

Westfield Group

Supplemental Disclosure Report

Year Ended December 31, 2005

Overview of the Westfield Group

The Westfield Group is the world's largest listed retail property group and the seventh largest entity listed on the Australian Stock Exchange, in each case, based on an A\$31.6 billion (US\$23.2 billion) equity market capitalisation at December 31, 2005.

The Westfield Group's property investment portfolio at December 31, 2005 consisted of interests in 128 shopping centres located in Australia, New Zealand, the United States and the United Kingdom, with a gross value of approximately A\$52.5 billion (US\$38.5 billion) and comprised of approximately 10.6 million square metres (114.0 million square feet) of gross leaseable area ("GLA"). The properties that the Westfield Group owns or manages currently contain 22,500 retail outlets and at December 31, 2005, the Group had total assets (comprising shopping centre and other assets) of A\$43.0 billion (US\$31.5 billion).

The Westfield Group is an internally managed, vertically integrated shopping centre group. It operates in the following business operations:

- shopping centre ownership;
- property management and leasing;
- property development, design and construction; and
- funds and asset management.

Notwithstanding the merger transaction that occurred in June 2004, the Westfield Group continues to conduct all of its operations through Westfield Holdings Limited, Westfield Trust and Westfield America Trust and their respective subsidiaries. Although these entities continue to exist as separate legal entities they now operate as a coordinated economic group, with a common public investor base, common business objectives and a common membership of their boards of directors.

Business Operations

Shopping Centre Ownership

The Westfield Group's shopping centres are geographically diverse, spread across five states and 1 territory in Australia and 14 states in the United States, as well as in New Zealand and the United Kingdom. The Westfield Group's size and geographic diversity significantly reduce its dependence upon any single tenant or property. The Group's shopping centres are generally located near or in major metropolitan areas, anchored by long-term tenancies with major retailers and incorporate a wide cross section of specialty retailers and national chain store operators. The Group's shopping centre investments are undertaken on both a wholly owned basis and through joint ventures, primarily with major institutional investors.

- *United States*

In the United States, at December 31, 2005 the Westfield Group owned interests in and managed 67 shopping centres, comprising approximately 6.6 million square metres (70.9 million square feet) of GLA. The portfolio was 95.1% leased at December 31, 2005. Of the 67 properties, 56 properties are wholly owned and 11 are held through joint ventures or co-ownership agreements. At December 31, 2005, the gross value of these real estate assets was US\$16.9 billion, of which the book value of the Westfield Group's proportionate interest was US\$13.9 billion. In addition the Group manages nine U.S. airport concessions.

- *Australia and New Zealand*

In Australia and New Zealand, at December 31, 2005, the Westfield Group had interests in 54 shopping centres, comprising approximately 3.7 million square metres (39.8 million square feet) of GLA with a portfolio occupancy level in excess of 99.5%. Of these 54 properties, 43 properties are located in Australia and 11 centres located in New Zealand. At 31 December the gross value of the Australian and New Zealand portfolios was A\$20.4 billion and NZ\$2.2 billion respectively with 29 properties wholly owned, 24 properties held through joint ventures or co-ownership agreements, and one property held through a participating ground lease or head lease arrangement. The Westfield Group manages 48 of the 54 shopping centres.

- *United Kingdom*

In the United Kingdom, at December 31, 2005, the Westfield Group owned interests in and managed seven shopping centres, comprising approximately 0.3 million square metres (3.3 million square feet) of GLA with a portfolio occupancy rate of more than 99%. Five of these properties are held through joint ventures with two being wholly owned. At December 31, 2005, the gross value of these seven properties was £3.0 billion.

Property Management and Leasing

Property management involves leasing and day-to-day management and marketing of the Westfield Group's shopping centre portfolio and other properties. The Group's shopping centres are designed to provide an efficient and dynamic environment for retailers and a quality shopping experience for consumers, creating a platform for the Westfield Group's retailers to enhance their performance and for the Group to maximize its returns. The Group works to build and maintain long-term relationships with its retailers in addition to developing strong relationships with consumers by supporting the local communities of its shopping centres and through various marketing activities.

Property Development, Design and Construction

The Westfield Group's property development activities are vertically integrated and involve the development, design, construction and initial leasing of shopping centres, primarily for properties that it owns and manages. These activities include purchasing land, obtaining approvals from regulatory authorities, conducting negotiations with major retailers, preparing feasibility studies and acting as architect, project manager and general contractor for each shopping centre development and redevelopment project. The Group's redevelopment projects are designed to maximise returns on investment from both increased rental income and capital appreciation of the asset.

The Westfield Group currently has a significant development program with 18 projects underway at an investment of A\$6.8 billion, with Westfield's share being A\$4.6 billion as at December 31, 2005. The Group expects to commence A\$1.5 to 2.0 billion of redevelopment projects from the current portfolio in each of the next three years. These projects are expected to generate initial income yields on project cost in the range of 9-10%, with unleveraged internal rates of return of approximately 14%.

- *United States.*

During the 12 months to December 2005, the Group completed the US\$120 million redevelopment of Westfield Franklin Park in Toledo, Ohio, the US\$140 million redevelopment of Westfield Wheaton in Wheaton, Maryland and a US\$30 million project at Gateway in Lincoln, Nebraska. The first stage of the US\$160 million redevelopment at Century City in Los Angeles, California was also opened.

The Group commenced 7 new projects in the United States during the 2005 year. This included the US\$330 million expansion of Westfield Topanga with completion of the main retail area scheduled for the 1st quarter of 2007. The largest project currently underway in the United States is the redevelopment of San Francisco Centre in downtown San Francisco, California at a forecast cost of US\$440 million (with Westfield's share of the development US\$220 million). This project is currently on schedule for completion in the 4th quarter 2006.

The Group currently has its largest ever development pipeline in the United States with 11 projects underway at a forecast cost of US\$1.5 billion. These projects have a target weighted average income yield in the range of 9.6% to 10.0%.

- *Australia and New Zealand.*

In Australia 4 major projects were completed during 2005 at a total project cost of A\$425 million. This included the A\$60 million redevelopment of Westfield Innaloo in Perth, the A\$180 million (Westfield's share A\$90 million) development of Westfield Helensvale, a new Westfield centre on Queensland's Gold Coast, the A\$120 million redevelopment of Westfield Tuggerah, on the NSW Central Coast and the A\$65 million upgrade of Westfield Mt DrUITT in Sydney.

In Australia there are 3 major projects currently under construction at a forecast project cost of approximately A\$490 million and are all scheduled to complete in 2006. In Sydney, the A\$109 million redevelopment of Westfield Parramatta, is forecast for completion by the second quarter of 2006 and the A\$200 million redevelopment of Westfield Liverpool is due to open by Christmas 2006. The Group's most recent project in Australia is the A\$180 million redevelopment of Westfield ChermSIDE in Brisbane which commenced towards the end of the 2005 year and is on schedule to complete by the end of 2006.

In New Zealand, the NZ\$170 million redevelopment of Westfield Queensgate in Wellington, opened in November 2005. The Group also commenced a NZ\$35 million redevelopment project at Chartwell in Hamilton and a NZ\$32 million project at Newmarket in Auckland. Both of these projects are expected to complete during the second half of 2006.

The current target weighted average income yield range of the A\$600 million of projects under construction in Australia and New Zealand is 9.3% to 9.6%.

- *United Kingdom.*

In 2005, the Westfield Group commenced its first development project in the United Kingdom with the UK£310 million redevelopment of The Eagle Centre, Derby (Westfield's share being approximately UK£155 million). During 2005, the Westfield Group also acquired a further 25% interest in the super regional centre development project at White City, West London, bringing its interest to 50%. The White City project is scheduled for completion in the first half of 2008 with Westfield's share being approximately UK£900 million.

Funds and Asset Management

The Westfield Group manages certain assets on behalf of institutional and other investors for which it receives management fees. The Group generally undertakes these activities on a joint venture basis. In addition, it manages Carindale Property Trust, which is an Australian publicly listed property trust that owns a 50% interest in the Westfield Carindale centre in Brisbane, Australia.

The following sets out a review of operations in the each of the Group's main regions of the United States, Australia and New Zealand and the United Kingdom for the 12 months ended December 31, 2005.

United States Operations

All areas are quoted in square feet and all amounts are in U.S. Dollars.

Specialty Stores include Mini-Majors (retail stores generally occupying between 20,000 and 80,000 square feet of leasable space and theaters), Specialty Shops (retail stores occupying less than 20,000 square feet of leasable space) and free standing buildings outside a centre in the parking areas.

The Group also owns 12 department store properties (the “May Properties”) that are net leased to the May Department Stores Company (the “May Company”), including two that are located at the Company’s Centres. In August 2005, Federated Department Stores, Inc. (“Federated”) completed its merger with the May Company. As a result of the merger, Federated announced plans to divest certain duplicate stores. In February 2006, the Company agreed to exchange its May Properties for 12 department store sites owned by Federated and to acquire three additional stores from Federated in a separate transaction. All 15 stores to be acquired are located at the Group’s Centres.

Anchors

The following table indicates the parent Company of each occupied Anchor at the Centres, the number of stores owned or leased by each Anchor, Anchor GLA, the percentage of Anchor GLA to Total GLA and the base rent of each Anchor as of December 31, 2005*:

Name	Number of Anchor Stores	Anchor GLA (000’s)	Percentage of Total U.S. GLA	Percentage of Total Group GLA	2005 Total Annualized Base Rent (000’s)
Federated Department Stores ⁽¹⁾					
Macy’s.....	36	6,898	9.7%	6.0%	\$11,177
Robinsons-May	16	2,721	3.8%	2.4%	\$113
Famous-Barr	7	1,382	2.0%	1.2%	\$842
Marshall Fields.....	5	1,211	1.7%	1.1%	\$ —
Kaufmann’s	5	781	1.1%	0.7%	\$50
Filene’s	5	780	1.1%	0.7%	\$ 829
Lord & Taylor	6	733	1.0%	0.6%	\$803
Hecht’s.....	4	670	1.0%	0.6%	\$200
Bloomingdale’s	3	644	0.9%	0.6%	\$810
L. S. Ayers.....	1	165	0.2%	0.1%	\$ —
Meier & Frank.....	1	118	0.2%	0.1%	\$ —
	89	16,103	22.7%	14.1%	\$14,824
Saks Incorporated ⁽²⁾					
Carson Pirie Scott.....	5	630	0.9%	0.6%	\$1,059
Younkers.....	1	102	0.1%	0.1%	\$298
Saks Fifth Avenue.....	1	40	0.1%	0.0%	\$675
	7	772	1.1%	0.7%	\$2,032
Sears	43	7,589	10.7%	6.6%	\$4,511
JC Penney.....	42	6,619	9.3%	5.8%	\$4,876
Dillard’s	18	3,266	4.6%	2.9%	\$1,236
Nordstrom	17	2,964	4.2%	2.6%	\$9,167
Target.....	6	964	1.4%	0.8%	\$1,384
Mervyn’s ⁽³⁾	8	685	1.0%	0.6%	\$595
Belk	2	374	0.5%	0.3%	\$ —
Wal-Mart.....	2	292	0.4%	0.3%	\$1,930
Lowe’s Home Improvement	1	175	0.2%	0.2%	\$1,010
Neiman Marcus.....	1	141	0.2%	0.1%	\$157
Kohl’s.....	1	88	0.1%	0.1%	\$ —
Total	237	40,032	56.4%	35.1%	\$41,722

* See following page for footnotes.

- (1) In connection with the August 2005 merger of Federated with the May Company, Federated has announced plans to divest certain duplicate stores and the Lord & Taylor division prior to the end of 2006, and to concentrate on building its Macy's and Bloomingdales's brands which will result in the renaming of many of its stores. In February 2006, the Group agreed to acquire 15 department store sites at its Centres from Federated in separate exchange and purchase transactions.
- (2) In March 2006, Saks Incorporated announced the completion of the sale of its Northern Department Store Group, which includes the Carson Pirie Scott and Younkers stores, to The Bon-Ton Stores, Inc.
- (3) In September and December of 2005, the Group acquired five stores from Mervyn's and has leased them back to Mervyn's. Mervyn's closed one of these stores in January 2006.

Specialty Stores

During 2005, the five Specialty Store retailers accounting for the largest percentage of Specialty Stores' effective rent (i.e., base rent plus percentage rent) were: Limited Brands (The Limited, Express, Bath & Body Works, Victoria's Secret and others), Gap Inc (The Gap, Gap Kids, Baby Gap, Banana Republic and Old Navy), Foot Locker, Inc. (Foot Locker, Lady Foot Locker and other), Abercrombie & Fitch Co. (Abercrombie & Fitch, Abercrombie, Hollister and Ruehl) and Zale Corporation (Zales Jewelers, Gordon's Jewelers and Bailey Banks and Biddle).

The following table sets forth certain information with respect to the ten largest Specialty Store retailers (through their various operating divisions) in terms of Specialty GLA, as of December 31, 2005:

Tenant	Number of Specialty Stores Leased	Specialty Store GLA (000's)	Percentage of Total U.S. Specialty Store GLA	Total 2005 Effective Rent (000's)	Percentage of Total U.S. Specialty Store Effective Rent
Limited Brands	206	1,494	5.0%	\$44,678	5.8%
Gap Inc.....	94	1,036	3.5%	\$29,787	3.9%
Foot Locker, Inc.	165	711	2.4%	\$21,860	2.8%
Abercrombie & Fitch Co.	79	577	2.0%	\$21,185	2.8%
Borders Group	47	413	1.4%	\$10,257	1.3%
Charlotte Russe.....	48	331	1.1%	\$9,322	1.2%
Lerner New York	39	322	1.1%	\$7,011	0.9%
Luxottica Group S.P.A.....	144	313	1.1%	\$12,056	1.6%
Charming Storepes	51	312	1.1%	\$6,122	0.8%
American Eagle Outfitters.....	54	309	1.1%	\$10,699	1.4%
	<u>927</u>	<u>5,818</u>	<u>19.8%</u>	<u>\$172,977</u>	<u>22.5%</u>

Sales

Total sales for Specialty Shops affect revenue and profitability levels of the Group because they determine the amount of minimum rent the Group can charge, the percentage rent it realizes, and the recoverable expenses (common area maintenance, real estate taxes, etc.) the retailers can afford to pay.

The table below sets forth total Specialty Shops sales for Centres in the east coast, midwest and west coast regions of the United States:

Year	East Coast		Midwest		West Coast		Total	
	Sales (millions)	Percentage Increase	Sales (millions)	Percentage Increase	Sales (millions)	Percentage Increase	Sales (millions)	Percentage Increase
2005.....	\$1,934	11.1%	\$1,931	5.8%	\$3,465	12.3%	\$7,329	10.2%
2004.....	\$1,741	4.3%	\$1,825	1.7%	\$3,085	8.0%	\$6,651	5.3%
2003.....	\$1,669	9.2%	\$1,794	15.4%	\$2,856	8.5%	\$6,319	10.5%

Reported sales per square foot for Specialty Shops were as follows:

	<u>2005</u>	<u>2004</u>	<u>2003</u>
Reported sales per square foot.....	\$424	\$405	\$384
Increase from prior year	4.7%	5.5%	2.4%
Increase from prior year on a comparable Specialty Shops basis	5.2%	6.1%	1.8%

The Group believes these sales levels enhance its ability to obtain higher rents from retailers.

Leasing

Leasing percentages are calculated on the basis of signed leases, excluding temporary leases which have a term of less than one year. The following table sets forth leased status for Centres in the east coast, midwest and west coast regions of the United States:

<u>At December 31,</u>	<u>East Coast</u>	<u>Midwest</u>	<u>West Coast</u>	<u>Total</u>
2005 ⁽¹⁾	95.6%	91.2%	98.0%	95.1%
2004	94.7%	90.3%	97.1%	94.2%
2003	93.6%	90.7%	95.7%	93.6%

⁽¹⁾ Excludes Westfield Sunrise which was acquired in the second half. Including Sunrise, the East Coast and Total would have been 93.4% and 94.6%, respectively.

Costs of Occupancy

The following table sets forth base rents and expense recoveries as a percentage of sales for reporting Specialty Shop retailers:

	<u>2005</u>	<u>2004</u>	<u>2003</u>
Occupancy costs as a percentage of sales:			
Base rents.....	8.6%	8.9%	9.0%
Expense recoveries.....	4.9%	4.8%	5.0%
Total.....	<u>13.5%</u>	<u>13.7%</u>	<u>14.0%</u>

Leases

Generally, Specialty Store leases are for ten-year terms and provide for retailers to pay rent comprised of fixed and variable components. The fixed component, referred to as "base" or "minimum" rent, is often subject to steps, or contractual increases according to a negotiated schedule. The variable rent component is based upon a percentage of a retailer's gross sales in excess of a minimum annual amount. In some cases, retailers only pay base rent or percentage rent.

Virtually all of the leases for Specialty Stores contain provisions that allow the Centres to recover certain operating costs and expenses (including certain capital expenditures) with respect to the common areas (including parking facilities), all buildings, roofs and facilities within the Centres, as well as insurance and property taxes.

Lease Expirations

The expiration of leases present shopping centre owners with the opportunity to increase base and percentage rents, modify lease terms, improve retailer mix, relocate existing retailers, reconfigure or expand retailer spaces and introduce new retailers and retail concepts to the shopping centre. The Group endeavors to increase base rent levels in the Centres in part through negotiating terminations of leases of underperforming retailers and renegotiating expired leases.

The following table shows scheduled lease expirations over the next ten years based upon Specialty Store leases in place at December 31, 2005:

<u>Year Ending December 31,</u>	<u>Number of Leases Expiring</u>	<u>Specialty Store GLA of Expiring Leases (Sq. Ft.)</u>	<u>Percentage of U.S. Specialty Store GLA Represented by Expiring Leases</u>	<u>Average Base Rent (psf) of Expiring Leases</u>	<u>Annualized Base Rent of Expiring Leases (000's)</u>	<u>Percentage of U.S. Base Rent Represented by Expiring Leases</u>
2006	1,425	3,573,054	12.1%	\$31.48	\$112,468	11.0%
2007	1,016	2,460,077	8.4%	\$36.93	\$90,844	8.9%
2008	935	2,143,412	7.3%	\$36.98	\$79,274	7.7%
2009	857	2,026,958	6.9%	\$38.38	\$77,790	7.6%
2010	852	2,292,767	7.8%	\$38.13	\$87,422	8.5%
2011	803	2,423,955	8.2%	\$37.45	\$90,784	8.9%
2012	633	1,937,331	6.6%	\$40.92	\$79,275	7.7%
2013	630	2,032,593	6.9%	\$41.61	\$84,569	8.2%
2014	543	1,633,301	5.5%	\$45.39	\$74,143	7.2%
2015	646	2,204,577	7.5%	\$41.40	\$91,264	8.9%

Specialty Shop Rental Rates

The following table contains average base and effective rent (base rent plus percentage rent) on a per square foot basis of the Specialty Shops:

<u>As of December 31,</u>	<u>Base Rent</u>	<u>Effective Rent</u>
2005	\$38.83	\$39.68
2004	\$37.88	\$38.77
2003	\$36.31	\$36.99

As leases have expired, the Group has generally sought to rent the available space, either to the existing retailer or a new retailer, at rental rates that are higher than those of the expiring leases, since the average rent for leases in place is generally less than the market rate for such space.

The following table illustrates increases in Specialty Shop rental rates:

<u>Year</u>	<u>Leases Executed During the Period⁽¹⁾</u>	<u>Leases Expiring During the Period⁽²⁾</u>	<u>Percent Increase</u>
2005	\$42.79	\$33.29	28.5%
2004	\$42.27	\$33.47	26.3%
2003	\$42.26	\$33.03	27.9%

⁽¹⁾ Represents average base rent for the initial year of occupancy including renewals.

⁽²⁾ Represents average base rent for the final year of occupancy and includes scheduled expirations, early terminations, abandonments and negotiated buyouts.

Minimum rents at Specialty Shops are expected to grow as a result of contractual rent increases in existing leases. Although there can be no assurances that such contractual increases will be realized, or that contractual increases are indicative of possible future increases, base rent at the Centres is expected to increase by approximately \$47.5 million over the next five years through these contractual increases.

<u>Year</u>	<u>Contractual Rent Increases</u> <u>(\$ in Thousands)</u>	
	<u>By Year</u>	<u>Cumulative</u>
2006.....	\$10,375	\$10,375
2007.....	\$10,235	\$20,610
2008.....	\$9,886	\$30,496
2009.....	\$9,254	\$39,750
2010.....	\$7,758	\$47,508

Under generally accepted accounting principles ("GAAP"), contractual rent increases are recognised as rental income using the straight line method over the respective lease term which may result in the recognition of income not currently billable under the terms of the lease. The amount of contractual rent recognized for GAAP purposes in excess of rent billed for the years ended December 31, 2005, 2004, and 2003 was \$14.3 million, \$14.5 million and \$12.9 million, respectively.

Seasonality

The shopping centre industry is seasonal in nature, particularly in the fourth quarter during the holiday season, when retailer occupancy and retail sales are typically at their highest levels. In addition, shopping centres achieve a substantial portion of their specialty (temporary retailer) rents during the holiday season. As a result of the above, earnings are generally highest in the fourth quarter of each year.

The following table summarizes Specialty Shop Sales by quarter and Percentage Leased at quarter end:

	<u>1st</u> <u>Quarter</u>	<u>2nd</u> <u>Quarter</u>	<u>3rd</u> <u>Quarter</u>	<u>4th</u> <u>Quarter</u>
	(\$ In Millions)			
2005 Quarterly Data:				
Specialty Shop Sales	\$1,543.0	\$1,645.8	\$1,697.5	\$2,442.4
Percentage Leased.....	93%	94%	93%	95%
2004 Quarterly Data:				
Specialty Shop Sales	\$1,411.8	\$1,498.8	\$1,506.0	\$2,234.2
Percentage Leased.....	92%	93%	93%	94%
2003 Quarterly Data:				
Specialty Shop Sales	\$1,270.3	\$1,395.6	\$1,498.4	\$2,154.8
Percentage Leased.....	92%	93%	93%	94%

Capital Expenditures

The following table summarises capital expenditures and capital leasing costs by year:

	<u>(In Thousands)</u>		
	<u>2005</u>	<u>2004</u>	<u>2003</u>
Renovations and expansions.....	\$ 474.1	\$ 403.4	\$ 254.1
Tenant allowances	63.2	49.8	44.5
Capitalized leasing costs.....	15.6	16.1	16.1
Other capital expenditures.....	3.8	3.3	3.5
Total.....	<u>\$ 556.7</u>	<u>\$ 472.6</u>	<u>\$ 318.2</u>

Australia and New Zealand Operations

(all areas quoted in square metres)

Anchors

Generally, anchors are major stores whose merchandise appeals to a broad range of customers and traditionally have been a significant factor in the public's perception of a shopping centre. The following table lists anchors with their broad trading categories, the number of stores leased by each anchor, anchor GLA and percentage of anchor GLA to total GLA as of December 31, 2005:

<u>Name</u>	<u>Number of Anchor Stores</u>	<u>Anchor GLA (Sqm in thousands)</u>	<u>Percentage of Total GLA</u>
Department Stores			
Myer.....	26	502.5	14.2%
David Jones	16	218.8	6.2%
Farmers	9	52.3	1.5%
Harris Scarfe.....	5	13.8	0.4%
Sub total	56	787.5	22.2%
Discount Department Stores			
Target.....	29	217.6	6.2%
Kmart	28	202.2	5.7%
Big W.....	17	139.1	3.9%
The Warehouse.....	4	23.4	0.7%
Sub total	78	582.3	16.5%
Supermarkets			
Coles	35	131.0	3.7%
Woolworths	33	134.5	3.8%
Foodtown/Countdown.....	8	30.0	0.8%
Bi-Lo.....	6	19.9	0.6%
Action Supermarket.....	4	14.4	0.4%
Aldi	10	14.1	0.4%
Franklins	5	10.9	0.3%
Pak N Save	1	6.3	0.2%
Food for Less.....	2	2.9	0.1%
Sub total	104	363.9	10.3%
Cinemas			
Greater Union	10	57.1	1.6%
Hoyts.....	12	55.8	1.6%
Reading Cinemas.....	1	4.3	0.1%
Village.....	7	34.0	1.0%
Birch Carroll & Coyle.....	5	29.4	0.8%
Sub total	35	180.5	5.1%
Other			
Bunnings Warehouse.....	3	28.0	0.8%
Toys R Us	11	31.8	0.9%
Harvey Norman	5	19.7	0.6%
Megamart.....	1	7.0	0.2%
Dan Murphys.....	5	8.3	0.2%
Kmart Garden	1	4.2	0.1%
Sub total	26	99.1	2.8%
Total	299	2,013.3	56.7%

Specialty Stores

The following table sets forth certain information with respect to the ten largest Specialty Store retailers (through their various operating divisions) in terms of Specialty GLA at December 31, 2005:

<u>Tenant</u>	<u>Number of Specialty Stores Leased</u>	<u>Specialty GLA (Sqm in thousands)</u>	<u>Percentage of Total Specialty Store GLA</u>
Rebel	20	31.0	2.0%
Best & Less.....	23	25.6	1.7%
Dick Smith.....	26	18.6	1.2%
Lincraft	11	17.2	1.1%
Priceline	36	17.1	1.1%
McDonalds	56	14.5	1.0%
Borders.....	7	12.4	0.8%
JB HiFi.....	12	12.3	0.8%
The Reject Store	18	12.1	0.8%
Pumpkin Patch.....	36	11.8	0.8%
Total	245	172.5	11.3%

Sales

The table below sets forth total retailer sales for the periods presented:

<u>Year Ended December 31,</u>	<u>AUSTRALIA</u>		<u>NEW ZEALAND</u>	
	<u>Total Sales (in billions)</u>	<u>Percentage Change</u>	<u>Total Sales (in billions)</u>	<u>Percentage Change</u>
2005	A\$17.2	+5.7%	NZ\$1.6	+4.0%
2004	A\$15.2	+9.8%	NZ\$1.6	+4.6%
2003	A\$10.2	+5.4%	NZ\$1.5	+3.9%

Reported sales per square metre for Specialty Store retailers for the years ended December 31, 2005, 2004 and 2003, were as follows:

	<u>AUSTRALIA</u>			<u>NEW ZEALAND</u>		
	<u>2005</u>	<u>2004</u>	<u>2003</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>
Reported sales per square metre.....	A\$9,005	A\$8,917	A\$8,240	NZ\$9,084	NZ\$8,627	NZ\$7,273
Change from prior year (comparable).....	+2.9%	+7.4%	+5.7%	+0.2%	+6.6%	+3.2%

Leasing

Occupancy rate is calculated on the basis of signed leases. In Australia and New Zealand, anchors lease their space and, therefore, the occupancy rate includes anchor GLA. The following table sets forth the occupancy rate for the periods presented:

	<u>Years Ended December 31</u>		
	<u>2005</u>	<u>2004</u>	<u>2003</u>
Occupancy rate	>99.5%	>99.5%	>99.5%

Costs of Occupancy

The following table sets forth occupancy costs for Specialty Stores as a percentage of sales for reporting Specialty Store retailers:

	<u>Years Ended December 31</u>		
	<u>2005</u>	<u>2004</u>	<u>2003</u>
Occupancy costs as a percentage of sales	15.6%	15.3%	15.8%

Lease Expirations

The following table sets forth a summary of Specialty Store lease expirations for the periods presented:

<u>Year Ending December 31,</u>	<u>Number of Leases Expiring</u>	<u>Specialty Store GLA of Expiring Leases (SqM)</u>	<u>Percentage of Specialty Store GLA Represented by Expiring Leases</u>
2006	2,469	302,075	20.4%
2007	1,880	222,669	15.0%
2008	1,698	189,100	12.7%
2009	1,855	213,396	14.4%
2010	2,121	243,266	16.4%
2011	855	114,416	7.7%
Thereafter	413	199,122	13.4%
Total	11,291	1,484,044	100.0%

Specialty Store Rental Rates

The following table sets forth average base rent on a per square metre basis of Specialty Stores:

<u>As of December 31,</u>	<u>AUSTRALIA</u>	<u>NEW ZEALAND</u>	<u>Percentage Change*</u>
	<u>Average Base Rent</u>	<u>Average Base Rent</u>	
2005	A\$1,167	NZ\$995	+5.2%
2004	A\$1,111	NZ\$958	+4.9%
2003	A\$1,059	NZ\$911	+4.1%

* Comparable growth for the Australian & New Zealand region

Seasonality

The following table summarises Specialty Store Sales by quarter and Percentage Leased at quarter end:

	<u>1st Quarter</u>	<u>2nd Quarter</u>	<u>3rd Quarter</u>	<u>4th Quarter</u>
<u>AUSTRALIA</u>	(\$ In Millions)			
2005 Quarterly Data:				
Specialty Store Sales	A\$3,679	A\$3,737	A\$3,975	\$5,346
Percentage Leased	>99.5%	>99.5%	>99.5%	>99.5%
2004 Quarterly Data:				
Specialty Store Sales	A\$2,391	A\$2,623	A\$2,817	A\$3,798
Percentage Leased	>99.5%	>99.5%	>99.5%	>99.5%
2003 Quarterly Data:				
Specialty Store Sales	A\$2,132	A\$2,346	A\$2,334	A\$3,254
Percentage Leased	>99.5%	>99.5%	>99.5%	>99.5%
<u>NEW ZEALAND</u>				
2005 Quarterly Data:				
Specialty Store Sales	NZ\$356	NZ\$394	NZ\$381	NZ\$509
Percentage Leased	>99.5%	>99.5%	>99.5%	>99.5%
2004 Quarterly Data:				
Specialty Store Sales	NZ\$354	NZ\$377	NZ\$366	NZ\$480
Percentage Leased	>99.5%	>99.5%	>99.5%	>99.5%
2003 Quarterly Data:				
Specialty Store Sales	NZ\$343	NZ\$366	NZ\$362	NZ\$475
Percentage Leased	>99.5%	>99.5%	>99.5%	>99.5%

United Kingdom Operations

(all area quoted in square metres)

Sales data is not currently collected for all of our United Kingdom retailers as it is not a requirement under a number of existing leases in the portfolio. As leases are renewed however, we are amending the terms to reflect the provision of sales data as a condition of the lease.

Anchors.

The following table indicates anchors at the shopping centres, the number of stores owned or leased by each anchor, anchor GLA and percentage of anchor GLA to total GLA as of December 31, 2005:

<u>Name</u>	<u>Number of Anchor Stores</u>	<u>Anchor GLA (Sqm in thousands)</u>	<u>Percentage of Total GLA</u>
Debenham plc.....	2	23.4	7.4%
Sainsburys Supermarkets Ltd.....	5	20.7	6.6%
Bhs Ltd	5	19.5	6.2%
TK MAXX	4	16.4	5.2%
Marks & Spencer Ltd	4	11.8	3.7%
B&Q Properties Ltd	2	9.7	3.0%
Fenwick Limited.....	1	8.9	2.8%
Asda Stores Ltd	1	8.5	2.7%
Argos Ltd.....	5	5.9	1.8%
DSG Retail Ltd	8	5.5	1.7%
Total	37	130.3	41.1%

Specialty Stores

The following table sets forth certain information with respect to the ten largest Specialty Store retailers (through their various operating divisions) in terms of specialty GLA, as of December 31, 2005:

<u>Tenant</u>	<u>Number of Specialty Stores Leased</u>	<u>Specialty GLA (Sqm in thousands)</u>	<u>Percentage Of Total Store GLA</u>
Boots Properties Ltd.....	10	11.3	3.6%
Arcadia Group	16	10.2	3.2%
Next Group plc	3	4.6	1.5%
WH Smith plc.....	3	4.1	1.3%
Woolworths plc	3	3.6	1.1%
Redavco Properties.....	1	3.1	1.0%
Sports World International Ltd	4	2.9	0.9%
River Island Clothing Co Ltd.....	7	2.7	0.9%
Children's World Ltd	1	2.7	0.8%
Superdrug Stores Ltd.....	5	2.6	0.8%
Total	53	47.8	15.1%

Leasing.

Leasing percentages are calculated on the basis of signed leases. In the United Kingdom, anchors typically lease their stores and, therefore, the occupancy rate includes anchor GLA. The following table sets forth the occupancy rate for the periods presented:

	<u>Year Ended December 31</u>		
	<u>2005</u>	<u>2004</u>	<u>2003</u>
Occupancy rate.....	>99%	>99%	>99%

Lease Expirations

The following table sets forth a summary of lease expirations (excluding the Eagle Centre at Derby where redevelopment has commenced) for the periods presented:

<u>Year Ending December 31,</u>	<u>Number of Leases Expiring</u>	<u>Specialty Store GLA of Expiring Leases (Sqm)</u>	<u>Percentage of Specialty Store GLA Represented by Expiring Leases</u>
2006	52	5,937	2.4%
2007	63	13,790	5.6%
2008	38	5,281	2.2%
2009	36	13,768	5.6%
2010	16	2,705	1.1%
2011	24	13,090	5.4%

Specialty Store Rental Rates

The following table contains average Specialty Store base rent from the prior year on a square metre basis:

<u>As of December 31,</u>	<u>Average Base Rent</u>	<u>Percentage Change*</u>
2005.....	UK£586	+6.4%
2004.....	UK£444	+4.7%
2003.....	UK£364	+3.1%

* Please note due to the sale and purchase of shopping centres since 2003 and the impact of developments, the percentage change in the above table has been calculated on a like for like basis.