

BABCOCK & BROWN RESIDENTIAL LAND PARTNERS



Babcock & Brown Residential Land Partners Limited · ABN 49 119 517 985
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as responsible entity of the Babcock & Brown Residential Land Partners Trust · ARSN 119 613 848
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ASX Release

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POTENTIAL SALE OF LINKS LIVING'S RESIDENTIAL PORTFOLIO

Babcock & Brown Residential Land Partners (ASX: BLP) noted the decision by Links Living to invite selected parties to bid for its entire residential portfolio. BLP currently holds investments in two of Links Living's four residential projects, namely the Sandhurst Club (50% interest) and Sanctuary Lakes (26.7% interest) in Victoria. These investments represent approximately 13% of BLP's gross asset value.

Mr Michael Balkin, Managing Director of BLP, said "We have been in close consultation with Links in relation to its potential portfolio sale. While BLP is not in the business of divestures of this nature, we are not sentimental about our projects. When superior returns can be realised and the proceeds re-invested effectively we definitely welcome such opportunities. Given our strong pipeline of acquisition opportunities under review we are confident that we can re-deploy the proceeds from a sale, should they eventuate, within a short time frame."

"In our opinion, the level of investor demand which has led Links Living to invite bids for its portfolio only serves to illustrate the quality of residential land development projects selected by BLP for investment."

"BLP has the right to refuse any sale that doesn't offer an improved rate of return on its investment and is therefore not in the best interests of its Securityholders."

"Should the sale of Links Living's residential portfolio eventuate, Links Living's 8.7 million security holding in BLP will remain escrowed until 30 June 2008 as originally agreed."

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About Babcock & Brown Residential Land Partners

Babcock & Brown Residential Land Partners (BLP) is a listed vehicle managed by Babcock & Brown which invests in a diversified portfolio of quality residential land projects which are developed by a range of Australia's leading private developers.

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BLP offers securityholders liquidity, geographic, project and product diversity, access to quality private developers, long term potential for growth and, importantly, the benefit of access to Babcock & Brown's considerable investment and structuring experience in the real estate sector.

For further details please see our website: www.bbresidentiallandpartners.com