

Lend Lease Corporation

Portfolio Report as at 30 June 2006

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All currency amounts in this report are expressed in Australian dollars unless otherwise specified.

The Portfolio Report is based on the Group's consolidated financial statements for the year ended 30 June 2006 and should be read in conjunction with those financial statements.

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Retail

Assets Under Management

Shopping Centres	Managed on behalf of	GLA ¹ sqm	Market Value ² June 2006 A\$m	Market Value ² June 2005 A\$m
Asia Pacific				
Australia	Lend Lease Managed Funds/Other Joint Owners	422,600	2,721.0	2,420.5
Singapore ³	Lend Lease Managed Funds	49,700	599.2	545.0
Total Asia Pacific		472,300	3,320.2	2,965.5

Shopping Centres	Managed on behalf of	GLA ¹ sqm	Market Value ² June 2006 £m	Market Value ² June 2006 A\$m	Market Value ² June 2005 £m	Market Value ² June 2005 A\$m
United Kingdom						
Bluewater, Kent	Lend Lease Retail Partnership/30% direct ownership	148,600	2,026.5	4,942.7	1,823.6	4,394.2
Overgate, Dundee	Lend Lease Overgate Partnership	39,000	181.8	443.4	158.0	380.7
Touchwood, Solihull	Lend Lease Retail Partnership	60,400	280.8	684.9	252.3	608.0
Golden Square, Warrington	Warrington Retail Unit Trust	28,800	92.4	225.4	82.8	199.5
The Meadows, Chelmsford	Chelmsford Meadows Unit Trust	14,000	80.1	195.5		
Total United Kingdom		290,800	2,661.6	6,491.9	2,316.7	5,582.4
Total assets under management		763,100	–	9,812.1	–	8,547.9

1 GLA represents the gross lettable area of the centres.

2 The market value represents Lend Lease's assessment of the value of the underlying assets.

3 The market value for Singapore assets in local currency is S\$719.0 million (June 2005: S\$681.3 million)

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Retail continued

Development Pipeline

Shopping Centres	Managed on behalf of	Current GLA ¹ sqm	Estimated Additional GLA ^{1,2} sqm	Estimated Development Cost ² A\$m	Estimated Completion Date
Total Asia Pacific	Lend Lease Managed Funds/Other Joint Owners	422,600	78,100	645	n/a

Shopping Centres	Managed on behalf of	Current GLA ¹ sqm	Estimated Additional GLA ^{1,2} sqm	Estimated Development Cost ² £m	Estimated Development Cost ² A\$m	Estimated Completion Date
United Kingdom						
Golden Square, Warrington	Warrington Retail Unit Trust	28,800	34,800	150	366	2007
Bluewater Events Venue, Kent	Lend Lease Retail Partnership		5,200	50	122	2008
Overgate, Dundee	Lend Lease Overgate Partnership	39,000	20,000	100	244	2009
Park Place, Croydon	Park Place Unit Trust		82,700	600	1,463	2012
Arndale, Eastbourne	Performance Retail Unit Trust	36,200	37,000	200	488	2011
Cameron Toll, Edinburgh	Performance Retail Unit Trust	23,700	13,900	50	122	2010
The Meadows, Chelmsford	Chelmsford Meadows Unit Trust	14,000	50,000	300	732	2012
Total United Kingdom		141,700	243,600	1,450	3,537	
Total development pipeline		564,300	321,700	–	4,182	

1 GLA represents the gross lettable area of the centres.

2 The estimated additional GLA and development cost is dependent on future planning approvals and is subject to commercial feasibility and approvals from joint venture partners.

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Communities

Overview

Lend Lease is involved in the development of large scale urban communities in the UK, Australia and the Americas.

Communities	Region	Number of Projects	Backlog Units
Zoned			
Delfin Lend Lease	Australia	19	27,250
Lend Lease Development	Australia	9	8,100
Senior Living	Australia	13	650
The Crosby Group	UK	18	3,550
Other Communities	UK	2	10,150
Other Communities	Americas	2	3,025
Total zoned		63	52,725
Unzoned			
Delfin Lend Lease	Australia	3	40,400
The Crosby Group	UK	2	280
Total unzoned		5	40,680
Total		68	93,405

Military Housing	Region	Number of Projects	Units Under ¹ Management
Actus Lend Lease			
Awarded	Americas	7	27,700
Preferred bidder	Americas	4	6,500
Total		11	34,200

¹ Includes projects where Lend Lease is preferred bidder, including extensions of two existing projects.

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Communities continued

Delfin Lend Lease – Project Listing

Project	Location	Ownership Interest	Estimated Completion Date	Total Units ¹	Backlog ² Units
Zoned Projects					
Woodlands ³	QLD	100%	2011	1,260	1,200
Forest Gardens	QLD	50% JV/Land management	2009	1,570	320
Forest Lake	QLD	100%	2007	7,600	10
Riverside Gardens	QLD	Land management	2007	1,820	60
Varsity Lakes	QLD	Land management	2010	1,490	110
Springfield Lakes	QLD	Land management	2015	10,000	8,950
Fairway Waters	NT	Land management	2007	1,040	60
The Chase	NT	Land management	2007	970	80
Wilton Parklands	NSW	Land management	2015	1,200	1,200
Holroyd	NSW	Land management	2007	70	30
St Marys ³	NSW	100%	2017	5,400	5,300
Nelsons Ridge	NSW	Land management	2010	920	550
Forde	ACT	25% JV/Land management	2013	1,100	1,100
Edgewater	VIC	100%	2012	1,120	620
Craigieburn	VIC	Land management	2008	3,100	750
Lakeside at Pakenham ³	VIC	Land management	2010	2,350	900
Caroline Springs	VIC	50% JV/Land management	2012	7,480	2,650
Laurimar	VIC	100%	2015	1,850	1,840
Mawson Lakes	SA	50% JV/Land management	2011	4,670	1,520
Total zoned				55,010	27,250
Unzoned Projects					
Yarrabilba	QLD	Staged acquisition		23,400	23,400
Calderwood	NSW	Land management		4,000	4,000
Lockerbie	VIC	Staged acquisition		13,000	13,000
Total unzoned				40,400	40,400
Total Delfin Lend Lease				95,410	67,650

1 Represents residential and non residential units and built form dwellings forecast to be completed by the end of the project.

2 Backlog includes the total number of units in both Company owned and joint venture projects. The actual number of units for any particular project can vary as planning applications are obtained.

3 Subsequent to year end, the Woodlands and Lakeside projects and the Ropes Crossing precinct of the St Marys project were sold to the Lend Lease Communities Fund 1.

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Communities continued

Lend Lease Development – Project Listing

Project	Location	Ownership Interest	Estimated Completion Date	Total Units ¹	Backlog ² Units
Surfers Paradise	QLD	Land management	2015	2,150	2,150
Hyatt Coolum	QLD	100%	2012	500	470
Twin Waters Residential	QLD	100%	2013	1,765	680
Twin Waters Resort	QLD	51% JV	2009	65	60
Jacksons Landing	NSW	50% JV	2012	1,370	450
Rouse Hill	NSW	51% JV/Land management	2018	1,720	1,680
Newington	NSW	50% JV/Land management	2009	2,000	210
St Patricks	NSW	50% JV/Land management	2009	140	130
Victoria Harbour	VIC	Land management	2021	2,270	2,270
Total Lend Lease Development				11,980	8,100

1 Represents residential and non residential units and built form dwellings forecast to be completed by the end of the project.

2 Backlog includes the total number of units in both Company owned and joint venture projects. The actual number of units for any particular project can vary as planning applications are obtained.

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Communities continued

Senior Living – Project Listing

Property	Location	Dwellings Under Management Units	Dwellings to Be Developed Backlog Units ¹	Average Tenure of Current Deferred Management Fees Years
Senior Living				
Keperra Sanctuary	QLD	241	29	5.8
The Terraces	QLD	41	47	2.2
Glenaeon	NSW	263	8	6.4
Lutanda Manor	NSW	133		7.6
Pittwater	NSW	85		6.9
Nelson's Grove	NSW		170	
Abervale ²	VIC	237		8.2
Burwood Terrace	VIC	96	10	4.3
Fiddlers Green ²	VIC	229		7.2
Forest Hills	VIC	158	1	5.2
Highvale	VIC	188	2	7.4
Peppertree Hill	VIC	210		9.6
Trinity Green	SA	6	83	3.4
Other sites ³	Various		300	
Total Senior Living		1,887	650	6.9

1 Backlog includes the total number of units in both Company owned and joint venture projects. The actual number of units for any particular project can vary as planning applications are obtained. Senior Living units relate to potential units on existing sites.

2 Managed on behalf of the Lend Lease Core Plus Fund.

3 Predominately Delfin Lend Lease sites.

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Communities continued

The Crosby Group – Project Listing

Project	Location	Ownership Interest	Estimated Completion Date	Total Units ¹	Backlog Units ²
B5 Southside	Birmingham	100%	2007	470	100
Navigation Street	Birmingham	100%	2007	350	190
Essex Street	Birmingham	100%	2008	280	280
John Bright St	Birmingham	100%	2008	190	190
St James	Cheltenham	100%	2008	140	140
Clarence Dock	Leeds	100%	2008	1,150	580
Green Quarter	Manchester	100%	2009	1,380	950
Potato Wharf	Manchester	100%	2007	230	230
Smithfield	Manchester	50%	2007	130	10
Quay Street 2	Manchester	100%	2007	70	70
Hungate	York	33%	2011	720	720
Other	Various	50 – 100%	Various	1,930	90
Total zoned				7,040	3,550
Honduras Wharf	Birmingham	100%	2008	130	130
Unities and armouries	Birmingham	100%	2008	150	150
Total unzoned				280	280
Total The Crosby Group				7,320	3,830

1 Represents residential and non residential units and built form dwellings forecast to be completed by the end of the project.

2 Backlog includes the total number of units in both Company owned and joint venture projects. The actual number of units for any particular project can vary as planning applications are obtained.

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Communities continued

Other Communities – United Kingdom – Project Listing

Project	Location	Ownership Interest	Completion Date	Total Units	Backlog Units ¹
Greenwich Peninsula	London	51%	2025	10,000	10,000
Adelaide Wharf (First Base)	London	45%	2007	150	150
Total Other Communities – United Kingdom				10,150	10,150

1 Backlog includes the total number of units in both Company owned and joint venture projects. The actual number of units for any particular project can vary as planning applications are obtained.

Other Communities – Americas – Project Listing

Project	Location	Ownership Interest	Completion Date	Total Units	Backlog Units ¹
San Francisco Piers Terminal	San Francisco	54.95%	2007	136	75
Horizon City Center	Denver	100%	2018	2,950	2,950
Total Other Communities – Americas				3,086	3,025

1 Backlog includes the total number of units in both Company owned and joint venture projects. The actual number of units for any particular project can vary as planning applications are obtained.

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Communities continued

Actus Lend Lease – Military Housing – Project Listing

Project	Location	Status	Initial Development Period Years	Project Term Years	Estimated Capital Spend ¹ US\$m	Percentage Completed %	Invested Equity US\$m	Committed Equity ² US\$m	Units Under Management
Fort Hood	Texas	Operational	6	50	225	100		6.0	5,900
Beaufort Military Complex	South Carolina	Operational	5	50	150	62	3.3		1,700
Fort Campbell	Kentucky	Operational	6	50	200	43		6.0	4,300
Hickam AFB	Hawaii	Operational	6	50	250	23	16.5		1,300
Army RCI	Hawaii	Operational	10	50	2,000	5	8.0		8,000
Fort Drum	New York	Operational	5	50	225	17		5.0	3,100
Marine Corps Installations	North Carolina/ New York	Operational	5	50	350	6	7.5		3,400
Fort Knox	Kentucky	Preferred bidder	8	50	200				2,500
Air Combat Command Group II	Arizona/New Mexico	Preferred bidder	4	50	300				2,000
Marine Corps Installation (Phase 2)	New Carolina/New York	Preferred bidder	6	50	125				900
Hickham AFB (Phase 2)	Hawaii	Preferred bidder	6	50	350				1,100
Total Actus Lend Lease					4,375		35.3	17.0	34,200

1 Over the initial development period of the project.

2 Committed equity represents future equity investments in the projects.

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Investment Management

Funds Under Management (FUM)

Fund	FUM ¹ June 2006 £b	FUM ¹ June 2005 £b	FUM ¹ June 2006 A\$b	FUM ¹ June 2005 A\$b
Asia Pacific				
APPF			3.5	3.0
Lend Lease Core Plus Fund			0.1	
Real Estate Partnership Funds			0.1	0.1
APIC			0.1	0.2
APIC II			0.7	0.6
Total Asia Pacific FUM			4.5	3.9
Europe				
Lend Lease Retail Partnership	0.8	0.7	1.9	1.7
Lend Lease Overgate Partnership	0.2	0.2	0.4	0.4
Chelmsford Meadows Partnership	0.1		0.2	
Total Europe FUM	1.1	0.9	2.5	2.1
Total FUM (excluding joint ventures)			7.0	6.0
Joint Ventures²				
Real Estate Securities (Asia Pacific)			1.5	1.4
Generali Lend Lease (Europe)	0.5	0.3	1.2	0.7
Total FUM – joint ventures	0.5	0.3	2.7	2.1
Total FUM (including joint ventures)			9.7	8.1

¹ FUM represents the gross market value of real estate assets managed on behalf of investors.

² Joint Venture FUM includes Lend Lease's proportional share of the FUM.

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Investment Management continued

Investments

	Region	Lend Lease Interest %	Lend Lease Share of Income ¹ June 2006 A\$m	Lend Lease Share of Income ¹ June 2005 A\$m	Market Value ² June 2006 A\$m	Market Value ² June 2005 A\$m	Indicative Fund Liquidation
Regional							
Asia Pacific							
APPF	Australia	Various ³	22.2	6.3	392.9	363.3	Open ended
REP2	Australia	10.0			2.9	2.0	2010
Lend Lease Core Plus Fund	Australia	9.8			11.3		Open ended
General Property Trust	Australia			5.0			Open ended
APIC II	Asia	21.1	2.7		77.9	56.1	2010
APIC	Asia	17.9	0.2	(3.5)	15.6	18.8	2007
Lend Lease International Distressed Debt Fund	Asia	28.0	(0.8)	0.8	8.3	20.3	2008
Total Asia Pacific			24.3	8.6	508.9	460.5	
Europe⁹							
Bluewater ⁴	UK	30.0	64.5	64.5	1,482.8	1,318.3	n/a
Lend Lease Retail Partnership ⁵	UK	3.95	3.3	3.0	76.4	68.0	2011
Lend Lease Overgate Partnership ⁶	UK	30.7	6.6	5.2	136.7	117.3	2008
Performance Retail Limited Partnership	UK	33.3	4.6		103.3		2017
Warrington Retail Limited Partnership ⁷	UK	50.0	1.9	0.3	95.8	56.9	2017
Chelmsford Meadows Unit Trust ⁸	UK	75.0	1.5		146.6		n/a
Lend Lease Global Properties, SICAF	Europe	21.0	11.8	(13.0)	130.4	171.8	2009
Cohen & Steers, SICAV	Europe		0.7	0.2	35.8	31.7	Open ended
Total Europe			94.9	60.2	2,207.8	1,764.0	
Americas¹⁰							
King of Prussia	USA	50.0	25.1	27.9	445.3	358.4	n/a
Value Enhanced Fund Series	USA		12.3	11.4		71.9	n/a
Other	USA		3.8	17.7	6.6	14.7	n/a
Total Americas			41.2	57.0	451.9	445.0	
Total			160.4	125.8	3,168.6	2,669.5	
Sector							
Retail investments			132.4	107.2	2,957.7	2,338.3	n/a
Other investments			28.0	18.6	210.9	331.2	n/a
Total			160.4	125.8	3,168.6	2,669.5	

Note: Footnote references included on the following page.

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Portfolio Report as at 30 June 2006

Investment Management continued

Investments continued

Footnotes

- 1 Represents Lend Lease's share of income earned before tax from properties and investments net of direct expenses, including the allocation of hedge gains/losses and excluding any adjustments to investment carrying value. It includes gains from the sale of investments of A\$0.2 million in Asia Pacific (June 2005: A\$2.0 million), A\$13.2 million in Europe (June 2005: A\$nil) and A\$13.6 million in the Americas (June 2005: A\$4.8 million).
- 2 Market value is the gross value based on independent valuations.
- 3 Lend Lease holds varying proportional interests in the APPF funds in which it invests.
- 4 The independent market value at June 2006 of 100% of Bluewater was £2,026.5 million (A\$4,942.7 million). Bluewater is treated as inventory in the financial statements and therefore it is reflected at cost, which at June 2006 was A\$559.2 million.
- 5 Fund life is periodically extended for four years, unless investors elect otherwise. If fully extended, the Lend Lease Retail Partnership has a 40 year life ending in 2039.
- 6 Fund life is periodically extended for four years, unless investors elect otherwise. If fully extended, the Lend Lease Overgate Partnership has a 40 year life ending in 2040. Lend Lease's co-investment is required to be at least a minimum of 10% of subscribed capital to the end of the fund's life.
- 7 Lend Lease's 50% interest in Warrington Retail Limited Partnership is included in the Financial Statements at a book value of A\$67.5 million as the asset is under construction.
- 8 Lend Lease acquired a 75% interest in the Chelmsford Meadows Unit Trust in March 2006. The Trust is consolidated in the financial statements with 100% of the underlying property asset being recognised as an investment property at a book value of A\$195.5 million.
- 9 The market value of UK assets has been translated at A\$1=£0.41 (June 2005: A\$1=£0.415) and the Lend Lease share of income at A\$1=£0.40 in both years.
- 10 The market value of USA assets has been translated at A\$1=US\$0.76 (June 2005: A\$1=US\$0.77) and the Lend Lease share of income at A\$1=US\$0.73 (June 2005: A\$1=US\$0.63).

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Project Management, Construction and PFIs

Bovis Lend Lease Major Projects (By Construction Value)

Project Name	Location	Client	Construction Value A\$m	Completion Date	Sector	Description
Asia Pacific						
Rouse Hill Town Centre	NSW	The GPT Group	330	2008	Mixed use	Town centre retail and residential development
Millennium Arts (Brisbane)	QLD	Queensland Government	277	2006	Government	Art gallery and library
Australian Tax Office Building	ACT	Queensland Investment Corporation	200	2007	Commercial/Office	Head office including fit out
University of New South Wales	NSW	University of New South Wales	194	2007	Education	Upgrade to northern mall development zone
Melbourne Central Shopping Centre	VIC	The GPT Group	177	Completed	Retail	Redevelopment of shopping centre
Herald & Weekly Times	VIC	Australian Superannuation Fund Developments	174	Completed	Commercial/Office	Commercial and residential tower
Macarthur Square	NSW	The GPT Group/APPF	165	Completed	Retail	Redevelopment and new build of shopping centre
Darling Park 3	NSW	Lend Lease Development	125	Completed	Commercial/Office	Commercial office tower
Aurora Apartments	QLD	Australian Property Group	118	Completed	Residential	High rise residential
Penrith Plaza	NSW	The GPT Group	104	Completed	Retail	Redevelopment and new build of shopping centre
Americas						
South Wacker Office	Chicago	Higgins Development Partners	278	Completed	Commercial/Office	High rise office building
One Rincon Residences	San Francisco	One Rincon	239	2008	Residential	High rise residential
Ritz Carlton Residence	Washington	Midtown Baltimore	201	2008	Residential	High rise residential and hotel
Allure Condominiums	Las Vegas	Fifield Companies	182	2007	Residential	High rise residential

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Project Management, Construction and PFIs continued

Bovis Lend Lease Major Projects (By Construction Value) continued

Project Name	Location	Client	Construction Value A\$m	Completion Date (Financial Year)	Sector	Description
Europe						
Ministry of Defence Accommodation	UK	Defence Estates	1,100	2009	Government	Upgrade of single living accommodation for service personnel
Manchester Hospital PFI	Manchester	Catalyst Healthcare	907	2010	Healthcare	New build hospital
Leeds Oncology Hospital PFI	Leeds	Catalyst Healthcare	416	2007	Healthcare	New build hospital
Kings Waterfront Civic Facilities	Liverpool	British Land/Liverpool City Council	280	2008	Commercial/Office	New civic arena, conference auditorium and exhibition hall
Arndale Shopping Centre Extension	Manchester	Prudential Assurance	276	2006	Retail	Retail centre extension
Civil Justice Centre	Manchester	Gartside Developments	268	2007	Government	Construction of Civil Justice Centre

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Project Management, Construction and PFIs continued

Bovis Lend Lease Realised Gross Profit Margin Analysis by Sector

Bovis Lend Lease's strategy is to reduce the volatility of its earnings by operating in a diverse range of industries and geographies. The following table details the GPM earned by sector for the year ended June 2006.

	June 2006 Asia Pacific GPM %	June 2006 Americas GPM %	June 2006 Europe GPM %	June 2006 Total GPM %	June 2005 Total GPM %
Commercial/Office	32	7	24	21	26
Communications	23		2	6	6
Education	5	11	2	6	5
Government/Civic	2	5	9	6	5
Healthcare		17	15	12	13
Industrial/Technology	9	1	2	3	4
Mixed use		4	2	2	2
Pharmaceutical/R&D	1	3	7	4	5
Residential/Senior Living	4	30	2	12	7
Retail	15	8	26	17	16
Transportation/Aviation	4	2	3	3	5
Other	5	12	6	8	6
Total	100	100	100	100	100

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Project Management, Construction and PFIs continued

PFIs – Project Listing

	Location	Current Status	Construction Value ¹ £m	Percentage of Construction Complete %	Facilities Management Revenue Backlog ² £m	Invested Equity £m	Committed Equity ³ £m	End Date
Healthcare								
Calderdale Hospital	UK	Operational	87.0	100	34.3	3.5		2031
Worcester Hospital	UK	Operational	82.6	100	46.2	1.1		2031
Hexham Hospital – Phases 1 & 2	UK	Operational	28.9	100	9.8	0.6		2033
Hexham Hospital – Phase 3	UK	Preferred bidder	25.0		2.3			2033
Burnley Hospital	UK	Operational	27.1	100	10.1	0.9		2033
Roehampton Hospital	UK	Operational	55.3	100	10.3		1.7	2034
Romford Hospital	UK	Under construction	218.6	89	2.5		7.0	2040
Manchester Hospital	UK	Under construction	382.3	40	26.4		10.5	2042
Leeds Hospital	UK	Under construction	175.2	57	25.7		9.9	2037
Majadahonda Hospital	Spain	Under construction	138.6	40	2.0	1.2		2035
Brescia Hospital	Italy	Operational	15.2	100		1.5		2020

1 The figures represent total construction value over the contract duration.

2 Facilities management Revenue Backlog disclosed is only for 10 years, although PFI contracts typically run for 25 to 35 years in total.

3 Committed equity refers to equity and loan stock contributions that Lend Lease has a future commitment to invest.

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Project Management, Construction and PFIs continued

PFIs – Project Listing continued

	Location	Current Status	Construction Value ¹ £m	Percentage of Construction Complete %	Facilities Management Revenue Backlog ² £m	Invested Equity £m	Committed Equity ³ £m	End Date
Education								
Sheffield University	UK	Under construction	163.0	5	19.3		8.3	2045
Newcastle Schools	UK	Operational	49.1	100	19.6	1.8		2029
Lincoln Schools	UK	Operational	19.8	100	9.3	1.3		2032
Lilian Baylis School	UK	Operational	12.6	100	5.5	0.8		2029
Lancashire Schools	UK	Preferred bidder	80.0		14.5			2031
Cork Maritime College	Ireland	Operational	31.0	100	9.2	2.2		2029
Accommodation								
Treasury 1	UK	Operational	114.1	100	32.1	1.8		2037
Treasury 2	UK	Operational	147.6	100	31.2	2.0		2037
Waste								
Lancashire Waste	UK	Preferred bidder	200.0 ⁴					2033
Defence								
SLAM ^{5,6}	UK	Under construction	463.0	74				2009
South West Regional PRIME ⁵	UK	Under construction	240.0	21				2011
			2,756.0		310.3	18.7	37.4	

1 The figures represent total construction value over the contract duration.

2 Facilities management Revenue Backlog disclosed is only for ten years, although PFI contracts typically run for 25 to 35 years in total.

3 Committed equity refers to equity and loan stock contributions that Lend Lease has a future commitment to invest.

4 Provisional estimate of construction value.

5 These are Public Private Partnership projects, which do not require Lend Lease to contribute equity.

6 The Single Living Accommodation Modernisation (SLAM) project has no predetermined end date. However, it is expected to run off over three years, although there are currently discussions underway about an extension or second phase to the programme.