

Portfolio
Report
December
2015

Portfolio Report

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The Portfolio Report is based on the Lendlease Group (the Group) Consolidated Financial Statements for the six months ended 31 December 2015 and should be read in conjunction with those financial statements.

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

Key Portfolio Metrics

Property Development

		AUSTRALIA		ASIA		EUROPE		AMERICAS		TOTAL	
		Dec 2015	June 2015	Dec 2015	June 2015	Dec 2015	June 2015	Dec 2015	June 2015	Dec 2015	June 2015
Residential, Commercial and Healthcare											
Number of development projects ¹	no.	28	30	2	2	13	20	6	7	49	59
Backlog Units and SQM²											
Residential – Land units zoned	no.	48,950	51,080					3,860	3,860	52,810	54,940
Residential – Built-form units zoned/unzoned ³	no.	13,830	14,890	2,230	2,225	5,285	5,315	3,525	3,530	24,870	25,960
Total residential units	no.	62,780	65,970	2,230	2,225	5,285	5,315	7,385	7,390	77,680	80,900
Residential land ⁴	sqm/000s					16	44			16	44
Commercial zoned sqm/000s ⁴	sqm/000s	5,117	5,182	369	368	231	311	387	423	6,104	6,284
Retirement Living											
Villages – owned	no.	74	74							74	74
Villages – managed/leased/other	no.	4	4							4	4
Number of villages	no.	78	78							78	78
Units – owned	no.	13,083	12,981							13,083	12,981
Units – managed/leased/other	no.	1,212	1,212							1,212	1,212
Number of units⁵	no.	14,295	14,193							14,295	14,193
Backlog units – zoned ⁶	no.	567	666							567	666

1 Where a project has multiple stages these have been combined in line with the planning process. Does not include the Mt Gilead project in Australia as the acquisition is subject to a number of conditions including planning. Includes a number of projects where the Group is preferred bidder.

2 Backlog includes Group owned, joint venture and managed projects. The actual number of units for any particular project can vary as planning approvals are obtained.

3 Includes 20,955 zoned and 3,915 unzoned units at December 2015 (June 2015: 22,041 zoned and 3,919 unzoned units).

4 Represents net developable land in relation to master-planned urban communities, and net developable floor space for other developments. The actual land area and floor space for any particular project can vary as planning approvals are obtained.

5 Includes 100% of Group owned and managed properties. Only includes completed units.

6 Backlog units include Group owned and managed sites. The actual number of units for any particular village can vary as planning approvals are obtained.

Portfolio Report continued

Key Portfolio Metrics continued

Infrastructure Development

	AUSTRALIA		ASIA		EUROPE		AMERICAS		TOTAL	
	Dec 2015	June 2015	Dec 2015	June 2015	Dec 2015	June 2015	Dec 2015	June 2015	Dec 2015	June 2015
Number of Projects¹										
Operational	1	1			1	1	17	17	19	19
Under construction	4	4			1	1			5	5
Preferred bidder					1	1		1	1	2
Total number of projects	5	5			3	3	17²	18	25	26
Invested Equity A\$m³										
Operational	15.2	15.2			6.1	6.1	112.5	109.2	133.8	130.5
Under construction	222.0 ⁴	185.7			4.2	4.2			226.2	189.9
Preferred bidder					2.0 ⁵				2.0	
Total invested equity A\$m	237.2	200.9			12.3	10.3	112.5	109.2	362.0	320.4
Committed Equity A\$m⁶										
Operational							6.8	6.5	6.8	6.5
Under construction	33.7 ⁴	70.0			1.6	1.6			35.3	71.6
Preferred bidder					10.5	12.5			10.5	12.5
Total committed equity A\$m	33.7	70.0			12.1	14.1	6.8	6.5	52.6	90.6
Backlog revenue A\$m					81.8	84.7	481.7	467.3	563.5	552.0

1 Number of projects includes projects where the Group is preferred bidder. Where a project has multiple phases, these have been combined on completion for the purposes of presentation. Excludes origination fee for service projects with no equity commitment or ongoing management responsibilities for the Group. The Australian Infrastructure Development projects are managed by Capella Capital.

2 PAL Lee Benning project, disclosed as preferred bidder at June 2015, reached financial close during the period to December 2015. For reporting purposes, PAL Lee Benning project has now been included as an extension of the PAL C project.

3 Invested equity refers to the contributed equity for each project.

4 During the period to December 2015 equity investments were made in the Darling Harbour Live (A\$25.1 million) and Sunshine Coast University Hospital (A\$11.2 million) projects.

5 During the period a Concession Agreement was signed with the local authorities for the Treviso Hospital project in Europe. A\$2.0 million of equity was invested on incorporation of the Treviso SPV.

6 Committed equity refers to equity the Group has a future commitment to invest.

Construction

	AUSTRALIA		ASIA		EUROPE		AMERICAS		TOTAL	
	Dec 2015 A\$m	Dec 2014 A\$m	Dec 2015 A\$m	Dec 2014 A\$m	Dec 2015 A\$m	Dec 2014 A\$m	Dec 2015 A\$m	Dec 2014 A\$m	Dec 2015 A\$m	Dec 2014 A\$m
New work secured revenue¹										
Building	2,052.4	1,391.6	48.0	38.4	623.7	273.3	1,654.0	1,033.1	4,378.1	2,736.4
Engineering	1,145.5	1,651.5	14.8	28.5		3.2			1,160.3	1,683.2
Services	517.1	232.1							517.1	232.1
Total new work secured revenue	3,715.0	3,275.2	62.8	66.9	623.7	276.5	1,654.0	1,033.1	6,055.5	4,651.7

	AUSTRALIA		ASIA		EUROPE		AMERICAS		TOTAL	
	Dec 2015 A\$m	June 2015 A\$m	Dec 2015 A\$m	June 2015 A\$m	Dec 2015 A\$m	June 2015 A\$m	Dec 2015 A\$m	June 2015 A\$m	Dec 2015 A\$m	June 2015 A\$m
Backlog Revenue²										
Building	6,393.2	6,269.9	319.2	375.2	1,588.2	1,463.4	5,799.2	5,524.9	14,099.8	13,633.4
Engineering	2,935.8	2,342.5	19.1	21.5					2,954.9	2,364.0
Services	1,517.8	1,258.8							1,517.8	1,258.8
Total backlog revenue	10,846.8	9,871.2	338.3	396.7	1,588.2	1,463.4	5,799.2	5,524.9	18,572.5	17,256.2

	AUSTRALIA		ASIA		EUROPE		AMERICAS		TOTAL	
	Dec 2015 %	Dec 2014 ³ %	Dec 2015 %	Dec 2014 ³ %	Dec 2015 %	Dec 2014 ³ %	Dec 2015 %	Dec 2014 ³ %	Dec 2015 %	Dec 2014 ³ %
Backlog Realisation										
Year ending June 2016	30	30	60	52	41	61	30	31	31	32
Year ending June 2017	38	39	36	44	51	19	40	35	40	37
Post June 2017	32	31	4	4	8	20	30	34	29	31
Total	100	100	100	100	100	100	100	100	100	100

	BUILDING		ENGINEERING		SERVICES		TOTAL			
	Dec 2015 %	Dec 2014 ³ %	Dec 2015 %	Dec 2014 ³ %	Dec 2015 %	Dec 2014 ³ %	Dec 2015 %	Dec 2014 ³ %		
Backlog Realisation										
Year ending June 2016			35	35	24	21	19	30	31	32
Year ending June 2017			40	39	41	32	32	29	40	37
Post June 2017			25	26	35	47	49	41	29	31
Total			100	100	100	100	100	100	100	100

1 New work secured revenue is the total revenue to be earned from projects secured during the period.

2 Current year backlog revenue is the total revenue to be earned from projects in future financial years, based on projects secured as at 31 December 2015.

Although backlog revenue is realised over several years, the average foreign exchange rate for the current year has been applied to the closing backlog revenue balance in its entirety, as the average rates for later years cannot be predicted.

3 Prior period disclosure reflects the comparable backlog realisation and will not necessarily correspond with the periods shown above.

Portfolio Report continued

Key Portfolio Metrics continued

Investment Management

	AUSTRALIA		ASIA		EUROPE		AMERICAS		TOTAL	
	Dec 2015	June 2015	Dec 2015	June 2015	Dec 2015	June 2015	Dec 2015	June 2015	Dec 2015	June 2015
Investments										
Investments ¹ (A\$m)	771.1	814.0	515.3	520.2	75.4	76.1			1,361.8	1,410.3
Investment income ^{2, 3} (A\$m)	16.1	21.7	6.5	7.5	3.0	1.3			25.6	30.5
Funds Under Management (FUM)¹										
FUM at the beginning of the period	13.8	10.9	5.3	3.6	2.2	1.8			21.3	16.3
Foreign exchange movement			0.1	0.6		0.3			0.1	0.9
Additions	0.8	3.0		1.2					0.8	4.2
Reductions	(0.2)	(0.8)		(0.1)	(0.6)				(0.8)	(0.9)
Net revaluations	0.6	0.7	(0.1)		0.1	0.1			0.6	0.8
FUM (A\$b)	15.0	13.8	5.3	5.3	1.7	2.2			22.0	21.3
Assets Under Management (AUM)										
Number of centres	16	16	4	4	2	2			22	22
AUM ¹ (A\$m)	6,235.1	6,112.8	4,252.1	4,288.8	1,041.5	1,009.8			11,528.7	11,411.4
GLA under management (sqm/000s) ⁴	721.0	740.9	294.8	294.8	141.7	141.7			1,157.5	1,177.4

1 Represents the Group's assessment of the market value.

2 Represents the Group's share of income before tax, excluding revaluations (after tax for equity accounted investments), net of direct expenses.

3 December 2014 comparative.

4 Represents the gross lettable area of the centres, with the exception of Asia which represents the net lettable area of the centres.

Group Assets¹

	AUSTRALIA		ASIA		EUROPE		AMERICAS		TOTAL	
	Dec 2015 A\$m	June 2015 A\$m	Dec 2015 A\$m	June 2015 A\$m	Dec 2015 A\$m	June 2015 A\$m	Dec 2015 A\$m	June 2015 A\$m	Dec 2015 A\$m	June 2015 A\$m
Property Development	10,648.9	10,974.7	56.9	24.8	1,089.1	1,033.8	205.8	198.5	12,000.7	12,231.8
Infrastructure Development	400.7	386.7			56.1	(1.4)	218.5	178.1	675.3	563.4
Construction	1,997.8	2,138.0	250.4	208.4	623.8	730.8	1,626.1	1,354.4	4,498.1	4,431.6
Investment Management	1,057.8	932.7	562.5	570.3	117.5	117.4			1,737.8	1,620.4
Total segment	14,105.2	14,432.1	869.8	803.5	1,886.5	1,880.6	2,050.4	1,731.0	18,911.9	18,847.2
Corporate activities									172.0	112.0
Total assets	14,105.2	14,432.1	869.8	803.5	1,886.5	1,880.6	2,050.4	1,731.0	19,083.9	18,959.2

1 The foreign exchange rates applied to the Statement of Financial Position as at 31 December 2015 are A\$1 = £0.49 (June 2015: A\$1 = £0.49), A\$1 = US\$0.73 (June 2015: A\$1 = US\$0.77) and A\$1 = S\$1.03 (June 2015: A\$1 = S\$1.04).

Australia

Property Development

Residential and Commercial Project Listing

Project	Sector	Location ¹	Ownership Interest	Estimated Completion Date ²	RESIDENTIAL		COMMERCIAL
					Backlog Land Units ^{3,4}	Backlog Built-Form Units ^{3,4}	Estimated Backlog sqm/000s ⁵
Zoned Projects							
Springbank Rise	Communities	ACT	Owned (50% interest)	2016	10		
Bingara Gorge	Communities	NSW	Land management	2026	585		39
Calderwood Valley	Communities	NSW	Land management	2040	5,080		57
St Marys – Jordan Springs ⁶	Communities	NSW	Owned (100% interest)	2023	1,570	245	671
The New Rouse Hill	Communities	NSW	Land management	2017	90	440	
Barangaroo South	Urban Regeneration	NSW	Staged payments (100% interest)	2023		615	291
Darling Square (formerly Darling Harbour Live)	Urban Regeneration	NSW	Staged payments (100% interest)	2021		1,495	72
Fernbrooke Ridge	Communities	Qld	Land management	2018	440		
Rocky Springs	Communities	Qld	Land management	2054	9,895		1,093
Springfield Lakes	Communities	Qld	Land management	2027	4,565	440	88
Stoneleigh Reserve	Communities	Qld	Owned (100% interest)	2016	5		
Woodlands ⁷	Communities	Qld	Service agreement	2016	10		
Yarrabilba	Communities	Qld	Staged acquisition (100% interest)	2042	13,170	2,470	1,887
Brisbane Showgrounds	Urban Regeneration	Qld	Land Management	2025		2,225	100
Subtotal zoned (carried forward)					35,420	7,930	4,298

1 Locations are Australian Capital Territory (ACT), New South Wales (NSW) and Queensland (Qld).

2 Estimated completion date represents the expected financial year in which the last unit will be settled for master-planned communities, and the construction completion date for apartments and non residential projects.

3 Backlog includes the total number of units in Group owned, joint venture and managed projects. The actual number of units for any particular project can vary as planning approvals are obtained.

4 Backlog units do not include the Mt Gilead project in Sydney's South West as the acquisition is subject to a number of conditions including planning.

5 Represents net developable land in relation to master-planned urban communities and net developable floor space for other developments. The actual land area and floor space for any particular project can vary as planning approvals are obtained.

6 Where a project has multiple stages these have been combined in line with the planning process.

7 Projects managed on behalf of the Lend Lease Communities Fund 1. The Group holds a 20.8% co-investment position in the fund.

Portfolio Report continued

Australia continued

Property Development continued

Residential and Commercial Project Listing continued

Project	Sector	Location ¹	Ownership Interest	Estimated Completion Date ²	RESIDENTIAL		COMMERCIAL
					Backlog Land Units ^{3,4}	Backlog Built-Form Units ^{3,4}	Estimated Backlog sqm/000s ⁵
Subtotal zoned projects (brought forward)					35,420	7,930	4,298
Blakes Crossing	Communities	SA	Staged acquisition (100% interest)	2019	670		12
Springwood	Communities	SA	Staged acquisition	2016	30		
Richmond	Apartments	Vic	Owned (100% interest)	2019		365	
Toorak Park	Apartments	Vic	Owned (100% interest)	2018		470	
Atherstone	Communities	Vic	Land management	2034	4,060		80
Aurora	Communities	Vic	Owned (100% interest)	2026	3,120		177
Harpley	Communities	Vic	Land management	2025	3,865		313
Laurimar	Communities	Vic	Owned (100% interest)	2016	40	5	
Mayfield	Communities	Vic	Owned (100% interest)	2017	210		
Melbourne Quarter	Urban Regeneration	Vic	Land management	2021		930	120
Victoria Harbour	Urban Regeneration	Vic	Land management	2024		2,940	35
Alkimos	Communities	WA	Land management	2022	1,495		61
The Assembly at Coolbellup	Communities	WA	Land Management	2016	40		
Waterbank	Urban Regeneration	WA	Land management	2023		1,190	21
Total zoned					48,950	13,830	5,117

1 Locations are South Australia (SA), Victoria (Vic) and Western Australia (WA).

2 Estimated completion date represents the expected financial year in which the last unit will be settled for master-planned communities, and the construction completion date for apartments and non residential projects.

3 Backlog includes the total number of units in Group owned, joint venture and managed projects. The actual number of units for any particular project can vary as planning approvals are obtained.

4 Backlog units do not include the Mt Gilead project in Sydney's South West as the acquisition is subject to a number of conditions including planning.

5 Represents net developable land in relation to master-planned urban communities and net developable floor space for other developments. The actual land area and floor space for any particular project can vary as planning approvals are obtained.

Retirement Living Portfolio Summary

Location ¹	OWNED		MANAGED/LEASED/OTHER		TOTAL		Backlog Units ³
	Number of Villages	Units ²	Number of Villages	Units ²	Number of Villages	Units ²	
Qld	12	2,911	3	1,137	15	4,048	
NSW	17	3,146			17	3,146	297
Vic	25	3,940	1	75	26	4,015	52
SA	3	386			3	386	
WA	10	1,604			10	1,604	35
ACT	2	100			2	100	183
NZ	5	996			5	996	
Total retirement villages	74	13,083	4	1,212	78	14,295	567

1 Locations are Queensland (Qld), New South Wales (NSW), Victoria (Vic), South Australia (SA), Western Australia (WA), Australian Capital Territory (ACT), and New Zealand (NZ).

2 Includes 100% of Group owned and managed properties. Only includes completed units.

3 Backlog units include Group owned and managed sites. The actual number of units for any particular village can vary as planning approvals are obtained.

Infrastructure Development

Project Listing

Project	Location ¹	Status	Actual Financial Close Date	Operational Term Years	Estimated Capital Spend ² A\$m	Invested Equity ³ A\$m	Committed Equity ⁴ A\$m
Healthcare							
Queen Elizabeth II Medical Centre Car Park	WA	Operational	Jul 11	26	140	15.2	
Sunshine Coast University Hospital ⁵	Qld	Under construction	Jul 12	25	1,480	76.0	7.9
New Bendigo Hospital	Vic	Under construction	May 13	25	630	31.6	
Justice							
Eastern Goldfields Regional Prison	WA	Under construction	Dec 12	25	250	20.4	
Mixed-Use							
Darling Harbour Live	NSW	Under construction	Dec 13	25	1,600	94.0	25.8
Total					4,100	237.2	33.7

1 Locations are Western Australia (WA), Queensland (Qld), Victoria (Vic) and New South Wales (NSW).

2 Represents total estimated capital spend over the contract duration.

3 Invested equity refers to the contributed equity for each project.

4 Committed equity refers to equity the Group has a future commitment to invest.

5 Excludes client provisional funding.

Portfolio Report continued

Australia continued

Construction

Major Projects – Building^{1,2}

Project	Location ³	Client	Contract Type ⁴	Construction Value ⁵ A\$m	Secured Date ⁶	Completion Date ⁷	Sector	Description
Barangaroo South	NSW	Lendlease/Barangaroo Development Authority	LS	3,018	2012	2017	Commercial & Residential	Design and construction of the basement, infrastructure works, commercial office and residential buildings
Sunshine Coast University Hospital ⁸	Qld	Queensland Health	LS	1,564	2013	2017	Healthcare	Design and construction of a new 738 bed hospital
ICC Sydney (Formerly Darling Harbour Live)	NSW	Darling Harbour Live Partnership/Infrastructure NSW/Sydney Harbour Foreshore Authority	LS	1,135	2014	2017	Entertainment/Recreation	Design and construction PPP contract for the redevelopment of the Sydney Convention, Exhibition and Entertainment Precinct
Crown Sydney Hotel Resort	NSW	Crown Resorts Limited	MC	1,000	2015	TBA ⁹	Hotel	Delivery of the Crown Sydney Hotel Resort at Barangaroo South
Facilities Requirements for the New Air Combat Capability – RAAF Williamstown	NSW	Commonwealth Department of Defence	MC	950 ¹⁰	2015	2019	Defence	Managing contractor for the design and delivery of the facilities required to support the Joint Strike Fighter aircrafts at RAAF Williamstown New South Wales
Darling Square and ICC Sydney Hotel	NSW	Lendlease Haymarket	LS/MC	801	2015	2019	Residential/Hotel Infrastructure	Design and construction of 539 apartments, a hotel, infrastructure and public realm as part of the Darling Harbour redevelopment
New Bendigo Hospital	Vic	Victorian Government/Bendigo Health	LS	630	2013	2017	Healthcare	Design and construction of a new 372 bed hospital in Bendigo
Adelaide Convention Centre Redevelopment	SA	Department of Planning, Transport and Infrastructure, South Australia	MC	304	2011	2018	Commercial	Construct only for the redevelopment and extension of the existing convention centre
Toorak Park, Armadale	Vic	Lendlease Development	CM	208	2015	2017	Residential	Construction of a 448 residential apartment development at Armadale
Campbell Barracks Redevelopment	WA	Commonwealth Department of Defence	LS	198	2016	2019	Defence	Construction of facilities and infrastructure for the Special Air Service Regiment
Monash Children's Hospital	Vic	Department of Health and Human Services	MC	182	2014	2017	Healthcare	Managing contractor of a new 230 bed hospital
888 Collins Street	Vic	Lendlease Development	CM	179	2015	2017	Residential	Construction of a 578 residential apartment development with ground level retail
RMIT New Academic Street Main Works	Vic	Royal Melbourne Institute of Technology	LS	172	2016	2018	Education	Refurbishment and construction of four buildings on the city campus of the Royal Melbourne Institute of Technology
889 Collins Street	Vic	Lendlease Development	CM	171	2015	2017	Residential	Construction of a 537 residential apartment development with ground level retail
Adelaide Medical & Nursing School	SA	The University of Adelaide	MC	170	2014	2017	Education/Healthcare	Design and construction of a new University health science facility for teaching and research
883 Collins Street	Vic	Lendlease Development	CM	169	2016	2018	Residential	Construction of a residential development at 883 Collins Street with ground level retail and commercial
HATS Delivery Phase	ACT	Commonwealth Government	MC	138	2015	2017	Defence	Construction of squadron, training, maintenance and storage facilities for new maritime combat helicopters
The Yards	Qld	Lendlease Development	CM	120	2015	2017	Residential	Construction of 401 Apartments in two towers with ground floor retail and basement carparking
Palmerston Hospital	NT	Department of Infrastructure NT	MC	106	2016	2018	Health	Construction of new 116 bed hospital

1 Disclosure of major projects is subject to client approval. This could impact the projects available for disclosure.

2 Backlog revenue as at 31 December 2015 for the projects listed totals A\$5,645.3 million, representing 88% of the total backlog revenue for the region in relation to Building projects.

3 Locations are New South Wales (NSW), Queensland (Qld), Victoria (Vic), South Australia (SA), and Western Australia (WA) Australian Capital Territory (ACT) and Northern Territory (NT).

4 Contract types are Lump Sum (LS), Managing Contractor (MC) and Construction Management (CM).

5 Construction value represents the Group's share of the total construction value of the project.

6 Secured date represents the financial year in which the project was secured.

7 Completion date represents the financial year in which the project is expected to be completed.

8 Includes client provisional funding.

9 Subject to planning approval.

10 Contract value relates to client budget.

Portfolio Report continued

Australia continued

Construction continued

Major Projects – Engineering^{1,2}

Project	Location ³	Client	Contract Type ⁴	Construction Value ⁵ A\$m	Secured Date ⁶	Completion Date ⁷	Sector	Description
North Connex M1 / NSW M2 Tunnel ⁸		NorthConnex Co. Pty. Ltd	D&C	1,279	2015	2019	Roads and Highways	Design and construct of the 9km twin motorway tunnels
Tintenbar to Ewingsdale, Pacific Highway, Northern NSW	NSW	NSW Roads and Maritime Services	D&C	645	2012	2016	Roads and Highways	Construction of a new 16.3 kilometre section of the highway, several bridges and a 400 metre tunnel
Gateway Upgrade North	Qld	Queensland Department of Transport & Main Roads	D&C	621	2016	2018	Roads and Highways	Widening 11.3 kilometres of motorway from four to six lanes between Nudgee and Bracken Ridge, upgrading the Nudgee Interchange and widening the Deagon Deviation to two lanes in each direction
Oxley Highway to Kundabung, Pacific Highway	NSW	NSW Roads and Maritime Services	D&C	599	2014	2018	Roads and Highways	Design and construction of 23 kilometres of upgrade works to the highway, including major bridge crossings across the Hastings and Wilson Rivers
Nambucca to Urunga, Pacific Highway, Mid-North Coast	NSW	NSW Roads and Maritime Services	D&C	552	2013	2017	Roads and Highways	Design and construction of 22 kilometres of dual carriageway and bridges
Kingsford Smith Drive	Qld	Brisbane City Council	D&C	441	2016	2019	Roads and Highways	Widening of Kingsford Smith Drive from four to six lanes between Theodore Street at Eagle Farm and Cooksley Street at Hamilton, and improvement works between Cooksley Street and Breakfast Creek Road at Albion
CBD Alliance	NSW	NSW Roads & Maritime Services	ALL	160	2014	2016	Roads and Highways	Construction of cycleways and bus relocation works in the Sydney City Centre, construction of a pedestrian bridge over Anzac Parade, and installation and modification of lifts in the Sydney Harbour Bridge
Epping to Thornleigh Third Track ⁸	NSW	Transport for New South Wales	ALL	147	2013	2017	Rail	Construction of a third rail track between Epping and Thornleigh
Bruce Highway Cooroy Southern Interchange to Cudgerie Drive	Qld	Queensland Department of Transport & Main Roads	SOR	110	2014	2017	Roads and Highways	Construction of 6.5km of new northbound highway lanes to duplicate the existing Cooroy bypass, including upgrade of the Cooroy Southern Interchange and new bridges over Six Miles Creek

1 Disclosure of major projects is subject to client approval. This could impact the projects available for disclosure.

2 Backlog revenue as at 31 December 2015 for the projects listed totals A\$2,788 million, representing 95% of the total backlog revenue for the region in relation to Engineering projects.

3 Locations are New South Wales (NSW) and Queensland (Qld).

4 Contract types are Design and Construct (D&C), Alliance (ALL) and Schedule of Rates (SOR).

5 Construction value represents the Group's share of the total construction value of the project.

6 Secured date represents the financial year in which the project was secured.

7 Completion date represents the financial year in which the project is expected to be completed.

8 Represents the Group's interest in the project joint venture.

Investment Management

Investments

	Region	Lendlease Interest %	Market Value ¹ December 2015 A\$m	Market Value ¹ June 2015 A\$m
Lend Lease International Towers Sydney Trust	Australia	15.0	263.3	181.5
Australian Prime Property Fund – Commercial	Australia	9.5	192.0	178.9
Craigieburn Central	Australia	25.0	83.0	81.2
Australian Prime Property Fund – Industrial	Australia	11.0	78.1	76.1
Lend Lease One International Towers Sydney Trust ²	Australia	12.5	62.8	191.3
Australian Prime Property Fund – Retail	Australia	1.1	44.3	43.5
Lend Lease Sub Regional Retail Fund	Australia	10.0	37.6	36.7
Lend Lease Real Estate Partners New Zealand Fund	New Zealand	5.3	7.6	7.0
Lend Lease Core Plus Fund	Australia	13.3	1.6	11.4
Lend Lease Communities Fund ¹	Australia	20.8	0.6	4.1
Lend Lease Retail Partners – Australia Fund	Australia	2.6	0.2	2.3
Total Investments			771.1	814.0

1 Represents the Group's assessment of the market value.

2 During the period the Group divested a 25% interest Lend Lease One International Towers Sydney Trust reducing the investment held from 37.5% to 12.5% of the trust.

Funds Under Management

Fund	Fund Type	Asset Class	Market Value ¹ December 2015 A\$b	Market Value ¹ June 2015 A\$b
Australian Prime Property Fund – Retail	Core	Retail	4.9	4.6
Lend Lease International Towers Sydney Trust	Core	Commercial	2.8	2.3
Australian Prime Property Fund – Commercial	Core	Commercial	2.6	2.5
Managed Investment Mandates	Core	Various	2.0	1.7
Lend Lease One International Towers Sydney Trust	Core	Commercial	1.1	0.9
Australian Prime Property Fund – Industrial	Core	Industrial	0.8	0.8
Lend Lease Sub Regional Retail Fund	Core	Retail	0.6	0.6
Lend Lease Real Estate Partners New Zealand Fund	Enhanced	Retail	0.2	0.2
Lend Lease Core Plus Fund ²	Core Plus	Various		0.1
Lend Lease Retail Partners – Australia Fund ³	Core Plus	Retail		0.1
Lend Lease Communities Fund 1 ⁴	Value Add	Residential		
Total FUM			15.0	13.8

1 Represents the Group's assessment of the market value.

2 Lend Lease Core Plus Fund funds under management is A\$16.5m which rounds down to 0.

3 Lend Lease Retail Partners – Australia Fund funds under management is A\$14.2m which rounds down to 0.

4 Lend Lease Communities Fund 1 funds under management is A\$40.7m which rounds down to 0.

Portfolio Report continued

Australia continued

Investment Management continued

Assets Under Management

Shopping centres	Managed on behalf of	GLA sqm/000s ¹	Market Value ² Dec 2015 A\$m	Market Value ² June 2015 A\$m
Cairns Central, Qld	APPF Retail	52.8		
Caneland Central, Qld	APPF Retail	65.6		
Caroline Springs Square, Vic	APPF Retail	21.0		
Sunshine Plaza, Qld	APPF Retail/Other joint owners	75.9		
Erina Fair, NSW	APPF Retail/Other joint owners	114.2		
Macarthur Square, NSW	APPF Retail/Other joint owners	94.6		
Mid City (retail), NSW	APPF Retail/Other joint owners	9.1		
Lakeside Joondalup, WA	APPF Retail/Other joint owners	97.4		
Craigieburn Central, Vic	APPF Retail/Lendlease	62.7	6,235.1	6,112.8
Menai Marketplace, NSW	Lend Lease Sub Regional Retail Fund	16.5		
Settlement City, NSW	Lend Lease Sub Regional Retail Fund	19.4		
Southlands Boulevard, WA	Lend Lease Sub Regional Retail Fund	21.4		
Armadale Shopping City, WA	Lend Lease Sub Regional Retail Fund	31.0		
Northgate, WA	Lend Lease Sub Regional Retail Fund	15.9		
Barangaroo South (Retail), NSW	Other owner	2.7		
Watertown, WA	Other owner	20.8		
Total		721.0	6,235.1	6,112.8

1 GLA represents the gross lettable area of the centres.

2 Represents the Group's assessment of the market value.

Asia

Property Development

Project	Sector	Location	Ownership Interest %	Estimated Completion Date ¹	Backlog Built-Form Units ²	Estimated Commercial Backlog sqm/000s ³
Zoned Projects						
Paya Lebar Central	Urban Regeneration	Singapore	30	2019	430	136
The Lifestyle Quarter at Tun Razak Exchange	Urban Regeneration	Malaysia	60	2024	1,800	233
Total zoned					2,230	369

- 1 Estimated completion represents the expected financial year in which the last unit will be settled for master-planned communities, and the construction completion date for apartments and non residential projects.
- 2 Backlog includes the total number of units in Group owned, joint venture and managed projects. The actual number of units for any particular project can vary as planning approvals are obtained.
- 3 Commercial space has been disclosed based on GFA. GFA in Asia refers to the total area of the covered floor space measured between the centre line of party walls, including the thickness of external walls but excluding voids. The actual land area and floor space for any particular project can vary as planning approvals are obtained.

Construction

Major Projects^{1,2}

Project	Location	Client	Contract Type ³	Construction Value ⁴ A\$m	Secured Date ⁵	Completion Date ⁶	Sector	Description
Cognita Asia	Singapore	Cognita Holdings Pte. Ltd.	D&C	152.6	2015	2017	Education	Green Field Site, new build of 35,000m ² (GFA) Storey school including surrounding infrastructure
SoftBank Fast Pole	Japan	SoftBank Mobile	MC	157.1	2011	2017	Telecommunications	Design and supply of concrete telecommunications poles
Paya Lebar Central – Early Works	Singapore	Roma Central Pte. Ltd.	GMP	102.3	2015	2016	Mixed Use	Early works component to design, construct and project manage a mixed use residential, retail and office development at Paya Lebar Central

- 1 Disclosure of major projects is subject to client approval. This could impact the projects available for disclosure.
- 2 Backlog revenue as at 31 December 2015 for the projects listed totals A\$228.5 million, representing 68% of the total Construction backlog revenue for the region.
- 3 Contract type is Design and Construct (D&C), Managing Contractor (MC) and Guaranteed Maximum Price (GMP).
- 4 Construction value represents the Group's share of the total construction value of the project.
- 5 Secured date represents the financial year in which the project was secured.+
- 6 Completion date represents the financial year in which the project is expected to be completed.

Investment Management

Investments

	Lendlease Interest %	Market Value ¹ Dec 2015 S\$m	Market Value ¹ June 2015 S\$m	Market Value ¹ Dec 2015 A\$m	Market Value ¹ June 2015 A\$m
Lend Lease Asian Retail Investment Fund (ARIF)					
ARIF 1 (313@somerset) ²	10.1	31.4	35.0	30.6	33.7
ARIF 2 (Setia City Mall) ^{3,4}	35.9	23.0	29.8	22.4	28.7
ARIF 3 (Jem) ⁴	20.1	159.2	160.9	154.6	154.7
313@somerset ²	25.0	103.5	114.6	100.5	110.2
Paya Lebar Central Joint Venture	30.0	177.8	165.1	172.6	158.7
Parkway Parade Partnership Limited	4.9	35.6	35.6	34.6	34.2
Total Investments		530.5	541.0	515.3	520.2

- 1 Represents the Group's assessment of the market value.
- 2 The Group owns 25% of the 313@somerset retail centre through its investment in CDR JV Ltd, with the remaining 75% held by ARIF 1, in which the Group holds a 10.1% interest.
- 3 The Group directly owns 35.9% of ARIF 2, which has a 50% ownership interest in Setia City Mall.
- 4 Capital redemptions during the period exceeded the share of profit/loss resulting in a decrease in the equity accounted investment.

Portfolio Report continued

Asia continued

Investment Management continued

Funds Under Management

Fund	Fund type	Asset class	Market Value ¹ Dec 2015 S\$b	Market Value ¹ June 2015 S\$b	Market Value ¹ Dec 2015 A\$b	Market Value ¹ June 2015 A\$b
Lend Lease Asian Retail Investment Fund (ARIF)	Core	Retail and Commercial	2.5	2.5	2.4	2.4
Managed Investment Mandate	Value Add	Retail and Commercial	1.3	1.3	1.3	1.3
Parkway Parade Partnership Limited	Core Plus	Retail and Commercial	1.2	1.2	1.2	1.2
Lend Lease Jem Partners Fund Limited	Core	Retail and Commercial	0.5	0.5	0.4	0.4
Total FUM			5.5	5.5	5.3	5.3

1 Represents the Group's assessment of the market value.

Assets Under Management

Shopping centres	Managed on behalf of	GLA ¹ sqm/000s	Market Value ² Dec 2015 S\$m	Market Value ² June 2015 S\$m	Market Value ² Dec 2015 A\$m	Market Value ² June 2015 A\$m
Jem, Singapore	ARIF/Lend Lease Jem Partners Fund Limited	108.2	1,880.0	1,880.0	1,825.2	1,807.7
Parkway Parade, Singapore	Parkway Parade Partnership Limited	52.5	1,206.0	1,196.0	1,170.9	1,150.0
313@somerset, Singapore	ARIF/Lendlease	27.1	1,040.0	1,100.0	1,009.7	1,057.7
Setia City Mall, Malaysia	ARIF	107.0	253.7	284.3	246.3	273.4
Total		294.8	4,379.7	4,460.3	4,252.1	4,288.8

1 Represents the net lettable area of the centres.

2 Represents the Group's assessment of the market value.

Europe

Property Development

Project Listing

Project	Sector	Location	Ownership Interest %	Estimated Completion Date ¹	Backlog Built-Form Units ²	Residential Land sqm/000s ³	Commercial Backlog sqm/000s ³	Estimated Backlog sqm/000s ³
Zoned Projects								
Elephant & Castle	Urban Regeneration	London, UK	100%	Various	2,755			19
Deptford	Urban Regeneration	London, UK	100%	Various	915			7
The International Quarter	Urban Regeneration	London, UK	50%	Various	335			200
Wandsworth	Urban Regeneration	London, UK	100%	Various	110			
Chiswick	Urban Regeneration	London, UK	100%	2018	65			1
UK residential projects	Urban Regeneration	Various	Various	Various	585	16		3
Total zoned					4,765	16		230
Unzoned Projects								
Deptford	Urban Regeneration	London, UK	100%	Various	215			
Chiswick	Urban Regeneration	London, UK	100%	2018	75			1
Hungate	Urban Regeneration	Regions	50%	Various	230			
Total unzoned					520			1
Total Development					5,285	16		231

1 Estimated completion date for built-form units represents the financial year in which the project construction is expected to be completed.

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

3 Represents net developable land in relation to master-planned urban communities and net developable floor space for other developments. The actual land area and floor space for any particular project can vary as planning approvals are obtained.

Infrastructure Development

Project	Location	Status	Actual Financial Close Date	Operat-ional Term Years	Estimated Construction Value ¹ £m	Percentage of Construction Complete %	Facilities Management Revenue Backlog ² £m	Invested Equity ³ £m	Committed Equity ⁴ £m
Healthcare									
Majadahonda Hospital	Spain	Operational	Apr 05	30	168	100	43.4	3.0	
Brescia ²	Italy	Under construction	Mar 11	33	89	90		2.1	0.8
Treviso Hospital	Italy	Preferred bidder	Oct 16	21	99			1.0	5.1
Total					356		43.4	6.1	5.9

1 Represents total construction value over the contract duration.

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

3 Invested equity refers to the contributed equity for each project.

4 Committed equity refers to equity the Group has a future commitment to invest.

Portfolio Report continued

Europe continued

Construction

Major Projects^{1,2}

Project	Location	Client	Contract Type ³	Construction Value ⁴ £m	Construction Value ⁴ A\$m	Secured Date ⁵	Completion Date ⁶	Sector	Description
Ministry of Defence Single Living Accommodation Modernisation Phase ²	UK	Defence Estates	GMP	471	1,002	2003	2016	Defence	Construction and upgrade of single living accommodation for the military across a number of locations
Rathbone Square	London	Great Portland Estates plc	LS	198	422	2015	2017	Mixed-use	Design and construction of mixed residential, commercial, retail and public realm in London's West End, including 162 residential apartments and 265,000 square feet of commercial office space
Kings Gate House and The Zig Zag Building	London	Land Securities plc	LS	175	371	2013	2016	Mixed-use	Demolition of existing office block and design and construction of a 12 storey commercial and retail block and a 14 storey residential building
North Wales Prison	Wales	Ministry of Justice	LS	157	334	2015	2017	Justice	Design and construction of 2010 inmate super prison in North Wales
The International Quarter Building 1	London	Stratford City Business District Limited	LS	138	294	2016	2018	Commercial	New build 20 storey office building providing 500,000 square feet of office space with retail on ground floor
Elephant and Castle South Gardens	London	Lend Lease Residential (CG) Plc	LS	115	245	2015	2017	Residential	Design and construction of approximately 342 residential units
Beacon Barracks	Midlands England	The Secretary of State for Defence	GMP	97	207	2013	2016	Defence	Design and construction of single living accommodation for the military, regimental headquarters, mess and catering facilities and technical workshops, and the upgrade of the existing base's infrastructure
The International Quarter – Glasshouse Gardens	London	SCBD Residential Ltd	LS	88	188	2014	2018	Residential	Design and construction of two residential towers (30 storey and 18 storey) comprising 333 units
The International Quarter Building 2	London	Stratford City Business District Limited	LS	81	173	2016	2018	Commercial	10 storey office building providing 267,000 square feet of office space with retail units at ground floor
Elephant and Castle One The Elephant	London	Lend Lease Residential (CG) Plc	LS	79	168	2013	2016	Residential	Design and construction of 284 apartments in a 37 storey tower and a four storey pavilion building plus shared basement, with ground floor retail and commercial areas
Ruskin Square Building 03	London	Stanhope plc	LS	48	102	2015	2017	Commercial Offices	Design and construction of a new commercial office building

1 Disclosure of major projects is subject to client approval. This could impact the projects available for disclosure.

2 Backlog revenue as at 31 December 2015 for the projects listed totals £656.0 million, representing 88% of the total Construction backlog revenue for the region.

3 Contract types are Guaranteed Maximum Price (GMP) and Lump Sum (LS).

4 Construction value represents the Group's share of the total construction value of the project.

5 Secured date represents the financial year in which the project was secured.

6 Completion date represents the financial year in which the project is expected to be completed.

Investment Management

Investments

	Lend Lease Interest %	Market Value ¹ Dec 2015 £m	Market Value ¹ June 2015 £m	Market Value ¹ Dec 2015 A\$m	Market Value ¹ June 2015 A\$m
Lend Lease Retail Partnership	4.3	37.0	35.2	75.4	71.8
Lend Lease PFI/PPP Infrastructure Fund LP (UKIF) ²			2.1		4.3
Total		37.0	37.3	75.4	76.1

1 Represents the Group's assessment of the market value.

2 The Group sold its remaining 1% investment in Lend Lease PFI/PPP Infrastructure Fund LP (UKIF) along with the funds management rights during the period December 2015.

Funds Under Management

Fund	Fund type	Asset class	Market Value ¹ Dec 2015 £b	Market Value ¹ June 2015 £b	Market Value ¹ Dec 2015 A\$b	Market Value ¹ June 2015 A\$b
Lend Lease Retail Partnership	Core	Retail	0.8	0.8	1.7	1.7
Lend Lease PFI/PPP Infrastructure Fund LP (UKIF) ²	Core	Infrastructure		0.2		0.5
Total FUM			0.8	1.0	1.7	2.2

1 Represents the Group's assessment of the market value.

2 The Group sold its remaining 1% investment in Lend Lease PFI/PPP Infrastructure Fund LP (UKIF) along with the funds management rights during the period December 2015.

Assets Under Management

Shopping centres	Managed on behalf of	GLA ¹ sqm/000s	Market Value ² Dec 2015 £m	Market Value ² June 2014 ⁵ £m	Market Value ² Dec 2015 A\$m	Market Value ² June 2015 A\$m
Touchwood, Solihull	Lend Lease Retail Partnership	60.4	298.3	282.8	608.8	577.1
Queensgate, Peterborough	IREEF Queensgate Peterborough	81.3	212.0	212.0	432.7	432.7
Total		141.7	510.3	494.8	1,041.5	1,009.8

1 GLA represents the gross lettable area of the centres.

2 Represents the Group's assessment of the market value.

Portfolio Report continued

Americas

Property Development

Project	Sector	Location	Ownership Interest %	Estimated Completion Date ¹	Backlog Land Units ²	Backlog Built-Form Units ²	Estimated Commercial Backlog sqm/000s ³
Zoned Projects							
Horizon Uptown	Communities	Colorado	100%	2033	3,860		371
Covington Medical Arts Pavillion	Healthcare	Louisiana	100%	2014			5
Bon Secours DePaul Medical Plaza	Healthcare	Virginia	100%	2015			9
281 Fifth Avenue	Apartments	New York	40%	2019		130	1
Total zoned					3,860	130	386
Unzoned Projects							
Clippership Wharf	Apartments	Massachusetts	100%	2021		480	1
Riverline (previously River South)	Urban Regeneration	Illinois	60%	2025		2,915	
Total unzoned						3,395	1
Total Development					3,860	3,525	387

1 Estimated completion date represents the estimated financial year in which the last unit will be settled for master-planned communities and the financial year in which construction will be completed for apartments and healthcare projects.

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

3 Represents expected rentable square metres. The actual floor space for any particular project can vary as planning approvals are obtained.

Infrastructure Development

Military Housing Project Listing

Project	Location	Service	Status	Actual Financial Close Date	Operational Term Years	Estimated Capital Spend ¹ US\$m	Percentage of Construction Completed %	Invested Equity ² US\$m	Committed Equity ³ US\$m	Units Under Management ⁴
Air Combat Command Group II	Arizona/ New Mexico	Air Force	Operational	Jul 07	50	224.2	100	11.0		2,200
Camp Lejeune Phases 1 and 2	North Carolina/ New York	Marine Corps	Operational	Oct 05	50	459.8	100	10.0		4,350
Camp Lejeune Phase 3	North Carolina/ New York	Marine Corps	Operational	Nov 07	50	268.1	92	4.5		2,120
Tri-Command	South Carolina	Marine Corps	Operational	Feb 03	50	140.0	100	3.3		1,500
Fort Campbell	Kentucky	Army	Operational	Dec 03	50	313.2	100	6.0		4,450
Fort Drum	New York	Army	Operational	May 05	50	504.9	100	5.0		4,025
Fort Hood	Texas	Army	Operational	Oct 01	50	296.0	100	6.0		5,900
Fort Hood Stage 3 (Chaffee Village 1)	Texas	Army	Operational	May 14	50	73.6	25			
Fort Knox Phase 1	Kentucky	Army	Operational	Feb 07	50	195.5	99		3.0	2,350
Fort Knox Phase 2 (Additional Scoring)	Kentucky	Army	Operational	Oct 10	50	15.6	97			35
Hickam	Hawaii	Air Force	Operational	Feb 05	50	663.4	100	17.3		2,500
Island Palm Communities	Hawaii	Army	Operational	Apr 05	50	2,166.7	84	8.0		7,750
PAL Groups A & B	Various	Army	Operational	Aug 09	50	213.6	100			7,450
PAL Group C ⁵	Various	Army	Operational	May 13	50	380.4	37			5,050
Tri-Group	Colorado/ California	Air Force	Operational	Sep 07	50	235.1	100	10.9		1,525
Wainwright/Greely Phase 1	Alaska	Army	Operational	Apr 09	50	52.5	100			1,900
Wainwright/Greely Phase 2	Alaska	Army	Operational	Sep 10	50	217.3	75		2.0	
Total						6,419.9		82.0	5.0	53,105

1 Changes in estimated capital spend from prior reports reflect adjustments made to contract values, project scope changes, addition of out-year work after the completion of the IDP and (for certain projects) the impact of contractual shared savings realised during the development period.

2 Invested equity refers to the contributed equity for each project.

3 Committed equity refers to equity the Group has a future commitment to invest.

4 Units under management are the expected number of units at the end of the initial project development period.

5 PAL Lee Benning project, disclosed as preferred bidder at June 2015, reached financial close during the period to December 2015. For reporting purposes, PAL Lee Benning project has now been included as an extension of the PAL C project.

Portfolio Report continued

Americas continued

Construction

Major Projects^{1,2}

Project	Location	Client	Contract Type ³	Construction Value ⁴ US\$m	Construction Value ⁴ A\$m	Secured Date ⁵	Completion Date ⁶	Sector	Description
432 Park Avenue	New York	CIM Group	GMP	683	948	2012	2016	Mixed-use	Construction manager for a 73,000 square metre, 89 storey condominium and retail project
56 Leonard Avenue	New York	56 Leonard LLC	GMP	383	531	2012	2017	Residential	Construction manager for a 42,000 square metre, 60 storey residential building with 146 units
LUMINA	San Francisco	Tishman Speyer	GMP	369	513	2013	2016	Residential	Construction manager for 655 condominium units in two towers (37 and 42 storeys, respectively) and two nine storey residential buildings
252 East 57th Street	New York	World Wide Holdings	GMP	357	496	2014	2016	Mixed-use	Construction manager for a 51 storey high rise luxury condominium tower, consisting of 31 condominium units and 8 staff quarters
520 Park Avenue	New York	Zeckendorf Development LLC	GMP	288	400	2014	2018	Office	Construction of 125,000 square metres, 53 storey office tower and garage built over an existing podium
Riverpoint	Chicago	Riverpoint LLC (Hines)	GMP	235	326	2015	2017	Office	Construction of 125,000 square metres, 53 storey office tower and garage built over an existing podium
400 Park Avenue South	New York	ET 500 PAS LLC (JV)	GMP	214	298	2012	2016	Residential	Construction manager for a 43 storey residential project, split between condominiums and apartments
Biological development and clinical manufacturing buildings	Boston	Bristol Myers Squibb	GMP	181	251	2014	2016	Pharmaceutical	Construction manager for a 22,300 square metre biological development building and a 12,100 square metre clinical manufacturing building
9 W Walton	Chicago	9 West Walton Condominium Developer LLC	GMP	134	186	2015	2018	Residential	Construction of 35 storey condominium building
Brodsky City Point Tower 2	New York	The Brodsky Organization	CM	134	185	2014	2016	Residential	Construction manager for a 33 storey reinforced concrete residential tower

1 Disclosure of major projects is subject to client approval. This could impact the projects available for disclosure.

2 Backlog revenue as at 31 December 2015 for the projects listed totals US\$698.5 million, representing 17% of the total Construction backlog revenue for the region.

3 Contract types are Guaranteed Maximum Price (GMP) and Construction Management (CM).

4 Construction value represents the Group's share of the total construction value of the project.

5 Secured date represents the financial year in which the project was secured.

6 Completion date represents the financial year in which the project is expected to be completed.