

Q1 2015

Supplemental Information
Three Months Ended March 31, 2015

Brookfield

- Fee bearing capital increased to \$93 billion, reflecting \$13 billion of inflows and the strong market performance of our listed partnerships over the last twelve months.
- We are currently raising capital for three private funds with target capital of \$11 billion, including \$8 billion from third parties.
- We committed or deployed \$15 billion of capital in new investments during the last twelve months.
 - Our flagship property and private equity funds are fully invested or committed to investments and our flagship infrastructure fund is nearly 70% invested or committed to investments which should enable us to launch an additional \$10 billion of private funds later this year.
- Quarterly FFO was \$557 million, a 14% increase over the prior year quarter, reflecting disposition gains from the sale of mature assets and a 27% increase in fee related earnings. The increased contribution from new investments and other growth initiatives throughout our portfolio was offset by a reduced contribution from our renewable energy operations relative to exceptional results in the 2014 quarter.

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OVERVIEW

Funds from Operations and Net Income

FOR THE PERIODS ENDED MAR. 31 (MILLIONS, EXCEPT PER SHARE AMOUNTS)	Three Months				LTM			
	Funds from Operations		Net Income ¹		Funds from Operations		Net Income ¹	
	2015	2014	2015	2014	2015	2014	2015	2014
Operating activities								
Fee related earnings	\$ 108	\$ 85	\$ 108	\$ 85	\$ 401	\$ 324	\$ 401	\$ 324
Invested capital	285	299	285	299	1,196	1,212	1,196	1,212
	393	384	393	384	1,597	1,536	1,597	1,536
Realized carried interest	2	3	2	3	2	568	2	568
Realized disposition gains ²	162	105	-	35	626	1,075	57	835
Fair value changes	-	-	639	568	-	-	2,871	798
Depreciation and amortization	-	-	(182)	(177)	-	-	(691)	(714)
Deferred income taxes	-	-	(123)	(272)	-	-	(538)	(722)
	\$ 557	\$ 492	\$ 729	\$ 541	\$ 2,225	\$ 3,179	\$ 3,298	\$ 2,301
Per share	\$ 0.82	\$ 0.72	\$ 1.09	\$ 0.80	\$ 3.27	\$ 4.84	\$ 4.96	\$ 3.42
- Split adjusted basis ³	0.55	0.48	0.73	0.53	2.18	3.22	3.31	2.28

1. Net of non-controlling interests

2. FFO includes gains recorded in net income, directly in equity, as well as the realization of appraisal gains recorded in prior years

3. Pro forma three-for-two share split effective May 12, 2015

- **Fee related earnings** increased by 27% to \$108 million and benefitted from additional fees earned on higher levels of fee bearing capital, particularly in our listed partnerships, and a higher amount of incentive distributions received as a result of increases in the distributions paid to unitholders of our listed partnerships. LTM fee related earnings increased by 24% to \$401 million. Further details on slide 5.
- FFO from **invested capital** decreased by 5% due to the impact of lower short-term pricing and water levels on our renewable energy operations compared to 2014. This was largely offset by the contribution from recently completed acquisitions and developments, growth in infrastructure and property returns and capital market returns.
- **Realized disposition gains** reflect the sale of a partial investment in our marquee retail mall in Honolulu and mature office property dispositions, which generated \$162 million of gains in aggregate. Prior year gains include the partial sale of a forest products business. Further details on slide 12.
- Strong market conditions and leasing activity in Manhattan and Sydney increased the cash flow profile of our office property portfolio, leading to higher levels of **fair value gains**.
- **Deferred income tax** expense decreased from the prior year, which included a change in the effective tax rate for a key market in our property operations, resulting in a one-time charge of \$150 million in the 2014 quarter.

27% increase
in Fee Related Earnings
over 2014 quarter

\$93 billion
Fee Bearing Capital
(\$13 billion inflows LTM)

\$1.3 billion
Annualized Fee Base and Carry
(21% increase since Q1-2014)

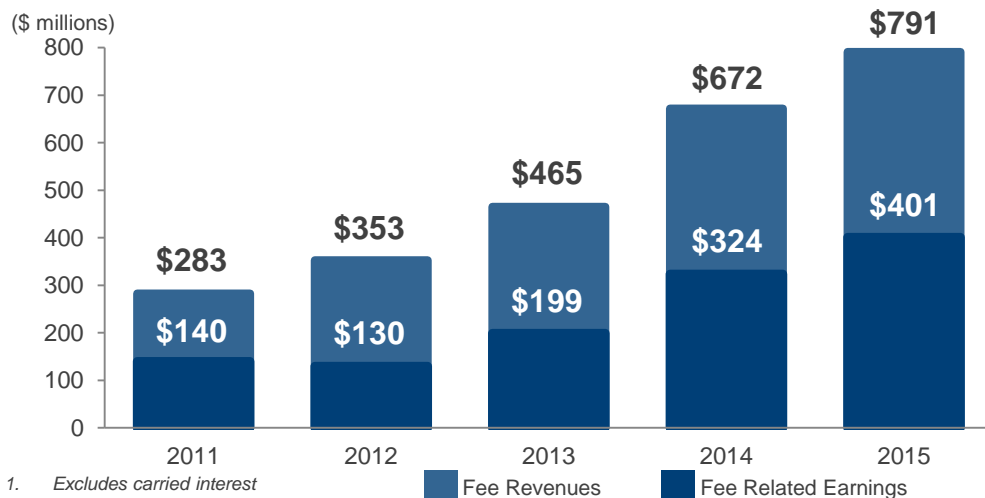
Financial Performance

FOR THE PERIODS ENDED MAR. 31
(MILLIONS)

	Three Months		LTM	
	2015	2014	2015	2014
Fee revenues	\$ 206	\$ 178	\$ 791	\$ 672
Fee related earnings	\$ 108	\$ 85	\$ 401	\$ 324
Carried interest, net				
Generated	33	30	123	175
Recognition of prior period accumulated carry	-	5	-	542
Deferred recognition ¹	(31)	(32)	(121)	(149)
	2	3	2	568
	\$ 110	\$ 88	\$ 403	\$ 892

1. Amounts dependent on future investment performance are deferred

Fee Revenues and Fee Related Earnings (LTM)¹



Fee Bearing Capital – Profile

AS AT
(MILLIONS)

	Mar. 2015	Dec. 2014	Mar. 2014
Listed partnerships	\$ 45,681	\$ 42,021	\$ 35,655
Private funds	28,384	28,538	25,862
Public markets	19,143	17,981	22,013
	\$ 93,208	\$ 88,540	\$ 83,530

- Fee bearing capital includes 6 listed partnerships, 32 private funds and numerous funds and separately managed accounts within our public markets operations.
- Over 280 global private fund investors.
 - Average commitment is ~\$80 million and ~34% of clients invest in multiple funds.
 - Average life to maturity of private funds is 7 years (9 years including extension options)
- Public markets include mutual funds and separately managed accounts with \$5.8 billion of fixed income and \$13.3 billion of equity securities.

Invested or committed \$15 billion of capital during the LTM on a global basis, including \$3 billion in the most recent quarter

	Geographic Allocation				Total
	North America	South America	Europe	Asia and Other	
FOR THE LTM ENDED MAR. 31, 2015 (MILLIONS)					
Property	\$ 4,272	\$ 27	\$ 2,377	\$ 350	\$ 7,026
Infrastructure	524	193	1,000	-	1,717
Renewable energy	613	603	63	-	1,279
Private equity and other	3,930	634	83	510	5,157
	<u>\$ 9,339</u>	<u>\$ 1,457</u>	<u>\$ 3,523</u>	<u>\$ 860</u>	<u>\$ 15,179</u>

Significant investments include:

- Canary Wharf Group with a strategic partner (\$1.6 billion)
- Triple net lease properties with automotive dealerships (\$1.5 billion)
- U.S. multifamily REIT (\$1.0 billion)
- Communications infrastructure in Europe (\$1.0 billion)
- North American residential operations (\$0.8 billion)
- Natural gas investments in western Canada and Australia (\$0.7 billion)
- Renewable energy assets in Europe and Brazil (\$0.7 billion)

Continued to expand our organic growth pipeline

- Our capital back log stands at over \$10 billion, providing meaningful growth opportunities that complement our acquisitions activity.

	Geographic Allocation				Total
	North America	South America	Europe	Asia and Other	
AS AT MAR. 31, 2015 (MILLIONS)					
Property	\$ 4,277	\$ 196	\$ 2,343	\$ 264	\$ 7,080
Infrastructure	161	1,129	389	255	1,934
Renewable energy	300	410	139	-	849
Private equity and other	260	-	-	-	260
	<u>\$ 4,998</u>	<u>\$ 1,735</u>	<u>\$ 2,871</u>	<u>\$ 519</u>	<u>\$ 10,123</u>

ASSET MANAGEMENT

Fee Related Earnings

FOR THE PERIODS ENDED MAR. 31 (MILLIONS)	Three Months			LTM		
	2015	2014	Variance	2015	2014	Variance
Base management fees						
Listed partnerships	\$ 94	\$ 65	\$ 29	\$ 332	\$ 224	\$ 108
Private funds	65	60	5	251	244	7
Public markets	27	22	5	100	78	22
Fee credits ¹	(5)	(5)	-	(20)	(5)	(15)
	181	142	39	663	541	122
Incentive distributions (IDRs)	17	12	5	54	36	18
Performance fees – public markets	-	2	(2)	19	31	(12)
Transaction and advisory fees	8	22	(14)	55	64	(9)
Fee revenues²	206	178	28	791	672	119
Direct costs and other	(98)	(93)	(5)	(390)	(348)	(42)
Fee related earnings²	\$ 108	\$ 85	\$ 23	\$ 401	\$ 324	\$ 77

1. Base fees are eliminated on capital invested by listed partnerships into private funds managed by Brookfield

2. Includes \$15 million of fee revenues generated by BPY (\$61 million on a LTM basis) and \$9 million of fee related earnings (\$24 million of fee related earnings LTM)

First Quarter:

- Listed partnership fees increased by \$29 million, following the issuance of \$2.3 billion of BPY equity to fund growth initiatives and increases in LP unit market prices over the past year.
- Private fund base fees increased by \$5 million to \$65 million reflecting fees earned on fundraising initiatives and increased fees on the deployment of committed capital.
- Incentive distributions increased by \$5 million, representing our share of increases in BIP and BREP unitholder distributions.
- Transaction and advisory fees decreased compared to 2014, due to a larger number of advisory mandates in the prior year as well as \$6 million of fees earned on co-investments in 2014.
- Gross profit margins were 52%, up from 48% in the 2014 quarter. Direct costs remained relatively consistent as we had previously expanded our operating base in anticipation of increased activity.
- Fee revenues include \$47 million of base management fees on Brookfield capital (2014 – \$30 million).

Last Twelve Months:

- We earned \$312 million of base fees from BPY, BIP and BREP, an increase of \$93 million over the \$219 million in 2014, net of associated fee credits.
- Private funds base fees increased by \$7 million, or \$25 million after excluding an \$18 million catch-up fee recorded in the prior period.
- Public markets fees increased by \$22 million. We continue to add higher margin accounts within our infrastructure and real estate equity funds.
- Incentive distributions increased by 50% reflecting our share of BIP and BREP unitholder distribution increases.
- We recognized \$19 million of performance fees on our public markets portfolios and \$31 million in 2014, which benefitted from particularly strong investment performance.
- Direct costs increased by \$42 million due to the expansion of our operations. Gross profit margins were 51% (2014 – 47%, excluding the \$18 million catch-up fee).
- Fee revenues include \$159 million of base management fees on Brookfield capital (2014 – \$111 million).

We generated \$196 million of carried interest on third-party capital on an LTM basis, or \$246 million prior to the impact of currency variation on non-U.S. dollar investment returns, increasing cumulative deferred carried interests to \$536 million

Realized Carried Interest¹

FOR THE PERIODS ENDED MAR. 31 (MILLIONS)	Three Months		LTM	
	2015	2014	2015	2014
Generated ¹	\$ 52	\$ 37	\$ 196	\$ 233
Recognition of deferred carry	-	5	-	542
Less: associated costs	(19)	(7)	(73)	(58)
Deferred recognition, net ¹	(31)	(32)	(121)	(149)
Carried interest, net	<u>\$ 2</u>	<u>\$ 3</u>	<u>\$ 2</u>	<u>\$ 568</u>

1. Carried interest in respect of third-party capital

- Carried interest increased to \$52 million in the quarter, or \$94 million prior to the impact of currency variation.

Deferred Carried Interest Continuity^{1,2}

FOR THE PERIODS ENDED MAR. 31, 2015 (MILLIONS)	Three Months			LTM		
	Unrealized Carried Interest	Direct Costs	Net	Unrealized Carried Interest	Direct Costs	Net
Unrealized balance, beginning of period	\$ 488	\$ (174)	\$ 314	\$ 344	\$ (120)	\$ 224
In period change						
Generated	52	(19)	33	196	(73)	123
Less: realized	(4)	2	(2)	(4)	2	(2)
Unrealized balance, end of period	<u>\$ 536</u>	<u>\$ (191)</u>	<u>\$ 345</u>	<u>\$ 536</u>	<u>\$ (191)</u>	<u>\$ 345</u>

1. Amounts dependent on future investment performance are deferred

2. Carried interest in respect of third-party capital

- The funds to which unrealized carried interest relates have a weighted average term to realization of five years. Recognition is dependent on future investment performance.

ASSET MANAGEMENT

Fee Bearing Capital and Base Fee Roll Forward

Net inflows and market performance added \$17 billion to fee bearing capital during the last twelve months, increasing annualized base fees by 30% to \$730 million

Three Months – March 31, 2015

FOR THE THREE MONTHS ENDED
MAR. 31, 2015
(MILLIONS)

	Listed Partnerships	Private Funds ¹	Public Markets	Total Fee Bearing	Annualized Base Fees
Balance, beginning of period	\$ 42,021	\$ 28,538	\$ 17,981	\$ 88,540	\$ 675
Inflows	103	208	1,836	2,147	11
Outflows	-	(161)	(703)	(864)	(5)
Distributions	(495)	-	-	(495)	(6)
Market performance	2,167	-	29	2,196	27
Other ²	1,885	(201)	-	1,684	28
Change	3,660	(154)	1,162	4,668	55
Balance, end of period ³	\$ 45,681	\$ 28,384	\$ 19,143	\$ 93,208	\$ 730

Last Twelve Months – March 31, 2015

FOR THE LTM ENDED MAR. 31, 2015
(MILLIONS)

	Listed Partnerships	Private Funds ¹	Public Markets	Total Fee Bearing	Annualized Base Fees
Balance, beginning of period	\$ 35,655	\$ 25,862	\$ 22,013	\$ 83,530	\$ 565
Inflows	2,733	4,032	6,044	12,809	80 ⁴
Outflows	-	(455)	(2,582)	(3,037)	(15)
Expired	-	(533)	-	(533)	-
Distributions	(1,724)	(168)	-	(1,892)	(24)
Market performance	7,922	-	628	8,550	100
Other ²	1,095	(354)	-	741	31
Change	10,026	2,522	4,090	16,638	172
Sale of fixed income operations	-	-	(6,960)	(6,960)	(7)
Balance, end of period ³	\$ 45,681	\$ 28,384	\$ 19,143	\$ 93,208	\$ 730

1. Includes \$3.1 billion of co-investment capital

2. Includes changes in net non-recourse leverage included in the determination of listed issuer capitalization and impact of foreign exchange fluctuation on non-U.S. dollar commitments.

3. Annualized base fees include increases in fees upon calling and investing capital, base management fees for certain funds increase when capital is called

4. Fee bearing capital includes Brookfield capital of \$20.0 billion in listed partnerships and \$0.9 billion in private funds

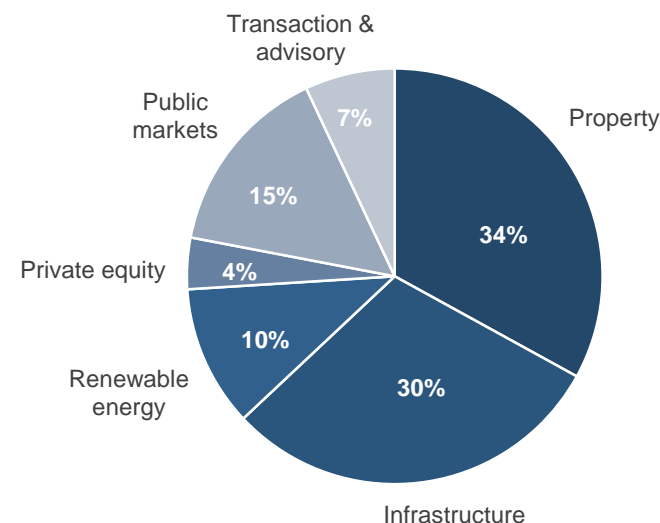
5. Net of \$20 million annualized listed partnership fee credit

Annualized Fees and Carry

ASAT (MILLIONS)	Mar. 31, 2015	Dec. 31, 2014	Mar. 31, 2014
Base management fees ^{1,2}			
Listed partnerships	\$ 380	\$ 335	\$ 270
Private funds	265	265	240
Public markets	105	95	75
Fee credits ³	(20)	(20)	(20)
	730	675	565
Incentive distributions ⁴	74	68	48
Transaction and advisory ⁵	60	61	56
Performance income ⁵	25	25	25
Fee revenues ⁶	889	829	694
Target carried interest ⁷	375	375	350
	\$ 1,264	\$ 1,204	\$ 1,044

1. Based on capital committed or invested and contractual arrangements
2. Base management fees include \$188 million of annualized base fees on Brookfield capital, net of fee credits (Dec. 31, 2014 – \$165 million, Mar. 31, 2014 – \$141 million)
3. Base fees are eliminated on capital invested by listed partnerships into private funds managed by Brookfield
4. Based on most recent quarterly distributions declared
5. Simple average of the last two years' results
6. Includes \$61 million of annualized fee revenue generated by BPY (Dec. 31, 2014 – \$61 million, Mar. 31, 2014 – \$58 million)
7. Based on prescribed carried interest for private funds and target gross return. Includes only third-party capital

Fee Revenue Diversification¹



1. Fee revenues based on annualized fees, excludes target carried interest

- Annualized fees and target carry totalled \$1.3 billion at March 31, 2015 representing a 21% increase since the prior year.
 - Our product mix of listed partnerships, private funds and public market portfolios provides diversification and increases stability.
- We estimate annualized base management fees will increase by approximately \$26 million when \$2.0 billion of third-party uncalled capital is invested, as base management fees on this capital increase when capital is called.
- We include base fees on the capital invested by us in our funds in order to present operating margins and investment returns on a consistent basis (see note 2 above).
- We utilize gross margins for fee revenues and target carried interest at over 50% and 60%–70%, respectively, for planning purposes.

Annualized Incentive Distributions

AS AT MAR. 31, 2015 (MILLIONS, EXCEPT PER UNIT AMOUNTS)	Annualized Distribution (Per Unit)	Distribution Hurdles (Per Unit)	Incentive Distribution (Per Unit) ¹	Units Outstanding ²	Current IDR Per Unit		Annualized Incentive Distribution ²
					First Hurdle	Second Hurdle	
Brookfield Infrastructure Partners	\$ 2.12	\$1.22 / \$1.32	15% / 25%	231.6	\$ 0.02	\$ 0.26	\$ 66
Brookfield Renewable Energy Partners	1.66	1.50 / 1.69	15% / 25%	275.7	0.03	-	8
Brookfield Property Partners	1.06	1.10 / 1.20	15% / 25%	712.8	-	-	-
							<u>\$ 74</u>

1. Incentive distributions equate to 18% and 33% of limited partner distribution increases over the first and second hurdles, respectively

2. Based on most recent units outstanding data

Annualized Target Carried Interest

AS AT MAR. 31, 2015 (MILLIONS)	Private Funds Fee Bearing Capital	Third-Party Capital Subject to Carried Interest ¹	Target Return	Average Carried Interest	Utilization Factor ²	Annualized Target Carried Interest ¹
Opportunistic and Private Equity	10,326	5,600	18% to 25%	~20%	75%	155
	<u>\$ 28,384</u>	<u>\$ 18,100</u>				<u>\$ 375</u>

1. Excludes Brookfield capital and capital invested by our listed partnerships into private funds of \$6.6 billion, as well as capital for which carried interest is either not provided or is credited against fees earned on other funds of \$3.7 billion

2. Utilization factor discount reflects the amount of capital invested at a point in time

- Annualized target carry represents expected total carry earned over the life of the fund based on target items, annualized on a straight-line basis.
- Carried interest generated on our private funds currently lags targeted carried interest, as a significant portion of our third-party private fund capital is not yet invested.

INVESTED CAPITAL

Summarized Results

~ 80%

of invested capital is held in listed securities

\$10.6 billion

of total liquidity available to deploy

\$1.1 billion

of annualized cash flow generated from listed investments

Financial Performance

AS AT MAR. 31, 2015 AND DEC. 31, 2014 AND FOR THE PERIODS ENDED MAR. 31 (MILLIONS)

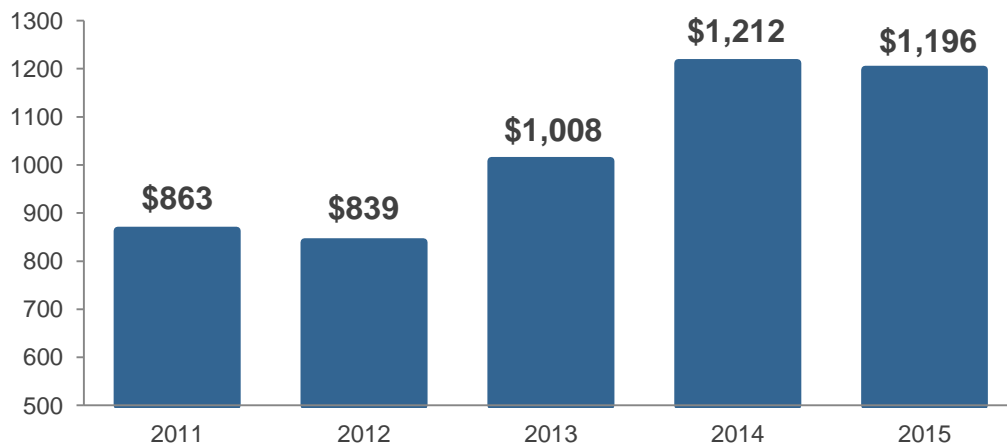
	Invested Capital		Funds from Operations			
			Three Months		LTM	
	2015	2014	2015	2014	2015	2014
Listed investments	\$ 21,619	\$ 21,786	\$ 334	\$ 306	\$ 1,280	\$ 1,391
Unlisted assets ¹	5,358	5,317	38	82	279	237
Capitalization ²	(7,845)	(7,273)	(87)	(89)	(363)	(416)
	19,132	19,830	285	299	1,196	1,212
Disposition gains	-	-	162	105	626	1,075
	\$ 19,132	\$ 19,830	\$ 447	\$ 404	\$ 1,822	\$ 2,287

1. Includes Brookfield Residential and Brookfield Incorporações for both the three months and last twelve months

2. FFO excludes distributions on preferred shares

FFO – Operating Activities (LTM)¹

(\$ millions)



1. Excludes disposition gains and net of associated asset management fees paid

Invested Capital – Profile

- Approximately 70% of our invested capital is in our flagship listed partnerships: BPY, BREP and BIP. These partnerships serve as the primary vehicles through which we invest in our private funds.
- We directly invest in our private equity and other operations and hold a portfolio of cash and financial assets.
- Our capitalization primarily consists of term debt, draws on our \$2.0 billion revolving facilities, and perpetual preferred shares.

Listed Partnerships

	BPY	BREP	BIP
Market cap. (bns) ¹	\$ 19.1	\$ 8.7	\$ 10.6
Annual distribution ²	\$ 1.06	\$ 1.66	\$ 2.12
Targeted:			
- Distribution growth	5-8%	5-9%	5-9%
- FFO payout	80%	60-70%	60-70%
BAM ownership	62%	63%	29%

1. Based on March 31, 2015 public pricing

2. On a per unit basis

INVESTED CAPITAL – SEGMENT FUNDS FROM OPERATIONS (Excluding Realized Disposition Gains)

FOR THE PERIODS ENDED MAR. 31 (MILLIONS)	Three Months			LTM		
	2015	2014	Variance	2015	2014	Variance
Property	\$ 121	\$ 131	\$ (10)	\$ 544	\$ 503	\$ 41
Renewable energy	81	164	(83)	230	359	(129)
Infrastructure	57	59	(2)	220	223	(3)
Private equity, residential and other	62	59	3	449	451	(2)
Investment income	51	(25)	76	116	92	24
	372	388	(16)	1,559	1,628	(69)
Unallocated						
Interest expenses	(57)	(56)	(1)	(233)	(274)	41
Corporate costs and taxes	(30)	(33)	3	(130)	(142)	12
FFO - Invested capital	\$ 285	\$ 299	\$ (14)	\$ 1,196	\$ 1,212	\$ (16)

First Quarter:

- **Property:** FFO benefitted from our increased ownership interest in our office portfolio, the contribution from capital deployed (+\$10 million) and favourable releasing initiatives (+\$8 million). These positive variances were more than offset by negative currency revaluation and additional management fees as a result of increased capitalization levels.
- **Renewable energy:** FFO decreased by \$83 million of which \$59 million was due to reduced electricity prices, which were particularly high in the first quarter of 2014 and \$36 million from 11% below average hydrology levels. Favourable hedge rates resulted in an overall uplift in FFO from currencies, partially offsetting the aforementioned negative variances.
- **Private equity, residential and other:** Residential development FFO decreased by \$17 million, as the 2014 result included a \$21 million gain on the sale of a commercial property development in North America. Service activities FFO increased by \$31 million from the expansion of construction operations and the completion of a large UK project. The contribution from capital deployed in our private equity funds was offset by reduced pricing in more cyclical operations and the elimination of FFO on assets disposed.
- **Investment Income:** We recorded \$51 million of investment income, compared to a loss of \$25 million in the prior year due to strong capital market performance in the current quarter.

Last Twelve Months:

- **Property:** The contribution from capital deployed and positive leasing more than offset the impact of lower U.S. office occupancy levels following a large lease expiry in the fourth quarter of 2013.
- **Renewable energy:** Our energy marketing business experienced a \$61 million negative variance as a result of decreased short-term energy prices. In addition BREP's total generation was 6% below long-term average which contributed to the reduction in LTM FFO.
- **Infrastructure:** FFO was consistent in aggregate, 10% same-store FFO growth on a constant currency basis was offset by the contribution from assets that were sold in prior periods.
- **Private equity:** FFO was consistent with the prior period and included results from operations that were subsequently sold, and from the impact of lower prices on more cyclical investments.
- **Unallocated** interest expense benefitted from lower rates and reduced borrowing levels.

SUMMARY OF RESULTS

Realized Disposition Gains – Brookfield Share, Net of Non-Controlling Interests

Brookfield 12

FOR THE PERIODS ENDED MAR. 31
(MILLIONS, EXCEPT PER SHARE
AMOUNTS)

	Three Months				LTM			
	Funds from Operations ^{1,2,3}		Net Income ^{2,3}		Funds from Operations ^{1,2,3}		Net Income ^{2,3}	
	2015	2014	2015	2014	2015	2014	2015	2014
Property	\$ 162	\$ 76	\$ -	\$ 6	\$ 416	\$ 93	\$ 45	\$ (7)
Renewable energy	-	-	-	-	-	4	-	-
Infrastructure	-	-	-	-	-	220	-	10
Private equity and other	-	35	-	35	204	289	6	286
Corporate/asset management	-	(6)	-	(6)	6	469	6	546
	<u>\$ 162</u>	<u>\$ 105</u>	<u>\$ -</u>	<u>\$ 35</u>	<u>\$ 626</u>	<u>\$ 1,075</u>	<u>\$ 57</u>	<u>\$ 835</u>
Per share ⁴	\$ 0.25	\$ 0.16	\$ -	\$ 0.06	\$ 0.98	\$ 1.71	\$ 0.10	\$ 1.33
- Split adjusted basis ⁴	<u>0.17</u>	<u>0.11</u>	<u>-</u>	<u>0.03</u>	<u>0.65</u>	<u>1.15</u>	<u>0.05</u>	<u>0.87</u>

1. FFO includes gains recorded in net income, directly in equity, as well as the realization of appraisal gains recorded in the prior years

2. See slide 26 for a reconciliation of disposition gains included in FFO compared to those included in net income

3. Net of non-controlling interests

4. See slide 29 for per share information

First Quarter:

Property

- Sold 17 properties within our office, retail and other portfolios for proceeds of \$658 million, including the partial sale of a marquee retail mall in Honolulu, resulting in an aggregate gain of \$162 million. The prior year includes gains on the sale of mature assets and opportunistic investments.

Private equity

- Prior year includes a realized disposition gain of \$35 million on the partial sale of a forest products investment.

Last twelve months realized disposition gains on an FFO basis include the above as well as the following:

- 2015:** Property dispositions (\$224 million); a gain on repayment of a European office portfolio debt investment (\$30 million) and disposition of Western Forest Products and other shares (\$204 million).
- 2014:** Pacific Northwest timberlands (\$163 million); non-core infrastructure assets (\$57 million); a pulp and paper business (\$200 million); additional shares of Western Forest Products (\$47 million) and a \$525 million gain on the settlement of a long-dated interest rate contract.

FINANCIAL PROFILE

Entity Basis – Summary

Our entity basis profile is organized according to the nature of the investment (i.e., listed vs. unlisted) as opposed to business segment, and is provided to facilitate analysis

AS AT MAR. 31, 2015 AND DEC. 31, 2014 AND FOR THE PERIODS ENDED MAR. 31 (MILLIONS, EXCEPT PER SHARE AMOUNTS)	Invested Capital		Funds from Operations			
			Three Months		LTM	
	2015	2014	2015	2014	2015	2014
Asset management						
Fee related earnings	\$ 308	\$ 323	\$ 108	\$ 85	\$ 401	\$ 324
Carried interests, net	-	-	2	3	2	568
	308	323	110	88	403	892
Invested capital						
Listed						
Brookfield Property Partners	13,870	13,681	112	119	492	464
Brookfield Renewable Energy Partners	3,481	3,806	95	120	334	402
Brookfield Infrastructure Partners	1,307	1,390	49	50	193	192
Other listed	2,961	2,909	78	17	261	333
	21,619	21,786	334	306	1,280	1,391
Unlisted	5,358	5,313	38	82	279	237
	26,977	27,103	372	388	1,559	1,628
Disposition gains	-	-	162	105	626	1,075
	26,977	27,103	534	493	2,185	2,703
Capitalization (slide 15)						
Borrowings ¹	(4,668)	(4,075)	(57)	(56)	(233)	(274)
Net working capital/operating costs	372	351	(30)	(33)	(130)	(142)
Preferred shares ²	(3,549)	(3,549)	-	-	-	-
	(7,845)	(7,273)	(87)	(89)	(363)	(416)
Common equity	\$ 19,440	\$ 20,153	\$ 557	\$ 492	\$ 2,225	\$ 3,179
Per share ³			\$ 0.82	\$ 0.72	\$ 3.27	\$ 4.84
- Split adjusted basis ³			0.55	0.48	2.18	3.22

1. FFO in 2014 includes \$2 million and \$11 million of capital securities distributions on a three month and LTM basis, respectively

2. FFO excludes \$34 million (2014 – \$38 million) of preferred share distributions for the three months and \$150 million (2014 – \$147 million) for the last twelve months, which are included in determining per share results

3. See slide 29 for per share information

FINANCIAL PROFILE

Entity Basis – Supplemental Information

Brookfield 14

Over 80% of our invested capital is held in listed securities, which provides enhanced transparency for investors, and financial flexibility and liquidity for Brookfield

AS AT AND FOR THE PERIODS ENDED MAR. 31, 2015 (MILLIONS)	Platform	No. Units	Invested Capital		FFO ²		Distributed Cash Flow (Annualized) ³
			Quoted ¹	IFRS	Three Months	LTM	
Listed partnerships							
Brookfield Property Partners	Property	482.8	\$ 11,708	\$ 13,870	\$ 112	\$ 492	\$ 512
Brookfield Renewable Energy Partners	Renewable Energy	172.3	5,441	3,481	95	334	286
Brookfield Infrastructure Partners	Infrastructure	59.9 ⁴	2,728	1,307	49	193	127
Other listed investments							
BPY Preferred Shares	Property	n/a	1,275	1,275	19	76	76
Norbord	Private Equity & other	34.9	737	245	(5)	10	28
Acadian Timber	Infrastructure	7.5	107	80	2	7	5
Other	Private Equity & other	Various	434	442	11	52	-
Financial assets ⁵	Corporate	Various	919	919	51	116	73 ⁶
			<u>\$ 23,349</u>	<u>21,619</u>	<u>334</u>	<u>1,280</u>	<u>\$ 1,107</u>
Unlisted							
Residential development	Private Equity & other			2,143	2	147	
Private funds ⁷	Private Equity & other			482	11	57	
Directly held assets	Property and Infrastructure			468	(4)	(4)	
Energy marketing	Renewable Energy			997	(14)	(104)	
Construction and property services	Private Equity & other			1,268	43	183	
				<u>5,358</u>	<u>38</u>	<u>279</u>	
			<u>\$ 26,977</u>	<u>\$ 26,977</u>	<u>\$ 372</u>	<u>\$ 1,559</u>	

1. Quoted value based on March 31, 2015 public pricing

2. Excludes realized disposition gains

3. Annualized distributed cash flow is based on ownership as at March 31, 2015

4. We acquired an additional 8.1 million BIP units in April 2015, increasing our ownership to 68.0 million units

5. Includes \$464 million of cash and \$455 million of financial assets, net of deposits

6. Estimated 8% annualized cash total return

7. Market value estimate of \$632 million, based on fair values provided to private fund institutional clients, which are used in the determination of performance-based income and audited annually

Corporate debt maturities are well distributed over the next ten years and we have no maturities until September 2016

AS AT MAR. 31, 2015 AND DEC. 31, 2014 AND FOR THE PERIODS ENDED MAR. 31 (MILLIONS)	Average Yield	Invested Capital		Funds from Operations			
		2015	2014	Three Months		LTM	
				2015	2014	2015	2014
Corporate borrowings ¹	4.2%	\$ 4,668	\$ 4,075	\$ 57	\$ 56	\$ 233	\$ 274
Preferred shares ²	4.3%	3,549	3,549	-	-	-	-
Net working capital	n/a	131	216	-	-	-	-
Deferred income tax asset, net	n/a	(503)	(567)	-	-	-	-
Corporate costs and taxes	n/a	-	-	30	33	130	142
		\$ 7,845	\$ 7,273	\$ 87	\$ 89	\$ 363	\$ 416

1. FFO in 2014 includes \$2 million and \$11 million of capital securities distributions on a three month and LTM basis, respectively

2. FFO excludes preferred shares distributions of \$34 million (2014 – \$38 million) for the three months; and \$150 million (2014 – \$147 million) for the last twelve months

Corporate Maturity Profile

(MILLIONS)	Average Term (Years)			Maturity				
	Mar. 31, 2015	Dec. 31, 2014	As at	2015	2016	2017	2018	2019+
			Mar. 31, 2015					
Corporate borrowings								
Term debt	9	9	\$ 3,744	\$ -	\$ 237	\$ 436	\$ -	\$ 3,071
Revolving facilities ¹	4	5	924	-	-	-	-	924
			4,668	-	237	436	-	3,995
Preferred shares	perp.	perp.	3,549	-	-	-	-	n/a
			\$ 8,217	\$ -	\$ 237	\$ 436	\$ -	\$ 3,995

1. Revolving credit facilities of \$2.0 billion to support commercial paper issuances (20 bps spread) or bankers acceptances/LIBOR loans (100 bps spread)

Core and Total Liquidity

Core liquidity and uncalled fund commitments totalled \$10.6 billion at March 31, 2015.

AS AT MAR. 31, 2015 AND DEC. 31, 2014 (MILLIONS)	Corporate	Property	Renewable Energy	Infrastructure	Private Equity	Total 2015	Dec. 2014
Cash and financial assets, net	\$ 919	\$ 76	\$ 196	\$ 370	\$ -	\$ 1,561	\$ 3,237
Undrawn committed credit facilities	909	262	1,150	919	-	3,240	3,679
Core liquidity	1,828	338	1,346	1,289	-	4,801	6,916
Uncalled private fund commitments ¹	-	2,748	473	2,112	481	5,814	6,947
Total liquidity	\$ 1,828	\$ 3,086	\$ 1,819	\$ 3,401	\$ 481	\$ 10,615	\$ 13,863

1. Third-party private fund uncalled commitments

- Corporate facilities totalled \$2.0 billion, of which \$0.9 billion was utilized for short-term bank or commercial paper borrowings and \$0.1 billion for letters of credit.
- Total liquidity of \$10.6 billion at March 31, 2015, includes core liquidity of \$4.8 billion and third-party uncalled commitments of \$5.8 billion.
 - Uncalled private fund commitments include \$0.6 billion committed to investments.
- We issued \$1.2 billion of common equity in April 2015, further increasing our liquidity.

Uncalled Fund Commitments – Maturity Profile

AS AT MAR. 31, 2015 AND DEC. 31, 2014 (MILLIONS)	2015	2016	2017	2018	2019+	Total 2015	Dec. 2014
Property	\$ -	\$ 919	\$ 1,101	\$ 455	\$ 273	\$ 2,748	\$ 2,842
Infrastructure and renewable energy	165	606	1,574	-	240	2,585	3,444
Private equity	-	243	217	21	-	481	661
	\$ 165	\$ 1,768	\$ 2,892	\$ 476	\$ 513	\$ 5,814	\$ 6,947

- Uncalled commitments have a weighted average maturity of approximately two years.
- We invested \$2.3 billion of third-party capital during the first quarter; \$6.6 billion during the last twelve months.

Brookfield

Additional Information



We hold a 62% fully diluted interest in Brookfield Property Partners, which owns virtually all of our global property operations

Financial Position and Performance

AS AT MAR. 31, 2015 AND DEC. 31, 2014
AND FOR THE PERIODS ENDED MAR. 31
(MILLIONS)

	Funds from Operations					
	Invested Capital		Three Months		LTM	
	2015	2014	2015	2014	2015	2014
Investment in Brookfield Property Partners						
LP Units	\$ 13,870	\$ 13,681	\$ 112	\$ 119	\$ 492	\$ 464
Preferred shares	1,275	1,275	19	19	76	74
	15,145	14,956	131	138	568	538
Unlisted assets, net ¹	(68)	(79)	(10)	(7)	(24)	(35)
	15,077	14,877	121	131	544	503
Realized disposition gains	-	-	162	76	416	93
	\$ 15,077	\$ 14,877	\$ 283	\$ 207	\$ 960	\$ 596

1. Consists of \$456 million (2014 – \$462 million) of property assets less \$524 million (2014 – \$541 million) of associated borrowings and preferred share obligations

Operating Profile

- We manage a global portfolio of premier properties with over 350 million square feet (“msf”) focused on:
 - Office:** 260 properties, 123 msf and a 31 msf development pipeline.
 - Retail:** 171 high quality regional malls and urban retail properties, 155 msf predominately based in the U.S. with average sales of \$546 per square foot (“psf”).
 - Industrial, Multifamily, Hotel, and Triple Net Lease:** 44 msf of industrial space, 47 msf of future industrial development, approximately 27,800 multifamily units, twelve hotels with over 8,850 rooms, and over 300 properties that are leased to automotive dealerships in North America held under triple net lease arrangements.

Financial Performance

- Property FFO excluding gains decreased by \$10 million to \$121 million. The FFO contribution from our BPY LP units decreased as the positive contribution from capital deployed in the past twelve months was more than offset by foreign currency variation on non-U.S. assets and increased fees paid on a higher level of capitalization.
- During the first quarter of 2015, we disposed of a total of 17 properties, including a 25% interest in a marquee retail mall in Honolulu, recognizing \$162 million of disposition gains.

Financial Position and Performance – BPY

AS AT MAR. 31, 2015 AND DEC. 31, 2014 AND FOR THE PERIODS ENDED MAR. 31 (MILLIONS)	Invested Capital		Funds from Operations			
			Three Months		LTM	
	2015	2014	2015	2014	2015	2014
Office	\$ 18,014	\$ 16,003	\$ 170	\$ 97	\$ 612	\$ 359
Retail	9,238	9,171	114	105	481	359
Industrial, Multifamily, Hotels & Triple Net Lease	1,699	1,590	33	17	93	50
Corporate	(8,431)	(6,556)	(136)	(62)	(423)	(98)
Attributable to unitholders	20,520	20,208	181	157	763	570
Non-controlling interest	(6,650)	(6,527)	(58)	(20)	(245)	(73)
Segment reallocation and other ¹	-	-	(11)	(18)	(26)	(33)
Brookfield's interest	\$ 13,870	\$ 13,681	\$ 112	\$ 119	\$ 492	\$ 464

1. Three months and last twelve months includes \$9 million and \$24 million, respectively, of fee related earnings and net carried interest reclassified to asset management segment

- **Office:** BPY's office FFO increased by \$57 million and \$32 million following the privatization of our office company and increased ownership in Canary Wharf Group, respectively, and benefitted from favourable leasing initiatives. These positive variances were partially offset by foreign currency on non-U.S. office FFO.
 - Average in-place core office rent is \$32.64 psf, representing a discount of 22% to market rent, and has an average term of eight years.
 - We signed 1.4 msf of leases during the quarter at average net rents significantly higher than expiring rents, while increasing occupancy in our core portfolio by 30 bps to 92.5%.
- **Retail:** BPY's share of GGP's FFO was \$88 million, an increase over prior year's FFO of \$86 million due to a 3% growth in same property NOI and the contribution from capital deployed.
 - Average in-place retail rent of \$54.74 psf with a six-year average term to maturity, up from \$52.07 psf at March 31, 2014. Occupancy decreased by 40 bps to 94.5% compared to the same period in the prior year.
 - Suite-to-suite initial rental rates increased by 11.1% when compared to the rental rates for expiring leases.
- **Industrial, Multifamily, Hotels and Triple Net Lease:** FFO increased from the contribution of capital deployed over the past twelve months.
- **Corporate:** Corporate charges consist primarily of interest expense on corporate borrowings and preferred equity units, as well as administration and other expenses. The increase in corporate charges reflects \$41 million of additional interest incurred to fund growth initiatives, \$21 million of increased fees on BPY's larger capital base and higher unit trading prices, and additional costs reflecting an increase in the level of activity.

INVESTED CAPITAL – RENEWABLE ENERGY

Summarized Results

Brookfield 20

We hold a 63% interest in Brookfield Renewable Energy Partners (“BREP”), which owns all of our renewable energy facilities. We also conduct energy marketing initiatives on behalf of BREP

Financial Position and Performance

AS AT MAR. 31, 2015 AND DEC. 31, 2014
AND FOR THE PERIODS ENDED MAR. 31
(MILLIONS)

	Invested Capital		Funds from Operations			
			Three Months		LTM	
	2015	2014	2015	2014	2015	2014
Investment in BREP LP units	\$ 3,481	\$ 3,806	\$ 95	\$ 120	\$ 334	\$ 402
Brookfield Energy Marketing	997	1,076	(14)	44	(104)	(43)
	4,478	4,882	81	164	230	359
Realized disposition gains	-	-	-	-	-	4
	\$ 4,478	\$ 4,882	\$ 81	\$ 164	\$ 230	\$ 363

Operating Profile

- We own and operate 250 generating facilities that provide 7,265 MW of generating capacity.
 - Global operations situated in the U.S., Canada, Brazil and Europe.
 - 80% hydroelectric generation, situated on 74 river systems.
 - Our energy marketing operations acquires approximately 8,450 GWh annually from BREP at a price of \$68 per MWh, of which it has contractually sold 3,250 GWh at an average price of \$68 per MWh and sells the balance at prevailing market prices.

Financial Performance

- Renewable energy FFO, decreased by \$83 million to \$81 million primarily due to lower realized prices in our energy marketing operations compared to an exceptional pricing environment in 2014 and reduced generation levels in BREP.
- BREP contributed \$95 million of FFO, below the prior year’s \$120 million of FFO, primarily driven by lower same-store generation. This was partially offset by growth in the portfolio. Overall generation was 11% below long-term averages.

Financial Position and Performance – BREP

AS AT MAR. 31, 2015 AND DEC. 31, 2014 AND FOR THE PERIODS ENDED MAR. 31 (\$ MILLIONS)	Invested Capital		Funds from Operations			
			Three Months		LTM	
	2015	2014	2015	2014	2015	2014
Generation (GWh)						
Total generation (Actual)	n/a	n/a	5,823	5,711	22,660	22,398
Long-term average (LTA)	n/a	n/a	6,516	5,770	24,042	22,281
Hydroelectric generation	\$ 6,830	\$ 7,596	\$ 161	\$ 196	\$ 643	\$ 720
Wind energy	648	655	33	24	113	93
Facilities under development	231	215	-	-	-	-
Corporate/unallocated	(2,144)	(2,375)	(41)	(35)	(227)	(196)
Attributable to unitholders	5,565	6,091	153	185	529	617
Non-controlling interest	(2,084)	(2,285)	(58)	(65)	(196)	(215)
Brookfield's interest	\$ 3,481	\$ 3,806	\$ 95	\$ 120	\$ 333	\$ 402

- Total generation was 5,823 GWh for the quarter, 11% below the long-term average of 6,516 GWh. Notwithstanding, the generation increased by 112 GWh compared to the prior year due to acquisitions and development. BREP's proportionate share of generation decreased by 196 GWh representing decreased same-store generation, partially offset by generation in newly acquired assets that are held within our funds, and accordingly BREP has a reduced ownership interest in these assets.
- **Hydroelectric generation** was 4,776 GWh, below the long-term average of 5,389 GWh and consistent with the prior quarter. Generation from existing facilities was 4,502 GWh compared to 5,001 GWh in the prior year, reflecting higher inflows in Canada offset by the decreased generation from our U.S. and Latin American portfolios.
- **Wind generation** was 935 GWh, representing an increase of 325 GWh from the prior year due to growth in the portfolio. The contribution from recently acquired and commissioned facilities resulted in incremental generation of 451 GWh.
- Our share of BREP's FFO was \$95 million, representing a \$25 million decrease from the prior year. The FFO decrease was primarily due to lower generation levels, reduced operations at a gas-fired plant, and reduced market rates on uncontracted assets, partially offset by growth in the portfolio, and the benefit from favourable currency hedges.

INVESTED CAPITAL – RENEWABLE ENERGY

Brookfield Energy Marketing

Three Months

FOR THE THREE MONTHS ENDED MAR. 31 (GIGAWATT HOURS AND \$ MILLIONS)	Generation (GWh)		FFO		Per MWh	
	2015	2014	2015	2014	2015	2014
Contracted	852	829	\$ 64	\$ 62	\$ 75	\$ 75
Uncontracted and financial contracts	1,276	1,404	66	147	52	105
	2,128	2,233	130	209	61	94
Less: Purchases from BREP	(2,128)	(2,233)	(144)	(165)	(68)	(74)
FFO	-	-	\$ (14)	\$ 44	\$ (7)	\$ 20

- We have agreements to purchase approximately 6,250 GWh from BREP for the balance of 2015, based on long-term averages. Approximately 40% of the acquired power is sold under long-term contracts with high credit-quality counterparties. We attempt to maximize the value we receive on this electricity through optimization of storage and sale of merchant electricity at peak times, or by executing long-term contracts for this power at rates which we believe approximate the price of electricity generated by new build construction in a market.
- While wholesale prices for energy and capacity continue to trend higher relative to the cyclical lows experienced in the last few years (Q1 – 2012 shortfall of \$63 million; Q1 – 2013 shortfall of \$32 million), pricing did not reach the peaks of the 2014 quarter.
- Purchases from BREP on a per MWh basis decreased in U.S. dollar terms due to the decline in value of the Canadian dollar.

Last Twelve Months

FOR THE LTM ENDED MAR. 31 (GIGAWATT HOURS AND \$ MILLIONS)	Generation (GWh)		FFO		Per MWh	
	2015	2014	2015	2014	2015	2014
Contracted	3,291	3,487	\$ 264	\$ 285	\$ 80	\$ 82
Uncontracted	5,495	5,359	258	321	47	60
	8,786	8,846	522	606	59	68
Less: Purchases from BREP	(8,786)	(8,846)	(626)	(648)	(71)	(73)
FFO	-	-	\$ (104)	\$ (42)	\$ (12)	\$ (5)

- The average realized prices per MWh for uncontracted power was \$47/MWh, \$13/MWh less than the prior year, primarily due to weaker pricing in the first quarter of 2015.
- Ancillary revenues including capacity payments, green credits and revenues generated for the peaking ability of our plants totalled \$110 million, increasing average realized prices by \$13/MWh.

We hold a 29% interest in Brookfield Infrastructure Partners, which owns the majority of our infrastructure operations

Financial Position and Performance

AS AT MAR. 31, 2015 AND DEC. 31, 2014
AND FOR THE PERIODS ENDED MAR. 31
(MILLIONS)

	Invested Capital		Funds from Operations			
			Three Months		LTM	
	2015	2014	2015	2014	2015	2014
Investment in BIP LP units	\$ 1,307	\$ 1,390	\$ 49	\$ 50	\$ 193	\$ 192
Directly held						
Acadian Timber Corp. ¹	80	86	2	2	7	8
Sustainable resources ²	536	621	6	7	20	23
	1,923	2,097	57	59	220	223
Realized disposition gains	-	-	-	-	-	220
	\$ 1,923	\$ 2,097	\$ 57	\$ 59	\$ 220	\$ 443

1. Listed
2. Unlisted

Operating Profile

- We own high quality, long-life assets:
 - Utilities: Networks in North and South America, Europe and Australasia, including 10,800 km of transmission lines and 2.4 million electricity and gas connections.
 - Transport: 30 ports, 3,200 km of toll roads and 9,100 km of rail operations.
 - Energy: 14,800 km of transmission pipelines, over 40,000 gas distribution customers in the UK, 370 billion cubic feet of natural gas storage capacity in the U.S. and Canada, heating plants capable of delivering 2.8 million pounds per hour of steam heating capacity and 251,000 tons of cooling capacity.
 - Communication: Approximately 7,000 multi-purpose towers and active rooftop sites and 5,000 km of fibre in France.

Financial Performance

- BIP reported first quarter FFO of \$186 million, consistent with the prior year quarter, of which our share was \$49 million.
 - FFO benefitted from organic growth and the contribution from new investments. This was offset by a weaker Brazilian Real and Australian dollar.
 - Operational performance was strong, benefitting from an increased utilities rate base, inflation indexation and higher volumes predominantly in our transport segment.
 - LTM gains in 2014 include the sale of our Pacific Northwest timberlands and our Australasian regulated distribution operations.

INVESTED CAPITAL – INFRASTRUCTURE

Brookfield Infrastructure Partners (NYSE: BIP, TSX: BIP.UN)

Brookfield 24

Financial Position and Performance – BIP

AS AT MAR. 31, 2015 AND DEC. 31, 2014 AND FOR THE PERIODS ENDED MAR. 31 (MILLIONS)	Invested Capital		Funds from Operations			
			Three Months		LTM	
	2015	2014	2015	2014	2015	2014
Utilities	\$ 1,902	\$ 1,962	\$ 95	\$ 89	\$ 373	\$ 374
Transport	2,303	2,457	96	95	393	354
Energy	787	786	28	26	70	74
Communications	415	-	-	-	-	-
Corporate and other	(819)	(327)	(33)	(24)	(112)	(94)
Attributable to unitholders	4,588	4,878	186	186	724	708
Non-controlling interest	(3,281)	(3,488)	(137)	(136)	(531)	(516)
Brookfield's interest	\$ 1,307	\$ 1,390	\$ 49	\$ 50	\$ 193	\$ 192

- Utilities:** FFO increased by \$6 million to \$95 million as the business benefitted from higher connections activity at our UK regulated distribution business, inflation indexation and a larger regulated asset base, which were partially offset by the impact of foreign exchange.
 - We have \$476 million of total capital to be commissioned into our rate base, based on our capital backlog of \$364 million and \$112 million of construction work-in-progress.
- Transport:** FFO increased to \$96 million primarily due to the contribution from our investment in our Brazilian rail operation in the third quarter of 2014. FFO also benefitted from inflationary tariff increases at our South American toll roads and improved volumes at our UK port operations, which were partially offset by the impact of foreign exchange.
 - Capital to be commissioned of \$684 million at March 31, 2015 consists of expansion and upgrades to our rail business and projects to add additional capacity to our toll roads and ports.
- Energy:** FFO increased by \$2 million to \$28 million, as contribution from acquisitions in our U.S. district energy business over the past year and higher in-place connections at our Australian energy distribution operation was partially offset by lower transportation volumes at our North American energy transmission business.
- Corporate & other:** FFO decreased by \$9 million to \$33 million primarily due to a higher base management fee from an increased unit trading price and increased interest expense due to higher recourse debt levels which funded new investments made in the quarter.
- On March 31, 2015 we closed our inaugural **Communications Infrastructure** investment.

INVESTED CAPITAL – PRIVATE EQUITY AND OTHER

Summarized Results

Private Equity:
Brookfield Capital Partners
 (Series of private equity funds with
\$3.3 billion of commitments)

Residential Development:
North America
 and
Brazil

Service Activities:
Construction
 and
Property Services

Financial Position and Performance

AS AT MAR. 31, 2015 AND DEC. 31, 2014 AND FOR THE PERIODS ENDED MAR. 31 (MILLIONS)	Invested Capital		Funds from Operations			
			Three Months		LTM	
	2015	2014	2015	2014	2015	2014
Private equity investments						
- Listed	\$ 687	\$ 651	\$ 6	\$ 21	\$ 62	\$ 159
- Unlisted	482	399	11	7	57	70
Residential development ¹	2,143	2,080	2	19	147	81
Service activities	1,268	1,220	43	12	183	141
	4,580	4,350	62	59	449	451
Realized disposition gains	-	-	-	35	204	289
	\$ 4,580	\$ 4,350	\$ 62	\$ 94	\$ 653	\$ 740

1. Includes capital invested in Brookfield Residential Properties of \$1,245 million and other privately held residential operations of development of \$898 million, based on IFRS values

Performance Highlights

- **Private equity:** FFO decrease reflects an \$8 million lower contribution from our panelboard businesses, primarily due to decreased prices in North America. The impact of a reduced ownership level in our investments decreased FFO by \$12 million. This was partially offset from higher levels of FFO from our energy related business and the contribution from capital deployed.
- **Residential development:** FFO decreased by \$17 million, due to improved revenues and gross margins in our U.S. operations offsetting a lower contribution from Canada. The prior year also included a \$21 million gain on the sale of a commercial property development. FFO from our Brazilian operations declined compared to 2014 as a result of overall softening of the Brazilian real estate industry.
- **Service activities:** FFO increased by \$31 million due to improved gross margins and higher levels of construction activity during the quarter in our Australian operations. FFO also benefitted from the completion of a large project in the UK, upon collecting the associated revenues.
- **Realized disposition gains:** in 2014 reflect the sale of a forest products investment.

Three Months

FOR THE THREE MONTHS ENDED MAR. 31, 2015 (MILLIONS)		Operating Segment	FFO	IFRS Recognition ¹			Total
				Net Income ²	Equity ³	Prior Periods ⁴	
U.S. retail properties	Property	\$	130	\$ -	\$ -	\$ 130	\$ 130
Office properties and other	Property		32	-	-	32	32
		\$	162	\$ -	\$ -	\$ 162	\$ 162

Last Twelve Months

FOR THE LTM ENDED MAR. 31, 2015 (MILLIONS)		Operating Segment	FFO	IFRS Recognition ¹			Total
				Net Income ²	Equity ³	Prior Periods ⁴	
Forest products business	Private Equity	\$	191	\$ (7)	\$ -	\$ 198	\$ 191
U.S. retail properties	Property		157	4	-	153	157
Office properties	Property		120	-	-	120	120
European office portfolio debt	Property		30	30	-	-	30
Various other property dispositions	Property		109	11	-	98	109
Other	Various		19	19	-	-	19
		\$	626	\$ 57	\$ -	\$ 569	\$ 626

1. Net of non-controlling interests

2. Prior to the impact of deferred taxes

3. Gains or losses on changes in ownership of consolidated subsidiaries are recorded directly in equity under IFRS

4. Realization of prior period fair value changes or revaluation surplus are recognized in FFO on crystallization of value; however no impact to current period IFRS results

Capitalization

AS AT MAR. 31, 2015 AND DEC. 31, 2014 (MILLIONS)	Corporate		Proportionate		Consolidated	
	2015	2014	2015 ¹	2014 ¹	2015 ²	2014 ²
Corporate borrowings	\$ 4,668	\$ 4,075	\$ 4,668	\$ 4,075	\$ 4,668	\$ 4,075
Non-recourse borrowings						
Property-specific mortgages	-	-	24,245	23,555	40,847	41,674
Subsidiary borrowings	-	-	6,149	5,174	9,209	8,329
	4,668	4,075	35,062	32,804	54,724	54,078
Accounts payable and other	1,867	1,158	8,566	6,945	10,634	10,474
Deferred tax liabilities	97	50	4,850	4,781	8,160	8,140
Subsidiary equity obligations	-	-	2,045	2,149	3,425	3,541
Equity						
Non-controlling interests	-	-	-	-	29,360	29,545
Preferred equity	3,549	3,549	3,549	3,549	3,549	3,549
Common equity	19,440	20,153	19,440	20,153	19,440	20,153
	22,989	23,702	22,989	23,702	52,349	53,247
Total capitalization	\$ 29,621	\$ 28,985	\$ 73,512	\$ 70,381	\$ 129,292	\$ 129,480
Debt to capitalization ³	16%	14%	48%	47%	42%	42%

1. Reflects liabilities associated with assets held for sale on a proportionate basis. Debt-to-capitalization excluding these liabilities is 47% for 2015 and 46% for 2014

2. Reflects liabilities associated with assets held for sale on a consolidated basis. Debt-to-capitalization excluding these liabilities is 41% for 2015 and 41% for 2014

3. Determined as the aggregate of corporate borrowings and non-recourse borrowings divided by total capitalization

- Capitalization includes accounts payable and other liabilities and deferred income taxes, as well as borrowings, subsidiary equity obligations, interests of others in consolidated funds and equity, which is consistent with how we assess our leverage ratios and how we present them to our rating agencies.
 - Corporate capitalization shows debt on a deconsolidated basis.
 - Proportionate consolidation, which reflects our proportionate interest in the underlying entities, depicts the extent to which our underlying assets are leveraged, which we believe is an important component of enhancing shareholder returns.
 - Consolidated capitalization reflects the full consolidation of wholly-owned and partially owned entities.

Condensed Statements of Operations

FOR THE PERIOD ENDED MAR. 31 (MILLIONS, EXCEPT PER SHARE AMOUNTS)	2015	2014	Change
Revenue	\$ 4,396	\$ 4,338	\$ 58
Direct costs	(3,006)	(2,990)	(16)
	1,390	1,348	42
Other income and gains	-	35	(35)
Equity accounted income	267	274	(7)
Expenses			
Interest	(701)	(626)	(75)
Corporate costs	(29)	(33)	4
Fair value changes	1,113	715	398
Depreciation and amortization	(401)	(376)	(25)
Income tax	(201)	(494)	293
Net income	1,438	843	595
Non-controlling interests	(709)	(302)	(407)
Net income attributable to shareholders	\$ 729	\$ 541	\$ 188
Per share	\$ 1.09	\$ 0.80	\$ 0.29
- Split adjusted basis	0.73	0.53	0.20

Financial Highlights

- **Revenue** less **direct costs** increased by \$42 million in aggregate. Revenue increases across our portfolio, based on revenues generated from recently acquired and developed assets, were largely offset by the impact of lower exchange rates on non-U.S. denominated revenues and an \$82 million reduction in revenues in our renewable energy business, due to lower short term pricing and generation levels.
- **Interest expense** increased due to higher amounts of borrowings which were used to finance acquisitions, particularly in our Property operations.
- We recorded \$1.1 billion of **fair value changes**, primarily due to increased appraisal gains on our office properties in New York City and Sydney and the revaluation of investments during the quarter.
- Our provision for **income taxes** decreased as the prior year provision included a change in the effective tax rates for key market in our property operations which gave rise to an increase in the deferred tax liability of approximately \$320 million. The current year provision is primarily related to the increase in value of our U.S. office properties.
- **Net income attributable to shareholders** increased due to higher fair value gains attributable to the company, primarily on our investment properties and lower income taxes.

Common Share Continuity

FOR THE THREE MONTHS ENDED MAR. 31 (MILLIONS)	Pre Share Split		Split Adjusted ¹	
	2015	2014	2015	2014
Outstanding at beginning of period	618.8	615.5	928.2	923.2
Issued (repurchased)				
Repurchases	(2.8)	(1.3)	(4.2)	(1.9)
Long-term share ownership plans	2.0	1.4	3.0	2.1
Dividend reinvestment plan	0.1	0.1	0.1	0.1
Outstanding at end of period	618.1	615.7	927.1	923.5
Unexercised options	37.4	38.0	56.1	57.0
Total diluted shares at end of period	655.5	653.7	983.2	980.5

1. Pro forma three-for-two stock split effective May 12, 2015

- The company holds 13.4 million common shares for management share ownership plans, which have been deducted from the total number of shares outstanding.
 - 3.3 million of these shares are included in diluted shares outstanding for a net reduction of 10.1 million.
- Cash value of unexercised options at March 31, 2015 was \$998 million (December 31, 2014 – \$906 million).

FFO and Earnings Per Share Information

FOR THE THREE MONTHS ENDED MAR. 31 (MILLIONS)	Pre Share Split				Split Adjusted ¹			
	Funds from Operations		Net Income		Funds from Operations		Net Income	
	2015	2014	2015	2014	2015	2014	2015	2014
Funds from operations/Net income	\$ 557	\$ 492	\$ 729	\$ 541	\$ 557	\$ 492	\$ 729	\$ 541
Preferred share dividends	(34)	(38)	(34)	(38)	(34)	(38)	(34)	(38)
	523	454	695	503	523	454	695	503
Capital securities dividends	-	-	-	2	-	-	-	2
Funds from operations/Net income available for shareholders	\$ 523	\$ 454	\$ 695	\$ 505	\$ 523	\$ 454	\$ 695	\$ 505
Weighted average shares	618.7	615.4	618.7	615.4	928.0	923.1	928.0	923.1
Dilutive effect of the conversion of options using treasury stock method	19.3	12.8	19.3	12.8	29.0	19.2	29.0	19.2
Dilutive effect of the conversion of subsidiary equity obligations	-	-	-	4.7	-	-	-	7.1
Shares and share equivalents	638.0	628.2	638.0	632.9	957.0	942.3	957.0	949.4

1. Pro forma three-for-two stock split effective May 12, 2015

RECONCILIATION OF NET INCOME TO FFO

March 31, 2015

FOR THE THREE MONTHS ENDED (MILLIONS)	Reconciling Items				FFO
	IFRS	Eliminate Non-FFO Items	Intersegment Adjustments	Realized Disposition Gains	
Revenues	\$ 4,396	\$ -	\$ 155	\$ -	\$ 4,551
Direct costs	(3,006)	-	69	-	(2,937)
Realized disposition gains	-	-	-	162	162
Other income and gains	-	-	-	-	-
Equity accounted income	267	19	-	-	286
Expenses					
Interest	(701)	-	(6)	-	(707)
Corporate costs	(29)	-	(218)	-	(247)
Fair value changes	1,113	(1,113)	-	-	-
Depreciation and amortization	(401)	401	-	-	-
Income tax	(201)	167	-	-	(34)
Net income	1,438				
Non-controlling interests	(709)	192	-	-	(517)
Net income / FFO attributable to shareholders	\$ 729	\$ (334)	\$ -	\$ 162	\$ 557

March 31, 2014

FOR THE THREE MONTHS ENDED (MILLIONS)	Reconciling Items				FFO
	IFRS	Eliminate Non-FFO Items	Intersegment Adjustments	Realized Disposition Gains	
Revenues	\$ 4,338	\$ -	\$ 144	\$ -	\$ 4,482
Direct costs	(2,990)	-	78	-	(2,912)
Realized disposition gains	-	-	-	70	70
Other income and gains	35	-	-	-	35
Equity accounted income	274	(14)	-	-	260
Expenses					
Interest	(626)	-	-	-	(626)
Corporate costs	(33)	-	(222)	-	(255)
Fair value changes	715	(715)	-	-	-
Depreciation and amortization	(376)	376	-	-	-
Income tax	(494)	457	-	-	(37)
Net income	843				
Non-controlling interests	(302)	(223)	-	-	(525)
Net income / FFO attributable to shareholders	\$ 541	\$ (119)	\$ -	\$ 70	\$ 492

This Supplemental Information contains key operating and performance measures that we employ in analysing and discussing our results. These measures include non-IFRS measures. We describe our key financial measures below and include a complete list of our operating and performance measures on pages 33 through 35 of our December 31, 2014 annual report.

- **Funds from Operations (FFO)** is our key measure of financial performance. FFO is defined as net income attributable to shareholders prior to fair value changes, depreciation and amortization, and deferred income taxes, and includes disposition gains that are not recorded in net income as determined under IFRS. FFO also includes the company's share of equity accounted investments' funds from operations on a fully diluted basis. Brookfield uses FFO to assess its operating results and the value of its business and believes that many of its shareholders and analysts also find this measure of value to them.

FFO and its per share equivalent are non-IFRS measures which do not have any standard meaning prescribed by IFRS and therefore may not be comparable to similar measures presented by other companies. FFO is reconciled to net income attributable to shareholders on slide 30.

- FFO from **Operating Activities** represents the company's share of revenues less operating costs and interest expenses; excludes carried interest disposition gains, fair value changes, depreciation and amortization and deferred income taxes; and includes our proportionate share of similar items recorded by equity accounted investments. We present this measure as we believe it assists in describing our results and reconciling variances within FFO.
- **Realized Carried Interest** represents our contractual share of investments gains generated within a private fund after considering our clients minimum return requirements. Realized carried interest is determined on third-party capital that is no longer subject to future investment performance.
- **Realized Disposition Gains** are included in FFO as the purchase and sale of assets is a normal part of the company's business. Realized disposition gains include gains and losses recorded directly in net income or equity in the current period, adjusted to include fair value changes and revaluation surplus balances recorded in prior periods.
- **Invested Capital** is the amount of common equity allocated to a business segment or business line within a segment. This measure is intended to present the net assets associated with FFO of the segment.

- **Fee Bearing Capital** represents the capital committed, pledged or invested in our listed partnerships, private funds, and public markets that we manage which entitle us to earn fee revenues and/or carried interests. Fee bearing capital includes both called (“invested”) and uncalled (“pledged” or “committed”) amounts when reconciling period amounts we utilize the following definitions:
 - **Inflows** include contributions and capital raised.
 - **Outflows** represent redemptions, expiry of uncalled commitments and client withdrawals.
 - **Distributions** represent quarterly distributions from listed partnerships and distributions of capital to fund partners.
 - **Market activity** includes gains (losses) on portfolio investments.
- **Fee Revenues** include base management fees, incentive distributions, performance fees and transaction and advisory fees presented within our asset management segment. Fee revenues exclude carried interest.
- **Fee Related Earnings** are comprised of fee revenues, less direct costs (other than carried interests’ associated costs).
- **Base Management Fees** are determined by contractual arrangements, are typically equal to a percentage of Fee Bearing Capital, are accrued quarterly, include base fees earned on fee bearing capital from both clients and ourselves and are typically earned on both called and uncalled amounts.
- **Incentive Distributions** are determined by contractual arrangements and are paid to us by our three primary listed entities and represent a portion of distributions paid by a listed issuer above a pre-determined threshold.
- **Performance Fees** are paid to us when we exceed pre-determined investment returns on certain portfolios managed in our public markets activities. Performance fees are typically determined on an annual basis and are not subject to “clawback” in future years.
- **Carried Interests** are contractual arrangements whereby we receive a fixed percentage of investment gains generated within a private fund provided that the investors receive a pre-determined minimum return. Carried interests are typically paid towards the end of the life of a fund after the capital has been returned to investors and may be subject to “clawback” until all investments have been monetized and minimum investment returns are sufficiently assured. We defer recognition of carried interests in our financial statements until they are no longer subject to adjustment based on future events. Unlike fees and incentive distributions, we only include carried interests earned in respect of third-party capital when determining our segment results.

Note: This Supplemental Information contains forward-looking information within the meaning of Canadian provincial securities laws and other “forward-looking statements”, within the meaning of certain securities laws including Section 27A of the U.S. Securities Act of 1933, as amended, Section 21E of the U.S. Securities Exchange Act of 1934, as amended, “safe harbor” provisions of the United States Private Securities Litigation Reform Act of 1995 and in any applicable Canadian securities regulations. We may make such statements in this profile, in other filings with Canadian regulators or the Securities Exchange Commission (SEC) or in other communications. These forward-looking statements include, among others, statements with respect to our financial and operating objectives and strategies to achieve those objectives, capital committed to our funds, our liquidity and ability to access and raise capital, our ability to capitalize on investment opportunities, the potential growth of our asset management business and the related revenue streams there from, the prospects for increasing our cash flow from or continued achievement of targeted returns on our investments, as well as the outlook for the Company’s businesses and other statements with respect to our beliefs, outlooks, plans, expectations, and intentions.

Although Brookfield Asset Management believes that the anticipated future results, performance or achievements expressed or implied by the forward-looking statements and information are based upon reasonable assumptions and expectations, the reader should not place undue reliance on forward-looking statements and information because they involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the company to differ materially from anticipated future results, performance or achievement expressed or implied by such forward-looking statements and information.

Factors that could cause actual results to differ materially from those contemplated or implied by forward-looking statements include: economic and financial conditions in the countries in which we do business; the behavior of financial markets including fluctuations in interest and exchange rates; availability of equity and debt financing; strategic actions including dispositions; the ability to effectively integrate acquisitions into existing operations and the ability to attain expected benefits; adverse hydrology conditions; regulatory and political factors within the countries in which the company operates; acts of God, such as earthquakes and hurricanes; the possible impact of international conflicts and other developments including terrorist acts; and other risks and factors detailed from time to time in the company’s form 40-F filed with the Securities and Exchange Commission as well as other documents filed by the company with the securities regulators in Canada and the United States including in the Annual Information Form under the heading “Business Environment and Risks.”

We caution that the forgoing list of important factors that may affect future results is not exhaustive. When relying on our forward-looking statements to make decisions with respect to Brookfield Asset Management, investors and others should carefully consider the forgoing factors and other uncertainties and potential events. The company undertakes no obligation to publicly update or revise any forward-looking statements or information, whether written or oral, that may be as a result of new information, future events or otherwise.