

BABCOCK & BROWN RESIDENTIAL LAND PARTNERS

Babcock & Brown Residential Land Partners Limited · ABN 49 119 517 985
Babcock & Brown Residential Land Partners Services Limited · ABN 40 118 364 499
as responsible entity for Babcock & Brown Residential Land Partners Trust ARSN 119 613 848
Level 39 Chifley Tower · 2 Chifley Square · Sydney NSW 2000 Australia
T +61 2 9229 1800 · F +61 2 9235 3496



ASX Release

4 July 2006

BABCOCK & BROWN RESIDENTIAL LAND PARTNERS – SETTLEMENT OF BMD HOLDINGS / URBEX DEVELOPMENT INTERESTS

Babcock & Brown Residential Land Partners (ASX: BLP) has today settled the acquisition of its 30% economic interest in BMD Holdings / Urbex's development rights over the Kalynda Chase Estate project, and a 75% economic interest in Ascot Chase project.

This completes settlement of BLP's interests in its initial portfolio as detailed in BLP's combined prospectus and product disclosure statement dated 6 June 2006.

Michael Balkin, Chief Executive Officer of BLP said: "We are very pleased with the level of interest, support and confidence shown to date in this unique investment opportunity which we believe will provide significant returns and ongoing growth prospects."

Overview of Initial Portfolio

Project	State	Development Manager	Project Location	Forecast Total Lot Yield	Investment Value (million)	Agreed Investment Value	BBRLP Economic Interest (%)
Kalynda Chase Estate, Townsville	QLD	BMD/Urbex	Growth Area	1,500	\$22.5	\$18.0	30%
Ascot Chase, Melbourne	VIC	BMD/Urbex	Infill Site	397	\$67.0	\$60.0	75%
Officer	VIC	Metricon	Growth Corridor	366	\$22.2	\$19.5	100%
Renaissance Rise, Mernda	VIC	Metricon	Growth Corridor	315	\$18.0	\$18.0	100%
Seabreeze Estate, Pottsville	NSW	Metricon	Growth Area	244	\$19.0	\$16.0	100%
Marie Avenue, Taree	NSW	Winten	Growth Area	253	\$6.4	\$6.4	92%
Forster	NSW	Winten	Growth Corridor	178	\$19.0	\$19.00	92%
Haywards Bay, Wollongong	NSW	Winten	Infill Site	277	\$50.0	\$46.5	92%

BABCOCK & BROWN

Mirador Heights, Merimbula	NSW	Winten	Growth Area	338	\$26.0	\$26.0	92%
Pacific Dunes, Port Stephens	NSW	Citta	Growth Area	373	\$47.0	\$47.00	19.1%
Totals				4,241	\$297.1	\$276.4	N/A

For further information:

Michael Balkin
Chief Executive Officer
B&B Residential Land Partners
+61 2 9229 1800

Erica Borgelt
Investor Relations
B&B Residential Land Partners
+61 2 9229 1800

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.

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