Retail Partnership	31.0	Approved	2010		10.3	60	125
The Meadows, Chelmsford	Chelmsford Meadows Unit Trust	75.0	Planning	2015	14.5	87.3	430	895
Tithebarn, Preston	Preston Tithebarn Unit Trust	50.0	Planning	2015		139.3	440	915
Total United Kingdom					14.5	236.9	930	1,935
Total development pipeline					278.9	429.5	–	4,520

1 GLA represents the gross lettable area of the centres.

2 Estimated additional GLA and gross development cost are dependent on future planning approvals and are subject to commercial feasibility and approvals from joint venture partners.

3 Lend Lease holds an indirect interest through its investment in APPF.

4 Lend Lease owns 25% of the 313@Somerset retail development directly, with the remaining 75% held by ARIF in which the Lend Lease Group has a 10.1% interest.

Portfolio Report

Communities

Overview

	Asia Pacific		UK		USA		Total	
	December 2008	June 2008	December 2008	June 2008	December 2008	June 2008	December 2008	June 2008
Number of projects ^{1,2}	102	47	27	27	1	2	130	76
Backlog³								
– Zoned (with planning approvals) ⁴	31,495	27,090	13,460	13,520	3,760	3,760	48,715	44,370
– Unzoned (awaiting planning approvals)	56,150	58,240	220	950		13,365	56,370	72,555
Residential (units)	87,645	85,330	13,680	14,470	3,760	17,125	105,085	116,925
Commercial (sqm/000s) ⁵	3,314.8	3,228.8	410.1	422.6	778.8	1,382.7	4,503.7	5,034.1

1 The number of projects in Asia Pacific includes 63 retirement villages held by Lend Lease Primelife Limited (LLPL), however it excludes the 30 aged care facilities held by LLPL.

2 The number of projects in the UK includes Stratford and Elephant and Castle. As these projects are under negotiation they are not included in the backlog metrics above.

3 Backlog includes both company-owned and joint venture projects.

4 This excludes the backlog for LLPL aged care facilities of 190 beds.

5 Represents net developable area of the project site.

Portfolio Report

Communities continued

Communities – Asia Pacific – Project Listing

Project	Location	Ownership Interest	Estimated Completion Date ¹	Total Units ²	Backlog Land Units ³	Backlog Built-Form Units ³	Estimated Commercial Backlog sqm/000s
Zoned Projects							
Woodlands ⁴	Qld	Land management	2011	1,400	810	80	
Forest Gardens	Qld	50% JV/Land management	2011	1,570	170	15	
Varsity Lakes	Qld	Land management	2011	1,825	15	190	18.2
Springfield Lakes	Qld	Land management	2020	10,000	7,550	420	8.1
Hyatt Coolum	Qld	100%	2014	500	195	260	
Twin Waters Residential	Qld	100%	2010	1,765		10	
Bingara Gorge	NSW	Land management	2020	1,165	1,140		102.9
St Marys – Other Precincts	NSW	100%	2018	3,645	3,645		574.9
St Marys – Ropes Crossing ⁴	NSW	Land management	2015	1,590	1,350	170	1.4
Nelsons Ridge	NSW	Land management	2012	920	315	350	2.6
Jacksons Landing	NSW	50% JV	2011	1,370		375	15.7
Rouse Hill	NSW	50% JV/Land management	2018	1,930	445	1,110	100.5
St Patricks	NSW	50% JV/Land management	2010	140		70	
Darling Walk	NSW	Development management	2011				64.0
Forde	ACT	25% JV/Land management	2010	1,030	590	160	2.3
Casey 2	ACT	50% JV/Land management	2015	1,100	1,100		
Edgewater	Vic	100%	2012	1,145	25	300	
Craigieburn	Vic	Land management	2009	3,100	35		
Subtotal zoned				34,195	17,385	3,510	890.6

1 Estimated completion date represents the estimated financial year of the last unit settled for master-planned communities and the construction completion date for apartments.

2 Represents residential and non-residential units and built-form dwellings forecast to be completed by the end of the project.

3 Backlog includes the total number of units in both company-owned and joint venture projects. The actual number of units for any particular project can vary as planning applications are obtained.

4 Projects managed on behalf of the Lend Lease Communities Fund 1.

Portfolio Report

Communities continued

Communities – Asia Pacific – Project Listing continued

Project	Location	Ownership Interest	Estimated Completion Date ¹	Total Units ²	Backlog Land Units ³	Backlog Built-Form Units ³	Estimated Commercial Backlog sqm/000s
Zoned Projects continued							
Craigieburn Town Centre	Vic	100%	2011	380	380		
Lakeside at Pakenham ⁴	Vic	Land management	2010	2,350	200	20	
Pakenham Valley	Vic	Land management	2012	575	560	15	19.9
Caroline Springs	Vic	50% JV/Land management	2012	7,480	1,050	185	21.8
Laurimar	Vic	100%	2014	1,870	1,405		2.6
Victoria Harbour							
– Dock 5	Vic	100%	2009	140			2.0
– Mosaic	Vic	100%	2009	70		5	0.3
– The Merchant	Vic	100%	2010	75		75	0.6
– Montage	Vic	100%	2009	85		85	
– ANZ	Vic	Development management	2010				84.7
– Merchant Street Retail	Vic	100%	2011				4.0
– Myer	Vic	Development management	2010				29.1
– Uncommitted Other	Vic	Other	Various	1,960		1,960	103.0
Blakes Crossing	SA	Staged acquisition	2015	1,600	1,500	100	52.0
Mawson Lakes	SA	50% JV/Land management	2011	4,890	280	105	131.2
Total zoned				55,670	22,760	6,060	1,341.8

1 Estimated completion date represents the estimated financial year of the last unit settled for master-planned communities and the construction completion date for apartments.

2 Represents residential and non-residential units and built-form dwellings forecast to be completed by the end of the project.

3 Backlog includes the total number of units in both company-owned and joint venture projects. The actual number of units for any particular project can vary as planning applications are obtained.

4 Projects managed on behalf of the Lend Lease Communities Fund 1.

Portfolio Report

Communities continued

Communities – Asia Pacific – Project Listing continued

Project	Location	Ownership Interest	Estimated Completion Date	Total Units ¹	Backlog Land Units ²	Backlog Built-Form Units ²	Estimated Commercial Backlog sqm/000s
Unzoned Projects³							
Yarrabilba	Qld	Staged acquisition		23,400	20,330	3,070	877.0
Rocky Springs	Qld	Land management		13,000	12,450	550	548.0
Calderwood	NSW	Land management		4,000	4,000		5.0
Lockerbie	Vic	Staged acquisition		13,000	7,860	5,140	490.0
Gawler	SA	100%		2,750	2,750		53.0
Total unzoned				56,150	47,390	8,760	1,973.0
Total				111,820	70,150	14,820	3,314.8

1 Represents residential and non-residential units and built-form dwellings forecast to be completed by the end of the project.

2 Backlog includes the total number of units in both company-owned and joint venture projects. The actual number of units for any particular project can vary as planning applications are obtained.

3 Estimated completion date is not applicable for unzoned projects.

Portfolio Report

Communities continued

Senior Living – Project Listing

Project	Location	Dwellings Under Management Units/Beds	Dwellings to be Developed Backlog Units ¹	Average Tenure of Current Deferred Management Fees Years
Senior Living				
Keperra Sanctuary ²	Qld	319		6.4
The Terraces	Qld	83		3.0
Nelson's Grove	NSW	25	145	1.0
Rochford Place (Ropes Crossing)	NSW		140	
Abervale ²	Vic	237		8.6
Fiddlers Green ²	Vic	229		7.1
Caesia Gardens (Caroline Springs)	Vic	26	110	0.5
Trinity Green	SA	39	55	1.5
Lend Lease Primelife³				
Retirement Villages	Various	11,034	2,225	Various
Aged Care ⁴	Various	2,262		Various
Total Senior Living		14,254	2,675	-

1 Backlog includes the total number of units in both company-owned and joint venture projects and projects in associates. The actual number of units for any particular project can vary as planning applications are obtained. Senior Living units relate to potential units on existing sites.

2 Managed on behalf of the Lend Lease Core Plus Fund.

3 During the period Lend Lease acquired a 43.2% interest in LLPL which owns a portfolio of senior living communities across Australia and New Zealand. The 43.2% stake includes the final 2.2% interest in LLPL acquired on 20 February 2009 following New Zealand regulatory approval. As part of this transaction, Lend Lease sold seven retirement villages to LLPL (Glenaeon, Lutanda Manor, Pittwater, Peppertree Hill, Burwood Terrace, Forest Hills and Highvale) and the Keperra Sanctuary hostel.

4 Dwellings to be developed backlog excludes the backlog for LLPL aged care facilities of 190 beds.

Portfolio Report

Communities continued

Communities – Europe – Project Listing

Project	Location	Ownership Interest	Estimated Completion Date ¹	Total Units ²	Backlog Land Units ³	Backlog Built-Form Units ³	Estimated Commercial Backlog sqm/000s
Zoned Projects							
B5 Southside	Birmingham	100%	Completed	470		5	
Navigation Street	Birmingham	100%	Completed	350		15	
Essex Street	Birmingham	100%	Completed	275		220	0.6
John Bright Street	Birmingham	100%	Completed	190		170	0.8
Honduras Wharf	Birmingham	100%	Completed	125		75	
Honduras Wharf Phase II	Birmingham	100%	2013	100		100	
Alcester Road	Birmingham	100%	2011	50		50	0.2
Bromsgrove Street	Birmingham	100%	2013	45		45	0.2
Unities and Armouries	Birmingham	100%	2014	145		140	0.3
St. James	Cheltenham	100%	Completed	140		10	
Monkbridge	Leeds	100%	2016	725		725	
Clarence Dock	Leeds	100%	Completed	1,150			9.5
Green Quarter	Manchester	100%	2014	1,380		600	0.9
Potato Wharf Phase I	Manchester	100%	2012	215		215	
Regiment	Manchester	100%	2013	45		45	0.7
Woodfield Road	Altrincham	100%	2011	45		45	
Hungate	York	33%	2017	730		720	8.0
Sheraton Park	Durham	100%	2011	115		115	
Appleton Village	Cheshire	100%	2011	40		40	
Subtotal zoned				6,335	-	3,335	21.2

1 Estimated completion date for apartments represents the financial year in which the project construction is completed.

2 Represents residential and non-residential units and built-form dwellings forecast to be completed by the end of the project.

3 Backlog includes the total number of units in both company-owned and joint venture projects. The actual number of units for any particular project can vary as planning applications are obtained.

Portfolio Report

Communities continued

Communities – Europe – Project Listing continued

Project	Location	Ownership Interest	Estimated Completion Date ¹	Total Units ²	Backlog Land Units ³	Backlog Built-Form Units ³	Estimated Commercial Backlog sqm/000s
Zoned Projects continued							
Sandy Lane	Cheshire	100%	2011	35		35	
Alexandra Road South	Manchester	100%	2012	25		25	
Goose Hill	Morpeth	100%	2011	60		60	0.6
Greenwich Peninsula	London	51%	2025	10,000	6,000	4,000	387.8
Other Crosby projects	Various	50-100%	Completed	135		5	0.5
Total zoned				16,590	6,000	7,460	410.1
Unzoned Projects							
Gloucester Road	Bath	100%	2011	75		75	
Potato Wharf Phases II	Manchester	100%	2013	145		145	
Total unzoned				220	-	220	-
Total Communities – Europe⁴				16,810	6,000	7,680	410.1

1 Estimated completion date for apartments represents the financial year in which the project construction is completed.

2 Represents residential and non-residential units and built-form dwellings forecast to be completed by the end of the project.

3 Backlog includes the total number of units in both company-owned and joint venture projects. The actual number of units for any particular project can vary as planning applications are obtained.

4 The number of projects in the UK includes Stratford and Elephant and Castle. As these projects are under negotiation they are not included in the backlog metrics above.

Communities – Americas – Project Listing

Project	Location	Ownership Interest	Estimated Completion Date ¹	Total Units ²	Backlog Land Units ³	Backlog Built-Form Units ³	Estimated Commercial Backlog sqm/000s
Horizon Uptown	Denver	100%	2019	3,760	3,760		778.8
Total Communities – Americas				3,760	3,760	-	778.8

1 Estimated completion date for master-planned communities represents the estimated financial year of the last unit settled.

2 Represents residential and non-residential units and built-form dwellings forecast to be completed by the end of the project.

3 The actual number of units for any particular project can vary as planning applications are obtained.

Portfolio Report

Public Private Partnerships

Overview

Public Private Partnerships – Americas

	Number of Projects ¹		Estimated Capital Spend ² US\$b		Committed Equity ³ US\$m		Units Under Management	
	December 2008	June 2008	December 2008	June 2008	December 2008	June 2008	December 2008	June 2008
Operational (secured)	17	17	5.2	5.1	109.8	109.8	38,450	38,450
Preferred bidder (awarded)	2	2	0.5	0.8			5,650	6,300
Total	19	19	5.7	5.9	109.8	109.8	44,100	44,750

1 Number of projects includes extensions of existing projects and projects where Lend Lease is preferred bidder.

2 Over the initial development period of the project.

3 Includes both invested and committed equity.

Public Private Partnerships – Europe

	Number of Projects ¹		Invested Equity £m		Committed Equity ² £m		Facilities Management Revenue Backlog ³ £m	
	December 2008	June 2008	December 2008	June 2008	December 2008	June 2008	December 2008	June 2008
Operational (secured)	18	18	77.5	71.0	22.3	28.7	392	366
Preferred bidder (awarded) ⁴	1	1						
Total	19	19	77.5	71.0	22.3	28.7	392	366

1 Number of projects combines extensions of existing projects.

2 Committed equity refers to equity and loan stock contributions that Lend Lease has a future commitment to invest.

3 Facilities management revenue backlog disclosed is only for 10 years, although Public Private Partnership (PPP) contracts typically operate for a period of up to 40 years.

4 The Lancashire schools project includes a number of phases. At 31 December 2008, Phase 1, 2 and 2A were secured, however Phase 3 is at preferred bidder status.

Portfolio Report

Public Private Partnerships continued

Public Private Partnerships – Americas – Military Housing – Project Listing

Project	Location	Service	Status	Initial Development Period Years	Actual/Expected Financial Close Date	Project Term Years	Estimated Capital Spend ¹ US\$m	Percentage of Construction Completed %	Invested Equity US\$m	Committed Equity ² US\$m	Units Under Management
Fort Hood	Texas	Army	Operational	6	Oct-01	50	225	100	6.0		5,700
Tri-Command	South Carolina	Marine Corps	Operational	5	Feb-03	50	140	100	3.3		1,700
Fort Campbell	Kentucky	Army	Operational	6	Dec-03	50	200	98		6.0	4,300
Hickam	Hawaii	Air Force	Operational	6	Feb-05	50	240	86	16.5		1,400
Army RCI	Hawaii	Army	Operational	10	Apr-05	50	1,965	58	8.0		7,900
Fort Drum	New York	Army	Operational	5	May-05	50	230	95		5.0	3,100
Camp Lejeune	North Carolina/ New York	Marine Corps	Operational	5	Oct-05	50	355	78	7.5		3,300
Camp Lejeune Phase 2	North Carolina/ New York	Marine Corps	Operational	5	Nov-06	50	125	43	2.5		1,000
Fort Knox	Kentucky	Army	Operational	8	Feb-07	50	215	29		3.0	2,500
Fort Campbell Additional Scoring	Kentucky	Army	Operational	4	May-07	50	100	22			200
Fort Hood Stage 2	Texas	Army	Operational	5	May-07	50	85	70			200
Air Combat Command Group II	Arizona/New Mexico	Air Force	Operational	6	Jul-07	50	230	61		11.0	1,800
Fort Drum Unaccompanied Officer Quarters	New York	Army	Operational	2	Jul-07	50	20	42			200
Hickam Phase 2	Hawaii	Air Force	Operational	6	Aug-07	50	415	26		25.5	1,100
Tri-Group	Colorado/ California	Air Force	Operational	4	Sep-07	50	250	28		11.0	1,500
Camp Lejeune Phase 3	North Carolina/ New York	Marine Corps	Operational	4	Nov-07	50	240	13	4.5		2,000
Fort Drum Additional Scoring	New York	Army	Operational	4	Apr-08	50	155	10			550
PAL Group A	Various	Army	Preferred bidder	4	May-09	50	200				3,850
Wainwright/Greely	Alaska	Army	Preferred bidder	6	Apr-09	50	300				1,800
Total PPP – Americas							5,690		48.3	61.5	44,100

1 Over the initial development period of the project.

2 Committed equity represents future equity investments in the projects.

Portfolio Report

Public Private Partnerships continued

Public Private Partnerships – Europe – Project Listing

	Location	Status	Actual/ Expected Financial Close Date	Construction Period Years	Operational Term Years	Estimated Construction Value ¹ £m	Percentage of Construction Complete %	Facilities Management Revenue Backlog ² £m	Invested Equity £m	Committed Equity ³ £m
Healthcare										
Calderdale Hospital	UK	Operational	Jul-98	3	33	87	100	42	6.7	
Worcester Hospital	UK	Operational	Mar-99	3	33	82	100	55	1.1	
Hexham Hospital – Phases 1 and 2	UK	Operational	Apr-01	2	32	29	100	13	0.6	
Burnley Hospital	UK	Operational	Oct-03	3	30	27	100	13	1.0	
Roehampton Hospital	UK	Operational	May-04	2	30	57	100	14	1.7	
Romford Hospital	UK	Operational	Jan-04	3	36	213	100	6	7.0	
Leeds Hospital	UK	Operational	Oct-04	3	33	182	100	31	9.8	
Hexham Hospital – Phase 3	UK	Operational	Jul-06	2	27	24	100	3	1.3	
Manchester Hospital	UK	Under construction	Dec-04	5	38	393	83	31	10.9	
Majadahonda Hospital	Spain	Operational	Apr-05	3	30	154	100	2	3.0	
Brescia Hospital	Italy	Operational	Mar-02	2	19	15	100		1.5	
Subtotal						1,263		210	44.6	-

1 The figures represent total construction value over the contract duration.

2 Facilities management revenue backlog disclosed is only for 10 years, although PPP contracts typically operate for a period of up to 40 years.

3 Committed equity refers to equity and loan stock contributions that Lend Lease has a future commitment to invest.

Portfolio Report

Public Private Partnerships continued

Public Private Partnerships – Europe – Project Listing continued

	Location	Status	Actual/ Expected Financial Close Date	Construction Period Years	Operational Term Years	Estimated Construction Value ¹ £m	Percentage of Construction Complete %	Facilities Management Revenue Backlog ² £m	Invested Equity £m	Committed Equity ³ £m
Education										
Newcastle Schools	UK	Operational	Mar-02	2	27	50	100	17	1.9	
Lincoln Schools	UK	Operational	Sep-01	2	31	20	100	10	1.2	
Lilian Baylis School	UK	Operational	Feb-03	2	27	13	100	7	0.8	
Lancashire Schools Phase 1	UK	Operational	Dec-06	2	25	81	100	22	3.1	
Lancashire Schools Phase 2	UK	Under construction	Dec-07	2	25	34	50	8		1.6
Lancashire Schools Phase 2A	UK	Under construction	Jul-08	2	25	59	19	7		2.4
Lancashire Schools Phase 3	UK	Preferred bidder	May-09	2	25	71				
Cork Maritime College	Ireland	Operational	Feb-03	2	27	30	100	10	2.2	
Accommodation										
Treasury 1	UK	Operational	May-00	2	37	114	100	38	1.5	
Treasury 2	UK	Operational	Jan-03	2	35	148	100	37	1.9	
Sheffield University	UK	Under construction	May-06	4	40	169	78	26	3.3	5.0
Waste										
Lancashire Waste	UK	Under construction	Mar-07	4	25	253	39		17.0	13.3
Total PPP – Europe						2,305		392	77.5	22.3

1 The figures represent total construction value over the contract duration.

2 Facilities management revenue backlog disclosed is only for 10 years, although PPP contracts typically operate for a period of up to 40 years.

3 Committed equity refers to equity and loan stock contributions that Lend Lease has a future commitment to invest.

Portfolio Report

Investment Management

Funds Under Management (FUM)¹

Fund	Fund Type	FUM December 2008 £b	FUM June 2008 £b	FUM December 2008 A\$b	FUM June 2008 A\$b
Asia Pacific					
Australian Prime Property Funds	Core			5.1	5.0
Lend Lease Core Plus Fund	Core Plus			0.5	0.4
Lend Lease Communities Fund 1	Value Add			0.2	0.2
Real Estate Partnership Funds	Enhanced			0.1	0.1
Asia Pacific Investment Company No. 2 Limited	Core Plus			1.0	0.8
Lend Lease Asian Retail Investment Fund	Value Add			0.5	0.4
Managed Investment Mandate	Core / Value Add			0.2	0.2
Lend Lease Primelife Limited	Core Plus			1.8	
Total Asia Pacific FUM				9.4	7.1
Europe					
Lend Lease Retail Partnership	Core	0.6	0.8	1.3	1.6
Lend Lease Overgate Partnership	Core	0.1	0.2	0.3	0.4
Chelmsford Meadows Limited Partnership	Value Add	0.1	0.1	0.2	0.2
Total Europe FUM				0.8	1.1
Total FUM				–	–
				11.2	9.3

¹ FUM represents the gross market value of real estate and other related assets managed on behalf of investors.

Portfolio Report

Project Management and Construction

Major Projects¹

Project Name	Location	Client	Contract Type ²	Construction Value A\$m	Completion Date	Sector	Description
Asia Pacific							
Gold Coast University Hospital	Qld	Queensland Health	GMP	1,400	2012	Healthcare	Manage the design and construction of the new Gold Coast Hospital
Royal Children's Hospital	Vic	Children's Hospital Partnership	GMP	1,064	2014	Healthcare	Redevelopment of hospital
Renewable Energy Corporation B&I Plant	Singapore	Fluor Daniel Engineers & Constructors Ltd	CM	631	2010	Industrial	Solar panel plant
ANZ Melbourne	Vic	Lend Lease Corporation/ANZ	GMP	577	2010	Commercial	Head office, Victoria Harbour, Melbourne
Commonwealth New Build	ACT	Federal Government	MC	527	2012	Government	50,000 square metre commercial office space
Lonza Biologics Expansion	Singapore	Lonza Biologics Singapore – Plant 2	EPCM	495	2010	Pharmaceutical	Biologics facility
Brisbane Supreme Court	Qld	Queensland Government	GMP	475	2011	Government	Development of a new Supreme Court and District Court building
Top Ryde	NSW	Beville Group	GMP	475	2010	Retail	Redevelopment of shopping centre
Charlestown Square Redevelopment	NSW	The GPT Group	GMP	345	2011	Retail	Redevelopment of shopping centre
Liverpool Hospital	NSW	NSW Government	MC	297	2011	Healthcare	Phase 1 of hospital redevelopment
Brisbane Airport	Qld	Brisbane Airports Corporation Ltd	GMP	295	2009	Transportation	International terminal and passenger concourse extension
Sydney Water Desalination Pipeline	NSW	Sydney Water	ALI	289	2009	Water	Pipeline installation
Mulwala Ammunition Factory	NSW	Australian Department of Defence	GMP	274	2012	Government	Redevelopment of propellant manufacturing facility
420 George Street	NSW	Fortius Funds Management Pty Limited	GMP	262	2010	Commercial/Retail	Redevelopment of retail space and new high rise office in Sydney
Robina Retail Town Centre	Qld	QIC	GMP	187	2009	Retail	Redevelopment of shopping centre
313@Somerset	Singapore	ARIF/Lend Lease Corporation	GMP	180	2009	Retail	Retail development on Orchard Road
Sydney International Airport	NSW	Sydney Airport Corporation Ltd	MC	172	2010	Transportation	Expansion and refurbishment of terminal

¹ Disclosure of major projects is subject to client approval. This impacts the number of projects available for disclosure in each region.

² Contract types are guaranteed maximum price (GMP); construction management (CM); managing contractor (MC); engineering, procurement and construction management (EPCM); and Alliance (ALI).

Portfolio Report

Project Management and Construction continued

Major Projects¹ continued

Project Name	Location	Client	Contract Type ²	Construction Value US\$m	Completion Date	Sector	Description
Asia Pacific							
Genentech E. Coli Plant	Singapore	Genentech, Inc.	EPCM	171	2009	Pharmaceutical	Biologics facility
Myer Victoria Harbour	Vic	Lend Lease Corporation/Myer	GMP	122	2010	Commercial	Head office, Victoria Harbour, Melbourne

1 Disclosure of major projects is subject to client approval. This impacts the number of projects available for disclosure in each region.

2 Contract types are engineering, procurement and construction management (EPCM); and guaranteed maximum price (GMP).

Portfolio Report

Project Management and Construction continued

Major Projects¹ continued

Project Name	Location	Client	Contract Type ²	Construction Value US\$m	Completion Date	Sector	Description
Americas							
National Sept. 11 Memorial/ Foundation/Port Authority	New York	National Sept. 11 Memorial and Museum at the World Trade Centre	CM	585	2011	Other	Memorial and museum at the WTC site
Mets Stadium	New York	Sterling Equities	GMP	302	2009	Other	New baseball arena for the New York Mets
HSBC Bank Branches	Mexico	HSBC	PM	270	2011	Retail	Roll out programme of bank branches
Rockingham Memorial Hospital	Virginia	Rockingham Memorial Hospital	GMP	213	2010	Healthcare	238 bed hospital development
353 N. Clark	Chicago	South Parcel Dev. LLC	GMP	211	2010	Commercial	45 storey office building
150 Amsterdam Avenue	New York	150 Amsterdam Avenue Holdings LLC	GMP	207	2010	Residential	42 storey residential building with a 3 storey community facility
Repsol Headquarters Office	Argentina	Repsol YPF	PM	180	2009	Commercial	New 35 storey office building
111 Lawrence Street	New York	Clarett Group	GMP	179	2010	Residential	51 storey high rise residential building
Maxwell on the Hudson – Block B	New Jersey	PT Maxwell LLC	CM	174	2009	Residential	366 condominium units and 10 town homes
One Museum Park West	Chicago	Enterprise Companies	GMP	165	2010	Residential	53 storey luxury high rise residential building
St. Regis Hotel & Condos	Atlanta	SR Hotel Development	GMP	161	2009	Mixed-use	Luxury high rise residential building, including hotel
Shire HGT Project Atlas	Massachusetts	Shire Human Genetic Therapies	GMP	145	2010	Other	New disposable biologics manufacturing facility
Franklin Square	Baltimore	MedStar	GMP	135	2011	Healthcare	Patient tower and garage extension to existing hospital
W Hotel	Boston	Sawyer Enterprises	GMP	134	2009	Mixed-use	High rise residential building, including hotel
360 Residences	San Jose	MESA Development	GMP	124	2009	Residential	24 storey residential building
Solair Wilshire	Los Angeles	KOAR Wilshire Western LLC	GMP	118	2009	Residential	16 storey residential building with two levels of retail and parking

¹ Disclosure of major projects is subject to client approval. This impacts the number of projects available for disclosure in each region.

² Contract types are construction management (CM); guaranteed maximum price (GMP); and project management (PM).

Portfolio Report

Project Management and Construction continued

Major Projects¹ continued

Project Name	Location	Client	Contract Type ²	Construction Value US\$m	Completion Date	Sector	Description
Americas							
St. Joseph's Hospital	Florida	St. Joseph's – Baptist Healthcare	GMP	109	2010	Healthcare	New full-service hospital with 108 beds
Lenbrook at Buckhead	Atlanta	Spectrum Properties	GMP	105	2009	Residential	High rise senior living facility
The Strand	Huntington Beach	CIM	GMP	78	2009	Mixed-use	Mixed-use retail/boutique hotel
Guadalupe Regional Medical Centre	Dallas	Guadalupe Regional Medical Centre	GMP	61	2010	Healthcare	Hospital expansion and renovation of existing space
Johns Hopkins Univ. Gilman Hall	Baltimore	Johns Hopkins University	GMP	56	2010	Education	Renovation of historic dormitory

1 Disclosure of major projects is subject to client approval. This impacts the number of projects available for disclosure in each region.

2 Contract type is guaranteed maximum price (GMP).

Portfolio Report

Project Management and Construction continued

Major Projects¹ continued

Project Name	Location	Client	Contract Type ^{2,3}	Construction Value £m	Completion Date	Sector	Description
Europe							
Plan Barcelona Airport	Spain	AENA	PM	3,424	2010	Transportation	Expansion of Barcelona International Airport
Al-Durrat – KFH	Bahrain	Kuwait Finance House	CM	2,080	2009	Mixed-use	New mixed-use residential, commercial and resort
Dubai Metro	Dubai	The Roads and Transport Authority	PM	1,000	2010	Transportation	New metro system for Dubai
MOD SLAM – Phase 1	UK	Defence Estates	GMP	683	2009	Government	New and upgraded single living accommodation for the military
International City	Dubai	Nakheel	PM	500	2010	Mixed-use	New residential, commercial and retail centre
Los Berrocales Construcción	Spain	Los Berrocales Junta de Compensación	PM	493	2013	Mixed-use	Infrastructure for a residential and commercial development
MOD SLAM – Phase 2	UK	Defence Estates	GMP	405	2013	Government	New and upgraded single living accommodation for the military
Manchester Joint Hospital	Manchester	Catalyst Healthcare	LS/FP	393	2011	Healthcare	New hospital and refurbishment of existing hospital site
Mondi Paper Mill	Poland	Mondi Group	CM	350	2010	Industrial	Paper mill
Telefonica Business Park	Spain	Telefonica S.A.	PM	294	2009	Commercial	New business park
South West Prime Contract	South West England	Defence Estates	GMP	294	2011	Government	Provision of estate management services and project management of capital construction programme
One New Change	London	Land Securities	CM	261	2011	Commercial	New retail and commercial construction
BBC Broadcasting House Phase 2	London	Land Securities	LS/FP	258	2011	Communications	Demolition and reconstruction of BBC headquarters
Bishopsgate 201	London	British Land	CM	226	2009	Commercial	New office development
Regents Place Main Building	London	British Land	CM	186	2010	Commercial	New office and residential development

1 Disclosure of major projects is subject to client approval. This impacts the number of projects available for disclosure in each region.

2 Contract types are project management (PM); construction management (CM); guaranteed maximum price (GMP); and lump sum/fixed price (LS/FP).

3 Construction value in PM assignments is the gross construction value and may not correlate to revenue recorded on the project.

Portfolio Report

Project Management and Construction continued

Major Projects¹ continued

Project Name	Location	Client	Contract Type ²	Construction Value £m	Completion Date	Sector	Description
Europe							
Felicity	Poland	Gray International	CM	170	2010	Retail	Retail centre
University of Sheffield PFI Student Accommodation	Sheffield	Catalyst Higher Education	LS/FP	169	2010	Education	Refurbishment and new student accommodation
Central Saint Giles	London	Stanhope	CM	169	2010	Commercial	Demolition of existing building and new office construction
Peel Gloucester Quays	Gloucester	Peel	MC	127	2010	Retail	New construction of retail, hotel, residential and leisure facilities
Ozarow Cement Works	Poland	CRH Ozarow	CM	120	2010	Industrial	Cement works expansion
Greenwich N0204	London	GPRL/Lend Lease JV	LS/FP	109	2010	Commercial	Construction of two commercial office buildings with retail facilities
Spinningfields – 3 Hardman Street	Manchester	3 Hardman Street Developments Ltd	LS/FP	96	2009	Commercial	New office building with retail facilities
125 Old Broad Street	London	Hammerson	LS/FP	82	2009	Commercial	Redevelopment of new office building
60 Threadneedle Street (Stock Exchange)	London	Hammerson	LS/FP	64	2009	Commercial	New office development

1 Disclosure of major projects is subject to client approval. This impacts the number of projects available for disclosure in each region.

2 Contract types are construction management (CM); lump sum/fixed price (LS/FP); and managing contractor (MC).

Portfolio Report

Project Management and Construction continued

Realised Gross Profit Margin Analysis by Sector¹

	December 2008 Asia Pacific GPM %	December 2008 Americas GPM %	December 2008 Europe GPM %	December 2008 Total GPM %	December 2007 Total GPM %
Commercial/Office	36	17	29	30	24
Communications	6		5	5	3
Education	2	8	4	4	8
Government/Civic	2	4	9	9	7
Healthcare	4	13	1	1	6
Industrial/Technology	20	1	9	8	5
Mixed-use		9	11	10	3
Pharmaceutical/R&D	4	3	3	3	4
Residential/Senior Living	5	25	6	7	15
Retail	13	6	15	14	14
Transportation	7	4	3	3	3
Other	1	10	5	6	8
Total	100	100	100	100	100

¹ Bovis Lend Lease's strategy is to reduce the volatility of its earnings by operating in a diverse range of industries and geographies. The table details the GPM earned by sector for the period ended 31 December 2008.