



Westfield Group

Half Year Results Presentation

30 June 2007

29 August 2007

2007 Half Year Highlights

- Operational Segment Earnings of \$844 million – up 7.4%¹
 - 47.27 cents per security – up 5.7%¹
- Distribution of 53.25 cents per security – represents 50% of the full year distribution forecast
- Net profit after tax for the half year of \$1.97 billion
- Portfolio revaluations of \$1.19 billion – including \$501 million of development gains
- Interests in shopping centres with a gross value of \$62.6 billion including \$14.5 billion of joint venture interests

¹ On a constant currency basis

Note: All figures within this presentation are presented in Australian dollars unless otherwise stated

2007 Half Year Highlights continued...

- Solid operational performance achieved across all markets
- Extensive Development Program
 - 16 major projects currently under construction – total gross value of \$7.2 billion (WDC share \$5.1 billion)
 - Of the 16 projects, 10 are expected to be completed in 2007 – total gross value of \$1.9 billion (WDC share \$1.4 billion)
 - \$10 billion (WDC share \$9 billion) of new projects expected to commence over the next three years
- Strengthening of the balance sheet by raising over \$6.0 billion – approximately half through asset partnerships and half through equity
- Post balance date announcements include:
 - The acquisition of 2 key assets for US\$400 million and the divestment of 4 assets for US\$1.04 billion in the United States
 - The formation of a new joint venture with LaSalle Investment Management Inc. investing \$738 million for a 50% share in Westfield Doncaster in Melbourne (Aus)

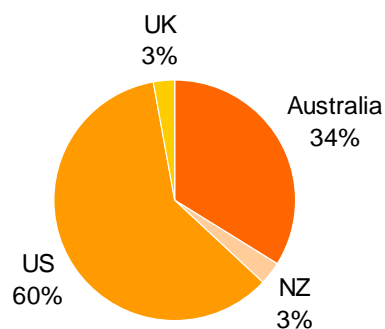
Business Review

- Portfolio Summary
- Shopping Centre Operating Performance
- Retail Sales Overview
- Global Development Activity

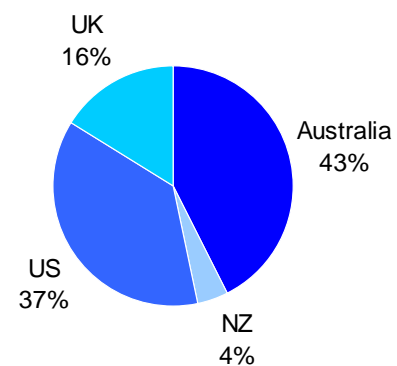
Portfolio Summary as at 30 June 2007

	United States	Australia	United Kingdom	New Zealand	Total
Centres	59	44	7	11	121
Retail Outlets	9,100	11,500	750	1,500	22,850
GLA (million sqm)	6.2	3.5	0.3	0.3	10.3
Westfield Asset Value (billion) ¹	US\$16.3	\$19.1	£1.0	NZ\$2.7	\$43.1 ¹
Assets Under Management (billion) ²	US\$19.8	\$26.6	£4.3	NZ\$2.9	\$62.6 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

Note: Exchange rates as at 30 June 2007 were AUD/USD 0.8505, AUD/GBP 0.4242, AUD/NZ 1.1000.

Shopping Centre Operating Performance

	Portfolio Leased ¹	Specialty Occupancy Cost ¹	Lease Deals Completed ²		Average Specialty Store Rent		Comparable NOI Growth ²
			Number	Area	Amount ¹	Growth ³	
Australia & New Zealand	> 99.5%	16.3%	1,672	200,422 sqm	\$1,243 psm NZ\$1,023 psm	5.4%	6.1%
United States	93.5% ⁴	14.0% ⁴	626	1,454,283 sqft	US\$44.24 psf ⁴	5.2% ⁴	2.6% ⁴
United Kingdom	> 99%	n/a	109	23,409 sqm	£642 psm	5.8%	6.7%

¹ As at 30 June 2007

² 6 months to 30 June 2007

³ 30 June 2007 compared to 30 June 2006

⁴ Excludes recently announced divestments

Retail Sales Overview¹

	Period to 30 June 2007			
	MAT	12 months Growth	6 months Growth	3 months Growth
Australia				
Majors		3.2%	3.4%	2.7%
Specialties*		5.7%	6.3%	6.4%
Total	\$19.1 bn	4.8%	5.2%	5.0%
New Zealand				
Specialties*		3.6%	4.4%	3.3%
Total	NZ\$1.8 bn	3.8%	4.3%	3.2%
United States²				
Specialties	US\$7.6 bn	3.3%	2.9%	0.3%
United Kingdom³				
Comparable		2.7%	3.0%	2.5%
Total	n/a	5.0%	5.2%	4.6%

* Includes larger format specialties

¹ All sales growth figures are reported on a comparable basis

² US represents growth in sales per square foot

³ British Retail Consortium-KPMG retail sales report

Global Development Activity

- 16 major projects currently under construction with an estimated total cost of \$7.2 billion (WDC share \$5.1 billion)

	No. of Projects	Estimated Total Cost	Target Weighted Average Yield ¹
United States	7	US\$0.9 bn	9.3 – 9.8%
Australia & New Zealand	7	\$1.6 bn	8.7 – 9.1%
United Kingdom – Derby	1	£0.3 bn	8.25 – 8.75%
– London	1	£1.6 bn	5.25 – 5.75%
Total	16	\$7.2 bn	

¹ Stabilised income/Westfield Group cost

Global Development Activity continued...

- Completed 3 major developments during the first half of 2007 at a gross cost of US\$230 million (WDC share US\$180 million) with a weighted average development yield of approximately 10.0%
 - United States: Brandon, Garden State Plaza, and Southpark

- Anticipate the completion of 7 major developments during the second half of 2007 at a total cost of \$1.6 billion (WDC share \$1.2 billion) with a forecast weighted average development yield of approximately 9.0%
 - United States: Annapolis, Old Orchard, and Sarasota
 - Australia: Kotara, North Lakes
 - New Zealand: Albany
 - United Kingdom: Derby

- Expect to commence \$10 billion (WDC share \$9 billion) of new projects over the next three years

Future Major Projects

United States

- Belden Village (Ohio)
- Century City Phase II (California)
- Fashion Square (California)
- Fox Hills (California)
- MainPlace (California)
- Montgomery (Maryland)
- North County (California)
- Palm Desert (California)
- Plaza Camino Real (California)
- Santa Anita (California)
- Southgate (Florida)
- UTC (California)
- Valencia (California)
- Valley Fair (California)
- West Covina (California)
- West Valley (California)

Australia & New Zealand

- Belconnen (ACT)
- Booragoon (WA)
- Carindale (QLD)
- Fountain Gate (VIC)
- Macquarie (NSW)
- Marion (SA)
- Mt Gravatt (QLD)
- Newmarket (NZ)
- Pacific Fair (QLD)
- Riccarton (NZ)
- Sydney CBD (NSW)
- Tea Tree Plaza (SA)
- Warringah (NSW)

United Kingdom

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

Financial Review

- Income Statement
- Distribution Statement
- Balance Sheet
- Property Investments

Operational Segment Analysis

6 months to 30 June 2007

\$ million	Jun 2007 Actual	Jun 2006 (Constant currency) ¹	Jun 2006 Actual	Jun 2007 Actual vs Jun 2006 (Constant currency)
Property income	1,581	1,613	1,676	(2.0)%
Net contribution from equity accounted properties	149	100	104	
JV project and property management net income	47	22	22	
Total income	1,777	1,735	1,802	
Total expenses	(493)	(479)	(500)	2.9%
EBIT	1,284	1,256	1,302	2.2%
Net interest expense	(380)	(443)	(469)	(14.2)%
Minority interests	(60) ²	(27)	(29)	
Segment earnings	844	786	804	7.4%
Weighted average number of securities³	1,785.1	1,759.5	1,759.5	
Cents per security	47.27c	44.70c	45.72c	5.7%

¹ Constant currency is achieved by retranslating each item in the prior period profit and loss statement at the current period exchange rate. The average exchange rates are AUD/USD 0.8082 (30/6/06 0.7434); AUD/GBP 0.4101 (30/6/06 0.4151); AUD/NZD 1.1259 (30/6/06 1.1556)

² Minority interest of \$56m (\$32m Property Linked Notes and \$24m convertible preference securities) included as interest under AIFRS has been reclassified to minority interest

³ 2007 and 2006 includes an adjustment of 8.641 million securities representing the bonus element of the pro-rata entitlement offer completed in July 2007.

Income Statement by Business Segment

6 months to June '07

\$ million

	Operational	Development	Corporate	Total
Property income	1,581	11	-	1,592
Net contribution from equity accounted properties	149	(7)	14	156
Property revaluations – consolidated	-	304	599	903
Property revaluations – equity accounted	-	197	87	284
Profit on divestment of assets	-	-	1	1
JV project and property management net income	47	-	-	47
Total income	1,777	505	701	2,983
Total expenses	(493)	(50)	(18)	(561)
Currency derivatives	-	-	(244)	(244)
EBIT	1,284	455	439	2,178
Net interest expense	(380)	(61)	456	15
Tax expense	-	-	(28)	(28)
Deferred tax expense	-	-	(70)	(70)
Minority interests	(60) ¹	-	(61)	(121)
Segment earnings	844	394	736	1,974

¹ Minority interest of \$56m (\$32m Property Linked Notes and \$24m convertible preference securities) included as interest under AIFRS has been reclassified to minority interest

Income Statement

\$ million

	6 months to Jun 2007	6 months to Jun 2006
Property income	1,592	1,689
Contribution from equity accounted investments	156	118
Property revaluations	1,187	2,695
Other income	47	22
Net profit from asset divestments	1	-
Total Income	2,983	4,524
Total expenses	(561)	(560)
Currency derivatives	(244)	(30)
Goodwill arising from recognition of deferred tax on acquisitions	-	(103)
EBIT	2,178	3,831
Financing costs	(408)	(379)
Mark to market of derivatives, preference shares, Property Linked Notes and minority interests treated as debt	314	197
Profit before tax	2,084	3,649
Tax expense	(28)	(45)
Deferred tax expense	(70)	(196)
Minority interests	(12)	(32)
Profit after tax	1,974	3,376

Distribution Statement

6 months to 30 June 2007

	\$m	Cents per Security
Operational Segment Earnings	844	47.27c
Distribution Hedging ¹	75	4.19c
	919	51.46c
Distribution	946	53.25c ²

- Forecast Distribution for the 12 months to December 2007 is 106.5 cents per security

¹ Based on contract rates

² Represents 50% of full year forecast distribution

Balance Sheet

\$ million	30 Jun '07	31 Dec '06
Cash	267	247
Property investments		
- Shopping centres	36,489	37,213
- Work in progress	3,007	2,330
- Property held for redevelopment	1,421	1,347
Net Investments in equity accounted entities	5,599	5,410
Other assets	2,975	2,335
Total assets	49,758	48,882
Interest bearing liabilities	16,874	18,470
Other financial instruments ¹	2,996	1,997
Finance lease liabilities	86	92
Deferred tax	2,751	2,773
Other liabilities and minority interests	2,233	2,097
Total liabilities	24,940	25,429
Net Assets	24,818	23,453

¹ Convertible preference securities and Property Linked Notes that the Westfield Group considers as equity given their economic characteristics

Property Investments

- Change in value of gross property investments

	\$ billion
Gross property investments as at 31 December 2006	47.9
Revaluations	1.2
Redevelopment expenditure	1.3
Acquisitions	0.1
Divestments	(0.7)
Gross property investments as at 30 June 2007 (pre exchange rate impact)	49.8
Exchange rate impact	(1.7)
Gross property investments as at 30 June 2007	48.1

- Weighted average cap rates for each region:

	30 Jun 2007	31 Dec 2006
■ Australia	5.6%	5.6%
■ New Zealand	6.6%	6.7%
■ United Kingdom	5.1%	5.1%
■ United States	6.1%	6.3%

Development Segment Assets

\$ million

	At 30 June 2007		
	WIP ^{1,2}	Property held for redevelopment ³	Total
■ Australia & New Zealand	494	288	782
■ United States	534	550	1,084
■ United Kingdom	2,332	750	3,082
Total	3,360	1,588	4,948
Consolidated			4,428
Equity Accounted			520
Total			4,948

¹ Work in progress – costs incurred on projects currently under construction

² Interest cost in respect of Work In Progress is capitalised

³ Interest cost in respect of property held for future redevelopment is expensed to the development business segment

Key Financial Ratios as at 30 June 2007

Financial ratios per the Westfield Group's bond offerings

■ Net debt as a % of assets	36.3%
■ Secured debt as a % of assets	10.8%
■ EBITDA to interest expense	2.6 times
■ Unsecured assets as a % of unsecured debt	251%
Gearing:	
■ Debt to total market capitalisation	28.2%



Proforma
including \$3.0bn
Entitlement Offer
30.0%¹

¹ Completed post balance date



Westfield Group

Appendix

Results Presentation

Half Year Result ended 30 June 2007

Appendices

	Page Number
■ Net Property Income – by Region.....	22
■ Assets Under Management.....	23
■ Assets by Business Segment.....	24
■ Current Projects.....	25
■ Comparable Retail Sales Growth by Category.....	28
■ Funding.....	30
■ Operational Segment Borrowings.....	31
■ Interest Rate Hedging Profile.....	32
■ Currency Hedging Profile.....	33
■ Exchange Rates.....	35

Net Property Income – by Region¹

	6 months to Jun 2007	6 months to Jun 2006	% Change ²
Australia & New Zealand (\$ million)	\$ 604	\$ 592	2.0%
United States (US\$ million)	US\$ 466	US\$ 460	1.3%
United Kingdom (£ million)	£ 19	£ 30	(36.7)%

¹ Includes the Group's share of equity accounted assets

² Includes the impact of asset divestments

Assets Under Management

\$ million

Property Investments as at 30 June 2007

	Westfield Group			JV Partner Share	Total Assets Under Management
	100% Share	Equity Accounted JV Share	Total		
Shopping Centres	36,489	6,630	43,119	11,906	55,025
Work in progress	3,007	353	3,360	2,408	5,768
Property held for development	1,421	167	1,588	220	1,808
Property Investments	40,917	7,150	48,067	14,534	62,601
Less JV debt & working capital		(1,551)	(1,551)		
Westfield Group Share	40,917	5,599	46,516		

Assets by Business Segment¹

\$ million

6 months to June 2007

	Operational	Development	Total
Shopping centres			
Consolidated	36,211	278	36,489
Equity accounted	6,574	56	6,630
	42,785	334	43,119
Work in progress			
Consolidated	-	3,007	3,007
Equity accounted	-	353	353
Properties held for future redevelopment			
Consolidated	-	1,421	1,421
Equity accounted	-	167	167
	-	4,948	4,948
Total Property investments and WIP	42,785	5,282	48,067

¹ Includes the Group's share of equity accounted assets

Current Projects

United States – Approx US\$880 million

Forecast	Total Cost ¹ US\$ million	Yield Range	Anticipated Completion
Sarasota (Florida)	60	8.5 – 9.0%	Qtr 3 '07
Annapolis (Maryland)	150	10.0 – 10.5%	Qtr 4 '07
Old Orchard (Illinois)	40	10.5 – 11.0%	Qtr 4 '07
Plaza Bonita (California)	90	10.0 – 10.5%	Qtr 1 '08
Topanga – Stage 2 (California)	50	9.5 – 10.0% ²	Qtr 4 '08
Southcenter (Washington)	240	10.0 – 10.5%	Qtr 1 '09
Galleria at Roseville (California)	250	8.0 – 8.5%	Qtr 1 '09
Total	880	9.3 – 9.8%	

¹ Excludes project profits except for joint ventures

² Yield range of entire project – Stage 1 (US\$300million) completed and opened

Current Projects

Australia & New Zealand – Approx \$1.6 billion

	Total Cost ¹ \$ million	Yield Range	Anticipated Completion
Kotara (Newcastle)	170	8.8 – 9.1%	Qtr 3 '07
Albany (Auckland)	NZ 210	10.6 – 10.9%	Qtr 4 '07
North Lakes (Brisbane) ²	190	9.3 – 9.6%	Qtr 4 '07
Plenty Valley (Melbourne) ²	200	9.5 – 9.8%	Qtr 2 '08
Manukau (Auckland)	NZ 70	8.7 – 9.0%	Qtr 3 '08
Bay City (Geelong) ²	195	8.5 – 8.8%	Qtr 3 '08
Doncaster (Melbourne)	600	7.75 – 8.25%	Qtr 4 '08
TOTAL	1,610	8.7 – 9.1%	

¹ Excludes project profits except for joint ventures

² Joint venture centres

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

Comparable Retail Sales Growth by Category

Australia

Period to 30 June 2007

	12 months	6 months	3 months
Department Stores	6.0%	4.4%	2.8%
Discount Department Store	(0.6)%	1.2%	0.3%
Supermarkets	2.8%	2.6%	2.7%
Cinemas	(1.5)%	(2.3)%	(0.4)%
Fashion	4.7%	6.2%	7.4%
Food Catering	4.8%	4.9%	5.0%
Food Retail	6.8%	6.4%	5.5%
Footwear	8.9%	7.3%	6.8%
General Retail	6.9%	6.4%	5.2%
Homewares	1.4%	3.4%	2.2%
Jewellery	7.7%	10.8%	11.9%
Leisure	10.9%	10.9%	11.3%
Retail Services	7.3%	8.7%	7.8%
Specialties*	5.7%	6.3%	6.4%
TOTAL	4.8%	5.2%	5.0%

* Specialty stores are inclusive of large format specialties

Comparable Retail Sales Growth by Category

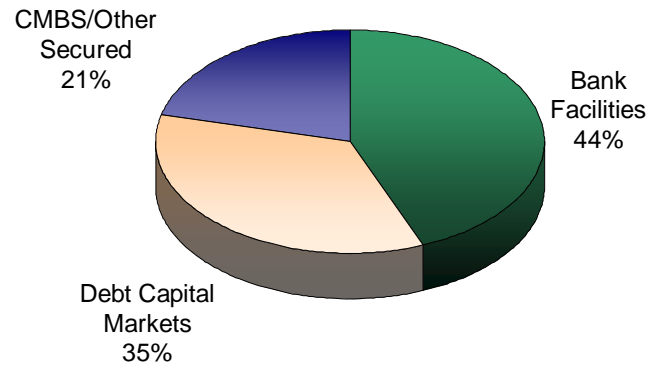
United States

Period to 30 June 2007

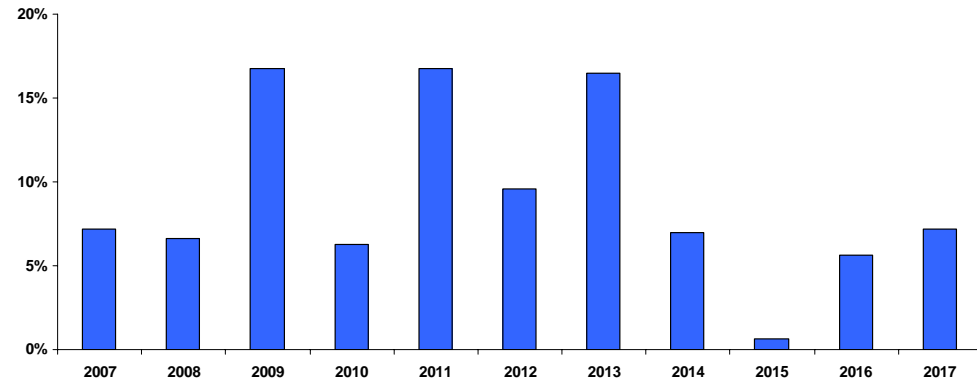
	12 months	6 months	3 months
Fashion	2.6%	2.4%	(3.0)%
Jewellery	(1.0)%	(3.5)%	(3.3)%
Leisure	6.2%	6.3%	6.3%
Food retail	2.9%	3.6%	3.9%
General retail	3.8%	2.4%	0.5%
Cinemas	4.4%	3.5%	1.3%

Funding

Facility Mix – 30 June 2007



Facility Maturity Profile – 30 June 2007



- Group liquidity as at 30 June 2007 was \$6.7 billion. This excludes proceeds from the \$3.0bn Pro-rata Entitlement Offer and UK Wholesale Fund which were received in July 2007. Total liquidity is now \$9.6 billion
- Interest Rate Profile as at 30 June 2007
 - Weighted average interest cost of 5.25% (including impact of balance sheet hedging and Westfield Group Merger mark to market)
 - Percentage of fixed rate debt is 97% with an average interest rate hedge maturity of 8.1 years

Operational Segment Borrowings

\$ million

	At 30 Jun 2007	At 31 Dec 2006
Interest bearing liabilities	16,874	18,470
Finance lease liabilities	86	92
Other financial instruments	2,996	1,997
Share of equity accounted interest bearing liabilities	1,650	1,727
Total borrowings	21,606	22,286
Total borrowings	21,606	22,286
Less: Borrowings attributable to Development & New Business Segment	(5,282)	(4,408)
Total Borrowings attributable to Operating Segment	16,324	17,878
Less: Operating segment share of equity accounted interest bearing liabilities	(1,074)	(1,214)
Less: Minority interest in the Operational Segment Income Statement (Slide 12)	(2,046)	(859)
Operational Segment Consolidated Borrowings	13,204	15,805

Interest Rate Hedging Profile

INTEREST HEDGING PROFILE*

As at Dec	<u>\$ interest receivable</u>		<u>US\$ interest payable</u>		<u>£ interest payable</u>		<u>\$ interest payable</u>	
	\$m	Fixed Rate %	US\$m	Fixed Rate %	£m	Fixed Rate %	\$m	Fixed Rate %
Jun 2007	5,731.0	6.59%	(13,836.3)	5.43%	(1,826.6)	5.45%	(2,299.7)	6.78%
2007	5,732.0	6.59%	(13,758.7)	5.48%	(1,927.2)	5.47%	(2,758.7)	6.47%
2008	5,200.0	6.72%	(14,528.9)	5.56%	(1,892.2)	5.36%	(3,817.8)	6.69%
2009	5,200.0	6.73%	(13,977.8)	5.73%	(1,932.3)	5.35%	(3,319.8)	6.77%
2010	4,000.0	6.68%	(11,529.5)	5.81%	(2,082.2)	5.35%	(2,942.7)	6.69%
2011	3,500.0	6.68%	(9,914.5)	5.83%	(2,082.2)	5.35%	(2,260.6)	6.69%
2012	2,750.0	6.71%	(7,932.3)	5.83%	(1,782.5)	5.33%	(1,841.1)	6.60%
2013	1,350.0	6.71%	(6,851.0)	5.81%	(1,782.5)	5.33%	(543.9)	6.33%
2014	400.0	6.53%	(4,630.4)	5.93%	(1,490.0)	5.29%	(419.0)	6.17%
2015	0.0	N/A	(3,146.5)	5.97%	(1,050.0)	5.41%	(10.0)	6.66%
2016	0.0	N/A	(570.2)	6.51%	(600.0)	5.39%	0.0	N/A

* Fixed rate includes the Westfield Group Merger mark to market

Currency Hedging Profile

FOREIGN CURRENCY DENOMINATED BALANCE SHEET HEDGING MATURITY PROFILE

Maturing during period ended Dec	Cross currency swap receivable/(payable)				
	\$m	US\$m	£m	NZ\$m	€m
2007	127.9	(75.0)	-	-	-
2008	(203.0)	(31.0)	-	294.5	-
2009	862.7	(600.0)	-	-	-
2010	590.2	(425.0)	-	-	-
2011	1,024.3	(630.5)	-	-	-
2012	860.8	(1,105.1)	(133.0)	-	600.0
2013	1,065.2	(769.0)	-	-	-
2014	1,160.0	(833.0)	-	-	-
	<u>5,488.1</u>	<u>(4,468.6)</u>	<u>(133.0)</u>	<u>294.5</u>	<u>600.0</u>

Note: To manage the cash flow impact of maturing cross currency swaps the Group has entered into put and call options ("collar") over US\$4 billion of the Group's borrowings. The "collar" matures in the twelve month period ending 31 December 2008 and has an average exchange rate upper limit of AUD = USD 0.7559 and an average exchange rate lower limit of AUD = USD 0.7086.

Currency Hedging Profile continued...

FOREIGN CURRENCY DENOMINATED NET INCOME HEDGING MATURITY PROFILE

Maturing during period ended Dec	<u>Sell US\$ Forward Exchange Contracts</u>			<u>Sell NZ\$ Forward Exchange Contracts</u>		
	US\$m	Hedge Rate*	Contract Rate	NZ\$m	Hedge Rate*	Contract Rate
2007	(238.7)	0.6020	0.5331	(176.4)	1.1272	1.1459
2008	(222.3)	0.6688	0.6522	(179.0)	1.1280	1.1338
2009	(208.0)	0.7102	0.7102	(175.2)	1.1498	1.1498
2010	(161.3)	0.7246	0.7246	(130.0)	1.1801	1.1801
2011	(103.0)	0.7642	0.7642	(69.0)	1.2110	1.2110
2012	(30.0)	0.8103	0.8103	-	-	-

* Hedge rate includes the Westfield Group Merger mark to market

Exchange Rates

- Income Statement – average exchange rates for the 6 months to 30 June 2007:

- AUD/USD 0.8082 (6 months to 30 June 2006: AUD/USD 0.7434)
- AUD/GBP 0.4101 (6 months to 30 June 2006 : AUD/GBP 0.4151)
- AUD/NZD 1.1259 (6 months to 30 June 2006 : AUD/NZD 1.1556)

- Balance Sheet – exchange rates as at 30 June 2007:

- AUD/USD 0.8505 (31 December 2006: AUD/USD 0.7896)
- AUD/GBP 0.4242 (31 December 2006: AUD/GBP 0.4025)
- AUD/NZD 1.1000 (31 December 2006: AUD/NZD 1.1212)