



BROOKFIELD

H O M E S

**Supplemental Information
For The Twelve Months Ended
December 31, 2009**

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All amounts denominated in U.S. dollars

Forward-Looking Statements



Certain statements in this supplemental information package that are not historical facts, including those statements preceded by, followed by, or that include the words “estimate”, “target”, “planned”, “expected,” “future”, or similar expressions, constitute “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995. Undue 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 forward in the forward-looking statements include, but are not limited to: changes in general economic, real estate and other conditions; mortgage rate changes; availability of suitable undeveloped land at acceptable prices; adverse legislation or regulation; ability to obtain necessary permits and approvals for the development of our land; availability of labor or materials or increases in their costs; ability to develop and market our master-planned communities successfully; confidence levels of consumers; ability to raise capital on favorable terms; adverse weather conditions and natural disasters; relations with the residents of our communities; risks associated with increased insurance costs or unavailability of adequate coverage and ability to obtain surety bonds; competitive conditions in the homebuilding industry, including product and pricing pressures; and additional risks and uncertainties referred to in our Form 10-K and other SEC filings, many of which are beyond our control. We undertake no obligation to publicly update any forward-looking statements, whether as a result of new information, future events or otherwise.

Corporate Profile



Brookfield Homes Corporation is a land developer and homebuilder. We entitle and develop land for our own communities and sell lots to third parties. We also design, construct and market single-family and multi-family homes primarily to move-up and luxury homebuyers. Our portfolio includes over 24,000 lots owned and controlled in the Northern California; Southland / Los Angeles; San Diego / Riverside; and Washington D.C. Area markets. For more information, visit the Brookfield Homes website at www.brookfieldhomes.com

(All figures in US\$)

Selected Financial Information



	<i>Three Months Ended December 31,</i>		<i>Twelve Months Ended December 31,</i>	
	2009	2008	2009	2008
<i>(Millions, except per unit activity and per share amounts)</i>				
Results of Operations				
Total revenue	\$ 145	\$ 150	\$ 376	\$ 449
Housing revenue	134	127	340	415
Impairments and write-offs of option deposits	6	60	24	115
Gross margin / (loss) - \$	(12)	(64)	(2)	(82)
Gross margin - %	(8%)	(43%)	(1%)	(18%)
Impairment of investments in unconsolidated entities	-	19	13	38
Net loss attributable to Brookfield Homes Corporation	(17)	(69)	(28)	(116)
Basic loss per share	(0.81)	(2.58)	(1.54)	(4.33)
Diluted loss per share	(0.81)	(2.58)	(1.54)	(4.33)
Operating Data (including unconsolidated entities)				
Net new orders (units)	129	98	756	729
Backlog (units at end of period)	187	134	187	134
Home closings (units)	268	230	703	750
Average selling price (per unit)	\$ 505,000	\$ 557,000	\$ 488,000	\$ 562,000

Condensed Balance Sheets



<i>(thousands)</i>	<i>As at December 31, 2009</i>	<i>As at September 30, 2009</i>	<i>As at December 31, 2008</i>
Assets			
Housing and land inventory	\$ 809,829	\$ 911,870	\$ 946,875
Investments in unconsolidated entities	92,477	104,863	105,261
Consolidated land inventory not owned	25,434	3,328	3,328
Receivables and other assets	61,744	33,564	92,333
Restricted cash	7,485	7,483	-
Deferred income taxes	40,112	68,994	59,438
	\$ 1,037,081	\$ 1,130,102	\$ 1,207,235
Liabilities and Equity			
Project specific financings	\$ 231,567	\$ 315,304	\$ 433,580
Revolving and other financings	150,000	156,000	314,977
Total financings	\$ 381,567	\$ 471,304	\$ 748,557
Accounts payable and other liabilities	122,190	112,011	146,320
Total liabilities	\$ 503,757	\$ 583,315	\$ 894,877
Other interests in consolidated subsidiaries	47,011	48,861	49,839
Total equity	486,313	497,926	262,519
	\$ 1,037,081	\$ 1,130,102	\$ 1,207,235
Debt to Total Capitalization	42%	46%	71%

Condensed Statements of Operations



<i>(thousands, except per share amounts)</i>	<i>Three Months Ended December 31,</i>		<i>Twelve Months Ended December 31,</i>	
	2009	2008	2009	2008
Revenue				
Housing	\$ 133,811	\$ 127,292	\$ 339,625	\$ 415,311
Land	11,346	22,569	36,355	33,692
	145,157	149,861	375,980	449,003
Direct cost of sales				
Housing	(111,836)	(110,527)	(294,493)	(363,038)
Land	(38,507)	(43,423)	(59,308)	(53,057)
Impairment of housing and land inventory and write-offs of option deposits	(6,225)	(60,536)	(23,963)	(115,124)
	(111,411)	(64,625)	(1,784)	(82,216)
Selling, general and administrative expense	(15,561)	(21,882)	(52,339)	(69,498)
Equity / (loss) in earnings from unconsolidated entities	(262)	919	1,331	3,302
Impairment of investments in unconsolidated entities	(109)	(19,338)	(12,995)	(37,863)
Other income / (expense)	3,276	(16,707)	13,191	(17,823)
Loss before income taxes	(24,067)	(121,633)	(52,596)	(204,098)
Income tax recovery	7,761	42,298	20,134	70,861
Net loss	(16,306)	(79,335)	(32,462)	(133,237)
Less net (income) / loss attributable to noncontrolling interest and other interests in consolidated subsidiaries	(371)	10,322	4,753	17,622
Net loss attributable to Brookfield Homes Corporation	\$ (16,677)	\$ (69,013)	\$ (27,709)	\$ (115,615)
Loss per share - basic	\$ (0.81)	\$ (2.58)	\$ (1.54)	\$ (4.33)
Loss per share - diluted	\$ (0.81)	\$ (2.58)	\$ (1.54)	\$ (4.33)

Condensed Statements of Cash Flow



<i>(thousands)</i>	<i>Three Months Ended December 31,</i>		<i>Twelve Months Ended December 31,</i>	
	2009	2008	2009	2008
Cash flows from / (used in) operating activities:				
Net loss	\$ (16,306)	\$ (79,335)	\$ (32,462)	\$ (133,237)
Adjustments to reconcile net loss to net cash from operating activities:				
Distributed / (undistributed) income from unconsolidated entities	271	(538)	(1,091)	(1,902)
Deferred income taxes	28,882	1,685	19,326	(3,495)
Impairment of housing and land inventory and write-offs of option deposits	6,225	60,536	23,963	115,124
Impairment of investments in unconsolidated entities	109	19,338	12,995	37,863
Stock option compensation charges	207	-	675	-
Other changes in operating assets and liabilities:				
(Increase) / decrease in receivables and other assets	(31,330)	(38,433)	27,439	(48,677)
Decrease in housing and land inventory	73,381	95,952	90,648	132,269
Increase / (decrease) in accounts payable and other liabilities	7,181	(22,441)	(4,303)	(31,539)
Net cash provided by operating activities	68,620	36,764	137,190	66,406
Cash flows from / (used in) investing activities:				
Net investment in unconsolidated entities	1,985	(8,945)	(1,863)	(25,298)
Restricted cash	(2)	-	(7,485)	-
Acquisition of additional interest in unconsolidated entities	-	-	-	(6,844)
Net cash provided by / (used in) investing activities	1,983	(8,945)	(9,348)	(32,142)
Cash flows from / (used in) financing activities:				
Net repayments under revolving project specific financings	(65,737)	(77,741)	(184,013)	(271,719)
Net borrowings / (repayments) under revolving and other financings	(6,000)	42,977	(192,220)	224,977
Net contributions from non-controlling interest and other interests in consolidated subsidiaries	1,134	6,816	2,137	8,550
Exercise of stock options	-	129	66	129
Preferred stock issuance, net of issuance costs	-	-	249,688	-
Preferred stock dividends paid in cash	-	-	(3,500)	-
Common stock dividends paid in cash	-	-	-	(5,333)
Net cash used in financing activities	(70,603)	(27,819)	(127,842)	(43,396)
Decrease in cash and cash equivalents	-	-	-	(9,132)
Cash and cash equivalents at beginning of period	-	-	-	9,132
Cash and cash equivalents at end of period	\$ -	\$ -	\$ -	\$ -
Supplemental cash flow information:				
Interest paid	\$ 8,777	\$ 15,822	\$ 36,484	\$ 57,754
Income taxes recovered	\$ 2,263	\$ 4,250	\$ 63,286	\$ 22,299
Non-cash (increase) / decrease in consolidated land inventory not owned	\$ (22,106)	\$ 2,582	\$ (22,106)	\$ 18,463
Acquisitions of additional interest in unconsolidated entities				
Increase in housing and land inventory	\$ 14,521	\$ -	\$ 14,521	\$ 97,828
Reduction in investment in unconsolidated entities	\$ 9,604	\$ -	\$ 9,604	\$ 33,960
Liabilities assumed	\$ 51	\$ -	\$ 51	\$ 63,868

Selected Operating Information



<i>(in units, except average selling price)</i>	<u>Three Months Ended December 31,</u>		<u>Twelve Months Ended December 31,</u>	
	2009	2008	2009	2008
Net new orders				
Northern California	16	15	135	122
Southland/Los Angeles	38	30	218	237
San Diego/Riverside	32	12	151	128
Washington D.C. Area	56	39	263	233
Corporate and Other	(14)	1	(14)	7
	128	97	753	727
Unconsolidated Entities	1	1	3	2
Total	129	98	756	729
Home closings				
Northern California	48	51	121	139
Southland/Los Angeles	89	65	204	227
San Diego/Riverside	56	34	136	128
Washington D.C. Area	73	79	232	245
Corporate and Other	-	1	6	6
	266	230	699	745
Unconsolidated Entities	2	-	4	5
Consolidated total	268	230	703	750
Average selling price				
Northern California	\$ 897,000	\$ 882,000	\$ 845,000	\$ 913,000
Southland/Los Angeles	402,000	398,000	388,000	413,000
San Diego/Riverside	520,000	526,000	507,000	533,000
Washington D.C. Area	354,000	480,000	369,000	499,000
Corporate and Other	-	690,000	635,000	689,000
	503,000	553,000	486,000	557,000
Unconsolidated Entities	750,000	650,000	821,000	1,288,000
Average selling price	\$ 505,000	\$ 557,000	\$ 488,000	\$ 562,000
Active communities / Backlog at end of period	<u>Active Communities</u>		<u>Backlog</u>	
Northern California	2	4	24	10
Southland/Los Angeles	5	7	69	55
San Diego/Riverside	6	7	23	8
Washington D.C. Area	10	10	71	40
Corporate and Other	1	1	-	20
	24	29	187	133
Unconsolidated Entities	1	1	-	1
Total	25	30	187	134

Selected Operating Information (cont'd)



(\$ millions, except unit activity)	Three Months Ended December 31,				Twelve Months Ended December 31,			
	2009		2008		2009		2008	
	Units	\$	Units	\$	Units	\$	Units	\$
Housing Revenue								
Northern California	48	\$ 43	51	\$ 45	121	\$ 102	139	\$ 127
Southland/Los Angeles	89	36	65	26	204	79	227	94
San Diego/Riverside	56	29	34	18	136	69	128	68
Washington D.C. Area	73	26	79	38	232	86	245	122
Corporate and Other	-	-	1	-	6	4	6	4
Total	266	\$ 134	230	\$ 127	699	\$ 340	745	\$ 415
Land Revenue								
Northern California	120	\$ -	78	\$ 2	120	\$ -	78	\$ 2
Southland/Los Angeles	-	-	-	-	-	-	-	-
San Diego/Riverside	99	9	451	19	281	20	451	19
Washington D.C. Area	16	2	19	2	68	8	87	13
Corporate and Other	-	-	-	-	-	8	-	-
Total	235	\$ 11	548	\$ 23	469	\$ 36	616	\$ 34
Gross Margin / (Loss)								
Northern California		\$ (4)		\$ (19)		\$ 1		\$ (18)
Southland/Los Angeles		5		(12)		5		(3)
San Diego/Riverside		(12)		(33)		(4)		(42)
Washington D.C. Area		1		-		4		(17)
Corporate and Other		(2)		-		(8)		(2)
Total Gross Margin / (Loss)		\$ (12)		\$ (64)		\$ (2)		\$ (82)

Residential Building Lots



Ownership

<i>(lots)</i>	Owned	Unconsolidated	Options	Options Not	Total Lots	Total Lots
	Directly	Entities	Consolidated	Consolidated ⁽¹⁾	12/31/2009	12/31/2008
Northern California	769	-	1,232	4,950	6,951	7,290
Southland/Los Angeles	981	254	-	2,027	3,262	3,460
San Diego/Riverside	6,852	1	2,000	-	8,853	8,105
Washington D.C. Area	2,195	1,432	-	1,289	4,916	4,981
Corporate and Other	204	59	-	-	263	273
Total December 31, 2009	11,001	1,746	3,232	8,266	24,245	
Total December 31, 2008	11,252	1,832	-	11,025		24,109

⁽¹⁾ Includes proportionate share of lots under option related to unconsolidated entities.

Book Value

<i>(millions, except per lot activity)</i>	Owned	Unconsolidated	Under	Total 12/31/2009		Total 12/31/2008	
	Directly	Entities	Option	Lots	\$	Lots	\$
Housing inventory	\$359	\$8	-	2,003	\$367	2,309	\$449
Model homes	33	2	-	68	34	102	56
Land & land under development	353	81	-	10,676	435	10,673	484
Optioned lots	-	24	91	11,498	115	11,025	94
Unconsolidated entity debt	-	(23)	-	-	(23)	-	(28)
	\$745	\$92	\$91	24,245	\$928	24,109	\$1,055

Investor Information



Common Shares

Brookfield Homes trades on the New York Stock Exchange under the symbol "BHS".

BHS Trading Statistics - New York Stock Exchange

Source: NYSE net

	For The Three Months Ended			
	31-Dec-09	30-Sep-09	30-Jun-09	31-Mar-09
Share Price				
High	\$ 8.10	\$ 8.46	\$ 5.86	\$ 4.54
Low	\$ 5.25	\$ 3.19	\$ 3.20	\$ 1.49
Close	\$ 8.00	\$ 6.68	\$ 4.00	\$ 3.45
Volume	3,075,662	3,633,499	3,717,694	7,524,092

Common Shares Outstanding

	31-Dec-09	30-Sep-09	30-Jun-09	31-Mar-09
Common shares issued and outstanding	28,402,299	26,793,732	26,768,732	26,768,732
Unexercised options	2,155,000	2,155,000	2,545,000	2,545,000
Total common shares outstanding	30,557,299	28,948,732	29,313,732	29,313,732

Announcement of Results

- Year 2010 quarterly results are expected to be announced on the following dates:
 - First Quarter April 30, 2010
 - Second Quarter August 3, 2010
 - Third Quarter October 29, 2010
 - Fourth Quarter February, 2011
- Press releases and other investor information are available on the company's web site at: www.brookfieldhomes.com

Inquiries

- Brookfield Homes Corporation welcomes inquiries from shareholders, analysts, media representatives and other interested parties. Questions relating to investor relations or media inquiries can be directed to Linda Northwood, Director, Investor Relations at (858) 481-2567 or via e-mail at lnorthwood@brookfieldhomes.com. Inquiries regarding financial results should be directed to Craig Laurie, Vice President and Chief Financial Officer at (858) 481-2568 or via e-mail at claurie@brookfieldhomes.com.