

# Westfield Group

Half Year Results Presentation  
30 June 2006

**29 August 2006**

# Agenda

- Highlights
- Business Review
- Financial Review
- Q&A

*Note: All figures within this presentation are presented in Australian dollars unless otherwise stated. Average exchange rates for the six months to June 2006 was AUD/USD 0.7434, AUD/GBP 0.4151, AUD/NZ 1.1556 and exchange rates as at 30 June 2006 was AUD/USD 0.7434, AUD/GBP 0.4052, AUD/NZ 1.2206*

## 2006 Half Year Highlights

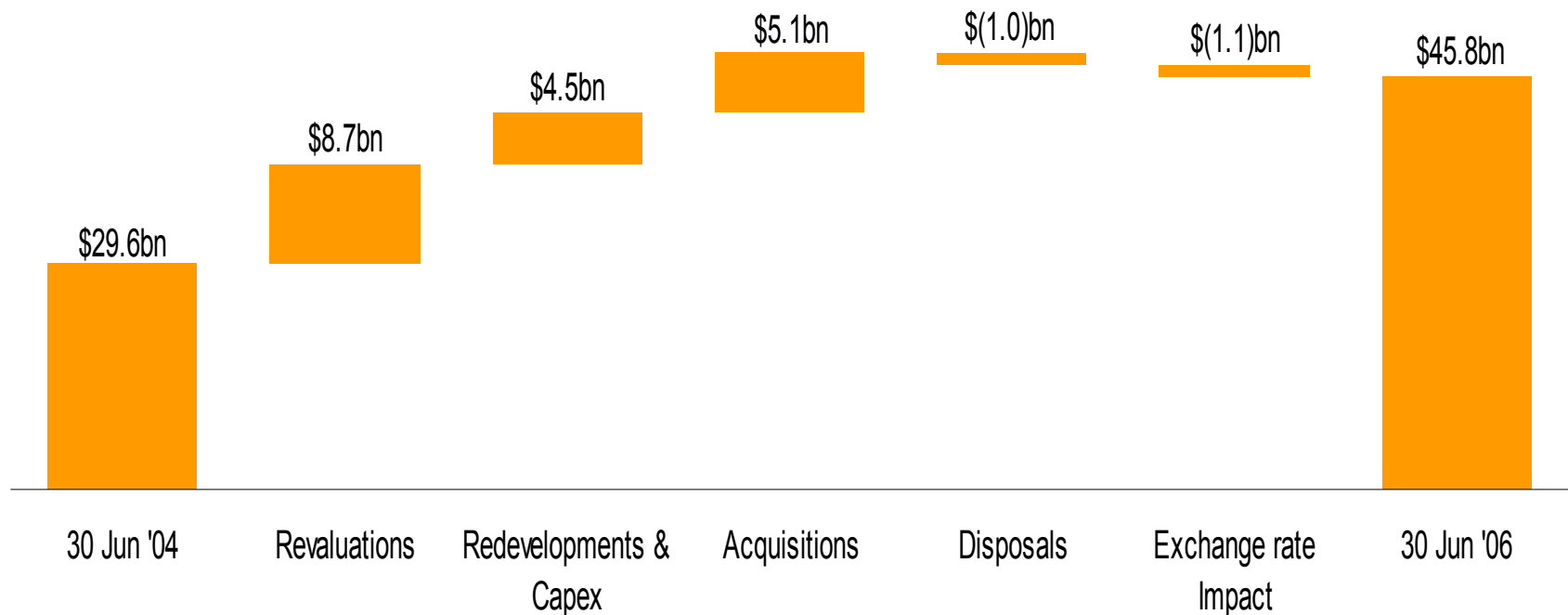
- Operational segment
  - Earnings of \$804 million, up 9.4%
  - Earnings per security 45.9 cents, up 6.1%
- Westfield Group half year net profit after tax of \$3.4 billion
- Distribution of \$954 million (54.5 cents per security in line with forecast)
- Interest in shopping centres with a gross value of \$56.8 billion
  - 8% increase for the six month period
  - 56% increase since 1<sup>st</sup> July 2004

## 2006 Half Year Highlights (continued)

- Extensive Development Program
  - 12 projects will be completed in 2006 – total gross value of A\$2.1 billion
  - 21 projects under construction – total gross value of A\$8 billion
- Transactions completed since 1 January 2006:
  - Acquired a further 75% interest in Stratford (UK) for £140m (now 100% controlled)
  - Acquired 16 Federated department store sites at 12 Westfield centres – opportunity for 18 new developments with over \$2 billion of new projects to be started over the next 4 years

# Growth in value of shopping centre interests

- Since the merger the growth in Westfield Group's share of the value of its shopping centre portfolio has grown by 54.7%
- Over the six months to 30 June 2006 growth was 7.5%



## Group Income and Distribution

	6 months to 30 June '05	6 months to 30 June '05
Profit after tax (A\$ million)	3,376	1,535
Distribution (A\$ million)	954	867
Distribution per security (cents)	54.5	51.1

- Distribution for the 12 months to December '06 forecast at 106.5 cents per security – in line with previous forecast

# Operational Performance

	<b>6 months to 30 June '06</b>	<b>6 months to 30 June '05 (Constant Currency)</b>	<b>% Change</b>
Operational segment EBIT (A\$ million)	1,302	1,161	12.1%
Operational segment earnings (A\$ million)	804	735	9.4%
Operational segment earnings per security (cents)	45.94	43.31	6.1%

# Balance Sheet

	30 June '06	31 Dec '05
Gross Property Investments (A\$ million)	45,757	42,577
Gearing (%) <sup>1</sup>	41.7	41.4
Net debt to total market capitalisation (%) <sup>2</sup>	33.6	31.6

## Capital Management

- Recycling of capital
  - Regular review of returns generated from existing portfolio
  - Disposed 8 'non-core' US assets for A\$740 million
- Investigating other capital alternatives
  - A\$2 billion Australian wholesale fund currently being considered by the Group

<sup>1</sup> As calculated and documented under the Westfield Group bond offerings

<sup>2</sup> Based on WDC share price at June '06 \$17.33 (Dec '05 \$18.16) and conversion of convertible securities

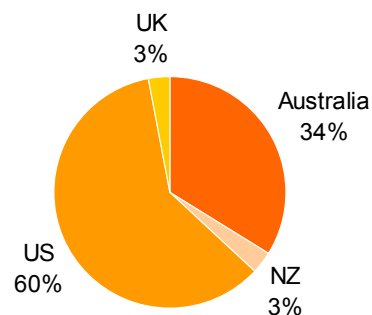
# Business Review

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

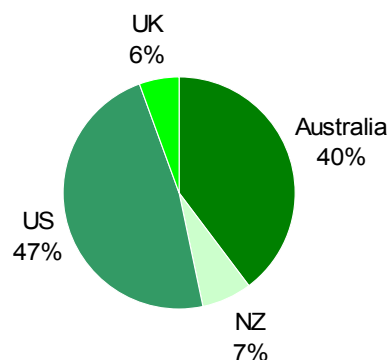
# Portfolio Summary as at 30 June '06

	United States	Australia	United Kingdom	New Zealand	Total
Centres	59	43	7	11	120
Retail Outlets	8,700	11,100	800	1,400	22,000
GLA (million sqm)	6.0	3.4	0.3	0.3	10.0
Net Property Income (million)	US\$460	A\$514	£30	NZ\$90	A\$1,283
Westfield Asset Value (billion) <sup>1</sup>	US\$13.7	A\$17.4	£1.5	NZ\$2.1	A\$41.2 <sup>1</sup>
Assets Under Management (billion) <sup>2</sup>	US\$17.4	A\$23.3	£3.3	NZ\$2.3	A\$56.8 <sup>2</sup>

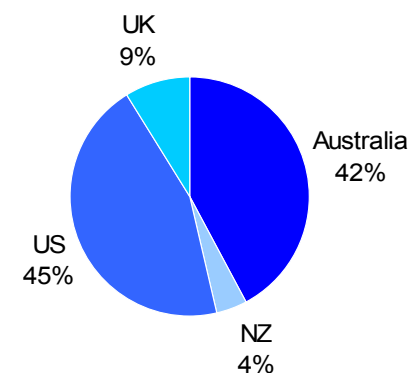
**Gross Lettable Area**



**Net Property Income**



**Westfield Asset Value**



<sup>1</sup> WDC share of shopping centre assets and excludes work in progress and assets held for redevelopment

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

# Global Development Activity

- 21 projects under construction as at 30 June 2006 with an estimated total cost of A\$8.0 billion – Westfield Group share A\$5.6 billion

	No. of Projects	Estimated Total Cost	Target Weighted Average Yield <sup>1</sup>
United States	13	US\$1.8bn	9.8 – 10.3%
Australia & New Zealand	6	A\$0.8bn	9.4 – 9.7%
United Kingdom - Derby	1	£0.3bn	8.25 – 8.75%
- White City	1	£1.6bn	5.25 – 5.75%
<b>Total</b>	<b>21</b>	<b>A\$8.0bn</b>	

<sup>1</sup> Stabilised income/Westfield Group cost

# Global Development Activity

- **Anticipate the completion of 12 developments during 2006 at a total cost of A\$2.1 billion with a forecast weighted average development yield of 9.4%**
  - Completed to date: Chesterfield (US), Connecticut Post (US), Parramatta (Aust)
  - To be completed:
    - United States Capital, Topanga, Century City (Stage 2), San Francisco, Southlake
    - Australia & NZ Liverpool, Chermside (Stage 1), Chartwell, Newmarket
  
- **Commenced 6 developments during the 1<sup>st</sup> half of 2006 at a total forecast cost of A\$1 billion and a forecast weighted average development yield of 10%**
  - United States: Annapolis, Plaza Bonita, Galleria at Roseville, Old Orchard
  - Australia & NZ: Kotara, Albany

# Future Projects

## United States

- Belden Village (Canton, Ohio)
- Century City Phase II (Los Angeles, California)
- Chicago Ridge (Chicago, Illinois)
- Fashion Square (Sherman Oaks, California)
- Fox Hills (Culver City, California) \*
- Hawthorn (Vernon Hills, Illinois)
- Horton Plaza (San Diego, California)
- Mainplace (Santa Ana, California) \*
- Montgomery (Bethesda, Maryland)
- North County (Escondido, California) \*
- Palm Desert (Palm Desert, California) \*
- Santa Anita (Arcadia, California) \*
- Southgate (Sarasota, Florida)
- Southcenter (Seattle, Washington)
- UTC (San Diego, California)\*
- West County (St. Louis, Missouri)\*
- West Covina (West Covina, California)\*
- West Valley (Los Angeles, California)
- Wheaton (Wheaton, Maryland)\*

## 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)
- North Lakes (QLD)
- Pacific Fair (QLD)
- Plenty Valley (VIC)
- St. Lukes (NZ)
- Sydney CBD (NSW)
- Tea Tree Plaza (SA)

## United Kingdom

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

\* Includes redevelopment of recently acquired Federated Store

# Shopping Centre Operating Performance

	Portfolio Leased <sup>1</sup>	Specialty Occupancy Cost <sup>2</sup>	Lease Deals Completed <sup>2</sup>		Average Specialty Store Rent		Comparable NOI Growth <sup>2</sup>
			Number	Area	Amount <sup>1</sup>	Growth <sup>3</sup>	
<b>United States</b>	93.5%	13.7%	714	1,962,731 sqft	US\$40.87 psf	3.7%	4.3%
<b>Australia &amp; New Zealand</b>	> 99.5%	16.2%	1,360	168,324 sqm	A\$1,168 psm NZ\$1,005 psm	5.0%	4.8%
<b>United Kingdom</b>	> 99%	n/a	107	46,947 sqm	£607 psm	6.9% <sup>4</sup>	5.9% <sup>4</sup>

<sup>1</sup> As at 30 June 2006

<sup>2</sup> 6 months to 30 June 2006

<sup>3</sup> 30 June 2006 compared to 30 June 2005 – excludes newly acquired centres

<sup>4</sup> Excludes centres under development or impacted by development

# Retail Sales Overview<sup>1</sup>

	Period to 30 June 2006			
	12 months \$	Growth	6 months Growth	3 months Growth
<b>United States<sup>2</sup></b>				
Specialties	US\$7.2 bn	5.0%	5.2%	6.0%
<b>Australia</b>				
Majors		3.5%	1.4%	5.5%
Specialties		1.9%	1.9%	2.5%
Specialties (incl. Mini majors*)		3.9%	3.9%	4.6%
Total	A\$17.7 bn	4.0%	3.2%	5.2%
<b>United Kingdom<sup>3</sup></b>				
Comparable		0.9%	2.0%	4.2%
Total	n/a	4.4%	4.9%	6.9%
<b>New Zealand</b>				
Specialties		1.2%	2.0%	1.0%
Total	NZ\$1.7 bn	1.6%	2.3%	1.5%

\* Australian Mini major category represents specialty stores over 400 sqm

<sup>1</sup> All sales growth figures are reported on a comparable basis

<sup>2</sup> US represents growth in sales per square foot

<sup>3</sup> British Retail Consortium-KPMG retail sales report

# Financial Review

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

# Income Statement

A\$ million

	6 months to June '06	6 months to June '05
Property income	1,689	1,437
Contribution from equity accounted investments	118	92
Property revaluations	2,695	1,223
Other income	22	27
Currency derivatives	(30)	16
<b>Total Income</b>	<b>4,494</b>	<b>2,795</b>
Total expenses	(560)	(476)
Goodwill arising from recognition of deferred tax on acquisitions	(103)	(50)
<b>EBIT</b>	<b>3,831</b>	<b>2,269</b>
Financing costs	(379)	(272)
Mark to market of derivatives, preference shares and minority interests treated as debt	197	(278)
<b>Profit before tax</b>	<b>3,649</b>	<b>1,719</b>
Tax expense	(45)	(35)
Deferred tax expense	(196)	(137)
Minority interests	(32)	(12)
<b>Profit after tax</b>	<b>3,376</b>	<b>1,535</b>

# Income Statement by Business Segment

6 months to June '06

A\$ million

	Operational	Development & New Business	Corporate	Total
Property income	1,676	13	-	1,689
Net contribution from equity accounted properties	104	(4)	18	118
Property revaluations – consolidated	-	123	2,139	2,262
Property revaluations – equity accounted	-	32	401	433
JV project and property management net income	22	-	-	22
Foreign currency income hedge	-	-	(30)	(30)
<b>Total income</b>	<b>1,802</b>	<b>164</b>	<b>2,528</b>	<b>4,494</b>
Total expenses	(500)	(45)	(15)	(560)
Goodwill arising from recognition of deferred tax on acquisitions	-	-	(103)	(103)
<b>EBIT</b>	<b>1,302</b>	<b>119</b>	<b>2,410</b>	<b>3,831</b>
Net interest expense	(469)	(34)	346	(157)
Tax expense	-	-	(45)	(45)
Deferred tax expense	-	-	(196)	(196)
Minority interests <sup>1</sup>	(29)	-	(28)	(57)
<b>Segment earnings</b>	<b>804</b>	<b>85</b>	<b>2,487</b>	<b>3,376</b>

<sup>1</sup> Minority interest of \$25m included as interest under AIFRS has been reclassified to minority interest.

# Operational Segment Analysis

A\$ million

	Operational Segment 6 months			June '06 Actual vs June '05 (Constant currency)
	June '06 Actual	June '05 (Constant currency) <sup>1</sup>	June '05 Actual	
Property income	1,676	1,446	1,422	15.9%
Net contribution from equity accounted properties	104	117	115	
JV project and property management net income	22	28	28	
<b>Total income</b>	<b>1,802</b>	<b>1,591</b>	<b>1,565</b>	
Total expenses	(500)	(430)	(422)	16.3%
<b>EBIT</b>	<b>1,302</b>	<b>1,161</b>	<b>1,143</b>	12.1%
Net interest expense	(469)	(398)	(380)	17.8%
Minority interests	(29)	(28)	(26)	
<b>Segment earnings</b>	<b>804</b>	<b>735</b>	<b>737</b>	9.4%
<b>Cents per security</b>	<b>45.94c</b>	<b>43.31c</b>	<b>43.40c</b>	6.07%

<sup>1</sup> To provide greater transparency in the assessment of the underlying business performance from period to period, the impact of exchange rate movements between each period is removed. This is achieved by retranslating each item in the prior period profit and loss at the current period exchange rate. This information is not included in our ASX results announcement nor in our statutory accounts. The average exchange rates are AUD/USD 0.7434 (30/6/05 0.7727); AUD/GBP 0.4151 (30/6/05 0.4125); AUD/NZD 1.1556 (30/6/05 1.0792).

# Net Property Income – by Region<sup>1</sup>

Millions

	6 months to June '06	6 months to June '05	% Change
Australia & New Zealand (A\$ million)	A\$ 592	A\$ 532	11.3%
United States (US\$ million)	US\$ 460	US\$ 430	7.0%
United Kingdom (£ million)	£ 30	£ 33	(9.1%)
<b>Total NOI (A\$ million)</b>	<b>A\$ 1,283</b>	<b>A\$ 1,169</b>	<b>9.8%</b>

<sup>1</sup> Includes the Group's share of equity accounted assets

# Distribution Statement

	6 months to June '06	
	A\$m	Cents per Security
<b>Operational Segment Earnings</b>	804	45.9c
Distribution Hedging <sup>1</sup>	83	4.8c
<b>Distribution Available</b>	887	50.7c
Plus: Project Profits	128	7.3c
<b>Distribution including Project Profits</b>	1,015	58.0c
<b>Distribution retained</b>	(61)	
<b>Distribution</b>	954	54.5c
% of Operational Segment Earnings Distributed	92.4%	

<sup>1</sup> Based on contract rates

# Balance Sheet

A\$ million	30 June '06	31 Dec '05
Cash	254	200
Property investments		
- Shopping centres	36,282	35,074
- Work in progress	2,637	1,819
- Property held for redevelopment	1,323	730
Net Investments in equity accounted entities	3,956	3,468
Other assets	1,781	1,760
<b>Total assets</b>	<b>46,233</b>	<b>43,051</b>
Interest bearing liabilities	18,652	17,666
Other financial instruments <sup>1</sup>	1,663	1,753
Finance lease liabilities	135	139
Deferred tax	2,523	2,233
Other liabilities and minority interests	1,377	1,794
<b>Total liabilities</b>	<b>24,350</b>	<b>23,585</b>
<b>Net Assets</b>	<b>21,883</b>	<b>19,466</b>

<sup>1</sup> Convertible preference securities shares that the Westfield Group considers as equity given their economic characteristics

# Property Investments

- Change in value of gross property investments

	<b>A\$ billion</b>
Gross property investments as at 31 December '05	42.6
Revaluations	2.7
Redevelopment expenditure	0.9
Acquisitions	0.6
Disposals	(0.7)
Gross property investments as at 31 December '05 (pre exchange rate impact)	46.1
Exchange rate impact	(0.3)
<b>Gross property investments as at 30 June '06</b>	<b>45.8</b>

- Weighted average cap rates for each region:

– Australia	5.8%
– New Zealand	7.5%
– United Kingdom	5.1%
– United States	6.6%

# Development Segment Assets

A\$ million	At 30 June '06		
	WIP <sup>1,2</sup>	Property held for redevelopment <sup>3,4</sup>	Total
- Australia & New Zealand	364	184	<b>548</b>
- United States	1,343	443	<b>1,786</b>
- United Kingdom	1,416	763	<b>2,179</b>
Total	3,123	1,390	<b>4,513</b>
Consolidated			<b>3,960</b>
Equity Accounted			<b>553</b>
Total			<b>4,513</b>

<sup>1</sup> Work in progress - costs incurred on projects currently under construction

<sup>2</sup> Interest cost in respect of Work In Progress is capitalised

<sup>3</sup> Interest cost in respect of property held for future redevelopment is allocated to the development business segment

<sup>4</sup> Includes the following properties held for redevelopment - Century City offices (US), Federated Department Stores (US), Merry Hill land (UK), Bradford land (UK), Stratford (UK), Sprucefield land (UK), West Valley land (US), Newmarket land (NZ).

# Group Overview

- Westfield Group is the pre eminent owner of super regional shopping centre assets globally
- The quality and market penetration of those assets is a unique feature of the Group's business
- Our intensive management at an operational level is a key driver for income growth from existing assets
- Extensive development program at high yields generates incremental income, improves asset quality and creates significant value

# Westfield Group

Appendix

Results Presentation

Half Year Result ended 30 June 2006

# Appendices

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# Business Reporting – Segment Overview

## IFRS Reported Results

### Operational Segment

- Net property income from existing shopping centres including completed developments
- External fee income from third parties (eg. property management and development fees)
- Operational expenses
- Interest expensed on Operational activities

### Development & New Business Segment

- Revaluation of developments
- Development expenses
- Expenses relating to review and assessment of new assets, portfolios & corporate acquisitions
- Income and interest expensed on properties held for future redevelopment and the expansion of business activities

### Corporate Segment

- Revaluation of existing centres
- Change in value of financial instruments
- Corporate entity expenses
- Income, withholding and deferred taxes
- Impact of currency hedging
- Capital gains / losses

# Investments Under Management

A\$ million

Property investments as at 30 June 2006

	Westfield Group Interest	Equity Accounted JV Share	Total	JV Partner Share	Investments Under Management
Gross property investments	36,282	4,962	41,244	9,122	50,366
Work in progress	2,637	486	3,123	1,869	4,992
Property held for development	1,323	67	1,390	60	1,450
	<b>40,242</b>	<b>5,515</b>	<b>45,757</b>	<b>11,051</b>	<b>56,808</b>
Less JV debt & working capital		(1,559)	(1,559)		
<b>Westfield Accounts</b>	<b>40,242</b>	<b>3,956</b>	<b>44,198</b>		

# Assets by Business Segment<sup>1</sup>

A\$ million

6 months to June '06

	Operational	Development & New Business	Total
Shopping centres			
Consolidated	36,125	157	36,282
Equity accounted	4,905	57	4,962
	<b>41,030</b>	<b>214</b>	<b>41,244</b>
Work in progress			
Consolidated	-	2,637	2,637
Equity accounted	-	486	486
Properties held for future redevelopment			
Consolidated	-	1,323	1,323
Equity accounted	-	67	67
	-	<b>4,513</b>	<b>4,513</b>
<b>Total Property investments and WIP</b>	<b>41,030</b>	<b>4,727</b>	<b>45,757</b>
Net working capital	884	-	884
Segment assets	41,914	4,727	46,641

<sup>1</sup> Includes the Group's share of equity accounted assets

# Current Projects

- United States - Approx US \$1.8 billion

Forecast	Total Cost <sup>1</sup> US \$million	Yield Range	Anticipated Completion
Capital (Olympia, Washington)	50	9.0 – 9.5%	Qtr 4 '06
Century City (Los Angeles, California)	170	11.0 – 11.5%	Qtr 4 '06
San Francisco (San Francisco, California)	460 <sup>2</sup>	8.6 – 9.1%	Qtr 4 '06
Southlake (Hobart, Indiana)	20	12.1 – 12.5%	Qtr 4 '06
Topanga (Los Angeles, California)	350	9.6 – 9.9%	Qtr 4 '06 Qtr 4 '08
Brandon (Tampa, Florida)	60	11.0 – 11.4%	Qtr 1 '07
Southpark (Cleveland, Ohio)	60	11.0 – 11.4%	Qtr 2 '07
Garden State Plaza (Paramus, New Jersey)	100 <sup>3</sup>	9.6 – 9.9%	Qtr 2 '07
Sarasota (Sarasota, Florida)	50	9.6 – 9.9%	Qtr 3 '07
Annapolis (Annapolis, Maryland)*	140	10.5 – 11.0%	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
Galleria at Roseville (Roseville, California)*	220	9.5 – 10.0%	Qtr 1 '09
<b>Total</b>	<b>1,790</b>	<b>9.8 – 10.3%</b>	

\* Projects commenced within the six months to 30 June 2006

<sup>1</sup> Excludes project profits except for 100% owned projects commenced prior to 1 January 2005 and joint ventures

<sup>2</sup> Westfield Group share 50% - US\$230m

<sup>3</sup> Westfield Group share 50% - US\$50m

# Current Projects

- Australia & New Zealand – Approx A\$810 million

Forecast	Total Cost <sup>1</sup> A\$ million	Yield Range	Anticipated Completion
Newmarket (Auckland)	NZ33	12.2 – 12.5%	Qtr 3 '06
Liverpool (Sydney)	205 <sup>2</sup>	9.1 – 9.4%	Qtr 4 '06
Chermside (Brisbane) <sup>3</sup>	200	10.1 – 10.4%	Qtr 4 '06
Chartwell (Hamilton)	NZ40	8.4 – 8.7%	Qtr 4 '06
Kotara (Newcastle)*	170	8.8 – 9.1%	Qtr 3 '07
Albany (Auckland)*	NZ210	9.7 – 10.0%	Qtr 3 '07
<b>TOTAL</b>	<b>807</b>	<b>9.4 – 9.7%</b>	

\* Projects commenced within the six months to 30 June 2006

<sup>1</sup> Excludes project profits except for joint ventures

<sup>2</sup> Westfield Group share 50% - \$102.5m

<sup>3</sup> Project now includes the introduction of a new David Jones Department Store scheduled to open in 3<sup>rd</sup> Qtr 2007

# Current Projects

- United Kingdom - Approx £1.8 billion

Forecast	Total Cost £ million	Yield Range	Anticipated Completion
Derby	340 <sup>1 2</sup>	8.25 – 8.75%	Late '07
White City	1,600 <sup>3</sup>	5.25 – 5.75%	2H '08

<sup>1</sup> Includes project profits

<sup>2</sup> Westfield Group share 50% - approximately £170 million

<sup>3</sup> Westfield Group share 50% - approximately £1,000 million

# Comparable Retail Sales Growth by Category

- Australia

Period to 30 June 2006

	12 months	6 months	3 months
Department Stores	3.4%	0.4%	8.8%
Discount Dept. Store	0.9%	(1.4%)	4.3%
Supermarkets	3.8%	3.1%	3.6%
Mini Majors	13.0%	12.9%	13.8%
Cinemas	(1.3%)	6.0%	6.4%
Fashion	3.6%	3.4%	4.4%
Food Catering	2.7%	2.7%	2.0%
Food Retail	5.9%	5.4%	6.6%
Footwear	5.0%	7.5%	11.1%
General Retail	3.3%	3.5%	3.5%
Homewares	3.7%	3.4%	3.3%
Jewellery	(3.8%)	(5.3%)	(5.4%)
Leisure	(6.8%)	(6.9%)	(5.3%)
Retail Services	3.6%	2.7%	1.7%
<b>Specialties</b>	<b>1.9%</b>	<b>1.9%</b>	<b>2.5%</b>
<b>TOTAL</b>	<b>4.0%</b>	<b>3.2%</b>	<b>5.2%</b>

# Comparable Retail Sales Growth by Category

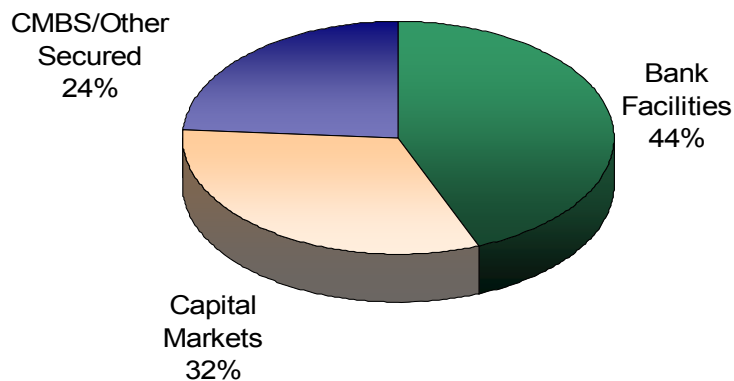
- United States

Period to 30 June 2006

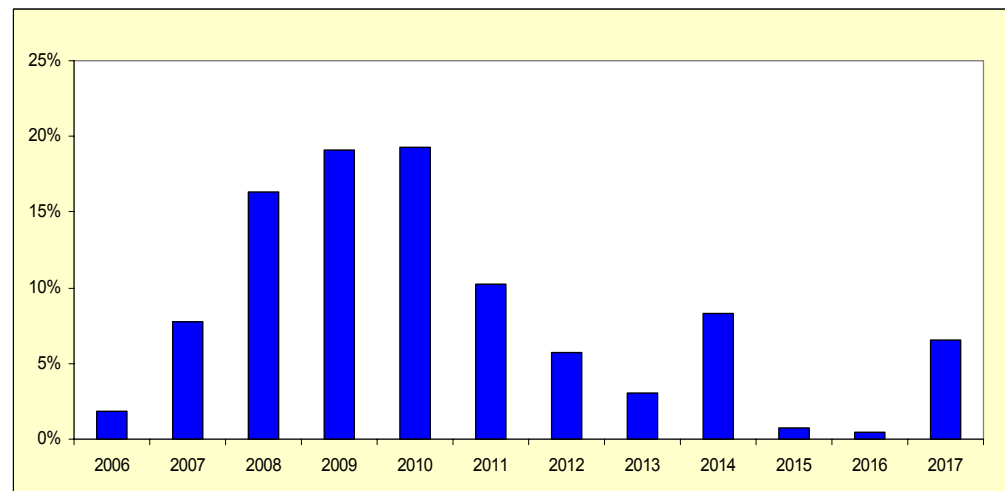
	12 months	6 months	3 months
Fashion	5.4%	3.9%	5.6%
• Women's ready to wear	6.4%	6.1%	7.7%
• Unisex	3.8%	1.6%	3.9%
Jewellery	1.6%	3.7%	2.2%
Leisure	6.1%	6.8%	7.0%
Food retail	4.4%	5.2%	5.0%
General retail	4.9%	7.2%	8.2%
Cinemas	(4.9%)	(0.6%)	4.4%

# Funding

## Facility Mix – 30 Jun 2006



## Facility Maturity Profile – 30 Jun 2006



- Interest Rate Profile as at 30 June 2006

- Weighted average interest cost of 4.58% (including impact of balance sheet hedging and Westfield Group Merger mark to market)
- Percentage of fixed rate debt is 88% with an average interest rate hedge maturity of 7.1 years

# Operational Segment Borrowings

	At 30 June '06	At 31 Dec '05
Interest bearing liabilities	18,652	17,666
Finance lease liabilities	135	139
Other financial instruments	1,663	1,753
Share of equity accounted interest bearing liabilities	1,593	1,530
<b>Total borrowings</b>	<b>22,044</b>	<b>21,088</b>
Total borrowings	<b>22,044</b>	<b>21,088</b>
Less: Borrowings attributable to Development & New Business Segment	(4,451)	(3,069)
Borrowings attributable to Operating Segment	17,593	18,019
Less: Share of equity accounted interest bearing liabilities	(1,593)	(1,530)
Less: convertible preference shares treated as minority interest in the Operational Segment Income Statement (Slide 19)	(1,041)	(1,032)
Operational Segment Consolidated Borrowings	14,959	15,457

# Interest Rate Hedging Profile

## INTEREST HEDGING PROFILE\*

As at	<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 %
Jun 2006	5,622.5	6.20%	(12,012.7)	4.39%	(1,566.4)	5.56%	(3,111.8)	6.58%
2006	5,787.0	6.59%	(12,689.6)	5.44%	(1,842.0)	5.51%	(3,214.4)	6.75%
2007	5,788.0	6.60%	(12,746.2)	5.57%	(1,990.9)	5.50%	(3,694.7)	6.56%
2008	3,500.0	6.61%	(10,113.8)	5.56%	(1,623.0)	5.36%	(3,817.8)	6.68%
2009	3,500.0	6.61%	(8,168.3)	5.75%	(1,663.0)	5.34%	(3,319.8)	6.75%
2010	3,000.0	6.61%	(7,031.4)	5.84%	(1,782.0)	5.33%	(2,942.7)	6.68%
2011	2,500.0	6.62%	(5,405.1)	5.87%	(1,782.0)	5.33%	(2,250.6)	6.67%
2012	1,750.0	6.62%	(4,011.2)	5.81%	(1,483.0)	5.31%	(1,831.1)	6.58%
2013	450.0	6.43%	(2,708.7)	5.76%	(1,483.0)	5.31%	(533.9)	6.30%
2014	200.0	6.23%	(486.2)	5.78%	(1,190.0)	5.28%	(409.0)	6.14%
2015	0.0	N/A	(302.3)	6.13%	(750.0)	5.38%	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)				
	A\$ M	US\$ M	£ M	NZ\$ M	EUR M
2006	98.2	(75.0)	-	-	-
2007	127.9	(75.0)	-	-	-
2008	(94.5)	-	-	112.5	-
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>5,694.8</u>	<u>(4,512.6)</u>	<u>(133.0)</u>	<u>112.5</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
2006	(263.1)	0.6233	0.5187	(165.3)	1.1359	1.1907
2007	(228.7)	0.6035	0.5316	(138.4)	1.1196	1.1432
2008	(232.3)	0.6645	0.6488	(144.0)	1.1216	1.1287
2009	(208.0)	0.7102	0.7102	(109.2)	1.1234	1.1234
2010	(130.0)	0.7097	0.7097	(49.0)	1.1294	1.1294

\* Hedge rate includes the Westfield Group Merger mark to market

# Key Financial Ratios

## Financial ratios per the Westfield Group's bond offerings

- Net debt as a % of assets 41.7%
- Secured debt as a % of assets 12.5%
- EBITDA to interest expense 3.4 times
- Unsecured assets as a % of unsecured debt 213%

# Exchange Rates

- Income Statement - average exchange rates for the 6 months to 30 June 2006:

- AUD/USD 0.7434	(6 months to 30 June 2005: AUD/USD 0.7727)
- AUD/GBP 0.4151	(6 months to 30 June 2005 : AUD/GBP 0.4125)
- AUD/NZD 1.1556	(6 months to 30 June 2005 : AUD/NZD 1.0792)

- Balance Sheet - exchange rates as at 30 June 06:

- AUD/USD 0.7434	(31 December 2005: AUD/USD 0.7327)
- AUD/GBP 0.4052	(31 December 2005: AUD/GBP 0.4245)
- AUD/NZD 1.2206	(31 December 2005: AUD/NZD 1.0712)