

Westfield Group

Results Presentation

6 month period to 31 December 2004

28 February 2005

The logo for Westfield, featuring the word "Westfield" in a red, stylized, cursive font.

Key Highlights



- Westfield Group's inaugural result (6 months to December '04) in line with forecasts within the Explanatory Memorandum
- Increased gross value of investments under management by 16% from A\$36.0 billion to A\$41.9 billion
- Acquired A\$3.4 billion of property assets
- Completed A\$1.1 billion of development projects
- Commenced seven new projects with a value of A\$1.1 billion
- Revalued the portfolio at 31 December resulting in a A\$2.8 billion uplift in value
- Implemented new Group financing structure – A\$8.5 billion of new core facilities put in place

Financial Highlights

Results in line with Explanatory Memorandum



A\$ million

Financial Performance	6 months to December '04		12 month
	Actual	EM Forecast ¹	Forecast CY05
Net property income ²	1,116	1,097	2,420
Profit after tax ³	833	801	1,630
Distribution	876	875	1,816
Earnings per security (cents) ³	49.5	47.6	95.6
Distribution per security (cents)	52.03	52.0	106.5

¹ Explanatory Memorandum forecast for 12 months to 30 June 2005 restated to 6 months to 31 December 2004

² Includes property income, contribution from equity accounted investments less total expenses

³ Basic earnings per security, includes net profit from asset sales

Financial Highlights (continued)



A\$ million	Actual At 31 December '04	Pro forma ¹ At 30 June '04
Financial Position		
Gross Property Investments		
- Consolidated	26,954	24,230
- Joint venture interests	6,593	4,022
	33,547 ²	28,252
Net Assets	17,851	14,477
NTA (\$ per security)	10.61	8.60
Gearing	40.6% ³	40.1%
Net debt to total market capitalisation ⁴	33.0%	32.5%
Equity market capitalisation (\$ billion)	27.7	25.5

¹ Unaudited

² Excludes work in progress and development properties of A\$1.3 billion

³ Post consolidation of Duelguide gearing increases to approximately 44%

⁴ Based on equity market capitalisation plus debt

Financial Review



- Statement of Financial Performance
- Distribution Statement
- Project Distributions
- Geographic Segment Breakdown
- Balance Sheet
- Property Investments
- Borrowings - Debt Profile
 - Hedging and Gearing
- Key Financial Ratios

Statement of Financial Performance Results to 31 December '04



A\$ million	6 months to Dec '04 Actual ¹	12 month Forecast CY05
Property Income	1,517	3,215
Contribution from equity accounted investments	104	200
Other income	22	60
Net profit/(loss) from asset sales	31	-
Total income	1,674	3,475
Total Expenses	(505)	(995)
EBIT	1,169	2,480
Net interest expense	(255)	(670)
Profit before tax	914	1,810
Tax expense	(45)	(100)
Minority interests	(36)	(80)
Profit after tax	833	1,630

¹ Average exchange rate for the 6 months to December 2004 was AUD/USD 0.7326, AUD/GBP 0.3977

Distribution Statement



A\$ million

	6 months to December '04		12 month
	Actual	EM Forecast ¹	Forecast CY05
Profit after tax	833	801	1,630
Less: Net profit from asset sales	(31)	-	-
Profit after tax excluding asset sales	802	801	1,630
Project profits eliminated in the stapled group	74	74	186
IFRS adjustments	n/a	n/a	-
Distribution	876	875	1,816
Earnings per security (cents) ²	49.5	47.6	95.6
Distribution per security (cents)	52.03	52.0	106.5
Number of securities on issue ³	1,683	1,681	1,705

¹ Explanatory Memorandum forecast for 12 months to 30 June 2005 restated to 6 months to 31 December 2004

² Includes net profit from asset sales

³ Weighted average for the period

Project Distributions



■ Project distributions accounting policy

- Consistent with Westfield Holdings methodology

■ Project profits this period

	Eliminated in stapled group (A\$m)	External parties (A\$m)	Total (A\$m)
Project expenditure	516	73	589
Project profits distributed	74	8	82

	Major Projects	Project Profits (A\$m)
Australia & New Zealand	Bondi Junction, Riccarton	46
United States	Franklin Park, Century City, Oakridge	36
Total to 31 December '04		82

Geographic Segment Breakdown



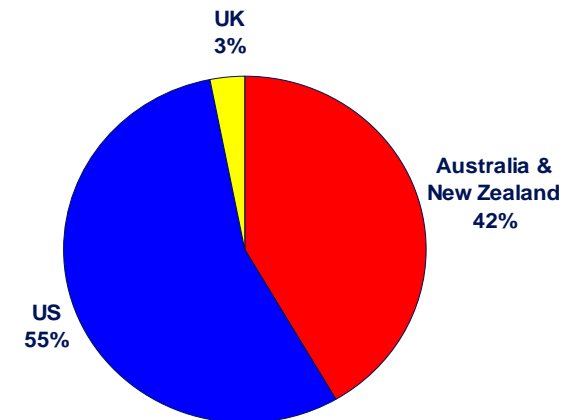
Property Income¹

A\$ million

6 months
to December '04
Actual

Australia & New Zealand	489
United States	651
United Kingdom ²	38
Total	1,178

Property Income by Location¹



¹ Represents Westfield's proportional share of net property income from all properties

² Includes one month contribution from Duelguide properties being A\$9 million

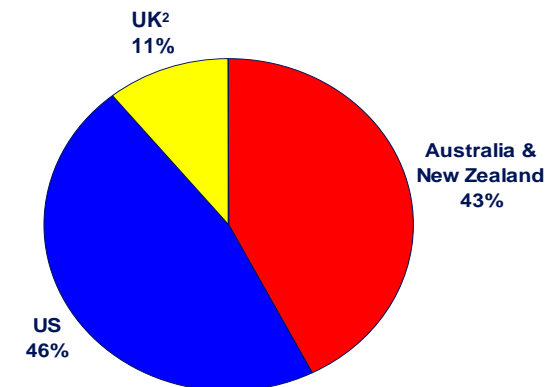
Geographic Segment Breakdown



Gross Property Investments¹ – Westfield Share

A\$ million	At 31 December '04 Actual
Australia & New Zealand	14,286
United States	15,645
United Kingdom	3,616
Total	33,547³

Property Investments
by Location



¹ Includes A\$6,593m being Westfield's share of joint venture shopping centre investments (Aust. & NZ = A\$872m, US = A\$2,105m and UK = A\$3,616m including Duelguide properties at A\$2,353m)

² UK comprises Duelguide properties which equates to 7% of Westfield's gross property investments

³ Excludes work in progress and development properties of A\$1.3 billion

Balance Sheet

As at 31 December '04



A\$ million	Actual At 31 December '04 ¹
Cash	236
Property investments ²	27,707
Net Investments in equity accounted joint ventures ³	3,790
Other assets	2,548
Total assets	34,281
Borrowings	14,058
Other liabilities and minority interests	2,372
Total liabilities	16,430
Net Assets	17,851
NTA (\$ per security)	10.61
Gearing	40.6% ⁴

¹ Exchange rates as at 31 December 2004 were AUD/USD 0.7787, AUD/GBP 0.4038

² Includes Westfield share of Work in Progress (WIP) being A\$753m

³ Net investments in joint ventures comprise investment in shopping centres of A\$6,593 million and other working capital net of JV debt

⁴ Post consolidation of Duelguide gearing increases to approximately 44%

Property Investments



- 18.7% uplift in the value of gross property investments since 30 June '04

	A\$ billion
Gross property investments as at 30 June '04 ¹	28.3
Revaluations	2.8
Completed redevelopments and capex	1.2
Acquisitions	3.0 ²
Gross property investments as at 31 December '04 (pre exchange rate impact) ³	<u>35.3</u>
Exchange rate impact	<u>(1.7)</u>
Gross property investments as at 31 December '04 ⁴	<u>33.6</u>

- Weighted average cap rates for each region:

- Australia & New Zealand 6.8%
- United Kingdom 5.2%
- United States 7.2%

¹ Unaudited pro forma

² Excludes \$0.4 billion of development projects acquired which are included in Development projects

³ As at 30 June 2004 exchange rate (AUD/USD 0.689, AUD/GBP 0.3816)

⁴ As at 31 December 2004 exchange rate (AUD/USD 0.7787, AUD/GBP 0.4038)

Borrowings - Debt Profile



Westfield Group financing structure implemented with objective to diversify funding sources and lengthen maturity profile:

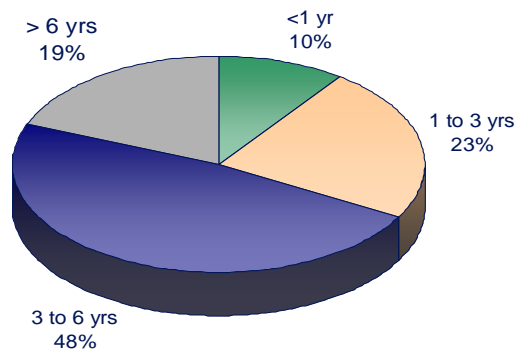
■ A\$8.5 billion of new core facilities put in place

- US\$2.6 billion raised from the US debt markets – the largest ever issue by an Australian corporate
- US\$4.0 billion bank syndicated facility now in place – the largest ever syndication in the Australian market

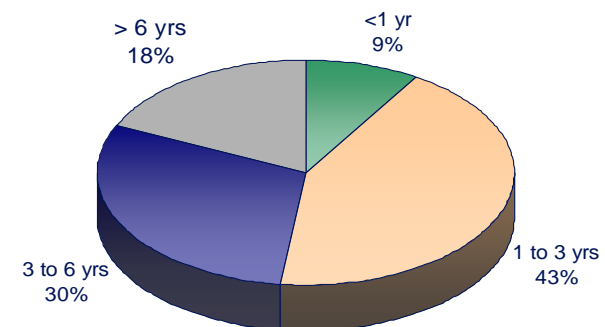
■ Maturity Profile of Financing Facilities

- Average facility maturity 4.8 years
- Maturities beyond 3 years has increased by A\$6 billion

31 December 2004



30 June 2004

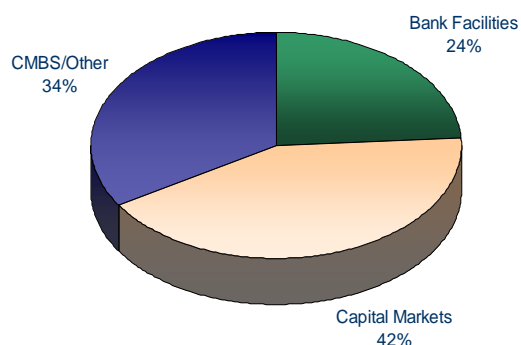


Borrowings - Debt Profile (continued)

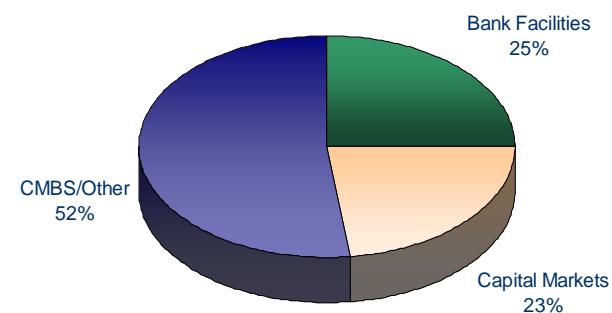


■ Funding Mix – Increased diversification

31 December 2004

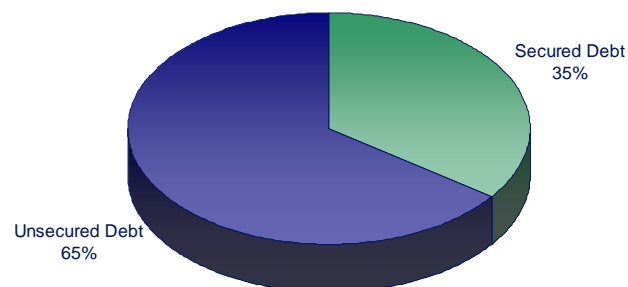


30 June 2004

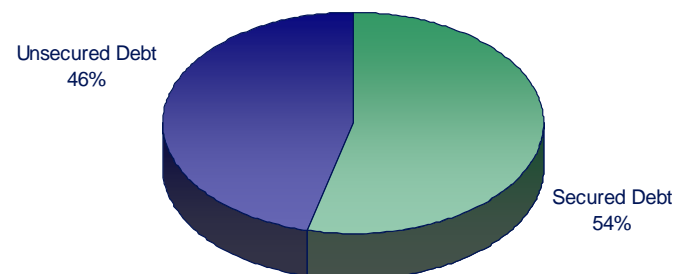


■ Secured/Unsecured Debt Mix – Reduced reliance on secured funding

31 December 2004



30 June 2004



Borrowings – Hedging and Gearing



■ Interest Rate Profile as at 31 December 2004

- Weighted average interest cost of 4.1%
- Average interest rate hedge maturity of 7.3 years
- Percentage of fixed rate debt is 91%

■ Target gearing level of mid 40%

- Gearing at 31 December 2004 is 40.6%
- Gearing post consolidation of Duelguide assets is expected to be approximately 44%

Key Financial Ratios



At 31 December '04

Net debt (gross debt less cash) as a % of assets (total assets less cash)	40.6%
Net debt to total market capitalisation ¹	33.0%
Secured debt as a % of total assets	14.4%
EBITDA to interest expense	4.5 times
Unsecured assets as a % of unsecured debt	209%

¹ Based on equity market capitalisation plus debt

Operational Review



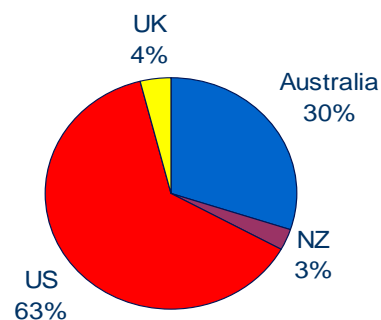
- Portfolio Summary
- Retail Sales Overview
- Shopping Centre Operating Performance
- Development Pipeline
- Completed and Current Projects

Portfolio Summary

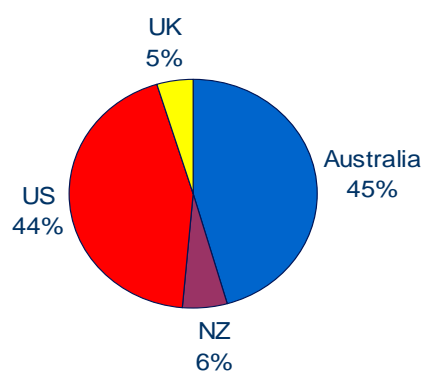


	Australia	NZ	US	UK	Total
Centres	40	11	66	9	126
Retail Outlets	9,400	1,200	9,000	1,000	20,600
GLA (million sqm)	3.0	0.3	6.3	0.4	10.0
Asset Value (billion)	A\$16.0	NZ\$1.5	US\$14.0	£1.9	A\$40.3 ¹

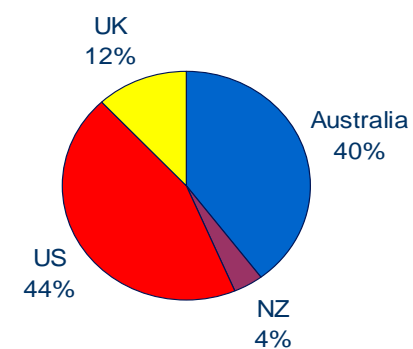
Gross Lettable Area



Retail Outlets



Assets Owned & Under Management



¹ Excludes Work In Progress and redevelopment projects

Retail Sales Overview¹



	Period to 31 December 2004			
	12 months \$	12 months Growth	6 months Growth	3 months Growth
Australia				
Majors		3.3%	1.8%	0.1%
Specialities	A\$8,917 psm	7.4%	7.6%	6.2%
Total	A\$15.2 bn	6.2%	5.0%	3.4%
New Zealand				
Specialties	NZ\$8,627 psm	6.6%	4.6%	3.6%
Total	NZ\$1.6 bn	4.2%	2.7%	1.6%
United States				
Specialities	US\$405 psf			
	US\$6.7 bn	6.1%	5.0%	4.7%
United Kingdom²				
	n/a	1.6%	0.7%	0.0%

¹ All sales growth figures are reported on a comparable basis

² British Retail Consortium-KPMG retail sales report

Shopping Centre Operating Performance

	Occupancy Level ¹	Specialty Occupancy Cost ¹	Lease Deals Completed ²	Average Specialty Store Rent Amount ¹ Growth ²	Comparable NOI Growth ²	Property Expense Ratio ¹	
Australia & New Zealand	>99.5%	15.3%	194,387 sqm	A\$1,111 psm NZ\$958 psm	4.9%	5.1%	28.1%
United States	94.2%	13.7%	3,703,866 sqft	US\$37.88 psf	4.3%	4.2%	28.5%
United Kingdom	>99%	n/a	60,935 sqm	£444 psm	4.7% ³	3.7% ³	32.6% ⁴

¹ As at 31 December 2004

² 12 months to 31 December 2004

³ Excludes Duelguide properties and Derby which has been impacted by predevelopment works

⁴ Excludes Duelguide portfolio and includes head lease payments

Development Pipeline



■ Projects under construction or in advanced planning over the next 3 years

- Projects under construction A\$1.8 billion
- New projects commencing each year for the next 3 years A\$1.5 to 2 billion

■ Development pipeline broadly spread evenly across geographic regions

■ Key projects expected to commence during 2005

- Australia & New Zealand - Chermside (A\$150m), Kotara (A\$130m) and Liverpool (A\$200m)
- United States - Topanga (US\$300m) and Annapolis (US\$150m)
- United Kingdom - Derby (£310m)

Recently Completed & Current Projects

- Australia & New Zealand – Approx \$1.5 billion



Completed Major Projects	Total Cost \$ million	Actual Yield	Completed
The Pines (Melbourne)	46	10.4%	Oct '04
Riccarton (Christchurch)	NZ 94	8.4%	Main Retail – Nov '04 Cinemas – Mid '05
Bondi Junction (Sydney)	755	7.6%	Final Stage – Dec '04
Current Major Projects	Estimated Total Cost \$ million	Target Yield	Anticipated Completion
Innaloo (Perth)*	50	9.1%	Qtr 3 '05
Helensvale (Gold Coast)*	180 ¹	8.8%	Qtr 4 '05
Tuggerah (Sydney)*	100	8.3%	Qtr 4 '05
Queensgate (Wellington)	NZ 150	8.5%	Qtr 4 '05
Mt Druitt (Sydney)*	60 ²	8.6%	Qtr 4 '05
Parramatta (Sydney)*	90	7.6%	Qtr 2 '06

¹ Westfield share 50% - \$90m

² Westfield share 50% - \$30m

* Projects commenced within the period to 31 December 2004

Recently Completed & Current Projects

- United States - Approx US \$1.2 billion



Completed Major Projects	Total Cost US \$million	Actual Yield	Completed
Santa Anita (Los Angeles, California)	113 ¹	9.2%	Oct '04
Parkway (San Diego, California)	27	9.3%	Oct '04

Current Major Projects	Estimated Total Cost US \$million	Target Yield	Anticipated Completion
Wheaton (Wheaton, Maryland)	130	8.5%	Qtr 2 '05
Franklin Park (Toledo, Ohio)	117	9.0%	Qtr 2 '05
Gateway (Lincoln, Nebraska)	32	9.3%	Qtr 4 '05
Chesterfield (St Louis, Missouri)*	71	9.1%	Qtr 1 '06
Century City (Los Angeles, California)	137	9.0%	Qtr 2 '06
Connecticut Post (Milford, Connecticut)*	119	9.0%	Qtr 2 '06
San Francisco (San Francisco, California)	420 ²	8.0-8.5%	Qtr 4 '06

¹ Westfield share 90% - US\$102 m

² Westfield share 50% - US\$210m

* Projects commenced within the period to 31 December 2004

Current Projects

- United Kingdom - Approx £660 million



Current Major Projects	Estimated Total Cost £ million	Target Yield	Anticipated Completion
Derby	310 ¹	8 – 8.5%	Qtr 4 '07
White City	350 ²	6.0%	Qtr 2 '08

¹ Westfield share 50% - £155 million

² Westfield share represents a 25% interest

Appendix



- Property Acquisitions since the Merger
- Reconciliation of Property Investments
- Comparable Specialty Retail Sales Growth by Region
- Comparable Retail Sales Growth by Category
- Future Major Projects
- Interest Rate Hedging Profile
- Currency Hedging Profile

Property Acquisitions since the Merger



- Since the completion of the merger Westfield Group has acquired interests in more than \$3.6 billion¹ of property across each of the regions in which the Group operates
 - **Australia & New Zealand**
 - Formed 4 new joint ventures with DB REEF Trust as part of a A\$790 million transaction
 - Acquired Skygarden and Imperial Arcade, Sydney CBD for A\$241 million
 - Acquired remaining 50% interest in Newmarket, Auckland for NZ\$121.2 million
 - **United Kingdom**
 - £1.1 billion (A\$2.8 billion) investment through joint bid for Duelguide Plc:
 - * Leading super-regional shopping centre: Merry Hill, Birmingham (100%)
 - * Super-regional shopping centre under construction: White City, London (25%)
 - * Retail park with opportunity to develop into a regional shopping centre: Sprucefield (100%) and adjoining land (50%), Northern Ireland
 - * Interest in two large scale development projects: Broadway, Bradford (100%) and Stratford, London (25%)
 - **United States**
 - Acquired Chicago Ridge in Chicago, Illinois for US\$108 million²
 - Acquired additional 25% interest in Valencia, Los Angeles for US\$69.2 million³

¹ Westfield share is A\$3.4 billion

² Settled in January

³ Settled in February

Reconciliation of Property Investments

A\$ million

Property investments as at 31 December 2004

	Westfield Group Interest	Equity Accounted JV Share	Total	JV Partner Share	Investments Under Management
Gross property investments	26,954	6,593	33,547	6,786	40,333
Development projects ¹	753	589	1,342	245	1,587
	27,707	7,182	34,889	7,031	41,920
Less JV debt & working capital		(3,392)	(3,392)		
Westfield Accounts	27,707	3,790	31,497		

¹ Includes Work in Progress and development properties

Comparable Specialty Retail Sales Growth by Region



	Period to 31 December 2004		
	12 months	6 months	3 months
Australia			
- NSW & ACT	4.9%	4.6%	3.6%
- VIC	7.5%	7.9%	6.2%
- QLD	12.3%	12.8%	11.4%
- SA	13.4%	13.9%	10.6%
- WA	6.2%	6.9%	6.7%
Total Australia	7.4%	7.6%	6.2%
New Zealand	6.6%	4.6%	3.6%
United States			
- East Coast	7.0%	6.7%	6.4%
- Mid West	3.7%	2.8%	2.9%
- West Coast	6.9%	5.1%	4.6%
Total United States	6.1%	5.0%	4.7%

Comparable Retail Sales Growth by Category - Australia



Period to 31 December 2004

	12 months	6 months	3 months
Department Stores	2.2%	(1.0)%	(3.7)%
Discount Dept. Store	5.0%	4.7%	3.4%
Supermarkets	2.3%	1.3%	(0.4)%
Majors	3.3%	1.8%	0.1%
Mini Majors	9.3%	7.3%	5.8%
Cinemas	6.1%	4.0%	(1.2)%
Fashion	8.5%	8.9%	8.9%
Food Catering	9.4%	7.8%	6.3%
Food Retail	4.6%	4.8%	4.5%
Footwear	0.4%	1.4%	(0.1)%
General Retail	5.4%	6.2%	5.5%
Homewares	10.4%	8.7%	7.3%
Jewellery	6.5%	4.8%	3.7%
Leisure	4.3%	4.3%	2.2%
Retail Services	13.8%	13.9%	13.4%
Specialties	7.4%	7.6%	6.2%
TOTAL	6.2%	5.0%	3.4%

Comparable Retail Sales Growth by Category - United States



	Period to 31 December 2004		
	12 months	6 months	3 months
Women's ready to wear	4.4%	2.6%	2.6%
Men's Fashion	3.9%	1.1%	0.6%
Unisex	8.1%	8.1%	7.6%
Jewellery	1.5%	(0.3)%	0.0%
Leisure:			
– Music	1.0%	2.1%	0.5%
– Electronics	16.6%	21.1%	19.7%
– Cellular phones	10.4%	10.3%	8.0%
– Books	0.3%	(1.6)%	(1.3)%
– Sports specialties	(0.3)%	0.6%	2.2%
Restaurant	5.9%	4.7%	4.0%
Food Court	5.0%	4.6%	5.2%
Theatres	3.8%	4.5%	0.9%

Future Major Projects*



Australia & New Zealand

- Albany (NZ)
- Chermside (QLD)
- Doncaster (VIC)
- Fountain Gate (VIC)
- Kotara (NSW)
- Liverpool (NSW)
- Newmarket (NZ)
- North Lakes (QLD)
- Sydney CBD (NSW)

United States

- Topanga (Los Angeles, California)
- Annapolis (Annapolis, Maryland)
- Garden State Plaza (Paramus, New Jersey)
- Plaza Bonita (San Diego, California)
- Sarasota (Sarasota, Florida)
- Southgate (Sarasota, Florida)
- Southcenter (Seattle, Washington)
- Southpark (Cleveland, Ohio)
- UTC (San Diego, California)

United Kingdom

- The Broadmarsh Centre (Nottingham)
- The Friary (Guildford)
- Broadway (Bradford)

* Projects expected to commence within the next 3 years

Interest Rate Hedging Profile



INTEREST HEDGING PROFILE

As at Dec	<u>A\$ interest receivable</u>		<u>US\$ interest payable</u>		<u>£ interest payable</u>		<u>A\$ interest payable</u>	
	A\$ M	Fixed Rate %	US\$ M	Fixed Rate %	£ M	Fixed rate %	A\$ M	Fixed rate %
2004	5,750.5	6.27%	(10,442.9)	4.18%	(635.6)	6.31%	(3,973.5)	6.18%
2005	5,640.5	6.30%	(10,646.8)	4.27%	(497.9)	5.69%	(3,587.7)	6.55%
2006	4,049.0	6.74%	(9,974.4)	5.19%	(497.9)	5.69%	(3,580.4)	6.76%
2007	3,440.0	6.74%	(9,605.3)	5.33%	(497.9)	5.52%	(3,110.7)	6.66%
2008	3,300.0	6.76%	(8,740.2)	5.37%	(385.9)	5.73%	(3,088.8)	6.93%
2009	3,300.0	6.76%	(7,937.0)	5.65%	(385.9)	5.73%	(2,890.8)	6.89%
2010	2,800.0	6.76%	(6,786.0)	5.83%	(292.5)	5.61%	(2,513.7)	6.84%
2011	2,300.0	6.77%	(5,112.9)	5.85%	(292.5)	5.61%	(1,841.6)	6.85%
2012	1,550.0	6.79%	(3,670.8)	5.77%	(292.5)	5.61%	(1,422.1)	6.77%
2013	250.0	6.72%	(2,358.6)	5.67%	(292.5)	5.61%	(124.9)	6.90%
2014	-	-	(135.6)	5.08%	-	-	-	-

Currency Hedging Profile



FOREIGN CURRENCY DENOMINATED NET ASSET

As at Dec	A\$ M	US\$ M	£ M	NZ\$ M
2004	8,768.8	4,893.0	236.3	1,603.7

FOREIGN CURRENCY DENOMINATED NET ASSET HEDGING MATURITY PROFILE

Maturing during year ended Dec	Cross currency swap receivable	Cross currency swap payable	Cross currency swap payable	Cross currency swap receivable
	A\$ M	US\$ M	£ M	NZ\$ M
2004	-	-	-	-
2005	481.5	(75.0)	(162.0)	96.0
2006	-	-	-	-
2007	127.9	(75.0)	-	-
2008	(94.5)	-	-	112.5
2009	1,057.8	(740.0)	-	-
2010	867.0	(625.0)	-	-
2011	1,024.3	(630.5)	-	-
2012	860.8	(620.0)	-	-
2013	1,065.2	(769.0)	-	-
2014	1,160.0	(833.0)	-	-
	<u>6,550.1</u>	<u>(4,367.5)</u>	<u>(162.0)</u>	<u>208.5</u>

Currency Hedging Profile (continued)



FOREIGN CURRENCY DENOMINATED NET INCOME HEDGING MATURITY PROFILE

Maturing during year ended Dec	<u>Sell US\$ Forward Exchange Contracts</u>		<u>Sell NZ\$ Forward Exchange Contracts</u>	
	US\$ M	Exch Rate	NZ\$ M	Exch Rate
2005	(275.6)	0.6294	(127.2)	1.1120
2006	(225.7)	0.6079	(121.5)	1.1224
2007	(228.7)	0.6035	(130.4)	1.1191
2008	(147.0)	0.6327	(104.0)	1.1212
2009	(59.2)	0.6932	(46.0)	1.1187