

Westfield Group

3rd Quarter 2006 - Review

14 November 2006

3rd Quarter Review

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3rd Quarter Highlights

Development

- Successfully opened A\$1.7 billion of new major projects in the United States & Australia and launched Westfield London.
- Currently 18 projects under construction at a forecast cost of A\$6.9 billion with Westfield's share forecast at A\$4.8 billion.
- Completed 9 projects year to date at a total cost of A\$2.2 billion.
- Commenced 8 projects year to date at a forecast total cost of A\$1.5 billion.

Operations

- Solid specialty store rental growth achieved with almost full occupancy maintained in Australia, New Zealand and the United Kingdom portfolios. In the United States the portfolio was 93.5% leased at 30 Sep 2006.

Transactions

- Acquired ground lease at Westfield Southcenter (Seattle, Washington) for US\$200 million – facilitating commencement of US\$230 million redevelopment.
- Acquired 50% interest in Cairns Central (North Queensland) for A\$160 million.

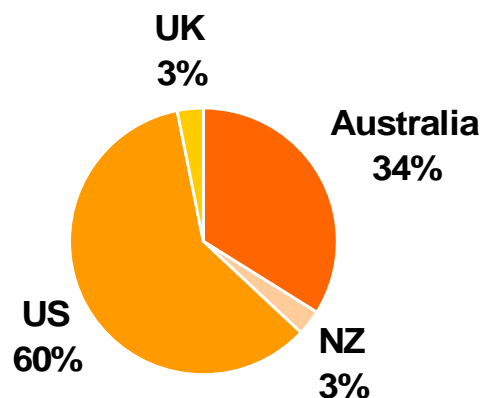
Funding

- Raised US\$1.5 billion from US debt markets: US\$600 million (6 yrs) & US\$900 million (10 yrs).

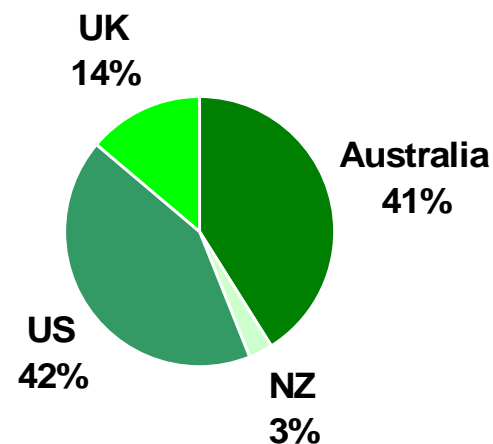
Portfolio Summary

	United States	Australia	United Kingdom	New Zealand	Total
Centres	59	44	7	11	121
Retail Outlets	8,900	11,300	800	1,400	22,400
GLA (million sqm)	6.1	3.5	0.3	0.3	10.2
Westfield Asset Value (billion) ¹	US\$14.2	A\$17.6	£1.5	NZ\$2.1	A\$42.2 ¹
Assets Under Management (billion) ²	US\$17.9	A\$23.3	£3.3	NZ\$2.3	A\$57.5 ²

Gross Lettable Area



Assets Under Management



¹ WDC share of shopping centre assets and excludes work in progress and assets held for redevelopment

² WDC and joint venture share of shopping centre assets and includes work in progress and assets held for redevelopment

Recently Completed Major Projects

Development	WDC Share	Total Cost A\$ million	WDC Cost A\$ million	WDC Yield on Cost (Approx)
San Francisco	50%	610	305	8.7%
Topanga, Los Angeles ¹	100%	470	470	9.6 – 9.9%
Century City, Los Angeles	100%	230	230	11.0%
Liverpool, Sydney	50%	200	100	9.4%
Chermside, Brisbane	100%	200	200	10.2%
TOTAL		1,710	1,305	

¹ Stage 1 (approximately A\$400 million) complete, balance to complete in Q4 '08



Westfield
San Francisco Centre

San Francisco



San Francisco



San Francisco



Topanga



Chermside



Chermside

Global Development Activity

- 18 projects currently under construction with an estimated total cost of A\$6.9 billion – Westfield Group share A\$4.8 billion

	No. of Projects	Estimated Total Cost	Target Weighted Average Yield ¹
United States	12	US\$1.1bn	10.0 – 10.4%
Australia & New Zealand	4	A\$0.5bn	9.2 – 9.5%
United Kingdom - Derby	1	£0.3bn	8.25 – 8.75%
- London	1	£1.6bn	5.25 – 5.75%
Total	18	A\$6.9bn	

¹ Stabilised income/Westfield Group cost

Global Development Activity

- **Completed 9 developments year to date at a total cost of A\$2.2 billion with a forecast weighted average development yield of 9.3%**
 - United States: Chesterfield, Connecticut Post, San Francisco, Topanga (Stage 1), Century City (Stage 2)
 - Australia & NZ: Parramatta, Liverpool, Chermside, Newmarket

- **Commenced 8 developments year to date at a total forecast cost of A\$1.5 billion and a forecast weighted average development yield of 9.7% – 10.1%**
 - United States: Annapolis, Plaza Bonita, Galleria at Roseville, Old Orchard, Southcenter
 - Australia & NZ: Kotara, North Lakes, Albany

Current Projects

- United States - Approx US\$1.1 billion

	Total Cost ¹ US \$million	Yield Range	Anticipated Completion
Capital (Olympia, Washington)	50	8.5 – 9.0%	Stage 1 - Qtr 4 '06 Stage 2 - Qtr 2 '07
Southlake (Hobart, Indiana)	20	12.1 – 12.5%	Qtr 4 '06
Brandon (Tampa, Florida)	60	11.0 – 11.4%	Qtr 2 '07
Southpark (Cleveland, Ohio)	60	11.0 – 11.4%	Qtr 2 '07
Garden State Plaza (Paramus, New Jersey)	100 ²	9.5 – 9.9%	Qtr 2 '07
Sarasota (Sarasota, Florida)	50	9.6 – 9.9%	Qtr 3 '07
Annapolis (Annapolis, Maryland)*	150	10.3 – 10.8%	Qtr 4 '07
Old Orchard (Skokie, Illinois)*	30	10.8 – 11.3%	Qtr 4 '07
Plaza Bonita (San Diego, California)*	80	10.0 – 10.5%	Qtr 1 '08
Topanga – Stage 2 (Los Angeles, California)	50	9.6 – 9.9% ³	Qtr 4 '08
Southcenter (Seattle, Washington)*	230	10.0 – 10.5%	Qtr 1 '09
Galleria at Roseville (Roseville, California)*	220	9.5 – 10.0%	Qtr 1 '09
Total	1,100	10.0 – 10.4%	

* Projects commenced within CY 2006

¹ Excludes project profits except for joint ventures

² Westfield Group share 50% – US\$50m

³ Yield range of entire project – Stage 1 (US\$300 million) completed and opened

Current Projects

- Australia & New Zealand – Approx A\$540 million

	Total Cost ¹ A\$ million	Yield Range	Anticipated Completion
Chartwell (Hamilton)	NZ 40	8.4 – 8.7%	Qtr 4 '06
Kotara (Newcastle)*	170	8.8 – 9.1%	Qtr 3 '07
Albany (Auckland)*	NZ 210	9.7 – 10.0%	Qtr 4 '07
North Lakes (Brisbane)*	155 ²	9.0 – 9.3%	Qtr 4 '07
TOTAL	543	9.2 – 9.5%	

* Projects commenced within CY 2006

¹ Excludes project profits except for joint ventures

² Westfield Group share – A\$77.5 million

Current Projects

- United Kingdom - Approx £1.94 billion

	Total Cost £ million	Yield Range	Anticipated Completion
Derby	340 ¹	8.25 – 8.75%	Qtr 4 '07
London	1,600 ²	5.25 – 5.75%	Qtr 4 '08

¹ Includes project profits. Westfield Group share 50% – approximately £170 million

² Westfield Group share 50% – approximately £1,000 million

Future Major Projects

United States

- Belden Village (Canton, Ohio)
- Century City Phase II (Los Angeles, CA)
- Chicago Ridge (Chicago, Illinois)
- Fashion Square (Sherman Oaks, CA)
- Fox Hills (Culver City, CA)*
- Horton Plaza (San Diego, CA)
- Mainplace (Santa Ana, CA)*
- Montgomery (Bethesda, Maryland)
- North County (Escondido, CA)*
- Palm Desert (Palm Desert, CA)*
- Santa Anita (Arcadia, CA)*
- Southgate (Sarasota, Florida)
- UTC (San Diego, CA)*
- Valencia (Valencia, CA)
- West Valley (Los Angeles, CA)

Australia & New Zealand

- Bay City (Vic)
- Belconnen (ACT)
- Booragoon (WA)
- Doncaster (Vic)
- Fountain Gate (Vic)
- Macquarie (NSW)
- Manukau (NZ)
- Marion (SA)
- Mt Gravatt (Qld)
- Newmarket/277 (NZ)
- Pacific Fair (Qld)
- Plenty Valley (Vic)
- Sydney CBD (NSW)
- Tea Tree Plaza (SA)
- Warringah (NSW)

United Kingdom

- Broadway (Bradford)
- Broadmarsh (Nottingham)
- Merry Hill (Birmingham)
- Sprucefield (Lisburn, N/Ireland)
- Stratford City (East London)
- The Friary (Guildford)

* Includes redevelopment of acquired Federated Store

Shopping Centre Operating Performance

	Portfolio Leased ¹	Specialty Occupancy Cost ¹	Lease Deals Completed ²		Average Specialty Store Rent	
			Number	Area	Amount ¹	Growth ³
United States	93.5%	13.8%	982	2,687,146 sqft	US\$42.02 psf	4.4%
Australia & New Zealand	> 99.5%	16.4%	2,009	238,951 sqm	A\$1,191 psm NZ\$1,001 psm	5.2%
United Kingdom	> 99%	n/a	139	61,756 sqm	£617 psm	7.7% ⁴

¹ As at 30 September 2006

² 9 months to 30 September 2006

³ 30 September 2006 compared to 30 September 2005 – excludes newly acquired/disposed centres

⁴ Excludes centres under development or impacted by development

Retail Sales Overview ¹

Period to 30 September 2006

	12 months \$	Growth	9 months Growth	3 months Growth
United States²				
Specialties	US\$7.3 bn	5.0%	5.3%	5.9%
Australia				
Majors ³		2.4%	1.4%	1.4%
Specialties		2.1%	2.1%	2.6%
Specialties (incl. Mini majors*)		4.2%	4.0%	4.2%
Total ³	A\$17.9 bn	3.6%	3.2%	3.3%
United Kingdom⁴				
Comparable		2.0%	2.3%	2.8%
Total	n/a	5.0%	5.1%	5.6%
New Zealand				
Specialties		1.2%	2.2%	1.1%
Total	NZ\$1.7 bn	1.6%	2.9%	1.4%

* Australia Mini major category represents specialty stores over 400 sqm

¹ All sales growth figures are reported on a comparable basis

² US represents growth in sales per square foot

³ Sales for the quarter have been impacted by the reporting period for the Coles Myer Group which has reported 1 week less sales this quarter

⁴ British Retail Consortium-KPMG retail sales report

Comparable Retail Sales Growth by Category

- Australia

Period to 30 September 2006

	12 months	9 months	3 months
Department Stores	3.9%	2.4%	7.3%
Discount Dept. Store	(1.2%)	(2.2%)	(3.9%)
Supermarkets	2.4%	2.2%	0.3%
Mini Majors	13.6%	12.3%	11.2%
Cinemas	(0.1%)	2.2%	(6.6%)
Fashion	3.5%	3.0%	2.2%
Food Catering	3.0%	3.1%	4.0%
Food Retail	5.5%	5.5%	6.5%
Footwear	7.5%	9.0%	12.0%
General Retail	3.7%	3.7%	4.1%
Homewares	3.2%	3.1%	2.8%
Jewellery	(3.6%)	(3.5%)	0.6%
Leisure	(5.8%)	(5.5%)	(2.7%)
Retail Services	3.6%	3.5%	4.2%
Specialties	2.1%	2.1%	2.6%
TOTAL	3.6%	3.2%	3.3%

Comparable Retail Sales Growth by Category

- United States

Period to 30 September 2006

	12 months	9 months	3 months
Fashion	4.2%	3.5%	3.8%
<ul style="list-style-type: none"> • Women's ready to wear 	7.0%	6.3%	8.6%
<ul style="list-style-type: none"> • Unisex 	1.4%	0.5%	(0.6)%
Jewellery	1.5%	2.7%	1.1%
Leisure	7.4%	8.8%	11.9%
Food retail	3.9%	3.9%	2.8%
General retail	6.5%	7.9%	8.8%
Cinemas	(1.8)%	0.1%	3.6%