

BRASCAN RESIDENTIAL PROPERTIES S.A.
Corporate Taxpayers' Id. (CNPJ/MF): 07.700.557/0001-84
Company Registry (NIRE) No.: 33.300.277.153
Publicly-held Company

MATERIAL FACT

In compliance with article 157, clause 4 of Law 6404 dated 12/15/76 and CVM Instruction 358/02, Brascan Residential Properties, a publicly held company headquartered at Avenida Prefeito Dulcídio Cardoso, 4225, loja A, parte, Barra da Tijuca, city and state of Rio de Janeiro ("Company"), hereby informs the public the following MATERIAL FACT:

The Company is in an advanced stage of negotiations for acquiring 100% of the share capital of MB Engenharia S.A. ("MB Engenharia"), and has, on this date, entered into an exclusive agreement for concluding the acquisition process.

Said agreement will be valid until April 4, 2008, and may be extended for a period of 15 (fifteen) days, if both parties agree.

MB Engenharia belongs to the business group that has its origins in Maia e Borba, a company established in 1986. MB Engenharia, which was established in October 2000, is one of the leading real estate developers in the mid-west region, in terms of revenue for the year 2006, according to specialist industry publications.

Its operations are focused on the mid-low and middle income residential segments, and are mainly concentrated in regions with housing deficits, distributed in 16 cities across 7 states and the Federal District, which include the metropolitan regions of Brasília – DF, Goiânia - GO, Cuiabá – MT, Fortaleza – CE and Campinas – SP.

Rio de Janeiro, March 20, 2008.

Cristiano Gaspar Machado
Chief Financial and Investor Relations Officer