

Westfield Group

September 2004 - Quarterly Review

9 November 2004

Westfield

Agenda

- Recent Activity
- Australia & New Zealand Update
- United Kingdom Update
- United States Update

Recent Activity

■ **Duelguide Plc**

- £585 million (A\$1.4 billion) joint cash bid to acquire Duelguide plc, owner of Chelsfield plc, together with Multiplex and the Reuben brothers
- Westfield's investment will total £1.2 billion (A\$3.0 billion) and provide £1.8 billion (A\$4.4 billion) of future development opportunities being interests in:
 - Leading super-regional shopping centre: Merry Hill (Birmingham) -100%
 - Super-regional shopping centre under construction: White City (Inner West London) -25%
 - Retail park with opportunity to develop into a regional shopping centre: Sprucefield (Northern Ireland) - 100% and adjoining land - 50%
 - Interest in a further two large scale development projects: Broadway (Bradford) - 100% and Stratford City (London) - 25%
- Deal rationale:
 - Strategic move to increase Westfield's presence in UK – 4th largest portfolio in the UK
 - Opportunity to create significant value through management and development expertise
- Westfield's UK portfolio asset value increases from £950 million to £2.15 billion (A\$5.3 billion)

Recent Activity (continued)

■ Settlement of interests in A\$900 million of property

- Whitford City (Perth) and Plenty Valley (Melbourne) on 20 August '04 for A\$423 million with West Lakes to settle in March for A\$245 million
- Skygarden (Sydney CBD) on 1 September '04 for A\$151 million
- Imperial Arcade (Sydney CBD) on 1 November '04 for A\$90 million

WDC Portfolio – Following Impact of Recent Property Acquisitions

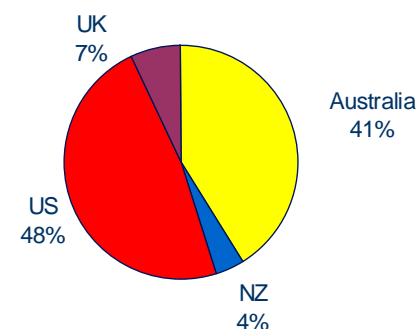


	Portfolio at 30 June '04	Portfolio Post Recent Acquisitions
UK Portfolio Summary		
UK Centres	7	9
GLA (million sqm)	0.2	0.4
Retail Outlets	600	840
Portfolio Value (£billion)	£0.9	£2.2

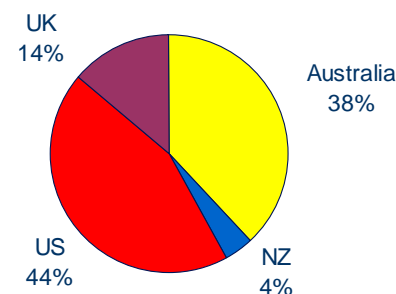
	Portfolio at 30 June '04	Portfolio Post Recent Acquisitions
Global Portfolio Summary		
Centres	123	126
GLA (million sqm)	9.7	10.0
Retail Outlets	19,700	20,440
Portfolio Value (A\$ billion)	35.5	39.5

+11.3%

Asset Value at 30 June '04



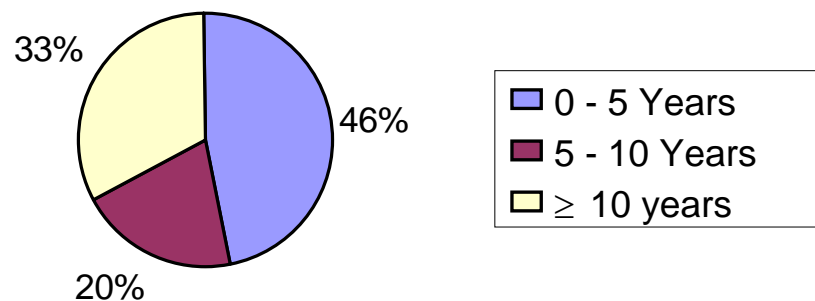
Asset Value Post Recent Acquisitions



Recent Activity (continued)

■ Group Funding

- Westfield Group financing structure implemented
- Financing objective to diversify funding sources and lengthen maturity profile
 - US\$2.6 billion of senior unsecured guaranteed notes issued primarily into the US market
 - Non bank debt now represents 50% of total debt
 - Facility maturity profile:



- Average facility maturity 6.3 years
- Average life of fixed rate debt/ hedges: 7.6 years

Australia and New Zealand Update



- Retail Sales Overview
- Operating Performance
- Investment Projects

Retail Sales Overview

Australia and New Zealand



Period to 30 September 2004

	3 months	9 months	12 months
AUSTRALIA			
- Total Sales	A\$3.5bn +11.0%	A\$10.4bn +10.8%	A\$14.9bn +9.7%
- Comparable Specialties	+8.9%	+8.0%	+7.1%
NEW ZEALAND			
- Total Sales	NZ\$0.4bn +3.7%	NZ\$1.2bn +4.1%	NZ\$1.6bn +4.9%
- Comparable Specialties	+6.2%	+8.1%	+8.4%

Retail Sales Overview - Australia

Comparable Performance Growth



	Period to 30 September 2004	
	3 months	12 months
Department Stores	3.0%	4.5%
Discount Dept. Store	6.6%	4.6%
Supermarkets	3.2%	3.4%
Majors	3.9%	4.4%
Mini Majors	9.7%	10.9%
Cinemas	8.8%	6.9%
Fashion	11.8%	7.4%
Food Catering	9.3%	10.2%
Food Retail	5.4%	5.5%
Footwear	2.5%	1.3%
General Retail	6.4%	3.7%
Homewares	10.4%	12.2%
Jewellery	5.0%	7.8%
Leisure	7.3%	4.1%
Retail Services	14.2%	13.4%
Specialties	8.9%	7.1%
TOTAL	6.7%	6.8%

Operating Performance*

- Australia & New Zealand



- Portfolio occupancy level continues to be in excess of 99.5%
- Renewal and new lease deals completed to September 2004
 - 660 for the 3 months
 - 1,671 for the 9 months
- Specialty occupancy costs across the portfolio – approx 15.3%

** excludes centres not managed by Westfield*

Completed & Current Projects



- Australia & New Zealand – Approx \$1.5 billion

Completed Projects	Total Cost \$ million	Actual Yield¹	Completed
The Pines (Melbourne)	46	10.40%	Oct '04
Current Major Projects	Estimated Total Cost \$ million	Target Yield¹	Anticipated Completion
Bondi Junction (Sydney)	750	7.60%	Final Stage - Dec. '04
Mt Gravatt (Brisbane)	20 ²	8.50%	Nov '04
Helensvale (Gold Coast)	180 ³	8.80%	End '05
Innaloo (Perth)*	50	9.10%	Q3 '05
Tuggerah (Sydney)*	100	8.30%	End '05
Parramatta (Sydney)*	90	7.60%	Q2 '06
Riccarton (Christchurch)	NZ 94	8.25%	Main retail - Nov '04 Cinemas - Mid '05
Queensgate (Wellington)	NZ 150	8.50%	End '05

¹ Stabilised Income / (Project Cost + Project Profits eliminated in stapled Group)

² Westfield share 75% - \$15m

³ Westfield share 50% - \$90m

* Projects commenced within the quarter to 30 September 2004

Future Projects



- Australia & New Zealand - Approx \$1.8 billion

- Mt Druitt (NSW)
- Albany (NZ)
- Belconnen (ACT)
- Bay City Plaza (VIC)
- Carousel (WA)
- Chermside (QLD)
- Doncaster (VIC)
- Fountain Gate (VIC)
- Kotara (NSW)
- Liverpool (NSW)
- Manukau (NZ)
- Newmarket (NZ)
- North Lakes (QLD)
- Pakuranga (NZ)
- St Lukes (NZ)
- Sydney CBD (NSW)

United Kingdom Update

- Operating Performance
- Investment Projects

Operating Performance

- United Kingdom



■ Retail sales

Period to 30 September 2004

	3 months	12 months
Total sales growth	3.9%	4.0%
Comparable sales growth	1.5%	1.8%

- Occupancy level continues to be in excess of 99%
- Predevelopment works at Derby have commenced on the £300 million development with agreed heads of terms with Marks & Spencers and Debenhams to anchor the development
- Currently marketing Brunel Centre, Swindon for sale

** UK retail sales performance is as reported in the BRC-KPMG Retail Sales Monitor which monitors sales across a general basket of retail goods across the country.*

Future Projects

- United Kingdom



Outline planning permission received for the following projects:

- The Eagle Centre (Derby) £300 million
- The Broadmarsh Centre (Nottingham) £400 million
- The Friary (Guildford) £140 million

- Duelguide identified development opportunities = £1.8 billion
 - White City (Inner west London) - under construction
 - Merry Hill (Birmingham)
 - Broadway (Bradford)
 - Sprucefield (Northern Ireland)
 - Stratford City (London)

United States Update

- Retail Sales Overview
- Operating Performance
- Investment Projects

Retail Sales Overview

- United States



Period to 30 September 2004

	3 months	9 months	12 months
- Total Specialty Sales	US\$1.5bn	US\$4.4bn	US\$6.6bn
- Change in Sales (psf)	+5.5%	+6.9%	+5.6%
<ul style="list-style-type: none"> • East Coast • Mid West • West Coast 	<ul style="list-style-type: none"> +7.2% +2.9% +6.0% 	<ul style="list-style-type: none"> +7.3% +4.3% +8.1% 	<ul style="list-style-type: none"> +6.1% +2.3% +7.2%

Retail Sales by Category - United States



Period to 30 September 2004

	3 months	9 months	12 months
Women's ready to wear	2.0%	5.3%	3.7%
Men's Fashion	1.3%	5.0%	5.2%
Unisex	9.0%	8.5%	5.7%
Jewellery	(1.1)%	2.5%	1.5%
Leisure:			
- Music	5.6%	1.4%	3.0%
- Electronics	24.0%	14.9%	10.4%
- Cellular phones	13.5%	12.0%	10.2%
- Books	(1.4)%	1.5%	1.4%
- Sports specialties	(1.4)%	(1.4)%	0.9%
Restaurant	5.3%	6.5%	6.3%
Food Court	3.6%	4.6%	4.0%
Theatres	7.5%	5.3%	6.1%

Operating Performance

- United States



- 93% of portfolio leased as at 30 September 2004
 - consistent with September 2003 and the last quarter June 2004

- 2,084,540 square feet leased during the nine months
 - Average rent on new leases = US\$44.23 psf
 - 33.7% increase over expiring leases

- Average portfolio speciality rent as at 30 September 2004 - US\$37.52 psf
 - 3.9% increase over the prior year

Completed & Current Projects

- United States - Approx US \$1.1 billion



Completed Projects	Total Cost US \$million	Actual Yield³	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 Cost US \$million	Target Yield³	Anticipated Completion
Wheaton (Wheaton, Maryland)	111	9.1%	1 st qtr '05
Franklin Park (Toledo, Ohio)	112	9.1%	2 nd qtr '05
Gateway (Lincoln, Nebraska)	31	9.3%	4 th qtr '05
Chesterfield (St Louis, Missouri)	71	9.1%	1 st qtr '06
Century City (Los Angeles, California)	127	9.0%	2 nd qtr '06
Connecticut Post (Milford, Connecticut)	118	9.0%	2 nd qtr '06
San Francisco (San Francisco, California)	410 ²	8.0-8.5%	4 th qtr '06

¹ Westfield share 90% - US\$102 m

² Westfield share 50% - US\$205m

³ Stabilised Income / (Project Cost + Project Profits eliminated in stapled Group)

Future Projects

- United States - Approx. US \$1 billion

- Topanga (Los Angeles, California)
- 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)



Westfield