



**BROOKFIELD**

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**H O M E S**

**Supplemental Information  
For The Three Months Ended  
March 31, 2010**

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*All amounts denominated in U.S. dollars*

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# Forward-Looking Statements

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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

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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 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](http://www.brookfieldhomes.com)

*(All figures in US\$)*

# Selected Financial Information



	<i>Three Months Ended March 31,</i>	
	<b>2010</b>	<b>2009</b>
<i>(Millions, except per unit activity and per share amounts)</i>		
<b>Results of Operations</b>		
Total revenue	\$ 46	\$ 37
Housing revenue	42	35
Impairments and write-offs of option deposits	-	4
Gross margin - \$	7	-
Gross margin - %	15%	0%
Impairments of investments in unconsolidated entities	-	12
Net loss attributable to Brookfield Homes Corporation	(3)	(10)
Basic loss per share	(0.27)	(0.39)
Diluted loss per share	(0.27)	(0.39)
<b>Operating Data (including unconsolidated entities)</b>		
Net new orders (units)	158	153
Backlog (units at end of period)	264	213
Home closings (units)	81	74
Average home selling price (per unit)	\$ 531,000	\$ 483,000

# Condensed Balance Sheets



<i>(thousands)</i>	<i>As at March 31, 2010</i>	<i>As at December 31, 2009</i>
<b>Assets</b>		
Housing and land inventory	\$ 815,017	\$ 809,829
Investments in unconsolidated entities	95,921	92,477
Consolidated land inventory not owned	25,386	25,434
Receivables and other assets	26,609	61,744
Restricted cash	7,485	7,485
Deferred income taxes	39,027	40,112
	<b>\$ 1,009,445</b>	<b>\$ 1,037,081</b>
<b>Liabilities and Equity</b>		
Project specific financings	\$ 240,446	\$ 231,567
Other revolving financings	125,000	150,000
Total financings	\$ 365,446	\$ 381,567
Accounts payable and other liabilities	117,134	122,190
Total liabilities	\$ 482,580	\$ 503,757
Other interests in consolidated subsidiaries	43,194	47,011
Total equity	483,671	486,313
	<b>\$ 1,009,445</b>	<b>\$ 1,037,081</b>
Debt to Total Capitalization	41%	42%

# Condensed Statements of Operations



<i>(thousands, except per share amounts)</i>	<i>Three Months Ended March 31,</i>	
	<b>2010</b>	2009
<b>Revenue</b>		
Housing	\$ 41,765	\$ 35,361
Land	3,666	1,818
	<b>45,431</b>	37,179
<b>Direct cost of sales</b>		
Housing	(35,819)	(31,640)
Land	(2,887)	(1,652)
Impairment of housing and land inventory and write-offs of option deposits	-	(3,900)
	<b>6,725</b>	(13)
Selling, general and administrative expense	(12,501)	(11,729)
Equity in earnings from unconsolidated entities	686	2,359
Impairment of investments in unconsolidated entities	-	(11,618)
Other (expense) / income	(219)	2,445
<b>Loss before income taxes</b>	<b>(5,309)</b>	(18,556)
Income tax recovery	1,718	6,319
<b>Net loss</b>	<b>(3,591)</b>	(12,237)
Less net loss attributable to noncontrolling interest and other interests in consolidated subsidiaries	788	1,928
<b>Net loss attributable to Brookfield Homes Corporation</b>	<b>\$ (2,803)</b>	\$ (10,309)
<b>Loss per common share attributable to Brookfield Homes Corporation</b>		
Basic	\$ (0.27)	\$ (0.39)
Diluted	\$ (0.27)	\$ (0.39)
<b>Weighted average common shares outstanding (in thousands)</b>		
Basic	28,406	26,769
Diluted	28,406	26,769

# Condensed Statements of Cash Flow



<i>(thousands)</i>	<i>Three Months Ended March 31,</i>	
	<b>2010</b>	<b>2009</b>
<b>Cash flows from / (used in) operating activities:</b>		
Net loss	\$ (3,591)	\$ (12,237)
Adjustments to reconcile net loss to net cash from operating activities:		
Undistributed income from unconsolidated entities	(693)	(2,350)
Deferred income taxes	1,085	(6,319)
Impairment of housing and land inventory and write-off of option deposits	-	3,900
Impairment of investments in unconsolidated entities	-	11,618
Stock option compensation costs	113	191
Other changes in operating assets and liabilities:		
Decrease / (increase) in receivables and other assets	35,135	62,793
Increase in housing and land inventory	(8,538)	(11,399)
Decrease in accounts payable and other liabilities	(2,107)	(21,521)
Net cash provided by operating activities	<b>21,404</b>	<b>24,676</b>
<b>Cash flows from / (used in) investing activities:</b>		
Net investment in unconsolidated entities	(4,133)	(919)
Net cash used in investing activities	<b>(4,133)</b>	<b>(919)</b>
<b>Cash flows (used in) / from financing activities:</b>		
Net borrowings / (repayments) under revolving project specific financings	8,879	(27,058)
Net (repayments) / borrowings under revolving and other financings	(25,000)	3,026
Net contributions from noncontrolling interest and other interests in consolidated subsidiaries	(1,201)	275
Exercise of stock options	51	-
Net cash used in financing activities	<b>(17,271)</b>	<b>(23,757)</b>
Increase in cash and cash equivalents	-	-
Cash and cash equivalents at beginning of period	-	-
Cash and cash equivalents at end of period	\$ -	\$ -
<b>Supplemental cash flow information:</b>		
Interest paid	\$ 8,302	\$ 9,989
Income taxes recovered	\$ 39,446	\$ 58,817

# Selected Operating Information



	<i>Three Months Ended March 31,</i>			
<i>(in units, except average selling price)</i>	<b>2010</b>	<b>2009</b>		
<b>Net New Orders</b>				
Northern California	15	33		
Southland/Los Angeles	40	41		
San Diego/Riverside	31	29		
Washington D.C. Area	64	51		
Corporate and Other	8	(1)		
	<b>158</b>	<b>153</b>		
Unconsolidated Entities	-	-		
<b>Total</b>	<b>158</b>	<b>153</b>		
<b>Home closings</b>				
Northern California	12	9		
Southland/Los Angeles	25	31		
San Diego/Riverside	18	17		
Washington D.C. Area	20	16		
Corporate and Other	5	1		
	<b>80</b>	<b>74</b>		
Unconsolidated Entities	1	-		
<b>Consolidated total</b>	<b>81</b>	<b>74</b>		
<b>Average selling price</b>				
Northern California	\$ 983,000	\$ 937,000		
Southland/Los Angeles	427,000	364,000		
San Diego/Riverside	536,000	477,000		
Washington D.C. Area	376,000	433,000		
Corporate and Other	426,000	600,000		
	<b>522,000</b>	<b>478,000</b>		
Unconsolidated Entities	1,245,000	750,000		
<b>Average selling price</b>	<b>\$ 531,000</b>	<b>\$ 483,000</b>		
<b>Active communities / Backlog at end of period</b>	<b>Active Communities</b>		<b>Backlog</b>	
	<b>2010</b>	<b>2009</b>		
Northern California	2	4	27	34
Southland/Los Angeles	5	7	84	65
San Diego/Riverside	6	7	36	20
Washington D.C. Area	9	10	115	75
Corporate and Other	1	1	2	18
	<b>23</b>	<b>29</b>	<b>264</b>	<b>212</b>
Unconsolidated Entities	1	1	-	1
<b>Total</b>	<b>24</b>	<b>30</b>	<b>264</b>	<b>213</b>

# Selected Operating Information (cont'd)



(\$ millions, except unit activity)	Three Months Ended March 31,			
	2010		2009	
	Units	\$	Units	\$
<b>Housing Revenue</b>				
Northern California	12	\$ 12	9	\$ 8
Southland/Los Angeles	25	11	31	11
San Diego/Riverside	18	10	17	8
Washington D.C. Area	20	7	16	7
Corporate and Other	5	2	1	1
<b>Total</b>	<b>80</b>	<b>\$ 42</b>	<b>74</b>	<b>\$ 35</b>
<b>Land Revenue</b>				
Northern California	-	\$ -	-	\$ -
Southland/Los Angeles	-	-	-	-
San Diego/Riverside	52	2	150	1
Washington D.C. Area	19	2	7	1
Corporate and Other	-	-	-	-
<b>Total</b>	<b>71</b>	<b>4</b>	<b>157</b>	<b>\$ 2</b>
<b>Gross Margin / (Loss)</b>				
Northern California		\$ 2		\$ 1
Southland/Los Angeles		2		1
San Diego/Riverside		2		1
Washington D.C. Area		2		2
Corporate and Other		(1)		(5)
<b>Total Gross Margin / (Loss)</b>		<b>\$ 7</b>		<b>\$ -</b>

# Residential Building Lots



## Ownership

<i>(lots)</i>	Owned	Unconsolidated	Options	Options Not	Total Lots	Total Lots
	Directly	Entities	Consolidated	Consolidated <sup>(1)</sup>	3/31/2010	12/31/2009
Northern California	757	-	1,232	4,950	6,939	6,951
Southland/Los Angeles	967	254	-	2,016	3,237	3,262
San Diego/Riverside	6,731	52	2,000	-	8,783	8,853
Washington D.C. Area	2,162	1,416	-	1,283	4,861	4,916
Corporate and Other	199	58	-	-	257	263
<b>Total March 31, 2010</b>	<b>10,816</b>	<b>1,780</b>	<b>3,232</b>	<b>8,249</b>	<b>24,077</b>	
<b>Total December 31, 2009</b>	<b>11,001</b>	<b>1,746</b>	<b>3,232</b>	<b>8,266</b>		<b>24,245</b>

<sup>(1)</sup> Includes proportionate share of lots under option related to unconsolidated entities.

## Book Value

<i>(millions, except per lot activity)</i>	Owned	Unconsolidated	Under	Total 03/31/2010		Total 12/31/2009	
	Directly	Entities	Option	Lots	\$	Lots	\$
Housing inventory	\$362	\$9	-	2,154	\$371	2,003	\$367
Model homes	32	2	-	65	34	68	34
Land & land under development	354	81	-	10,377	435	10,676	435
Optioned lots	-	26	\$93	11,481	119	11,498	115
Unconsolidated entity debt	-	(22)	-	-	(22)	-	(23)
	<b>\$748</b>	<b>\$96</b>	<b>\$93</b>	<b>24,077</b>	<b>\$937</b>	<b>24,245</b>	<b>\$928</b>

# 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-Mar-10	31-Dec-09	30-Sep-09	30-Jun-09
<b>Share Price</b>				
High	\$ 9.96	\$ 8.10	\$ 8.46	\$ 5.86
Low	\$ 6.36	\$ 5.25	\$ 3.19	\$ 3.20
Close	\$ 8.74	\$ 8.00	\$ 6.68	\$ 4.00
<b>Volume</b>	<b>4,160,105</b>	3,075,662	3,633,499	3,717,694

## Common Shares Outstanding

	31-Mar-10	31-Dec-09	30-Sep-09	30-Jun-09
Common shares issued and outstanding	28,424,299	28,402,299	26,793,732	26,768,732
Unexercised options	2,418,000	2,155,000	2,155,000	2,545,000
Total common shares outstanding	30,842,299	30,557,299	28,948,732	29,313,732

## Convertible Preferred Shares Outstanding

	31-Mar-10	31-Dec-09	30-Sep-09	30-Jun-09
Convertible preferred shares outstanding	10,000,000	10,000,000	10,000,000	10,000,000
Common share equivalent at a conversion rate of 3.5714286	35,714,286	35,714,286	35,714,286	35,714,286

## **Announcement of Results**

- Year 2010 quarterly results are expected to be announced on the following dates:
  - 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](http://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](mailto: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](mailto:claurie@brookfieldhomes.com).