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Form 605

Corporations Act 2001 Section 671B

Notice of ceasing to be a substantial holder

BBX HOLDINGS LIMITED

To Company Name/Scheme

<u></u>	144110/00/10/110	089 221 634						
ACN/ARSN		003 221 004						
1. Details of holder (1)	substantial							
Name Michael Touma								
ACN/ARSN (if	applicable)							
The previous r		bstantial holder on n to the company o	n 15/05	3/2010 5/2009 5/2009				
2. Changes i	n relevant inte	rests						
	cheme, since th	e substantial holde	r was last re	equired to	give a substan	tial holding notice to the	an associate (3) in vot he company or scheme	
	Date of change	Person whose relevant interest changed Nature o		l l		Class (6) and number of securities affected	Person's voted affected	ı
	03/03/10	Michael Touma	Transfer Shares		,728.91	Fully Paid Ordinary Shares	Michael Touma	
						19,953,260		1
3. Changes in		ne associates (3) o	f ceased to	be assoc	iates of or hav	e changed the nature	of their association (7)	with the substantial
	ion to voting int	erests in the compa	any or scher	me are as	follows:			
	Name and ACN/ARSN (if applicable)			Nature of association				
	N/A			N/A				
4. Addresses								•
The addresses	of persons na	med in this form are	e as follows:					
	Name			Address				
	Michael Tourna			3 Holloway Drive Jilliby NSW 2259				
	<u>. </u>							
Signature								
print name Michael Touma					Capacity			
sign here					date 21 / 4 / 2010 .			
	g					/	•	
		<u> </u>						