

29 August 2007



Westfield Group

Level 24, Westfield Towers
100 William Street
Sydney NSW 2011
GPO Box 4004
Sydney NSW 2001
Australia

Telephone 02 9358 7000

Facsimile 02 9358 7077

Internet www.westfield.com

The Manager
Company Announcements Office
Australian Stock Exchange Limited
Level 4, Exchange Centre
20 Bridge Street
SYDNEY NSW 2000

Dear Sir/Madam

**WESTFIELD GROUP (ASX:WDC)
WESTFIELD TRUST AND WESTFIELD AMERICA TRUST – HALF YEAR FINANCIAL
REPORTS FOR PERIOD ENDED 30 JUNE 2007**

Half Year Financial Reports for the period ended 30 June 2007 for each of Westfield Trust and Westfield America Trust are attached.

Yours faithfully
WESTFIELD GROUP

A handwritten signature in black ink, appearing to be "Simon Tuxen".

**Simon Tuxen
Company Secretary**

Encl.

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 Trust Half-Year Financial Report

For the half-year ended 30 June 2007

	Page
Half-year financial report	
- Income statement	1
- Balance sheet	2
- Statement of changes in equity	3
- Cash flow statement	4
- Notes to the financial statements	5
Directors' declaration	10
Independent audit report	11
Directors' report	12
Directory	14

WESTFIELD TRUST
INCOME STATEMENT
for the half-year ended 30 June 2007

		Consolidated 30 Jun 07 \$million	30 Jun 06 \$million
	Note		
Revenue and other income			
Property revenue		772.3	744.2
Property revaluation		564.5	1,780.7
		1,336.8	2,524.9
Share of after tax profits of equity accounted entities			
Property revenue		56.9	49.3
Property revaluation		89.4	279.9
Property expenses and outgoings		(17.0)	(15.4)
Other		(0.8)	(0.7)
		128.5	313.1
Foreign exchange gains		102.3	50.8
Interest income		7.5	3.0
Total revenue and other income		1,575.1	2,891.8
Expenses			
Property expenses and outgoings		(207.5)	(199.2)
Property and funds management costs		(9.3)	(8.1)
Corporate costs		(4.1)	(4.6)
Foreign exchange losses		(17.5)	(45.6)
		(238.4)	(257.5)
Financing costs			
- Interest bearing liabilities		(83.9)	(119.7)
- Other financial liabilities		(86.9)	3.1
		(170.8)	(116.6)
Total expenses		(409.2)	(374.1)
Profit before tax expense and minority interests		1,165.9	2,517.7
Tax income/(expense)	3	4.3	(35.9)
Profit after tax expense for the period		1,170.2	2,481.8
Less: net profit attributable to minority interests		(12.3)	(31.9)
Net profit attributable to Members of Westfield Trust ("WT")		1,157.9	2,449.9
Distributions proposed	5	517.1	513.0
Weighted average number of securities entitled to distribution at 30 June (millions) ⁽ⁱ⁾		1,783.1	1,758.8
Distribution proposed per unit (cents)	5	29.00	29.17
Distribution proposed per DRP unit (cents)	5	19.55	19.66
Basic earnings per unit (cents) ⁽ⁱ⁾		64.65	138.78
Diluted earnings per unit (cents) ⁽ⁱ⁾		64.45	137.99

⁽ⁱ⁾ 1,791.0 million (30 June 2006: 1,765.3 million) weighted average number of units on issue for the period has been included in the calculation of basic and diluted earnings per unit as reported in the income statement. This includes an adjustment of 8.641 million units representing the bonus element of the pro-rata entitlement offer, which was completed in July 2007. The weighted average number of units on issue for the period that are entitled to the dividend and distributions totalling 1,783.1 million (30 June 2006: 1,758.8 million) does not include the bonus element of 8.641 million units noted above.

WESTFIELD TRUST

BALANCE SHEET

as at 30 June 2007

	Note	Consolidated 30 Jun 07 \$million	31 Dec 06 \$million
Current assets			
Cash and cash equivalents		93.0	65.1
Trade receivables		13.3	8.6
Investment properties	9(b)	205.7	-
Other investments	9(c)	136.7	-
Derivative assets		25.7	1.5
Receivables		488.8	476.6
Prepayments and deferred costs		43.7	46.6
Total current assets		1,006.9	598.4
Non current assets			
Investment properties		20,392.5	20,473.3
Equity accounted investments		1,558.5	1,460.9
Other investments		1,180.7	1,313.5
Derivative assets		161.5	83.2
Prepayments and deferred costs		128.6	129.1
Total non current assets		23,421.8	23,460.0
Total assets		24,428.7	24,058.4
Current liabilities			
Payables		463.4	498.8
Interest bearing liabilities		1,108.2	1,836.4
Derivative liabilities		40.2	17.0
Total current liabilities		1,611.8	2,352.2
Non current liabilities			
Interest bearing liabilities		5,359.9	6,698.1
Other financial liabilities		1,658.8	398.8
Deferred tax liabilities		357.2	354.7
Derivative liabilities		252.7	149.5
Total non current liabilities		7,628.6	7,601.1
Total liabilities		9,240.4	9,953.3
Net assets		15,188.3	14,105.1
Equity attributable to Members of WT			
Contributed equity	4	6,289.6	6,088.0
Reserves		331.0	279.9
Retained profits		8,383.3	7,560.7
Total equity attributable to Members of WT		15,003.9	13,928.6
Equity attributable to minority interests			
Contributed equity		94.0	94.0
Retained profits		90.4	82.5
Total equity attributable to minority interests		184.4	176.5
Total equity		15,188.3	14,105.1

WESTFIELD TRUST
STATEMENT OF CHANGES IN EQUITY
for the half-year ended 30 June 2007

	Consolidated 30 Jun 07 \$million	30 Jun 06 \$million
Changes in equity attributable to Members of WT		
Opening balance of equity at 1 January 2007 (30 June 2006: 1 January 2006)	13,928.6	10,235.4
<u>Contributed equity</u>		
- Distribution reinvestment plan	153.6	83.8
- Conversion of options	48.0	37.6
<u>Foreign currency translation reserve</u>		
- Net exchange difference on translation of foreign operations ⁽ⁱ⁾	60.9	(206.4)
<u>Asset Revaluation Reserve</u>		
- Revaluation (decrement)/increment ⁽ⁱ⁾	(9.7)	0.3
<u>Retained profits</u>		
- Distribution paid	(335.4)	(384.4)
Net adjustments recognised directly in equity	(82.6)	(469.1)
Net profit attributable to Members of WT ⁽ⁱ⁾	1,157.9	2,449.9
Closing balance of equity attributable to Members of WT	15,003.9	12,216.2
Changes in equity attributable to minority interests		
Opening balance of equity attributable to minority interests at 1 January 2007 (30 June 2006: 1 January 2006)	176.5	131.8
Profit after tax expense for the period	12.3	31.9
Distributions paid or provided for	(4.4)	(4.3)
Closing balance of equity attributable to minority interests	184.4	159.4
Total equity	15,188.3	12,375.6

⁽ⁱ⁾ Total income and expenses for the period attributable to members of WT, including amounts recognised directly in equity, is \$1,209.1 million (30 June 2006: \$2,243.8 million) being profit after tax expense for the period of \$1,157.9 million (30 June 2006: \$2,449.9 million), the net exchange gain on translation of foreign operations of \$60.9 million (30 June 2006: loss \$206.4 million) and net revaluation decrement of \$9.7 million (30 June 2006: increment of \$0.3 million).

WESTFIELD TRUST

CASH FLOW STATEMENT

for the half-year ended 30 June 2007

	Consolidated	
	30 Jun 07	30 Jun 06
	\$million	\$million
Cash flows from operating activities		
Receipts in the course of operations (including GST)	848.3	819.0
Payments in the course of operations (including GST)	(238.7)	(213.3)
Distributions received from equity accounted associates	31.9	32.7
Goods and services taxes paid	(51.4)	(57.1)
Net cash flows from operating activities	590.1	581.3
Cash flows from investing activities		
Acquisition of property investments	-	(30.7)
Payments of capital expenditure for property investments	(192.3)	(264.8)
Proceeds from the sale of property investments	717.5	-
Net payments for investments in equity accounted investments	(5.6)	(3.1)
Acquisition of other investments	(35.0)	(173.2)
Net cash flows from/(used in) investing activities	484.6	(471.8)
Cash flows from financing activities		
Proceeds from the issues of securities	172.1	105.9
Net (repayments of)/proceeds from interest bearing liabilities	(622.0)	432.7
Interest received	10.8	3.8
Financing costs	(268.1)	(260.2)
Distributions paid	(335.4)	(384.4)
Dividends paid by controlled entities to minority interest	(4.3)	(3.9)
Net cash flows used in financing activities	(1,046.9)	(106.1)
Net increase in cash and cash equivalents held	27.8	3.4
Add opening cash and cash equivalents brought forward	65.1	50.4
Effects of exchange rate changes on cash and cash equivalents	0.1	0.6
Cash and cash equivalents at the end of the period	93.0	54.4

WESTFIELD TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the half-year ended 30 June 2007

1_Corporate information

This financial report of Westfield Trust ("WT") and its controlled entities for the half-year ended 30 June 2007 was approved in accordance with a resolution of the Board of Directors of Westfield Management Limited as responsible entity of WT ("Responsible Entity") on 29 August 2007.

The nature of the operations and principal activities of WT are described in the Directors' Report.

2_Basis of preparation of the financial report

The half-year financial report does not include all notes of the type normally included within the annual financial report and therefore cannot be expected to provide as full an understanding of the financial performance, financial position and financing and investing activities of the consolidated entity as the full financial report.

The half-year financial report should be read in conjunction with the annual financial report of WT as at 31 December 2006.

It is also recommended that the half-year financial report be considered together with any public announcements made by the Westfield Group ("the Group") and its controlled entities during the half-year ended 30 June 2007 in accordance with the continuous disclosure obligations arising under the Corporations Act 2001 ("the Act").

(a)_Basis of accounting

The half-year financial report is a general purpose financial report, which has been prepared in accordance with the requirements of the Act, applicable Accounting Standards including AASB 134 "Interim Financial Reporting" and other mandatory professional reporting requirements.

The half-year financial report has also been prepared on a historical cost basis, except for investment properties, equity accounted investments, derivative financial instruments, other financial liabilities and available for sale financial assets that have been measured at fair value. The carrying values of recognised assets and liabilities that are hedged with fair value hedges and are otherwise carried at cost are adjusted to record changes in the fair values attributable to the risks that are being hedged.

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

The half-year financial report has been prepared using the same accounting policies as used in the annual financial report for the year ended 31 December 2006 except for the changes in accounting policy noted below.

This financial report is presented in Australian dollars.

(b)_Changes in accounting policy

Since 1 January 2007 WT has adopted AASB 7 Financial Instruments: Disclosures which is mandatory for annual reporting periods beginning on or after 1 January 2007. Adoption of this Standard did not have any effect on the financial position or performance of the WT. Disclosures required under this standard will be contained in the annual report for the year ended 31 December 2007.

(c)_Comparative information

Where applicable, certain comparative figures are restated in order to comply with the current period's presentation of the financial statements.

(d)_Rounding

In accordance with ASIC Class Order 98/0100, the amounts shown in the half year financial report have, unless otherwise indicated, been rounded to the nearest tenth of a million dollars. Amounts shown as 0.0 represent amounts less than \$50,000 that have been rounded down.

WESTFIELD TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the half-year ended 30 June 2007

	CONSOLIDATED	
	30 Jun 07	30 Jun 06
	\$million	\$million
3_Tax income/(expense)		
Deferred	4.3	(35.9)
	4.3	(35.9)
The prima facie tax on profit before income tax expense is reconciled to the income tax expense provided in the financial statements as follows:		
Accounting profit before income tax	1,165.9	2,517.7
Prima facie tax expense at 30% (30 June 2006: 30%)	(349.8)	(755.3)
Australian Trust income not assessable	318.7	719.4
Effect of change in New Zealand tax rate 30% (30 June 2006: 33%)	35.4	-
Tax expense	4.3	(35.9)

	CONSOLIDATED	
	30 Jun 07	31 Dec 06
	Number	Number
4 Contributed equity		
(a)_ Number of units on issue		
Balance at the beginning of the period	1,771,753,946	1,748,184,050
Distribution reinvestment plan	11,532,131	18,311,724
Units issued on exercise of options	3,558,488	5,258,172
Balance at the end of the period for Westfield Trust	1,786,844,565	1,771,753,946

Stapled securities have the right to receive dividends from Westfield Holdings Limited ("WHL") and distributions from Westfield America Trust ("WAT") and WT and, in the event of winding up of WHL, WAT and WT, to participate in the proceeds from the sale of all surplus assets in proportion to the number of and amounts paid up on stapled securities held.

Holders of stapled securities can vote their shares and units in accordance with the Corporations Act, and relevant constituent documents, either in person or by proxy, at a meeting of either WHL, WAT and WT (as the case may be).

	CONSOLIDATED	
	30 Jun 07	31 Dec 06
	\$million	\$million
(b)_ Amount of contributed equity		
Balance at the beginning of the period	6,088.0	5,868.4
Distribution reinvestment plan	153.6	171.4
Conversion of options	48.0	48.2
Balance at the end of the period	6,289.6	6,088.0

	CONSOLIDATED	
	30 Jun 07	30 Jun 06
	\$million	\$million
5 Distributions		
(a)_ Interim distribution proposed		
Ordinary units: 29.00 cents per unit (30 June 2006: 29.17 cents per unit)	517.1	511.1
DRP units: 19.55 cents per unit (30 June 2006: 19.66 cents per unit)	-	1.9
	517.1	513.0

Distributions proposed are to be paid on 31 August 2007. The record date for these distributions was 14 August 2007. The Group's Distribution Reinvestment Plan ("DRP"), was suspended from operation on 19 June 2007. Accordingly, the DRP did not operate for the distribution paid for the period ended 30 June 2007.

(b)_ Distributions paid during the period		
Distribution in respect of the six months to 31 December 2006	335.4	-
Distribution in respect of the six months to 31 December 2005	-	384.4
	335.4	384.4

WESTFIELD TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the half-year ended 30 June 2007

	CONSOLIDATED	
	30 Jun 07 \$million	31 Dec 06 \$million
6_Capital expenditure commitments		
Estimated capital expenditure contracted at balance date but not provided		
Due within one year	433.3	246.5
Due between one and five years	-	15.8
	433.3	262.3
7_Contingent liabilities		
Performance guarantees	15.7	17.5
Borrowings of associates of the Responsible Entity	6,257.8	5,967.4
	6,273.5	5,984.9

From time to time WT is involved in lawsuits. The Directors believe that the ultimate outcome of such pending litigation will not materially affect the results of operations or the financial position of the WT.

WESTFIELD TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the half-year ended 30 June 2007

8_Segment information

Geographic segment

	Australia		New Zealand		Consolidated	
	30 Jun 07	30 Jun 06	30 Jun 07	30 Jun 06	30 Jun 07	30 Jun 06
	\$million	\$million	\$million	\$million	\$million	\$million
Revenue and other income						
Revenue	664.6	645.1	107.7	99.1	772.3	744.2
Property revaluation	480.6	1,698.8	83.9	81.9	564.5	1,780.7
	1,145.2	2,343.9	191.6	181.0	1,336.8	2,524.9
Share of after tax profits of equity accounted entities						
Property revenue	56.9	49.3	-	-	56.9	49.3
Property revaluation	89.4	279.9	-	-	89.4	279.9
Property expenses and outgoings	(17.0)	(15.4)	-	-	(17.0)	(15.4)
Other	(0.8)	(0.7)	-	-	(0.8)	(0.7)
	128.5	313.1	-	-	128.5	313.1
Total segment revenue and other income	1,273.7	2,657.0	191.6	181.0	1,465.3	2,838.0
Foreign currency exchange gain	101.2	50.8	1.1	-	102.3	50.8
Interest income	6.8	2.4	0.7	0.6	7.5	3.0
Total revenue and other income	1,381.7	2,710.2	193.4	181.6	1,575.1	2,891.8
Expenses						
Property expenses and outgoings	(178.9)	(171.7)	(28.6)	(27.5)	(207.5)	(199.2)
Property and funds management costs	(9.3)	(8.1)	-	-	(9.3)	(8.1)
Corporate costs	(3.9)	(4.5)	(0.2)	(0.1)	(4.1)	(4.6)
Foreign currency exchange loss	(17.5)	(45.6)	-	-	(17.5)	(45.6)
Total segment expenses	(209.6)	(229.9)	(28.8)	(27.6)	(238.4)	(257.5)
Segment result	1,172.1	2,480.3	164.6	154.0	1,336.7	2,634.3
Financing costs					(170.8)	(116.6)
Tax benefit (expense)					4.3	(35.9)
Consolidated profit after tax					1,170.2	2,481.8

	Australia		New Zealand		Consolidated	
	30 Jun 07	31 Dec 06	30 Jun 07	31 Dec 06	30 Jun 07	31 Dec 06
	\$million	\$million	\$million	\$million	\$million	\$million
Segment assets						
Segment assets	20,918.7	20,846.8	2,661.7	2,474.6	23,580.4	23,321.4
Corporate assets					848.3	737.0
Total segment assets	20,918.7	20,846.8	2,661.7	2,474.6	24,428.7	24,058.4
Segment liabilities						
Segment liabilities	396.2	431.4	67.2	67.4	463.4	498.8
Corporate liabilities					8,777.0	9,454.5
Total segment liabilities	396.2	431.4	67.2	67.4	9,240.4	9,953.3
Other segment information						
Investment in equity accounted associates included in segment assets	1,558.5	1,460.9	-	-	1,558.5	1,460.9
Additions to segment non current assets	168.3	934.7	62.4	111.2	230.7	1,045.9

Secondary business segment

WT as part of the Group, operates in one business segment being an internally managed, vertically integrated, retail property group.

WESTFIELD TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the half-year ended 30 June 2007

9 Events after the Balance Sheet date

(a) Pro-rata Entitlement Offer

During July 2007 the Westfield Group issued 155.378 million securities for cash consideration totalling \$3,029.9 million pursuant to a 2 for 23 pro-rata entitlement offer at \$19.50 per security. WT's share of the proceeds was \$1,770.3 million. WT's share of the cost of the offer is approximately \$25.1 million.

The bonus element of the offer is 8.641 million units. This has been included in the number of units used in the calculation of basic and diluted earnings per unit for both the current and the prior periods.

The units issued under the pro-rata entitlement offer are not entitled to the distribution payable for the period ended 30 June 2007.

(b) Australian Property Transaction

In August 2007, WT agreed to dispose of a 50% interest in the Doncaster shopping centre and associated redevelopment to LaSalle Investment Management Inc.'s Asia Property Fund.

(c) Disposal of Other Investments

At 30 June 2007, WT held investments in entities with property interests in the United Kingdom totalling \$1,317.4 million. Since 30 June 2007, WT disposed of a portion of this investment totalling \$136.7 million for consideration consistent with book value.

WESTFIELD TRUST

DIRECTORS' DECLARATION

The Directors of Westfield Management Limited, the Responsible Entity of Westfield Trust ("Trust") declare that:

- (a) in the Directors' opinion, there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable; and
- (b) in the Directors' opinion, the Financial Statements and notes of the consolidated entity:
 - (i) comply with Accounting Standard AASB 134 Interim Financial Reporting and the Corporations Act 2001; and
 - (ii) give a true and fair view of the financial position as at 30 June 2007 and the performance for the half-year ended on that date.

Made on 29 August 2007 in accordance with a resolution of the Board of Directors.



F P Lowy, AC
Executive Chairman



Professor F G Hilmer, AO
Director

WESTFIELD TRUST
INDEPENDENT AUDIT REPORT
to the Members of Westfield Trust



We have audited the accompanying half year financial report of Westfield Trust and the entities it controlled during the period, which comprises the balance sheet as at 30 June 2007, and the income statement, statement of changes in equity and cash flow statement for the half year then ended, other selected explanatory notes and the directors' declaration.

Directors' Responsibility for the Financial Report

The directors of Westfield Management Limited, the Responsible Entity of the Trust, are responsible for the preparation and fair presentation of the half year financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Act 2001. This responsibility includes establishing and maintaining internal controls relevant to the preparation and fair presentation of the half year financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on the half year financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, we consider internal controls relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We performed procedures to assess whether in all material respects the half year financial report presents fairly, in accordance with the Corporations Act 2001, including compliance with Accounting Standard AASB 134 "Interim Financial Reporting", and other mandatory financial reporting requirements in Australia, 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit we have met the independence requirements of the Corporations Act 2001. We have given to the directors of Westfield Management Limited a written Auditor's Independence Declaration, a copy of which is included in the Directors' Report.

Auditor's Opinion

In our opinion the half year financial report of Westfield Trust is in accordance with:

(a) the Corporations Act 2001, including:

- (i) giving a true and fair view of the consolidated entity's financial position of Westfield Trust as at 30 June 2007 and of its performance for the half year then ended; and
- (ii) complying with Accounting Standard AASB 134 "Interim Financial Reporting" and the Corporations Regulations 2001; and

(b) other mandatory financial reporting requirements in Australia.

A stylized, handwritten signature of Ernst & Young.

Ernst & Young

A handwritten signature of Chris Westworth.

Chris Westworth - Partner
Sydney, 29 August 2007

WESTFIELD TRUST

DIRECTORS' REPORT

for the half-year ended 30 June 2007

The Directors of Westfield Management Limited (the "Responsible Entity"), the responsible entity of Westfield Trust ("Trust") submit the following report for the half year ended 30 June 2007.

The Directors

The directors of Westfield Management Limited, the Responsible Entity of the Trust, during the half-year ended 30 June 2007, were as follows:

Mr Frank Lowy AC, Mr David Lowy AM, Mr Roy Furman, Mr David Gonski AC, Professor Frederick Hilmer AO, Mr Stephen Johns, Mr Peter Lowy, Mr Steven Lowy, Mr John Studdy AM, Mr Francis Vincent, Dr Gary Weiss, Mr Dean Wills AO and Ms Carla Zampatti AM.

The composition of the Board changed during the financial period with the resignations of Mr John B Studdy AM and Mr Francis Vincent on 2 May 2007. Professor Frederick Hilmer AO stepped down as a Deputy Chairman of the Board in April 2007 but continues to serve as the lead independent director. The rest of the Board remain unchanged. No changes have taken place since 30 June 2007.

Review of Operations and State of Affairs

The Trust reported a net profit of A\$1,157.9 million and a distribution of A\$517.1 million for the period. Basic earnings per unit is 64.65 cents and the distribution per unit is 29.00 cents for the half-year ended 30 June 2007.

As at 30 June 2007, the Trust had a \$22.2 billion (consolidated properties: A\$20.6 billion and share of equity accounted properties: A\$1.6 billion) interest in 55 shopping centres, comprising 13,000 retailers and approximately 3.8 million square metres of retail space.

The Australian and New Zealand operations contributed net property income of A\$595.4 million for the six months to 30 June 2007 (A\$570.8 million for the six months to 30 June 2006) which includes comparable mall income growth of approximately 6.1%. This performance reflects the steady retail conditions which prevailed during the period as well as the quality of the portfolios in both regions and includes the impact of the sale of 50% of Westfield Parramatta earlier in the year. At period end occupancy rates continue to be in excess of 99.5% and specialty store rent increased by 5.4%.

Retail sales in the Trust's 44 Australian centres totalled A\$19.1 billion for the 12 months to 30 June 2007. On a comparable basis, for the 6 months to June 2007, total sales increased 5.2% with specialty store sales up 6.3%. Retail sales at the Trust's 11 shopping centres in New Zealand totalled NZ\$1.8 billion for the 12 months to 30 June 2007. On a comparable basis, for the 6 months to June 2007, total sales increased 4.3% with specialty stores sales increasing 4.4% for the half year ended 30 June 2007.

Development projects

In Australia there are 2 major projects currently under construction scheduled to complete in 2007. The \$170 million development of Westfield Kotara, near Newcastle, and the \$190 million redevelopment of Westfield North Lakes in Brisbane are scheduled for completion in the second half of 2007.

The Trust has another 3 projects currently under construction scheduled for completion in 2008. In the first half of 2008, the Trust anticipates the completion of the \$200 million development at Plenty Valley, Melbourne. The \$195 million redevelopment of Westfield Bay City, in Geelong and the \$600 million redevelopment of Westfield Doncaster in Melbourne are expected to complete in the second half of 2008.

Progress on the Trust's landmark project in the Sydney CBD continues and during the period another major milestone was reached with the lodgement of Stage 2 development application.

In New Zealand, construction has commenced on a NZ\$70 million redevelopment at Manukau in Auckland which is scheduled for completion in the third quarter of 2008. Construction has continued on the Trust's remaining New Zealand project, the NZ\$210 million greenfield development at Albany which is progressing on schedule.

There were no significant changes in the Trust's state of affairs during the half-year ended 30 June 2007.

Principal Activities

The principal activities of the Trust during the financial period were the ownership and improvement of shopping centres. There were no significant changes in the nature of those activities during the financial period.

Subsequent Events

Subsequent events are detailed in note 9 of the financial statements.

Auditor's Independence Declaration

The directors have obtained the following independence declaration from the auditors, Ernst & Young.



Auditor's Independence Declaration to the Directors of Westfield Management Limited

In relation to our audit of the financial report of Westfield Trust for the half year ended 30 June 2007, to the best of my knowledge and belief, there have been no contraventions of the auditor independence requirements of the Corporations Act 2001 or any applicable code of professional conduct.

A handwritten signature in black ink that reads 'Ernst & Young'.

A handwritten signature in black ink that appears to be 'Chris Westworth'.

Ernst & Young
Sydney
29 August 2007

Chris Westworth
Partner

Synchronisation of Financial Year

By an order dated 5 November 2001 made by the Australian Securities and Investments Commission, the Directors have been relieved from compliance with the requirement to ensure that the financial year of Carindale Property Trust is synchronised with the financial year of Westfield Trust. Although the financial years of Carindale Property Trust end on 30 June, the financial statements of Westfield Trust have been prepared to include accounts for Carindale Property Trust for a period coinciding with the financial year of Westfield Trust.

This Report is made in accordance with a resolution of the Board of Directors and is signed for and on behalf of the Directors.

A handwritten signature in black ink that appears to be 'F P Lowy'.

A handwritten signature in black ink that appears to be 'F.G. Hilmer'.

F P Lowy, AC
Chairman

Professor F G Hilmer, AO
Director

DIRECTORY

Westfield Group

Westfield Holdings Limited
ABN 66 001 671 496

Westfield Trust

ARSN 090 849 746
(responsible entity Westfield Management Limited
ABN 41 001 670 579, AFS Licence No 230329)

Westfield America Trust

ARSN 092 058 449
(responsible entity Westfield America Management Limited
ABN 66 072 780 619, AFS Licence No 230324)

Registered Office

Level 24, Westfield Towers
100 William Street
Sydney NSW 2011
Telephone: +61 2 9358 7000
Facsimile: +61 2 9358 7077

United States Office

12th Floor
11601 Wilshire Boulevard
Los Angeles California 90025
Telephone: +1 310 478 4456
Facsimile: +1 310 478 1267

New Zealand Office

Level 2, Office Tower
277 Broadway
Newmarket, Auckland
Telephone: +64 9 978 5050
Facsimile: +64 9 978 5070

United Kingdom Office

6th Floor, MidCity Place
71 High Holborn
London WC1V 6EA
Telephone: +44 20 7061 1400
Facsimile: +44 20 7061 1401

Secretaries

Simon J Tuxen
Maureen T McGrath

Auditors

Ernst & Young
The Ernst & Young Centre
680 George Street
Sydney NSW 2000

Investor Information

Westfield Group
Level 24, Westfield Towers
100 William Street
Sydney NSW 2011
Telephone: +61 2 9358 7877
Facsimile: +61 2 9358 7881
E-mail: investor@au.westfield.com
Website: www.westfield.com/corporate

Principal Share Registry

Computershare Investor Services Pty Limited
Level 3, 60 Carrington Street
Sydney NSW 2000
GPO Box 7045
Sydney NSW 2001
Telephone: +61 3 9415 4070
Enquiries: 1300 132 211
Facsimile: +61 3 9473 2500
E-mail: webqueries@computershare.com.au
Website: computershare.com

Listing

Australian Stock Exchange – WDC

Website

www.westfield.com/corporate

Westfield America Trust Half-Year Financial Report

For the half-year ended 30 June 2007

	Page
Half-year financial report	
- Income statement	1
- Balance sheet	2
- Statement of changes in equity	3
- Cash flow statement	4
- Notes to the financial statements	5
Directors' declaration	10
Independent audit report	11
Directors' report	12
Directory	14

WESTFIELD AMERICA TRUST
INCOME STATEMENT
for the half-year ended 30 June 2007

	Note	Consolidated 30 Jun 07 \$million	30 Jun 06 \$million
Revenue and other income			
Property revenue		760.4	810.2
Property revaluation		382.2	549.7
Property development and project management revenue		23.6	-
		1,166.2	1,359.9
Share of after tax profits of equity accounted entities			
Property revenue		113.3	107.2
Property revaluation		186.3	58.0
Property expenses and outgoings		(37.5)	(31.1)
Interest and tax expense		(30.1)	(26.4)
		232.0	107.7
Profit on disposal of assets		0.8	-
Interest income		16.0	16.3
Total revenue and other income		1,415.0	1,483.9
Expenses			
Property expenses and outgoings		(267.3)	(289.6)
Property development and project management costs		(20.0)	-
Corporate costs		(1.3)	(1.9)
		(288.6)	(291.5)
Currency derivatives		(203.6)	(67.7)
Financing costs		(126.4)	(106.1)
Total expenses		(618.6)	(465.3)
Profit before tax expense		796.4	1,018.6
Tax expense	3	(138.7)	(158.1)
Net profit attributable to Members of Westfield America Trust ("WAT")		657.7	860.5
Distributions paid/proposed	5	452.5	466.5
Weighted average number of units entitled to distributions at 30 June (millions)		1,866.2	1,841.9
Distribution per ordinary unit (cents)	5	24.25	25.33
Distribution per February DRP unit (cents)	5	16.34	17.07
Basic earnings per unit (cents) ⁽ⁱ⁾		35.09	46.55
Diluted earnings per unit (cents) ⁽ⁱ⁾		34.97	45.47

⁽ⁱ⁾ 1,874.1 million (30 June 2006: 1,848.4 million) weighted average number of units on issue for the period has been included in the calculation of basic and diluted earnings per unit as reported in the income statement. This includes an adjustment of 8.641 million units representing the bonus element of the pro-rata entitlement offer, which was completed in July 2007. The weighted average number of units on issue for the period that are entitled to the distributions totalling 1,866.2 million (30 June 2006: 1,841.9 million) does not include the bonus element of 8.641 million units noted above.

WESTFIELD AMERICA TRUST

BALANCE SHEET

as at 30 June 2007

		Consolidated	
	Note	30 Jun 07 \$million	31 Dec 06 \$million
Current assets			
Cash and cash equivalents		101.1	35.4
Trade receivables		39.2	35.3
Investment properties	8(b)	1,261.8	141.4
Derivative assets		186.4	151.7
Receivables		517.7	570.9
Inventories		4.5	2.9
Tax receivable		34.5	18.2
Prepayments and deferred costs		74.3	72.3
Total current assets		2,219.5	1,028.1
Non current assets			
Investment properties		15,998.0	17,600.5
Equity accounted investments		1,864.6	1,784.5
Other investments		100.0	107.7
Derivative assets		1,191.8	719.0
Property, plant and equipment		125.4	81.2
Deferred tax assets		-	14.5
Prepayments and deferred costs		368.3	371.8
Total non current assets		19,648.1	20,679.2
Total assets		21,867.6	21,707.3
Current liabilities			
Payables		443.7	445.9
Interest bearing liabilities		900.6	477.7
Tax payable		9.9	12.4
Derivative liabilities		44.0	6.1
Total current liabilities		1,398.2	942.1
Non current liabilities			
Payables		41.1	26.6
Interest bearing liabilities		7,864.6	8,218.2
Other financial liabilities		3,249.7	3,609.7
Deferred tax liabilities		1,465.9	1,479.2
Derivative liabilities		675.4	485.8
Total non current liabilities		13,296.7	13,819.5
Total liabilities		14,694.9	14,761.6
Net assets		7,172.7	6,945.7
Equity attributable to Members of WAT			
Contributed equity	4	6,307.5	6,203.8
Reserves		142.9	132.9
Retained profits		722.3	609.0
Total equity attributable to Members of WAT		7,172.7	6,945.7

WESTFIELD AMERICA TRUST

STATEMENT OF CHANGES IN EQUITY

for the half-year ended 30 June 2007

	Consolidated	
	30 Jun 07	30 Jun 06
	\$million	\$million
Changes in equity attributable to Members of WAT		
Opening balance of equity at 1 January 2007 (30 June 2006: 1 January 2006)	6,945.7	7,688.8
<u>Contributed equity</u>		
- Distribution reinvestment plan	89.9	65.4
- Conversion of options	13.8	16.5
<u>Foreign currency translation reserve</u>		
- Net exchange difference on translation of foreign operations ⁽ⁱ⁾	10.0	8.8
<u>Retained profits</u>		
- Distribution paid	(544.4)	(536.6)
Net adjustments recognised directly in equity	(430.7)	(445.9)
Net profit attributable to Members of WAT ⁽ⁱ⁾	657.7	860.5
Closing balance of equity attributable to Members of WAT	7,172.7	8,103.4

⁽ⁱ⁾ Total income and expenses for the period attributable to Members of WAT, including amounts recognised directly in equity, is \$667.7 million (30 June 2006: \$869.3 million), being profit after tax expense for the period of \$657.7 million (30 June 2006: \$860.5 million) and the net exchange gain on translation of foreign operations of \$10.0 million (30 June 2006: \$8.8 million).

WESTFIELD AMERICA TRUST
CASH FLOW STATEMENT
for the half-year ended 30 June 2007

	Consolidated	
	30 Jun 07	30 Jun 06
	\$million	\$million
Cash flows from operating activities		
Receipts in the course of operations (including GST)	812.0	831.1
Payments in the course of operations (including GST)	(314.1)	(317.4)
Settlement of income hedging currency derivatives	56.8	74.2
Dividends/distributions received from equity accounted associates	49.3	59.6
Withholding taxes paid	(38.2)	(45.8)
Net cash flows from operating activities	565.8	601.7
Cash flows from investing activities		
Payments of capital expenditure for property investments	(400.1)	(381.1)
Proceeds from the sale of property investments	-	564.0
Net payments for investments in equity accounted investments	(34.7)	(60.1)
Loans advanced to related entities	87.4	19.3
Payments for the purchases of property, plant and equipment	(50.9)	-
Net cash flows (used in)/from investing activities	(398.3)	142.1
Cash flows from financing activities		
Proceeds from the issues of units	103.7	81.9
Net proceeds from interest bearing liabilities	629.9	17.9
Financing costs	(311.7)	(279.7)
Interest received	20.7	10.6
Distributions paid	(544.4)	(536.6)
Net cash flows used in financing activities	(101.8)	(705.9)
Net increase in cash and cash equivalents held	65.7	37.9
Add opening cash and cash equivalents brought forward	35.4	32.7
Cash and cash equivalents at the end of the period	101.1	70.6

WESTFIELD AMERICA TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the half-year ended 30 June 2007

1_Corporate information

This half-year financial report of WAT for the half-year ended 30 June 2007 was approved in accordance with a resolution of the Board of Directors of Westfield America Management Limited, as responsible entity of WAT ('Responsible Entity') on 29 August 2007.

The nature of the operations and principal activities of WAT are described in the Directors' Report.

2_Basis of preparation of the financial report

The half-year financial report does not include all notes of the type normally included within the annual financial report and therefore cannot be expected to provide as full an understanding of the financial performance, financial position and financing and investing activities of the consolidated entity as the full financial report.

The half-year financial report should be read in conjunction with the annual financial report of WAT as at 31 December 2006.

It is also recommended that the half-year financial report be considered together with any public announcements made by the Westfield Group and its controlled entities during the half-year ended 30 June 2007 in accordance with the continuous disclosure obligations arising under the Corporations Act 2001 ("the Act").

(a)_Basis of accounting

The half-year financial report is a general purpose financial report, which has been prepared in accordance with the requirements of the Act, applicable Accounting Standards including AASB 134 "Interim Financial Reporting" and other mandatory professional reporting requirements.

The half-year financial report has been prepared on a historical cost basis, except for investment properties, investment properties within equity accounted investments, derivative financial instruments and available for sale financial assets that have been measured at fair value. The carrying values of recognised assets and liabilities that are hedged with fair value hedges and are otherwise carried at cost are adjusted to record changes in the fair values attributable to the risks that are being hedged.

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

The half-year financial report has been prepared using the same accounting policies as used in the annual financial report for the year ended 31 December 2006 except for the changes in accounting policy noted below.

This financial report is presented in Australian dollars.

(b)_Changes in Accounting Policy

Since 1 January 2007 WAT has adopted AASB 7 *Financial Instruments: Disclosures* which is mandatory for annual reporting periods beginning on or after 1 January 2007. Adoption of this Standard did not have any effect on the financial position or performance of WAT. Disclosures required under this standard will be contained in the annual report for the year ended 31 December 2007.

(c)_Comparative information

Where applicable, certain comparative figures are restated in order to comply with the current period's presentation of the financial statements.

(d)_Rounding

In accordance with ASIC Class Order 98/0100, the amounts shown in the half-year financial report have, unless otherwise indicated, been rounded to the nearest tenth of a million dollars. Amounts shown as 0.0 represent amounts less than \$50,000 that have been rounded down.

	Consolidated 30 Jun 07 \$million	30 Jun 06 \$million
3_Tax expense		
Current	(18.8)	(24.2)
Deferred	(119.9)	(133.9)
	(138.7)	(158.1)
The prima facie tax on profit before tax expense is reconciled to the tax expense provided in the financial statements as follows:		
Accounting profit before tax	796.4	1,018.6
Prima facie withholding tax expense on profit at 15% (30 June 2006: 15%)	(119.5)	(152.8)
Profit/(loss) not assessable/(deductible)	(19.2)	1.3
Prior period under provision	-	(6.6)
Tax expense	(138.7)	(158.1)

WESTFIELD AMERICA TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the half-year ended 30 June 2007

	Consolidated 30 Jun 07 number	31 Dec 06 number
4 Contributed equity		
(a) Number of units on issue		
Balance at the beginning of the period	1,854,838,309	1,831,268,413
Distribution reinvestment plan	11,532,131	18,311,724
Units issued on exercise of options	3,558,488	5,258,172
Balance at the end of the period	1,869,928,928	1,854,838,309

Stapled securities have the right to receive dividends from Westfield Holdings Limited ("WHL") and distributions from Westfield Trust ("WT") and WAT and, in the event of winding up of WHL, WT and WAT, to participate in the proceeds from the sale of all surplus assets in proportion to the number of and amounts paid up on stapled securities held.

Holders of stapled securities can vote their shares or units in accordance with the Act, and the relevant constituent documents, either in person or by proxy, at a meeting of either WHL, WT and WAT (as the case may be).

	Consolidated 30 Jun 07 \$million	31 Dec 06 \$million
(b) Amount of contributed equity		
Balance at the beginning of the period	6,203.8	6,058.6
Distribution reinvestment plan	89.9	124.5
Conversion of options	13.8	20.7
Balance at the end of the period	6,307.5	6,203.8

	Consolidated 30 Jun 07 \$million	30 Jun 06 \$million
5 Distributions		
(a) Interim distribution proposed		
Ordinary units: 24.25 cents per unit (30 June 2006: 25.33 cents per unit)	450.6	464.9
DRP units: 16.34 cents per unit (30 June 2006: 17.07 cents per unit)	1.9	1.6
	452.5	466.5

Distributions proposed are to be paid on 31 August 2007. The record date for these distributions was 14 August 2007.

The Westfield Group Distribution Reinvestment Plan ("DRP") was suspended from operation on 19 June 2007. Accordingly, the DRP did not operate for the distribution paid for the period ended 30 June 2007.

	Consolidated 30 Jun 07 \$million	30 Jun 06 \$million
(b) Distributions paid during the period		
Distribution in respect of the six months to 31 December 2006	544.4	-
Distribution in respect of the six months to 31 December 2005	-	536.6
	544.4	536.6

	Consolidated 30 Jun 07 \$million	31 Dec 06 \$million
6 Capital expenditure commitments		
Estimated capital expenditure commitments		
Due within one year	841.4	610.6
Due between one and five years	120.1	421.2
	961.5	1,031.8

WESTFIELD AMERICA TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the half-year ended 30 June 2007

	Consolidated	
	30 Jun 07	31 Dec 06
	\$million	\$million
7_Contingent liabilities		
Performance guarantees	399.9	430.8
Special tax assessment municipal bonds	48.4	64.9
Borrowings of associates of the Responsible Entity	8,052.9	8,052.1
	8,501.2	8,547.8

From time to time, in the normal course of business, WAT is involved in lawsuits. The Directors of the Responsible Entity believe that the ultimate outcome of such pending litigation will not materially affect the results of operations or the financial position of WAT.

8_Events after the Balance Sheet date

(a)_Pro-rata Entitlement Offer

During July 2007 the Westfield Group issued 155.378 million stapled securities for cash consideration totalling \$3,029.9 million pursuant to a 2 for 23 pro-rata entitlement offer at \$19.50 per security. WAT's share of the proceeds was \$1,035.9 million. WAT's share of the cost of the offer is approximately \$14.7 million.

The bonus element of the offer is 8.641 million units. This has been included in the number of units used in the calculation of basic and diluted earnings per unit for both the current and the prior periods.

The units issued under the pro-rata entitlement offer are not entitled to the distribution payable for the period ended 30 June 2007.

(b)_Property Transactions

In August 2007 WAT agreed to divest for US\$1.04 billion, consistent with their carrying values recorded in these financial statements four shopping centres located in the St. Louis area. Chesterfield will be sold to CBL & Associates Properties, Inc. ("CBL"). Mid Rivers, South County and West County will be contributed to a new joint venture vehicle managed and controlled by CBL. These transactions are expected to close by mid November 2007.

Contemporaneously, WAT also acquired two shopping centres located in Florida for a gross purchase price of approximately US\$400 million.

WESTFIELD AMERICA TRUST

for the half-year ended 30 June 2007

9_Segment information

Business segment

With the acquisition of Westfield Corporation, Inc. in July 2006, WAT operated in more than one business segment for the half year ended 30 June 2007. For the half-year ended 30 June 2006 WAT operated solely as a retail property investor. The business segment reporting format is represented by the following segments:

	Operational ⁽ⁱ⁾	Development and new business ⁽ⁱⁱ⁾	Corporate ⁽ⁱⁱⁱ⁾	Consolidated
30 June 2007	\$million	\$million	\$million	\$million
Revenue and other income				
Property revenue	753.0	7.4	-	760.4
Property revaluation	80.4	301.8	-	382.2
Property development and project management revenue	23.6	-	-	23.6
Share of after tax profits of equity accounted entities	76.4	155.6	-	232.0
Profit on disposal of assets	-	-	0.8	0.8
Consolidated total revenue and other income ^(iv)	933.4	464.8	0.8	1,399.0
Segment result				
Segment result before interest income, financing costs and tax expense	662.4	450.5	(206.1)	906.8
Interest income ^(iv)				16.0
Financing costs				(126.4)
Tax expense				(138.7)
Consolidated profit after tax				657.7
Segment assets				
Segment assets	18,772.9	1,102.6	-	19,875.5
Group assets				1,992.1
Total segment assets	18,772.9	1,102.6	-	21,867.6
Segment liabilities				
Segment liabilities	468.3	16.5	-	484.8
Group liabilities				14,210.1
Total segment liabilities	468.3	16.5	-	14,694.9
Equity accounted associates included in segment assets				
Investment properties	2,776.8	72.5	-	2,849.3
Interest bearing liabilities	(964.1)	(72.5)	-	(1,036.6)
Working capital and deferred tax	51.9	-	-	51.9
Equity accounted associates included in segment assets	1,864.6	-	-	1,864.6

(i) Operational segment includes net property income from existing shopping centres and completed developments, revaluation of existing centres, external fee income from third parties (eg. property management and development fees) and other operational expenses.

(ii) Development and new business segment includes revaluation of developments, development expenses, expenses relating to review and assessment of new assets, portfolios and corporate acquisitions, income and expenses on properties held for future redevelopment and the expansion of business activities.

(iii) Corporate segment includes change in value of financial instruments, corporate entity expenses, impact of currency hedging and capital gains and losses.

(iv) Total revenue and other income for the period of \$1,415.0 million being revenue and other income of \$1,399.0 million and interest income of \$16.0 million.

WESTFIELD AMERICA TRUST
for the half-year ended 30 June 2007

9_Segment information (continued)

Business segment (continued)

	Operational ⁽ⁱ⁾	Development and new business ⁽ⁱⁱ⁾	Corporate ⁽ⁱⁱⁱ⁾	Consolidated
31 December 2006	\$million	\$million	\$million	\$million
Segment assets				
Segment assets	19,229.4	969.1	-	20,198.5
Group assets				1,508.8
Total segment assets	19,229.4	969.1	-	21,707.3
Segment liabilities				
Segment liabilities	499.8	27.9	-	527.7
Group liabilities				14,233.9
Total segment liabilities	499.8	27.9	-	14,761.6
Equity accounted associates included in segment assets				
Investment properties	2,734.2	88.4	-	2,822.6
Interest bearing liabilities	(1,026.3)	(88.4)	-	(1,114.7)
Working capital and deferred tax	76.6	-	-	76.6
Equity accounted associates included in segment assets	1,784.5	-	-	1,784.5

WESTFIELD AMERICA TRUST

DIRECTORS' DECLARATION

The Directors of Westfield America Management Limited, the Responsible Entity of Westfield America Trust ("Trust") declare that:

- (a) in the Directors' opinion, there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable; and
- (b) in the Directors' opinion, the Financial Statements and notes of the consolidated entity:
 - (i) comply with Accounting Standard AASB 134 Interim Financial Reporting and the Corporations Act 2001; and
 - (ii) give a true and fair view of the financial position as at 30 June 2007 and the performance for the half-year ended on that date.

Made on 29 August 2007 in accordance with a resolution of the Board of Directors.



F P Lowy, AC
Executive Chairman



Professor F G Hilmer, AO
Director

WESTFIELD AMERICA TRUST
INDEPENDENT AUDIT REPORT
to the Members of Westfield America Trust



We have audited the accompanying half year financial report of Westfield America Trust and the entities it controlled during the period, which comprises the balance sheet as at 30 June 2007, and the income statement, statement of changes in equity and cash flow statement for the half year then ended, other selected explanatory notes and the directors' declaration.

Directors' Responsibility for the Financial Report

The directors of Westfield America Management Limited, the Responsible Entity of the Trust, are responsible for the preparation and fair presentation of the half year financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal controls relevant to the preparation and fair presentation of the half year financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on the half year financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, we consider internal controls relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We performed procedures to assess whether in all material respects the half year financial report presents fairly, in accordance with the *Corporations Act 2001*, including compliance with Accounting Standard AASB 134 "Interim Financial Reporting", and other mandatory financial reporting requirements in Australia, 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit we have met the independence requirements of the *Corporations Act 2001*. We have given to the directors of Westfield America Management Limited a written Auditor's Independence Declaration, a copy of which is included in the Directors' Report.

Auditor's Opinion

In our opinion the half year financial report of Westfield America Trust is in accordance with:

- (a) the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the consolidated entity's financial position of Westfield America Trust as at 30 June 2007 and of its performance for the half year then ended; and
 - (ii) complying with Accounting Standard AASB 134 "Interim Financial Reporting" and the *Corporations Regulations 2001*; and
- (b) other mandatory financial reporting requirements in Australia.

A stylized, handwritten signature of Ernst & Young, appearing as 'Ernst & Young' in a cursive script.

Ernst & Young

A handwritten signature of Chris Westworth, appearing as 'Chris Westworth' in a cursive script.

Chris Westworth - Partner
Sydney, 29 August 2007

WESTFIELD AMERICA TRUST

DIRECTORS' REPORT

The Directors of Westfield America Management Limited (the "Responsible Entity"), the responsible entity of Westfield America Trust ("Trust") submit their report for the half year ended 30 June 2007.

The Directors

The directors of Westfield America Management Limited, the Responsible Entity of the Trust, during the half-year ended 30 June 2007, were as follows:

Mr Frank Lowy AC, Mr David Lowy AM, Mr Roy Furman, Mr David Gonski AC, Professor Frederick Hilmer AO, Mr Stephen Johns, Mr Peter Lowy, Mr Steven Lowy, Mr John Studdy AM, Mr Francis Vincent, Dr Gary Weiss, Mr Dean Wills AO and Ms Carla Zampatti AM.

The composition of the Board changed during the half-year ended 30 June 2007 with the resignations of Mr John B Studdy AM and Mr Francis Vincent on 2 May 2007. Professor Frederick Hilmer AO stepped down as a Deputy Chairman of the Board in April 2007 but continues to serve as the lead independent director. The rest of the Board remain unchanged. No changes have taken place since 30 June 2007.

Review and results of operations

The Trust reported a net profit of \$657.7 million and a distribution of \$452.5 million for the six months to 30 June 2007. Basic earnings per unit is 35.09 cents and a distribution per unit of 24.25 cents.

As at 30 June 2007, the Trust had a \$20.1 billion (consolidated properties: \$17.3 billion and share of equity accounted properties: \$2.8 billion) interest in 59 shopping centres, comprising 9,100 retailers and approximately 6.2 million square metres of retail space.

The Trust's operations contributed net property income of US\$460 million (US\$444 million for the six months to 30 June 2006) with comparable mall income growth of 2.6%. Average specialty retail sales in the centres of US\$470 per square foot with comparable growth of 2.9% for the half year ended 30 June 2007. The strong sales growth reflects the performance of the West Coast (up 3.1%), Mid West (up 3.0%) and East Coast (up 1.5%) portfolios.

At 30 June 2007, the portfolio was 93.5% leased, which is consistent with the same period last year. New leases totalling 1.45 million square feet were completed during the period. New mall shop rents at US\$50.38 per square foot represent a 29.8% increase over expiring rents and includes the positive impact of new projects. The average rent across the entire portfolio at June 2007 was US\$44.24 per square foot, up 5.2% over the same time last year.

There were no significant changes in the Trust's state of affairs during the six months to 30 June 2007.

Development Projects

The Trust completed 3 developments during the half year ended 30 June 2007 with a total cost of US\$230 million. This includes the redevelopment of Brandon in Florida, the expansion at Southpark in Ohio, and the redevelopment of Garden State Plaza in New Jersey.

Construction continues at the Trust's other development sites including Sarasota in Florida (US\$60 million) and Annapolis in Maryland (US\$150 million) due for completion in the second half of 2007. Plaza Bonita (US\$90 million) in San Diego, California forecast for completion in the first quarter of 2008. Galleria at Roseville near Sacramento in California (US\$250 million) and Southcenter in Seattle, Washington (US\$240 million) scheduled for completion in the first quarter of 2009.

Principal Activities

The principal activities of the Trust during the six months to 30 June 2007 were the ownership, development, design, construction, funds/asset management, leasing and marketing activities undertaken with respect to its portfolio of retail properties. There were no significant changes in the nature of those activities during the six months to 30 June 2007.

Subsequent Events

Subsequent events are detailed in note 8 of the financial statements.

Rounding

The Trust is of a kind referred to in the Australian Securities and Investments Commission Class Order 98/0100 dated 10 July 1998. Accordingly, amounts in the Directors' Report, the Financial Statements and the Notes thereto have been rounded to the nearest hundred thousand dollars.

WESTFIELD AMERICA TRUST DIRECTORS' REPORT (continued)

Auditor's independence declaration

The directors have obtained the following independence declaration from the auditors, Ernst & Young.



Auditor's independence declaration to the Directors of Westfield America Management Limited

In relation to our audit of the financial report of Westfield America Trust for the half year ended 30 June 2007, to the best of my knowledge and belief, there have been no contraventions of the auditor independence requirements of the Corporations Act 2001 or any applicable code of professional conduct.

A handwritten signature in dark ink that reads 'Ernst & Young'.

Ernst & Young
Sydney
29 August 2007

A handwritten signature in dark ink that appears to read 'Chris Westworth'.

Chris Westworth
Partner

This Report is made on 29 August 2007 in accordance with a resolution of the Board of Directors and is signed for and on behalf of the Directors.

A handwritten signature in dark ink that appears to read 'F P Lowy'.

F P Lowy, AC
Executive Chairman

A handwritten signature in dark ink that appears to read 'F. G. Hilmer'.

Professor F G Hilmer, AO
Director

DIRECTORY

Westfield Group

Westfield Holdings Limited
ABN 66 001 671 496

Westfield Trust

ARSN 090 849 746
(responsible entity Westfield Management Limited
ABN 41 001 670 579, AFS Licence No 230329)

Westfield America Trust

ARSN 092 058 449
(responsible entity Westfield America Management Limited
ABN 66 072 780 619, AFS Licence No 230324)

Registered Office

Level 24, Westfield Towers
100 William Street
Sydney NSW 2011
Telephone: +61 2 9358 7000
Facsimile: +61 2 9358 7077

United States Office

12th Floor
11601 Wilshire Boulevard
Los Angeles California 90025
Telephone: +1 310 478 4456
Facsimile: +1 310 478 1267

New Zealand Office

Level 2, Office Tower
277 Broadway
Newmarket, Auckland
Telephone: +64 9 978 5050
Facsimile: +64 9 978 5070

United Kingdom Office

6th Floor, MidCity Place
71 High Holborn
London WC1V 6EA
Telephone: +44 20 7061 1400
Facsimile: +44 20 7061 1401

Secretaries

Simon J Tuxen
Maureen T McGrath

Auditors

Ernst & Young
The Ernst & Young Centre
680 George Street
Sydney NSW 2000

Investor Information

Westfield Holdings Limited
Level 24, Westfield Towers
100 William Street
Sydney NSW 2011
Telephone: +61 2 9358 7877
Facsimile: +61 2 9358 7881
E-mail: investor@au.westfield.com
Website: www.westfield.com/corporate

Principal Share Registry

Computershare Investor Services Pty Limited
Level 3, 60 Carrington Street
Sydney NSW 2000
GPO Box 2975
Melbourne VIC 3001
Telephone: +61 3 9415 4070
Enquiries: 1300 132 211
Facsimile: +61 3 9473 2500
E-mail: webqueries@computershare.com.au
Website: www.computershare.com

Listing

Australian Securities Exchange – WDC

Website

westfield.com/corporate