



WESTFIELD HOLDINGS LIMITED
Half Year Report 2003
for the six months ended 31 December 2003

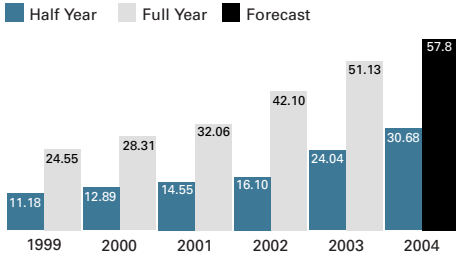
AUSTRALIA

NEW ZEALAND

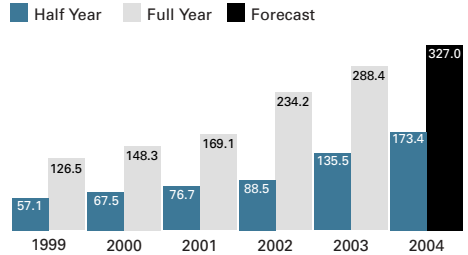
UNITED KINGDOM

UNITED STATES

FINANCIAL HIGHLIGHTS



Earnings per share (basic)
Cents



Operating profit after tax
\$ Million

WESTFIELD HOLDINGS GLOBAL SHOPPING CENTRE MANAGEMENT PORTFOLIO

Number of centres	116
Number of retail outlets	17,900
Total gross lettable area	9.0 million square metres
Value of assets under management	\$32.0 billion

FINANCIAL HIGHLIGHTS

Half year ended 31 December

		2003	2002	Change (%)
Profit before tax	\$ million	215.9	165.1	+30.8
Profit after tax	\$ million	173.4	135.5	+28.0
Earnings per share (diluted)	cents	30.39	23.83	+27.5
Dividend per share	cents	15.34	12.02	+27.6
Shareholders' funds	\$ million	1,694	1,613	+5.0

• All dollar amounts in this half year report are in Australian dollars unless otherwise stated.

DIRECTORS' REPORT

THE DIRECTORS OF WESTFIELD HOLDINGS LIMITED HAVE PLEASURE IN PRESENTING THE RESULTS OF WESTFIELD HOLDINGS LIMITED FOR THE HALF YEAR 31 DECEMBER 2003



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A Westfield Sydney Central Plaza, Sydney, NSW. B Westfield Shoppingtown West County, St Louis, Missouri.

The company expects to achieve an after-tax profit for the 2004 financial year of around \$327 million, an increase of approximately 13% on last year.

Westfield made this full-year forecast at the release of its half-yearly profit result for the six months to 31 December 2003, which included:

- Trading revenue of \$667 million, an increase of 23.0% on the previous corresponding period;
- An after tax profit of \$173 million, up 28.0% on the previous corresponding period;
- Earnings per share of 30.68 cents, up 27.6% on the same period last year; and
- An interim dividend of 15.34 cents per share, up 27.6% on the previous period which will be 50% franked.

Westfield manages 116 shopping centres comprising 17,900 retail outlets and over 9.0 million square metres of retail space. The value of shopping centre assets under management is currently \$32.0 billion.

Westfield now has a future development pipeline of \$7.0 billion, the largest in the company's history, with \$1.3 billion of projects added since June 2003. Of the \$7.0 billion pipeline, \$1.9 billion of projects are currently under construction and \$5.1 billion of projects are expected to commence

in the next five years. The company continues to work on additional projects valued in excess of \$5 billion.

All parts of the business are performing well with the last six months seeing increases in both the management portfolio and development program. The company has been concentrating its efforts on expanding the development program globally, following the major expansion of the portfolio in recent years. This \$7.0 billion development program is expected to provide the basis for growth in assets under management and profit over the coming years.

The 2004 financial year forecast represents:

- Business income of around \$245 million, an increase of 21% over the prior year;
- Earnings per share of around 57.8 cents, an increase of around 13% on the previous corresponding period; and
- Return on equity of 20.0% compared with 19.5% for the previous corresponding period.

The company continued to expand its global business over the period. Highlights include:

- Completion of Westfield Trust's \$1.9 billion acquisition of AMP Shopping Centre Trust resulting in WFT acquiring an interest in an additional eight properties;

WESTFIELD NOW HAS A FUTURE DEVELOPMENT PIPELINE OF \$7 BILLION, THE LARGEST IN THE COMPANY'S HISTORY, WITH \$1.3 BILLION OF PROJECTS ADDED SINCE JUNE 2003. OF THE \$7 BILLION PIPELINE, \$1.9 BILLION OF PROJECTS ARE UNDER CONSTRUCTION AND \$5.1 BILLION OF PROJECTS ARE EXPECTED TO COMMENCE IN THE NEXT FIVE YEARS.

A An artist's impression of the US\$410 million redevelopment of Westfield San Francisco Centre and adjacent former Emporium department store, in downtown San Francisco 2002. B The first stage of Westfield's largest project to date, the \$700 million redevelopment of Bondi Junction in Sydney, NSW, opened in November with a new David Jones department store along with a new Woolworths supermarket and 20 specialty stores. The project is progressing well with the remaining stages expected to open from February 2004 to completion in the second half of 2004. C An artist's impression of the proposed £200 million redevelopment of The Eagle Centre, at Derby, in the United Kingdom.



- The addition of six new shopping centres to Westfield's management portfolio at Mt Gravatt (Australia), Kotara (Australia), North Bridge (USA), Sarasota Square (USA), Louis Joliet (USA), and following development completion during the period, North Lakes (Australia);
- The completion of \$400 million of development projects including Oakridge (USA), Capital Mall (USA), North Lakes (Australia) and Whitford City (Australia); and
- The commencement of \$750 million of development projects including San Francisco Centre (USA), Parkway (USA), Riccarton (New Zealand), and The Pines (Australia).

Australia and New Zealand

During the half-year, Westfield completed the new \$74 million North Lakes shopping centre in Brisbane and the \$72 million Whitford City project in Perth. The \$700 million Bondi Junction project in Sydney continues on schedule for completion in mid 2004, with the first stage opening successfully in November 2003.

Currently, there is \$890 million of projects under construction in Australia and New Zealand with work commencing during the six month period at The Pines in Melbourne (\$44 million) and Riccarton in Christchurch (NZ\$94 million).

A further \$1.9 billion of future projects are planned in Australia and New Zealand with work well advanced for new projects including Doncaster (Melbourne), Centrepoint (Sydney's CBD), Liverpool (Sydney), Tuggerah (NSW Central Coast), Innaloo (Perth), Mt Gravatt (Brisbane) and Queensgate (Wellington).

During the period WFT completed the \$1.9 billion acquisition of ART resulting in WFT acquiring interests in eight additional centres including Mt Gravatt (Brisbane) and Kotara (Newcastle) which are now being managed by Westfield. In addition WFT completed a transaction with Commonwealth Funds Management which resulted in WFT

increasing its ownership of Belconnen (Canberra) to 100%, a centre with significant expansion potential.

The Australian and New Zealand portfolios have maintained occupancy levels in excess of 99.5%. Retail sales continue to be strong with comparable specialty store sales for 2003 increasing by 5.7% in Australia and 3.2% in New Zealand over the previous year.

Westfield currently manages 44 properties in Australia and New Zealand with a value of \$15.2 billion, comprising 2.6 million square metres of retail space and 8,000 retailers.

United Kingdom

The Westfield UK portfolio continued to perform well over the six months to 31 December 2003, with occupancy levels in excess of 99%. Retail sales in the UK for the 2003 year increased by approximately 2% on a like-for-like basis over 2002.

Net operating incomes for the seven Westfield UK centres have, in each year, either met or exceeded expectations at the time of their acquisition in 2000.

Progress continues to be made on the £780 million development program. Significant progress has been made on predevelopment works at Derby, with construction on the £200 million project expected to commence in the second half of this year. Work is also progressing on the funding structure for the UK portfolio.

Westfield manages seven properties in the UK with a value of £800 million, comprising 700 retailers and 250,000 square metres of retail space.

United States

During the half year, Westfield completed the US\$141 million Oakridge project (California) and the US\$12 million Capital Mall project (Washington).

Currently, there is US\$770 million of projects under construction with work commencing during the six month period at the San Francisco Centre in downtown San Francisco, California (US\$410 million), Parkway in San Diego, California (US\$26 million) and Gateway in Lincoln, Nebraska (US\$11 million).

Work continues at Franklin Park in Ohio (US\$113 million), Wheaton in Maryland (US\$111 million) and Santa Anita in Los Angeles, California (US\$98 million).

A further US\$1.1 billion of future projects are planned in the US with work expected to commence soon at Century City and Topanga in Los Angeles, California and Connecticut Post in Connecticut. A total of 12 projects will be underway during calendar year 2004, the largest number of projects Westfield has undertaken in the US at any one time.

During the period Westfield added three new properties worth US\$485 million to its US portfolio. Sarasota Square in Florida added a fifth centre to the Tampa cluster, North Bridge in downtown Chicago and Louis Joliet has brought to six the number of centres in the Chicago cluster.

The US portfolio has maintained an occupancy level of 94% at 31 December 2003. US retail sales continue to improve with nine consecutive months of comparable sales increases to December 2003. Comparable specialty store sales per square foot for 2003 increased by 1.8% over 2002.

Westfield now manages 65 shopping centres in the US with a value of US\$11.3 billion, comprising 6.2 million square metres of retail space and 9,200 retailers.

Progress was also made during the period in expanding Westfield's US airport management and development business. Two new airport management and development concessions were recently awarded to Westfield at Delta Airlines new terminal A at Boston Logan International

Airport (Massachusetts) and at American Airlines new terminal at JFK International Airport (New York). Westfield is a leading manager and developer of US airport retail concessions with nine concessions totalling almost 400,000 square feet at Washington DC, Houston, San Antonio, Orlando, Newark, New York and Boston.

Funds management

During the six month period, Westfield's funds management business continued to perform strongly with both Westfield Trust and Westfield America Trust achieving solid distribution growth.

Westfield Trust – Australia's largest listed property trust – reported a net profit of \$564 million for the year to 31 December 2003, an increase of 18.6% on the prior year. This represented a 4.6% increase in distribution per unit, which was above forecast. Westfield Trust has forecast a 4.0% increase in distribution per unit for the year to December 2004.

Westfield America Trust – Australia's second-largest property trust – reported a net profit of \$597 million for the year to 31 December 2003, an increase of 37.9% on the prior year. This represented a 5.3% increase in distributions per unit.

Directors

The Directors of the Company during the half year were FP Lowy, AC, FG Hilmer, AO, DH Lowy, AM, RA Ferguson, DM Gonski, AO, SP Johns, PS Lowy, SM Lowy, DR Wills, AO and CM Zampatti, AM. Each of the directors held office throughout the half year and there has been no change to the Board since the end of the half year.

Made on 26 February 2004 in accordance with a resolution of the Directors.



Frank Lowy, AC, Chairman

WESTFIELD MANAGES 116 SHOPPING CENTRES COMPRISING 17,900 RETAIL OUTLETS AND OVER 9 MILLION SQUARE METRES OF RETAIL SPACE. THE VALUE OF SHOPPING CENTRE ASSETS UNDER MANAGEMENT IS CURRENTLY \$32 BILLION.

A Westfield Shoppingtown Oakridge, in San Jose, California, was reopened in October 2003 following a US\$141 million redevelopment.
B The NZ\$59 million redevelopment of St Lukes in Auckland, New Zealand, was successfully completed in May 2003. C Westfield Kotara, Newcastle, NSW, was one of the properties in the AMP Shopping Centre Trust, acquired for \$1.9 billion in May 2003.



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BOARD OF DIRECTORS



FRANK P LOWY, AC
CHAIRMAN

Frank Lowy is executive chairman and co-founder of Westfield. He is a member of the board of the Reserve Bank of Australia and a director of Daily Mail and General Trust plc (UK), a member of The Scripps Research Institute Board of Trustees, and chairman of the Australian Soccer Association and the Lowy Institute for International Policy. He is chairman of the Remuneration Committee.

FREDERICK G HILMER, AO
DEPUTY CHAIRMAN

Frederick Hilmer was appointed a non-executive director of Westfield Holdings Limited in 1991 and non-executive deputy chairman in 1997. He is chairman of the Westfield Holdings Audit and Compliance Committee and a member of the Remuneration Committee. Mr Hilmer is the chief executive officer and director of John Fairfax Holdings Limited and was appointed to this position in 1998. Between 1989 and 1997, Mr Hilmer was dean and Professor of Management at the Australian Graduate School of Management (University of NSW). Mr Hilmer holds degrees in law from the universities of Sydney and Pennsylvania and an MBA from the Wharton School of Finance.



DAVID H LOWY, AM
DEPUTY CHAIRMAN

Appointed non-executive deputy chairman in June 2000, David Lowy holds a Bachelor of Commerce degree from the University of NSW. He joined Westfield In 1977 and was appointed executive director in 1982 and became managing director in 1987, a position he held until June 2000. David Lowy is a principal of LFG Holdings. He is the founder and president of Temora Aviation Museum.

ROBERT A FERGUSON

Appointed as a non-executive director in 1994, Robert Ferguson holds an honours degree in economics from the University of Sydney and is an associate of the Securities Institute of Australia and a director of the Lowy Institute for International Policy. He is a member of the Remuneration Committee.



DAVID M GONSKI, AO

Appointed as a non-executive director in 1985, David Gonski holds degrees in law and commerce. He is chairman of Investec Wentworth Pty Ltd and Coca-Cola Amatil Limited. He is a director of John Fairfax Holdings Ltd and ANZ Banking Group Ltd. He is president of the Art Gallery of NSW Trust and chairman of the National Institute of Dramatic Art and the Australia Council. He is a member of the Audit and Compliance Committee and the Remuneration Committee.

STEPHEN P JOHNS

Appointed as a non-executive director in 2003, Stephen Johns holds a Bachelor of Economics degree from the University of Sydney and is a fellow of the Institute of Chartered Accountants in Australia. He joined Westfield in 1970 and became finance director of Westfield in 1985, group finance director in 1997 and executive director, capital markets in 2002. He assumed the role of a non-executive director in 2003. Stephen Johns is also a member of the Council of Governors of Ascham School, a director of Ascham Foundation Limited and a director of the Sydney Symphony Orchestra Holdings Pty Limited.



PETER S LOWY MANAGING DIRECTOR

Appointed as an executive director in 1987, Peter Lowy holds a Bachelor of Commerce degree from the University of NSW. Prior to joining Westfield in 1983, he worked in investment banking in the US and UK. He has resided in the US since 1990 and was appointed managing director in 1997. He serves on the board of governors for the National Association of Real Estate Investment Trusts, is on the board of directors of the Association of Foreign Investors in Real Estate, is a member of ICSC, and is founding chairman of the e-Fairness Coalition. He is also a director of the Lowy Institute for International Policy.

STEVEN M LOWY MANAGING DIRECTOR

Appointed as an executive director in 1989, Steven Lowy holds a Bachelor of Commerce (Honours) degree from the University of NSW. Prior to joining Westfield in 1987, he worked in investment banking in the US. In 1997, he was appointed managing director. He is a director of the Victor Chang Cardiac Research Institute and a director of the Lowy Institute for International Policy.



DEAN R WILLS, AO

Appointed as a non-executive director in 1994, Dean Wills is chairman of Transfield Services Ltd, chairman of the Coca-Cola Australia Foundation, chairman of John Fairfax Holdings Ltd, a fellow of the Australian Institute of Company Directors (AICD) and a fellow of the Australian Marketing Institute (AMI).

CARLA M ZAMPATTI, AM

Appointed as a non-executive director in 1997, Carla Zampatti is executive chairman of the Carla Zampatti Group. She is chairman of the Special Broadcasting Service (SBS), a director of McDonald's Australia Limited and a trustee of the Sydney Theatre Company Foundation Trust.

CONSOLIDATED STATEMENT OF FINANCIAL PERFORMANCE

for the half year ended 31 December 2003

	Note	31 December 2003 \$000	31 December 2002 \$000
Revenue from ordinary activities	2	669,075	559,352
Expenses from ordinary activities	3	(557,771)	(489,353)
Share of net profits of equity accounted associates		114,841	120,961
Borrowing costs		(10,203)	(25,886)
Profit from ordinary activities before income tax expense		215,942	165,074
Income tax expense relating to ordinary activities		(42,528)	(29,577)
Profit from ordinary activities after income tax expense		173,414	135,497
Increase in asset revaluation reserve		65,461	16,201
Net exchange difference on translation of financial report of foreign controlled entities and equity accounted associates		(94,092)	(3,472)
Total revenues, expenses and valuation adjustments attributable to members of Westfield Holdings Limited and recognised directly in equity		(28,631)	12,729
Total changes in equity other than those resulting from transactions with owners as owners attributable to members of Westfield Holdings Limited		144,783	148,226
Basic earnings per share (cents)		30.68	24.04
Diluted earnings per share (cents)		30.39	23.83
Interim dividend per share (cents)		15.34	12.02

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at 31 December 2003

	31 December	30 June	31 December
	2003	2003	2002
Note	\$000	\$000	\$000
Current assets			
Cash assets	40,805	54,998	139,960
Receivables	57,835	58,695	63,393
Dividends and distributions receivable	73,342	65,648	74,992
Inventories	55,211	68,112	36,965
Income tax receivable	–	3,125	5,613
Other	76,719	32,947	37,416
Receivables under forward exchange and other derivative contracts	29,596	14,859	66,054
Unrealised exchange loss on forward exchange contracts	643	1,125	1,852
Total current assets	334,151	299,509	426,245
Non current assets			
Equity accounted investments	2,205,112	2,341,850	2,719,560
Other investments	31,769	31,053	24,226
Fixed assets	135,631	113,707	125,910
Receivables	79,216	80,481	20,681
Deferred tax assets	20,490	31,805	25,374
Other	15,671	11,591	7,774
Receivables under forward exchange contracts	85,845	65,578	22,683
Receivables under cross currency contracts	311,552	146,059	–
Total non current assets	2,885,286	2,822,124	2,946,208
Total assets	3,219,437	3,121,633	3,372,453

CONSOLIDATED STATEMENT OF FINANCIAL POSITION continued

as at 31 December 2003

	31 December 2003 \$000	30 June 2003 \$000	31 December 2002 \$000
Note			
Current liabilities			
Payables	224,727	220,254	195,935
Interest bearing liabilities	25,378	2,333	1,782
Non interest bearing liabilities	6,493	16,065	56,643
Current tax liabilities	42,082	39,212	28,438
Payables under forward exchange and other derivative contracts	643	1,125	63,057
Unrealised exchange gain on forward exchange contracts	29,596	14,859	4,849
Total current liabilities	328,919	293,848	350,704
Non current liabilities			
Payables	15,029	14,651	15,042
Interest bearing liabilities	906,971	985,943	1,142,823
Deferred tax liabilities	188,797	138,444	68,500
Unrealised exchange gain on forward exchange contracts	85,845	65,578	22,683
Payables under cross currency contracts	–	–	159,561
Total non current liabilities	1,196,642	1,204,616	1,408,609
Total liabilities	1,525,561	1,498,464	1,759,313
Net assets	1,693,876	1,623,169	1,613,140
Equity			
Contributed equity	717,711	715,192	714,407
Reserves	59,600	88,231	164,053
Retained profits	916,565	819,746	734,680
Total equity	1,693,876	1,623,169	1,613,140
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CONSOLIDATED STATEMENT OF CASH FLOWS

for the half year ended 31 December 2003

	31 December 2003 \$000	31 December 2002 \$000
Cash flows from operating activities		
Receipts from customers (including GST)	721,670	608,383
Payments to suppliers and employees (including GST)	(582,133)	(488,978)
Dividends and distributions received from associates	101,481	92,210
Income taxes paid	(30,410)	(14,491)
Goods and services taxes paid	(14,698)	(16,141)
Net cash flows from operating activities	195,910	180,983
Cash flows from investing activities		
Payments for purchase of fixed assets	(39,546)	(5,888)
Proceeds from sale of fixed assets	205	13
Payments for purchase of equity investments	(10,411)	(24,451)
Proceeds from sale and realisation of equity investments	–	35,121
Loans repaid by/(advanced to) other entities	1,265	(13,720)
Dividends and distributions received	61	162
Net cash flows used in investing activities	(48,426)	(8,763)
Cash flows from financing activities		
Proceeds from issues of securities	2,519	5,535
Interest bearing loans and deposits	(43,514)	(41,522)
Non interest bearing loans and deposits	(55,714)	50,940
Interest received	1,953	610
Borrowing costs	(10,688)	(24,958)
Dividends paid	(76,595)	(73,271)
Net cash flows used in financing activities	(182,039)	(82,666)
Net (decrease)/increase in cash held	(34,555)	89,554
Add opening cash brought forward	52,665	47,575
Effect of exchange rate changes on opening cash brought forward	(1,383)	1,049
Cash at the end of the half year	16,727	138,178

NOTES TO THE FINANCIAL STATEMENTS

for the half year ended 31 December 2003

1 STATEMENT OF PRINCIPAL ACCOUNTING POLICIES

(a) Basis of preparation of the half year financial report

The half year financial report does not include all notes of the type normally included within the annual financial report. The half year financial report cannot be expected to provide as full an understanding of the financial performance, financial position and financing and investing activities of the Consolidated Entity ("Group") as the annual financial report.

The half year financial report should be read in conjunction with the annual financial report of Westfield Holdings Limited as at 30 June 2003. It is also recommended that the half year financial report be read in conjunction with any public announcements made by Westfield Holdings Limited and its controlled entities during the half year ended 31 December 2003 in accordance with the continuous disclosure obligations arising under the Corporations Act 2001 (Cwlth).

(b) Basis of accounting policies

The half year financial report is a general purpose financial report which has been prepared in accordance with the requirements of the Corporations Act 2001 (Cwlth), applicable Accounting Standards including AASB 1029: Interim Financial Reporting and other mandatory professional reporting requirements including Urgent Issues Group Consensus Views.

The half year financial report has been prepared on the basis of historical cost accounting and does not purport to disclose current values except for the revaluation of non current assets. The accounting policies adopted are consistent with those applied in the 30 June 2003 annual financial report.

For the purpose of preparing the half year financial report, the half year has been treated as a discrete reporting period.

(c) Rounding

Pursuant to ASIC Class Order 98/0100, the amounts shown in the financial report have, unless otherwise indicated, been rounded to the nearest thousand dollars.

NOTES TO THE FINANCIAL STATEMENTS continued
for the half year ended 31 December 2003

	31 December 2003 \$000	31 December 2002 \$000
2 REVENUE FROM ORDINARY ACTIVITIES		
Revenue from trading activities		
Property development and construction	516,041	405,952
Property and funds management	124,775	118,500
Property investment	26,148	19,403
Other revenue		
Interest income:		
– Other corporations	831	625
– Related corporations	1,075	–
Proceeds on disposal of non current assets	205	14,872
	669,075	559,352
3 EXPENSES FROM ORDINARY ACTIVITIES		
Expenses from trading activities		
Cost of materials and supplies	(402,938)	(331,057)
Employment expenses	(118,350)	(110,730)
Corporate overheads	(5,961)	(5,549)
Operating lease rental expense	(21,751)	(16,763)
Depreciation and amortisation	(8,379)	(11,058)
Realised foreign currency (loss)/gain	(190)	414
Other expenses		
Foreign currency:		
– Net write down of fixed assets due to exchange rate movement	(6,079)	–
– Unrealised gain on currency loans funding fixed assets	6,079	–
Book value of non current assets sold	(202)	(14,610)
	(557,771)	(489,353)
4 DIVIDENDS		
(i) Dividend proposed but not provided in the Statement of Financial Position		
50% Franked dividend at 15.34 cents per share (2002: 40% Franked dividend at 12.02 cents per share)	86,727	67,823
Record date for interim dividend is 17 March 2004. Interim dividend is payable on 31 March 2004.		
(ii) Dividend paid during the half year		
50% Franked dividend at 13.55 cents per share (2002: 40% Franked dividend at 13.00 cents per share)	76,595	73,271

NOTES TO THE FINANCIAL STATEMENTS continued
for the half year ended 31 December 2003

	31 December 2003 \$000	30 June 2003 \$000	31 December 2002 \$000
5 EQUITY			
Total equity at the beginning of the financial period	1,623,169	1,459,431	1,459,431
Total changes in equity recognised in the Statement of Financial Performance	144,783	225,293	148,226
Issue of securities	2,519	6,320	5,535
Net effect of changes in accounting policies			
AASB 1044: Provisions, Contingent Liabilities and Contingent Assets – Provision for Dividends	–	73,219	73,219
Dividends paid	(76,595)	(141,094)	(73,271)
Total equity at the end of the financial period	1,693,876	1,623,169	1,613,140
6 CONTINGENT LIABILITIES			
Performance guarantees	72,560	72,633	74,848

The Group is involved in several law suits in the normal course of business. However, management believes that the ultimate outcome of such pending litigation will not materially affect the results of operations or the financial position of the Group.

NOTES TO THE FINANCIAL STATEMENTS continued
for the half year ended 31 December 2003

	Australasia ⁽ⁱ⁾ 6 months to		United States 6 months to		United Kingdom 6 months to		Group 6 months to	
	31 Dec 03 \$000	31 Dec 02 \$000	31 Dec 03 \$000	31 Dec 02 \$000	31 Dec 03 \$000	31 Dec 02 \$000	31 Dec 03 \$000	31 Dec 02 \$000
7 SEGMENTAL INFORMATION								
PRIMARY GEOGRAPHIC SEGMENT								
Segment revenue								
Segment trading revenue	392,813	285,565	256,284	233,842	17,867	24,448	666,964	543,855
Equity accounted net profit of associates	–	–	99,793	105,653	15,048	15,308	114,841	120,961
Total segment revenue	392,813	285,565	356,077	339,495	32,915	39,756	781,805	664,816
Interest income							1,906	625
Proceeds from sale of non current assets							205	14,872
Consolidated total revenue							783,916	680,313
Segment profit								
Segment result before corporate overheads, interest, sale of investments and taxation	60,539	49,124	157,877	129,994	11,971	15,786	230,387	194,904
Corporate overheads and net interest expense							(14,445)	(29,830)
Income tax expense							(42,528)	(29,577)
Consolidated operating profit after tax							173,414	135,497
Segment assets								
Segment assets	141,823	136,170	1,910,966	2,298,579	549,411	635,237	2,602,200	3,069,986
Corporate assets							617,237	302,467
Consolidated total assets							3,219,437	3,372,453

⁽ⁱ⁾ Australasia combines Australia and New Zealand.

NOTES TO THE FINANCIAL STATEMENTS continued

for the half year ended 31 December 2003

	Australasia ⁽ⁱ⁾		United States		United Kingdom		Group	
	6 months to		6 months to		6 months to		6 months to	
	31 Dec 03	31 Dec 02	31 Dec 03	31 Dec 02	31 Dec 03	31 Dec 02	31 Dec 03	31 Dec 02
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
7 SEGMENTAL INFORMATION								
continued								
PRIMARY GEOGRAPHIC SEGMENT								
continued								
Segment liabilities								
Segment liabilities	165,104	135,052	51,594	113,349	17,502	6,794	234,200	255,195
Corporate liabilities							1,291,361	1,504,118
Consolidated total liabilities							1,525,561	1,759,313
Other segment information								
Investment in equity accounted associates included in segment assets	–	–	1,696,244	2,108,701	508,868	610,859	2,205,112	2,719,560
Additions to segment non current assets	5,126	3,840	33,882	1,742	10,949	24,757	49,957	30,339
Depreciation and amortisation	4,291	6,506	3,134	4,021	954	531	8,379	11,058

(i) Australasia combines Australia and New Zealand.

NOTES TO THE FINANCIAL STATEMENTS continued
for the half year ended 31 December 2003

	Property Development and Construction 6 months to		Property and Funds Management 6 months to		Property Investment 6 months to		Group 6 months to	
	31 Dec 03	31 Dec 02	31 Dec 03	31 Dec 02	31 Dec 03	31 Dec 02	31 Dec 03	31 Dec 02
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
7 SEGMENTAL INFORMATION								
continued								
SECONDARY BUSINESS SEGMENT								
Segment revenue								
Segment trading revenue	516,041	405,952	124,775	118,500	26,148	19,403	666,964	543,855
Equity accounted net profit of associates	–	–	–	–	114,841	120,961	114,841	120,961
Total segment revenue	516,041	405,952	124,775	118,500	140,989	140,364	781,805	664,816
Interest income							1,906	625
Proceeds from sale of non current assets							205	14,872
Consolidated total revenue							783,916	680,313
Segment assets								
Segment assets	157,342	172,123	134,636	93,588	2,310,222	2,804,275	2,602,200	3,069,986
Corporate assets							617,237	302,467
Consolidated total assets							3,219,437	3,372,453
Other segment information								
Additions to segment non current assets	19,773	2,115	19,773	3,490	10,411	24,734	49,957	30,339

DIRECTORS' DECLARATION

The Directors' of Westfield Holdings Limited ("Company") declare that:

- (a) the financial statements of the Consolidated Entity for the half year ended 31 December 2003 ("Financial Statements") and the notes thereto comply with the accounting standards;
- (b) the Financial Statements and the notes thereto give a true and fair view of the financial position and performance of the Company together with all the entities it is required by the accounting standards to include in those statements; and
- (c) in the Directors' opinion, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

Made on 26 February 2004 in accordance with a resolution of the Board of Directors.



FP Lowy, AC
Chairman



SP Johns
Director

To the members of Westfield Holdings Limited

Scope

The financial report and directors' responsibility

The financial report comprises the statement of financial position, statement of financial performance, statement of cash flows and accompanying notes to the financial statements for the consolidated entity comprising both Westfield Holdings Limited (the company) and the entities it controlled during the half-year, and the directors' declaration for the company, for the half-year ended 31 December 2003.

The directors of the company are responsible for preparing a financial report that gives a true and fair view of the financial position and performance of the consolidated entity, and that complies with Accounting Standard AASB 1029 "Interim Financial Reporting", in accordance with the Corporations Act 2001. This includes responsibility for the maintenance of adequate accounting records and internal controls that are designed to prevent and detect fraud and error, and for the accounting policies and accounting estimates inherent in the financial report.

Review approach

We conducted an independent review of the financial report in order to make a statement about it to the members of the company, and in order for the company to lodge the financial report with the Australian Stock Exchange and the Australian Securities and Investments Commission.

Our review was conducted in accordance with Australian Auditing Standards applicable to review engagements, in order to state whether, on the basis of the procedures described, anything has come to our attention that would indicate that the financial report is not presented fairly in accordance with the Corporations Act 2001, Accounting Standard AASB 1029 "Interim Financial Reporting" and other mandatory professional reporting requirements in Australia, so as to present a view which is consistent with our understanding of the consolidated entity's financial position, and of its performance as represented by the results of its operations and cash flows.

A review is limited primarily to inquiries of company personnel and analytical procedures applied to the financial data. These procedures do not provide all the evidence that would be required in an audit, thus the level of assurance is less than given in an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.

Independence

We are independent of the company, and have met the independence requirements of Australian professional ethical pronouncements and the Corporations Act 2001. In addition to our review of the financial report, we were engaged to undertake other non-audit services. The provision of these services has not impaired our independence.

Statement

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the financial report of the consolidated entity, comprising Westfield Holdings Limited and the entities it controlled during the half-year is not in accordance with:

- (a) the Corporations Act 2001, including:
 - (i) giving a true and fair view of the financial position of the consolidated entity, at 31 December 2003 and of its performance for the half-year ended on that date; and
 - (ii) complying with Accounting Standard AASB 1029 "Interim Financial Reporting" and the Corporations Regulations 2001; and
- (b) other mandatory financial reporting requirements in Australia.



Ernst & Young



B J Long
Partner
Sydney

Date: 26 February 2004

Westfield Holdings Limited

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Simon J Tuxen

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