



**BRASCAN RESIDENTIAL  
PROPERTIES S.A.**  
CORPORATE TAXPAYERS'S ID  
(CNPJ/MF)  
07.700.557/0001-84  
CORPORATE REGISTRY ID  
(NIRE)  
33.300.277.153  
Publicly-held Company



**COMPANY S.A.**  
CORPORATE TAXPAYERS'S ID  
(CNPJ/MF)  
58.877.812/0001-08  
CORPORATE REGISTRY ID  
(NIRE)  
35.300.175.891  
Publicly-held Company



**MARAGOGIPE INVESTIMENTOS  
E PARTICIPAÇÕES LTDA**  
CORPORATE TAXPAYERS'S ID  
(CNPJ/MF)  
09.197.736/0001-76  
CORPORATE REGISTRY ID (NIRE)  
33.2.0800389-1

### **MATERIAL FACT**

In compliance with Article 157, Paragraph 4 of Law 6,404 as of December 15, 1976 and CVM Rule 358/02, **Brascan Residential Properties S.A.**, a publicly-held company headquartered at Avenida Prefeito Dulcídio Cardoso, 4225, loja A, parte, Barra da Tijuca, in the City of Rio de Janeiro, State of Rio de Janeiro, in conjunction with **Company S.A.**, a publicly-held company headquartered at Rua Funchal, nº 418 – 28 floor, in the City of São Paulo, State of São Paulo and **Maragogipe Investimentos e Participações Ltda**, a company controlled by the holding **Grupo Malzoni**, headquartered at Rua Barão de Tefé, 247, Bloco A - sobreloja (parte), Água Branca, in the City of São Paulo, State of São Paulo, (“Buyers”) publicly announces the following MATERIAL FACT:

As regards the matter disclosed by the press about the seizure of the land located on Av. Faria Lima, the Buyers announce that the acquisition was preceded by a thorough examination of the real estate's and the seller's documents, whose evidence of ownership is provided by a writ of adjudication issued by the 18th Civil Court of São Paulo.

The purchase was carried out through a final deed executed with a Notary Public in the city of São Paulo on April 25, 2008, and has already been registered.

The Buyers announce that the project's planning and the work schedule will be kept.

Rio de Janeiro, May 12, 2008.

**Cristiano Gaspar Machado**  
CFO and Investor Relations Officer  
Brascan Residential Properties S.A.

**Luiz Rogélio Rodrigues Tolosa**  
CFO and Investor Relations Officer  
Company S.A.

**Rubens Marques Ferreira Júnior**  
CEO  
Grupo Malzoni