

8 May 2007



Westfield Group

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The Manager
Company Announcements Office
Australian Securities Exchange
Level 4, Exchange Centre
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SYDNEY NSW 2000

Dear Sir/Madam

**WESTFIELD GROUP (ASX:WDC)
1st QUARTER 2007 - REVIEW**

The Westfield Group Quarterly Operational Presentation is attached.

Yours faithfully

WESTFIELD GROUP

A handwritten signature in black ink, appearing to be "S. Tuxen", written over a horizontal line.

**Simon Tuxen
Company Secretary**

Westfield Holdings Limited ABN 66 001 671 496

Westfield Management Limited ABN 41 001 670 579 AFS Licence 230329
as responsible entity for **Westfield Trust** ABN 55 191 750 378 ARSN 090 849 746

Westfield America Management Limited ABN 66 072 780 619 AFS Licence 230324
as responsible entity for **Westfield America Trust** ABN 27 374 714 905 ARSN 092 058 449

Westfield Group

1st Quarter 2007 – Review

8 May 2007

All Dollar amounts in this presentation refer to Australian Dollars unless otherwise stated.

1st Quarter Review

- Highlights
- Shopping Centre Operating Performance
- Retail Sales
- Global Development Activity
- Current Projects
- Future Major Projects
- Appendix

Highlights

Operations

- Solid specialty store rental growth achieved with almost full occupancy maintained in Australia, New Zealand and the United Kingdom portfolios. In the United States the portfolio was 93.4% leased at 31 March 2007
- Strong retail sales performance across all markets with specialty stores in the United States and Australia showing increases of 6% and in New Zealand up 5% for the quarter. The United Kingdom market also performed well with total retail sales increasing 5.7% for the quarter

Development

- Currently 19 major projects under construction at a forecast cost of \$7.6 billion (WDC share \$5.4 billion)
- Anticipate the completion of 10 major projects during 2007 at a total cost of \$1.9 billion (WDC share \$1.3 billion)
- Commenced 4 projects in the first quarter at a forecast total cost of \$1.1 billion (WDC share \$0.9 billion)

Shopping Centre Operating Performance

	Portfolio Leased ¹	Specialty Occupancy Cost ¹	Lease Deals Completed ²		Comparable Average Specialty Store Rent	
			Number	Area	Amount ¹	Growth ³
Australia & New Zealand	> 99.5%	16.3%	470	53,741 sqm	\$1,209 psm NZ\$999 psm	5.2%
United States	93.4%	13.6%	310	779,169 sqft	US\$43.18 psf	4.4%
United Kingdom	> 99.0%	n/a	31	7,138 sqm	£633 psm	7.1%

¹ As at 31 March 2007

² 3 months to 31 March 2007

³ 31 March 2007 compared to 31 March 2006

Retail Sales Overview¹

	Period to 31 March 2007		
	MAT	12 months Growth	3 months Growth
United States²			
Specialties	US\$7.5 bn	4.7%	6.0%
Australia			
Majors		3.7%	4.1%
Specialties*		5.1%	6.0%
Total	\$18.9 bn	4.7%	5.2%
United Kingdom³			
Comparable		3.1%	3.4%
Total		5.5%	5.7%
New Zealand			
Specialties*		2.7%	5.0%
Total	NZ\$1.8 bn	3.1%	4.8%

* 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

- 19 projects currently under construction with an estimated total cost of \$7.6 billion (WDC share \$5.4 billion)

	No. of Projects	Estimated Total Cost	Target Weighted Average Yield ¹
United States	10	US\$1.1 bn	9.9 – 10.4%
Australia & New Zealand	7	\$1.6 bn	8.5 – 9.0%
United Kingdom – Derby	1	£0.3 bn	8.25 – 8.75%
– London	1	£1.6 bn	5.25 – 5.75%
Total	19	\$7.6 bn	

- Commenced 4 developments in the first quarter at a total forecast cost of \$1.1 billion and a forecast weighted average development yield of 8.1% – 8.6%

- Australia: Bay City, Doncaster, Plenty Valley
- New Zealand: Manukau

¹ Stabilised income/Westfield Group cost

Global Development Activity continued...

- **Anticipate the completion of 10 developments during 2007 at a total cost of \$1.9 billion (WDC share \$1.3 billion)**
 - **United States:** Brandon, Southpark, Garden State Plaza, Sarasota, Annapolis, Old Orchard
 - **Australia:** Kotara, North Lakes
 - **New Zealand:** Albany
 - **United Kingdom:** Derby
- **Expect to commence between \$1.5 and \$2.0 billion of projects in 2007**

Scope – Redevelopment

Additional GLA: 260,000 sqf
Completed GLA: 1,470,000 sqf
Estimated Cost: US\$150 million
Estimated Yield: 10.0 – 10.5%
Key Anchors: JC Penney, Lord & Taylor
Nordstrom, Macy's, Sears
Anticipated Completion: Q4 2007



Westfield Annapolis (US)

Current Construction

Scope – Redevelopment

Additional GLA: 379,600 sqf
Completed GLA: 1,686,400 sqf
Estimated Cost: US\$230 million
Estimated Yield: 10.0 – 10.5%
Key Anchors: JC Penney, Macy's,
Nordstrom, Sears,
AMC Theatres
Anticipated Completion: Q1 2009



Westfield Southcenter (US)

Artist Impression – on Completion

Scope – Redevelopment

Additional GLA: 310,000 sqf

Completed GLA: 1,340,000 sqf

Estimated Cost: US\$240 million

Estimated Yield: 9.5 – 10.0%

Key Anchors: JC Penney, Macy's,
Nordstrom, Sears

Anticipated Completion: Q1 2009



Westfield Galleria at Roseville (US)

Current Construction

Scope – Redevelopment

Additional GLA: 64,000 sqm

Completed GLA: 125,000 sqm

Estimated Cost: \$600 million

Estimated Yield: 7.75 – 8.25%

Key Anchors: David Jones, Myer, Kmart,
Big W, Coles, Safeway
Village Cinemas

Anticipated Completion: Q4 2008



Westfield Doncaster (Aus)

Artist Impression – on Completion



Scope – New Centre

Westfield Group's first New Zealand greenfield site and the Group's largest development project in New Zealand

Completed GLA: 50,000 sqm

Anchors: Farmers, Kmart, New World, SkyCity cinema

Estimated Cost: NZ \$205 million

Estimated Yield: 10.1 – 10.6%

Anticipated Completion: Q4 2007

Westfield Albany (NZ)
Current Construction



Scope – Redevelopment

Additional GLA: 68,000 sqm
Completed GLA: 100,000 sqm
Estimated Cost: £340 million
Estimated Yield: 8.25 – 8.75%
Key Anchors: Debenhams, Marks and
Spencer, Next, Sainsbury,
Cinema de Lux
Anticipated Completion: Q4 2007

Westfield Derby (UK)
Current Construction



Westfield Derby (UK)

Artist Internal Impression on Completion 14

Scope – New Centre

Total GLA: 150,000 sqm

Anchors: Debenhams, Marks and Spencer,
Waitrose, House of Fraser, Next,
Cinema de Lux

Estimated Cost: £1.6 billion

Estimated Yield: 5.25 – 5.75%

Anticipated Completion: Q4 2008



Westfield London (UK)

Current Construction



Westfield London (UK)

Artist Internal Impression on Completion

Future Major Projects

United States

- Belden Village (Ohio)
- Century City Phase II (California)
- Chicago Ridge (Illinois)
- Fashion Square (California)
- Fox Hills (California)*
- Horton Plaza (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)
- North Lakes (QLD)
- 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)

* Includes redevelopment of Federated Stores

Westfield Group

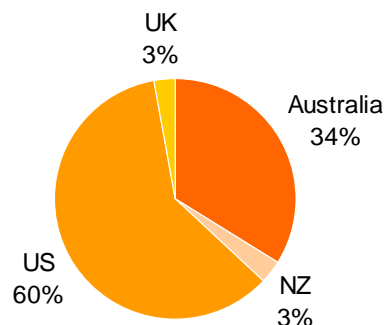
1st Quarter 2007 – Review

Appendix

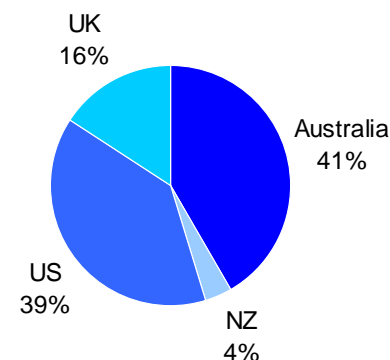
Portfolio Summary

	United States	Australia	United Kingdom	New Zealand	Total
Centres	59	44	7	11	121
Retail Outlets	9,050	11,500	750	1,500	22,800
GLA (million sqm)	6.2	3.5	0.3	0.3	10.3
Westfield Asset Value (billion) ¹	US\$15.6	\$19.3	£1.0	NZ\$2.6	\$43.4 ¹
Assets Under Management (billion) ²	US\$18.9	\$25.2	£3.9	NZ\$2.8	\$60.6 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 31 March 2007 were AUD/USD 0.8057, AUD/GBP 0.4104, AUD/NZ 1.1337.

Comparable Retail Sales Growth by Category

Australia

Period to 31 March 2007

	12 months	3 months
Department Stores	7.7%	6.7%
Discount Dept. Store	0.2%	3.1%
Supermarkets	2.5%	1.9%
Cinemas	0.2%	(3.5)%
Fashion	3.8%	4.6%
Food Catering	4.2%	4.6%
Food Retail	6.5%	6.4%
Footwear	10.2%	8.1%
General Retail	6.7%	7.4%
Homewares	0.8%	4.3%
Jewellery	4.0%	10.0%
Leisure	11.4%	10.3%
Retail Services	5.8%	9.2%
Specialties*	5.1%	6.0%
TOTAL	4.7%	5.2%

* Specialty stores are inclusive of larger format specialties

Comparable Retail Sales Growth by Category

United States

Period to 31 March 2007

	12 months	3 months
Fashion	4.6%	9.0%
■ Women's ready to wear	6.4%	8.2%
■ Unisex	3.4%	13.2%
Jewellery	0.5%	(3.2)%
Leisure	7.0%	6.4%
Food Retail	3.2%	3.2%
General Retail	5.8%	4.5%
Cinemas	5.9%	7.3%

Current Projects

United States – Approx US\$1.1 billion

Forecast	Total Cost ¹ US\$ million	Yield Range	Anticipated Completion
Brandon (Florida)	60	11.0 – 11.5 %	Qtr 2 '07
Southpark (Ohio)	60	10.5 – 11.0%	Qtr 2 '07
Garden State Plaza (New Jersey)	100 ²	9.5 – 10.0 %	Qtr 2 '07
Sarasota (Florida)	50	9.0 – 9.5 %	Qtr 3 '07
Annapolis (Maryland)	150	10.0 – 10.5 %	Qtr 4 '07
Old Orchard (Illinois)	30	10.5 – 11.0 %	Qtr 4 '07
Plaza Bonita (California)	80	10.0 – 10.5 %	Qtr 1 '08
Topanga – Stage 2 (California)	50	9.5 – 10.0 % ³	Qtr 4 '08
Southcenter (Washington)	230	10.0 – 10.5 %	Qtr 1 '09
Galleria at Roseville (California)	240	9.5 – 10.0 %	Qtr 1 '09
Total	1,050	9.9 – 10.4%	

¹ Excludes project profits except for joint ventures

² Westfield Group share 50% – US\$50m

³ 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 205	10.1 – 10.6%	Qtr 4 '07
North Lakes (Brisbane) ²	155	9.0 – 9.3%	Qtr 4 '07
Plenty Valley (Melbourne) ²	200	8.9 – 9.4%	Qtr 2 '08
Manukau (Auckland)	NZ 70	8.7 – 9.0%	Qtr 3 '08
Bay City (Geelong) ²	195	8.2 – 8.7%	Qtr 3 '08
Doncaster (Melbourne)	600	7.75 – 8.25%	Qtr 4 '08
TOTAL	1,565	8.5 – 9.0%	

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