



**BRASCAN RESIDENTIAL PROPERTIES S.A.**  
Corporate Taxpayer's ID (CNPJ/MF) nº. 07.700.557/0001-84  
Company Registry (NIRE) 33.300.277.153  
Publicly Held Company

### **MATERIAL FACT**

Pursuant to article 157 paragraph 4 of Law nº 6.404, dated of 12/15/1976, and CVM instruction nº. 358/02, Brascan Residential Properties, 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 ("Company"), hereby discloses the following MATERIAL FACT:

In addition to the Material Fact released on April 17, 2008, the Company announced, on this date, that through its wholly-owned subsidiary Brascan Barueri SPE S.A., together with COMPANY S.A. and a company controlled by the Malzoni Group, it has executed, as a purchaser, the final deed of property exchange with return for the acquisition of several glebes located at Avenida Brigadeiro Faria Lima, 3601, in the City of São Paulo with a total area of 17,350 m<sup>2</sup> and construction potential of 77,464 m<sup>2</sup> of computable area ("Land").

Brascan Barueri SPE S.A.'s payment of its 50% share in the land will amount to R\$ 125,000,000 (one hundred twenty five million reais) in cash and 13,000 m<sup>2</sup> of computable area to be developed by the partners in the project.

Rio de Janeiro, April 25, 2008.

**Cristiano Gaspar Machado**  
CFO and IRO