

15 August 2012



Westfield Group

Level 30
85 Castlereagh Street
Sydney NSW 2000
GPO Box 4004
Sydney NSW 2001
Australia

Telephone 02 9358 7000
Facsimile 02 9358 7077
Internet www.westfield.com

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

Dear Sir/Madam

**WESTFIELD GROUP (ASX: WDC)
HALF-YEAR REPORT FOR SIX MONTHS ENDED 30 JUNE 2012**

Please find attached media release and results presentation in relation to the Westfield Group's half-year results for the six months ended 30 June 2012.

Yours faithfully
WESTFIELD GROUP

A handwritten signature in blue ink, consisting of a stylized 'S' and 'T' followed by a horizontal line.

**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 of **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 of **Westfield America Trust** ABN 27 374 714 905 ARSN 092 058 449

WESTFIELD GROUP REPORTS HALF YEAR EARNINGS OF \$800 MILLION, UP 31% ON PREVIOUS PERIOD

The Westfield Group (ASX:WDC) today announced its half year results to 30 June 2012 with AIFRS net profit of \$800.1m, up 31% on the previous corresponding period. Funds from Operations (FFO) were \$751.2m representing 32.8 cents per security, up 3.1% on the previous corresponding period.

Westfield Group Co-CEOs, Peter Lowy and Steven Lowy AM said: "In November 2010, we outlined a strategic plan that positioned the Group to generate greater shareholder value. The first step was the establishment of the Westfield Retail Trust (WRT) and since then we have implemented the strategic plan through a number of transactions. These results highlight the benefits of this strategy."

During the first half, the Group completed a number of transactions raising \$4.8bn of gross proceeds, including the joint venture of 12 assets in the United States and the divestment of 12 non-core assets.

"The implementation of the plan has provided the Group with approximately \$10bn of capital for redeployment into higher return opportunities," the Co-CEOs said.

Distribution for the six months was \$558m representing 24.75 cents per security, an increase of 2.3% on the previous corresponding period.

During the period, the Group commenced an on-market buyback of WDC securities. To date, 48.5m securities have been purchased for \$440 million.

Return on contributed equity was 11.4%, on an annualised basis, for the period.

The Group also raised and extended \$3.3bn of debt facilities including the recent £450m public bond issuance in the United Kingdom. The Group has a gearing ratio of 31.9% and available liquidity of \$7.1bn.

Outlook

The Group confirms its 2012 forecast for FFO of 65.0 cents per security and Distribution of 49.5 cents per security.

"We are confident in the future of the Group's business model and opportunities for growth. We continue to pursue our strategic plan focussed on investing and developing world class iconic retail destinations in major cities globally that are highly productive, create strong franchise value and are resilient through economic cycles. We continue to assess new investment opportunities both in existing and new markets," the Co-CEOs said.

MEDIA RELEASE

Operating Performance

For the half year, comparable net property income in local currency was up 2.5% in the United States, up 3.3% in Australia / New Zealand and steady in the United Kingdom.

The operating performance saw income growth and comparable specialty sales growth in each region, reflecting the high quality portfolio globally.

The portfolio at 30 June 2012 was 97.5% leased, with Australia / New Zealand over 99.5%, United States at 92.7%, the United Kingdom at over 99% and Brazil at 95.8%.

For the half, comparable specialty retail sales were up 8.7% in the United States, up 0.8% in Australia, up 1.1% in New Zealand and up 11.7% in Brazil.

“Our most recent highlight was the performance of Stratford City that was showcased to the world during the London Olympics. In total, approximately 5.5 million visits were made to our centre in just over two weeks, giving the Group an unprecedented exposure to a global audience,” Steven Lowy said.

The Group’s two world class centres in London are, this year, expected to attract around 60 million customer visits spending some £1.8bn.

During the half, the Group continued to progress its Digital Business strategy with the establishment of a digital team based in the San Francisco Bay Area, the global hub of innovation and digital technology.

“Westfield is unique in the retail property industry with a recognisable brand and with 1.1 billion customer visits each year generating over \$40bn in annual retail sales. We are focussed on utilising our global position to innovate the retail ecosystem and leverage the social, mobile and digital market opportunities that converge the digital shopper with the physical world,” Steven Lowy said.

Development Activity

During the half year, the development of Westfield Sydney was completed and the centre continues to trade successfully with now the highest specialty sales productivity in WDC’s global portfolio.

Currently \$1.5bn of projects are under construction with the Group’s share being \$1.2bn. To date, the Group has invested \$500m in these projects.

At Carindale in Brisbane, the \$310m expansion successfully opened last week. At Fountain Gate in Melbourne, Stage 1 of the \$340m project successfully opened in May with the remainder of the project on track for completion in September. At UTC in San Diego, the US\$180m project is on schedule to open by the end of this year.

During the half year, WDC commenced work on \$775m of new projects including the development of the World Trade Center, the redevelopment at South Shore in New York and \$80m of smaller projects. The Group expects to commence over \$500m (WDC share between \$100m and \$200m) of new projects in the 2nd half of 2012.

“At the World Trade Center, we will be creating a world-class, iconic shopping experience for New York City of the calibre of Westfield’s other landmark projects in London, Los Angeles, San Francisco and Sydney,” Peter Lowy said.

The identified pipeline of future development work is approximately \$11bn, of which the Group’s share is between \$5bn and \$6bn. The Group expects to commence between \$1.25bn and \$1.5bn of new developments in both 2012 and 2013.

Please click on the following links to view Westfield Stratford City during London 2012 Olympic Games:

- [movie](http://www.westfield.com.au/au/be-inspired/videos/westfield-stratford-city-london-2012-olympic-games-video)
<http://www.westfield.com.au/au/be-inspired/videos/westfield-stratford-city-london-2012-olympic-games-video>
- [photo montage](http://www.westfield.com.au/au/be-inspired/videos/westfield-stratford-city-london-2012-olympic-games-photo-montage)
<http://www.westfield.com.au/au/be-inspired/videos/westfield-stratford-city-london-2012-olympic-games-photo-montage>

ENDS

The Westfield Group (ASX Code: WDC) is an internally managed, vertically integrated, shopping centre group undertaking ownership, development, design, construction, funds/asset management, property management, leasing and marketing activities and employing over 4,000 staff worldwide. The Westfield Group has interests in and operates one of the world’s largest shopping centre portfolios with investment interests in 109 shopping centres across Australia, the United States, the United Kingdom, New Zealand and Brazil, encompassing around 23,700 retail outlets and total assets under management of A\$61.7bn.

This release contains forward-looking statements, including statements regarding future earnings and distributions. These forward-looking statements are not guarantees or predictions of future performance, and involve known and unknown risks, uncertainties and other factors, many of which are beyond our control, and which may cause actual results to differ materially from those expressed in the statements contained in this release. You should not place undue reliance on these forward-looking statements. These forward-looking statements are based on information available to us as of the date of this presentation. Except as required by law or regulation (including the ASX Listing Rules) we undertake no obligation to update these forward-looking statements.

MEDIA RELEASE



Westfield

WESTFIELD GROUP
2012 HALF YEAR RESULTS

15 August 2012

DISCLAIMER

The financial information included in this release is based on the Westfield Group's IFRS financial statements. Non IFRS financial information has not been audited or reviewed.

This release contains forward-looking statements, including statements regarding future earnings and distributions. These forward-looking statements are not guarantees or predictions of future performance, and involve known and unknown risks, uncertainties and other factors, many of which are beyond our control, and which may cause actual results to differ materially from those expressed in the statements contained in this release. You should not place undue reliance on these forward-looking statements. These forward-looking statements are based on information available to us as of the date of this presentation. Except as required by law or regulation (including the ASX Listing Rules) we undertake no obligation to update these forward-looking statements.

Note: All currency figures within this presentation are presented in Australian dollars unless otherwise stated

2012 HALF YEAR RESULTS - KEY METRICS

| Key Metrics | (\$m) | % Change |
|------------------------------|-----------|-----------------|
| Net Property Income | 1,028 | 7% ¹ |
| Management Income | 60 | 13% |
| Project Income | 98 | 69% |
| EBIT ² | 1,073 | 8% |
| AIFRS Profit | 800 | 31% |
| Funds From Operations | 751 | 2.5% |
| | 32.80 cps | 3.1% |
| Distribution | 558 | |
| | 24.75 cps | 2.3% |
| Return on Contributed Equity | 11.4% | |

¹ On a constant currency basis and adjusted for \$3.4bn of asset sales in the US and UK

² On a FFO basis refer to slides 12 and 19

2012 HALF YEAR RESULTS - KEY METRICS

| Balance Sheet | (\$m) |
|---------------------|-----------|
| Total Assets | 35,558 |
| Net Debt | 10,973 |
| Gearing | 31.9% |
| Available Liquidity | 7,100 |
| Interest Coverage | 3.8 times |

| Development Profile | Total | WDC Share |
|----------------------|-----------------|--------------------|
| Development Pipeline | \$11.0bn | \$5.0 – \$6.0bn |
| Current Projects | \$1.5bn | \$1.2bn |
| Cost to Complete | | \$0.7bn |
| Forecast Starts | 2012 – 2nd Half | >\$500m |
| | 2013 | \$1.25bn – \$1.5bn |
| | | \$100m – \$200m |
| | | \$500m – \$700m |

HIGHLIGHTS

- ▶ Comparable net property income growth
 - United States: +2.5%
 - Australia / New Zealand: +3.3%
 - United Kingdom: +0.9%

- ▶ Comparable specialty retail sales growth
 - United States: +8.7%
 - Australia: +0.8%
 - New Zealand: +1.1%
 - United Kingdom (Westfield London): +1.6%

- ▶ Continued progress on development activity
 - Completed the \$1.2bn Westfield Sydney redevelopment
 - Completed the \$310m redevelopment at Carindale (Brisbane)
 - Completed 1st stage of the \$340m redevelopment at Fountain Gate (Melbourne)
 - Commenced \$775m of new projects including World Trade Center (US\$625m)

HIGHLIGHTS

- ▶ Implemented Strategic Plan with the completion of transactions in first half resulting in \$4.8bn of gross proceeds to the Group:
 - The joint venture of 12 assets in the US raising US\$2.1bn
 - Receipt of \$1.4bn from Westfield Retail Trust (WRT) for Westfield Sydney
 - Divestment of 12 non-core assets for \$1.4bn

- ▶ Purchased 48.5m of WDC securities for \$440m

- ▶ Raised and extended \$3.3bn of debt facilities, covering maturities to 2015

- ▶ Established Digital Business team based in San Francisco

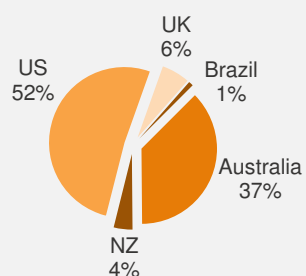
OUTLOOK

- ▶ On track to achieve full year 2012 results in line with forecast:
 - FFO: 65 cents per security
 - Distribution: 49.5 cents per security
- ▶ Expect to commence over \$500m of projects (WDC Share: \$100m – \$200m) in 2nd half of 2012
- ▶ Forecast development starts of between \$1.25bn and \$1.5bn for both 2012 and 2013

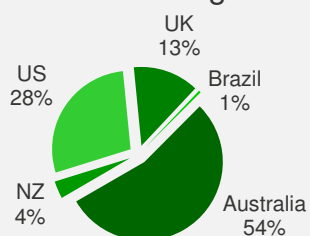
PORTFOLIO SUMMARY AS AT 30 JUNE 2012

| | United States | Australia | United Kingdom | New Zealand | Brazil | Total |
|------------------------------------|---------------|-----------|----------------|-------------|------------------|--------|
| Centres | 47 | 42 | 5 | 11 | 4 ¹ | 109 |
| Retail Outlets | 7,997 | 12,157 | 1,267 | 1,636 | 670 ¹ | 23,727 |
| GLA (m sqm) | 5.1 | 3.7 | 0.6 | 0.4 | 0.1 ¹ | 9.9 |
| WDC Interests (bn) ² | US\$13.1 | \$13.1 | £3.0 | NZ\$1.4 | R\$0.7 | \$32.0 |
| JV Partner Interests (bn) | US\$4.6 | \$20.3 | £2.5 | NZ\$1.4 | n/a | \$29.7 |
| Assets Under Management (bn) (AUM) | US\$17.7 | \$33.4 | £5.5 | NZ\$2.8 | R\$0.7 | \$61.7 |
| WDC Share of AUM | 74% | 39% | 55% | 50% | n/a | 52% |

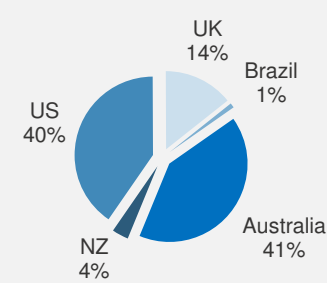
Gross Lettable Area



Assets Under Management



WDC Interests



¹ Excludes 1 development site

² WDC share of shopping centre assets including construction in progress and assets held for redevelopment

Note: Exchange rates as at 30 June 2012: AUD/USD:1.0184, AUD/GBP:0.6527, AUD/NZD:1.2759, AUD/BRL: 2.1174

SHOPPING CENTRE OPERATING PERFORMANCE

At and for the 6 months ended 30 June 2012

| | Portfolio Leased (%) | Specialty Occupancy Cost (%) | Specialty Retail Sales (MAT) | Retail Sales Growth (%) | Lease Deals Completed (Number/Area) | Average Specialty Store Rent | | Comparable NOI Growth (%) |
|--------------------------------------|----------------------|------------------------------|------------------------------|---|-------------------------------------|------------------------------|-------------------------|---------------------------|
| | | | | | | Amount | Growth ¹ (%) | |
| United States ² | 92.7 ³ | 15.2 | US\$474 ⁴ psf | 8.7 ⁴ | 888 2,134,882 sqf | US\$64.21 ⁵ psf | 3.0 | 2.5 |
| Australia & New Zealand ² | > 99.5 | 18.9 | \$9,921 psm NZ\$8,268 psm | Aus: 0.8 ⁶ NZ: 1.1 ⁶ | 1,529 194,274 sqm | \$1,524 psm NZ\$1,079 psm | 3.2 | 3.3 |
| United Kingdom ² | 99.2 | n/a | n/a | 1.6 ⁷ | 101 37,017 sqm | £831 psm | n/a | 0.9 |
| Brazil | 95.8 | 10.2 ⁸ | R\$13,241 psm | 11.7 | 165 27,743 sqm | R\$1,149 psm | 13.2 | n/a |
| Group | 97.5 | | | | 2,683 457,371 sqm | | | 2.8 |

¹ 30 June 2012 compared to 30 June 2011

² Excludes the non-core assets divested

³ Excludes temporary leasing of in-line space representing an additional 3.4% of area

⁴ For shops < 10,000 sqf

⁵ Based on total rent (excluding taxes) for shops < 20,000 sqf

⁶ Comparable Specialty shop sales

⁷ Westfield London

⁸ Occupancy cost based on major and specialty stores

DEVELOPMENT ACTIVITY

- ▶ \$1.5bn of projects currently under construction - WDC share \$1.2bn, of which \$500m incurred to date

| | Total Project | Investment Yield | Anticipated Completion |
|--------------------------|----------------|------------------|------------------------|
| United States | | | |
| ▪ UTC | US\$180m | 7.0 – 7.5% | 2012 |
| ▪ South Shore | US\$80m | 7.0 – 7.5% | 2013 |
| ▪ World Trade Center | US\$625m | 6.5% | 2015 |
| Australia | | | |
| ▪ Fountain Gate | \$340m | 7.0 – 7.5% | 2012 |
| Small Projects Programme | \$295m | 8.5 – 10.0% | 2012 – 2013 |
| Total | \$1.5bn | | |

- ▶ Successfully completed the \$1.2bn development of Westfield Sydney and \$0.3bn redevelopment at Carindale (Brisbane)
- ▶ Projects commenced in the 1H 2012:
 - World Trade Center US\$625m
 - South Shore US\$80m
 - Small Projects Programme \$80m

MAJOR DEVELOPMENT OPPORTUNITIES

- The Group is undertaking pre-development activity on approximately \$11bn of future development opportunities, including:

| United States | Australia & New Zealand | UK/Europe |
|---|---|--|
| <ul style="list-style-type: none"> ▪ Century City (California) ▪ Garden State Plaza (New Jersey) ▪ Montgomery (Maryland) ▪ UTC – Phase 2 (California) ▪ Valley Fair (California) ▪ West Valley (California) | <ul style="list-style-type: none"> ▪ Chermside (QLD) ▪ Marion (SA) ▪ Miranda (NSW) ▪ Mt Gravatt (QLD) ▪ Newmarket (NZ) ▪ North Lakes (QLD) ▪ Tea Tree Plaza (SA) ▪ Tuggerah (NSW) | <ul style="list-style-type: none"> ▪ Bradford (UK) ▪ London (UK) ▪ Milan (Italy) ▪ Stratford City (UK) |

- The Group expects to commence in:
- 2H 2012: Over \$500m (WDC share: \$100m - \$200m) of new projects
 - 2012 and 2013: Between \$1.25bn - \$1.5bn of new projects
- Target unlevered internal rates of return of between 12% to 15% on WDC's invested capital

FUNDS FROM OPERATIONS

| \$m | Jun '12 Actual | Jun '11 % Change | % Change (constant currency) |
|--|-------------------|---------------------|---------------------------------|
| Net Property Income | | | |
| ▪ United States | 483 | (2)% | 5% ¹ |
| ▪ Australia | 386 | 4% | 4% |
| ▪ United Kingdom | 101 | 15% | 22% ¹ |
| ▪ New Zealand | 50 | 6% | 3 % |
| ▪ Brazil | 8 | n/a | n/a |
| Total Net Property Income | 1,028 | 3% | 7 %¹ |
| Management income | 60 | 13% | |
| Project income | 98 | 69% | |
| Gross Income | 1,186 | 7% | |
| Overheads | (113) | 4% | |
| EBIT | 1,073 | 8% | |
| Net Interest | (209) | (57)% | |
| Currency derivatives | 8 | 157% | |
| Earnings before tax | 872 | 3% | |
| Tax | (58) | (38)% | |
| Minority interest ² | (63) | 7% | |
| Funds from operations | 751 | 2.5% | 32.80 cps |
| <i>Weighted average number of securities</i> | | | <i>2,290.3</i> |

¹ Compared to the 6 months ended 30 June 2011 adjusted for \$3.4bn of asset sales in the US and UK

² Comprises Carindale Property Trust: \$5m, Derby: \$5m, Property Linked Notes: \$40m and convertible preference securities: \$13m

SUMMARISED AIFRS INCOME STATEMENT

| \$m | 6 months to Jun '12 | 6 months to Jun '11 |
|--|---------------------|---------------------|
| Property revenue | 879 | 937 |
| Contribution from equity accounted investments ¹ | 482 | 380 |
| Management income | 60 | 53 |
| Project income | 98 | 58 |
| Total Income | 1,519 | 1,428 |
| Property expenses and outgoings | (263) | (281) |
| Overheads | (113) | (118) |
| EBIT | 1,143 | 1,029 |
| Property revaluations | 180 | 47 |
| Financing costs | (178) | (115) |
| Currency derivatives | 8 | (14) |
| Interest on other financial liabilities | (53) | (59) |
| Mark to market of derivatives, preference shares and Property Linked Notes | (175) | (180) |
| Gain on capital transactions | 4 | - |
| Profit before tax | 929 | 708 |
| Tax expense | (49) | (35) |
| Deferred tax and tax on capital transactions | (38) | (55) |
| Minority interests | (42) | (9) |
| Profit after tax | 800 | 609 |

¹ Includes equity accounted property revaluations of \$155m (30/6/11 \$102m). Total Group property revaluations of \$335m (30/6/11 \$149m)

BALANCE SHEET¹

| \$m | 30 Jun '12 | 31 Dec '11 |
|---|---------------|---------------|
| Cash | 1,351 | 391 |
| Property investments | | |
| ▪ Shopping centres | 30,377 | 32,766 |
| ▪ Construction in progress | 598 | 846 |
| ▪ Assets held for redevelopment | 1,001 | 1,041 |
| Total Property investments | 31,976 | 34,653 |
| Inventory | 45 | 50 |
| Deferred tax assets | 120 | 139 |
| Other assets | 2,066 | 3,573 |
| Total assets | 35,558 | 38,806 |
| Interest bearing liabilities | | |
| ▪ Current | 1,402 | 2,118 |
| ▪ Non-current | 10,851 | 13,032 |
| Finance lease liabilities | 71 | 90 |
| Deferred tax liabilities | 3,032 | 3,072 |
| Other liabilities | 2,799 | 2,908 |
| Total liabilities² | 18,155 | 21,220 |
| Net Assets | 17,403 | 17,586 |
| Minority interest ³ | (2,102) | (2,097) |
| Net Assets attributable to the Westfield Group | 15,301 | 15,489 |

¹ The balance sheet has been prepared on a proportional basis. The net investment in equity accounted entities of \$12,656m (31/12/11 \$10,143m) has been allocated to individual assets and liabilities

² Excludes \$1,671m (31/12/11 \$1,824m) of convertible preference securities & Property Linked Notes shown in Minority interest given their economic characteristics

³ Includes \$431m relating to Carindale and Derby (31/12/11 \$273m)

PROPERTY INVESTMENTS

► Change in value of gross property investments (\$bn)

6 months to Jun '12

| | |
|--|-------|
| Gross property investments opening balance | 34.7 |
| Revaluations | 0.3 |
| Disposals | (3.4) |
| Capital expenditure | 0.4 |
| Exchange rate impact | - |

| | |
|---|-------------|
| Gross property investments closing balance | 32.0 |
|---|-------------|

► Estimated yield for each region:

| | 30 Jun '12 | | 31 Dec '11 | | 30 Jun '11 | |
|----------------|------------|--------------|------------|--------------|------------|--------------|
| | Range | Weighted Avg | Range | Weighted Avg | Range | Weighted Avg |
| United States | 5.4 – 8.5% | 6.2% | 5.4 – 9.8% | 6.3% | 5.5 – 9.8% | 6.4% |
| Australia | 5.1 – 8.0% | 5.9% | 5.1 – 8.0% | 6.0% | 5.1 – 8.0% | 6.0% |
| United Kingdom | 5.5 – 6.5% | 5.7% | 5.5 – 7.5% | 5.8% | 5.5 – 8.0% | 5.9% |
| New Zealand | 6.8 – 8.8% | 7.5% | 6.8 – 8.8% | 7.6% | 6.8 – 8.6% | 7.5% |

BALANCE SHEET - NTA

| NTA at 30 June 2012 | Book value \$m | Per Security \$ |
|--------------------------------|-------------------|--------------------|
| NTA reported | 15,301 | 6.79 |
| Deferred tax | 2,912 | 1.29 |
| NTA before deferred tax | 18,213 | 8.08 |

| Income not valued in NTA 6 months to Jun '12 | Income \$m | % of FFO |
|---|---------------|--------------|
| Management income | 60 | 8.0% |
| Project Income | 98 | 13.0% |
| Total | 158 | 21.0% |

HALF YEAR RESULTS

APPENDICES

WESTFIELD GROUP

30 JUNE 2012

APPENDICES

Supplemental Financial Slides

FFO – RECONCILIATION TO APPENDIX 4D

| | Appendix 4D | | | | Proportionate | | | | FFO | |
|---|---------------------|------------------------|-------------------------|------------------------|---------------------------|------------------------|------------------------|--------------|------------------|------------------------|
| \$m | Consolidated (A) | | Equity Accounted (B) | | Total Profit (A+B = C) | | FFO Adjustments (D) | | Jun '12 (C+D) | |
| Net Property Income | 4D Note | | 4D Note | | 4D Note | | 4D Note | | 4D Note | |
| ▪ Australia and New Zealand | | 203 | | 13a 223 | | 4d 426 | | 4d 10 | | 436 |
| ▪ United States and Brazil | | 354 | | 13a 110 | | 4d 464 | | 4d 27 | | 491 |
| ▪ United Kingdom | | 58 | | 13a 40 | | 4d 98 | | 4d 3 | | 101 |
| Total Net Property Income | | 615^a | | 373^f | | 4d 988 | | 4d 40 | | 1,028 |
| Management income | 4a | 60 ^b | | - | | 60 | | - | | 60 |
| Project income | 4a | 98 ^c | | - | | 98 | | - | | 98 |
| Gross Income | | 773 | | 373 | | 1,146 | | 40 | | 1,186 |
| Overheads | 4a | (113) ¹ | | - | | (113) | | - | | (113) |
| EBIT | | 660 | | 373 | | 1,033 | | 40 | | 1,073 |
| Net Interest | 7 | (294) ^d | 13a | (36) ¹ | | (330) | 3b | 121 | | (209) |
| Currency derivatives | | 17 ¹ | | - | | 17 | 3b | (9) | | 8 |
| Earnings before tax | | 383 | | 337 | | 720 | | 152 | | 872 |
| Tax | | (87) ¹ | 13a | (10) ¹ | | (97) | 3b | 39 | | (58) |
| Minority interest | | (162) ^e | | - | | (162) | | 99 | | (63) |
| Funds from Operations | | 134 | | 327 | | 461 | | 290 | 3b | 751² |
| Capital transactions | | 4 ¹ | | - | | 4 | | (4) | | - |
| Property revaluations including development gains | | 180 ¹ | 13a | 155 ¹ | | 335 | | (182) | 4a | 153 |
| Funds from operations plus development gains | | 318 | | 482¹ | | 800¹ | | 104 | | 904 |

¹ Refer to Appendix 4D Income Statement

² Refer to Appendix 4D Dividend/Distribution Statement

All numbers are from the Appendix 4D Income Statement as follows:

^a Property revenue \$878m less property expenses \$263m = \$615m

^b Management income \$81m less management expenses \$21m = \$60m

^c Project income \$254m less project expenses \$156m = \$98m

^d Financing costs \$450m less interest income \$36m less interest expense on other financial liabilities \$53m (note 7) less net fair value loss on other financial liabilities \$67m (note 7) = \$294m

^e Minority interest \$42m plus interest expense on other financial liabilities \$53m (note 7) plus net fair value loss on other financial liabilities \$67m (note 7) = \$162m

^f Equity accounted property revenue \$512m less property expenses \$139m = \$373m

NET PROPERTY INCOME¹

| \$m | Jun '12 Local Currency | Jun '11 Local Currency (Actual) | % Change | Constant Currency Proforma ² | % Change |
|--|---------------------------|---------------------------------------|-------------|---|------------|
| United States | | | | | |
| ▪ Revenue | 730 | 744 | | 694 | |
| ▪ Expenses | (231) | (236) | | (220) | |
| Net Property Income (US\$) | 499 | 508 | (2)% | 474 | 5% |
| Australia | | | | | |
| ▪ Revenue | 501 | 478 | | | |
| ▪ Expenses | (115) | (107) | | | |
| Net Property Income (A\$) | 386 | 371 | 4% | | |
| United Kingdom | | | | | |
| ▪ Revenue | 97 | 75 | | 72 | |
| ▪ Expenses | (31) | (19) | | (18) | |
| Net Property Income (£) | 66 | 56 | 18% | 54 | 22% |
| New Zealand | | | | | |
| ▪ Revenue | 82 | 81 | | 81 | |
| ▪ Expenses | (18) | (19) | | (19) | |
| Net Property Income (NZ\$) | 64 | 62 | 3% | 62 | 3% |
| Brazil | | | | | |
| ▪ Revenue | 20 | - | | | |
| ▪ Expenses | (5) | - | | | |
| Net Property Income (R\$) | 15 | - | n/a | | |
| Total Net Property Income (A\$) | 1,028 | 997 | 3% | 961 | 7% |

¹ Prepared on a proportional basis

² Compared to the 6 months ended 30 June 2011 adjusted for \$3.4bn of asset sales in the US and UK

RETURN ON CONTRIBUTED EQUITY

| | \$m |
|---|--------------|
| Contributed equity prior to the capital distribution to WRT | 20,172 |
| Net assets distributed to WRT | (7,281) |
| Contributed equity at 31 Dec 2010 for purposes of calculation | 12,891 |
| FFO retained 2011 – (FFO \$1,492m less distribution \$1,115m = \$377m) | 377 |
| Equity buyback (\$442m bought back) – weighted average for the period to 30 June 2012 | (115) |
| Contributed equity 30 Jun 2012 for purposes of calculation | 13,153 |
| Funds from operations half year ended 30 June 2012 | 751 |
| Return on contributed equity (annualised) | 11.4% |

ASSETS UNDER DEVELOPMENT

| \$m | At 30 June 2012 | | |
|-------------------------|--------------------------|-------------------------------|-------|
| | Construction in Progress | Assets Held for Redevelopment | Total |
| United States | 392 | 352 | 744 |
| Australia & New Zealand | 123 | 228 | 351 |
| United Kingdom | - | 421 | 421 |
| Brazil | 83 | - | 83 |
| Total | 598 | 1,001 | 1,599 |

PROPORTIONATE BALANCE SHEET 30 JUNE 2012

| \$m | Consolidated | Equity Accounted | Total |
|---|---------------|------------------|---------------|
| Cash | 1,139 | 212 | 1,351 |
| Property investments | | | |
| ▪ Shopping centres | 16,808 | 13,569 | 30,377 |
| ▪ Construction in progress | 149 | 449 | 598 |
| ▪ Assets held for redevelopment | 836 | 165 | 1,001 |
| Total property investments | 17,793 | 14,183 | 31,976 |
| Net investment in equity accounted entities | 12,656 | (12,656) | - |
| Inventory | 45 | - | 45 |
| Deferred tax assets | 120 | - | 120 |
| Other assets | 1,917 | 149 | 2,066 |
| Total assets | 33,670 | 1,888 | 35,558 |
| Interest bearing liabilities | | | |
| ▪ Current | 1,257 | 145 | 1,402 |
| ▪ Non-current | 9,594 | 1,257 | 10,851 |
| Finance lease liabilities | 38 | 33 | 71 |
| Deferred tax liabilities | 2,863 | 169 | 3,032 |
| Other liabilities | 2,515 | 284 | 2,799 |
| Total liabilities¹ | 16,267 | 1,888 | 18,155 |
| Net Assets | 17,403 | - | 17,403 |
| Minority interest ² | (2,102) | - | (2,102) |
| Net Assets attributable to the Westfield Group | 15,301 | - | 15,301 |

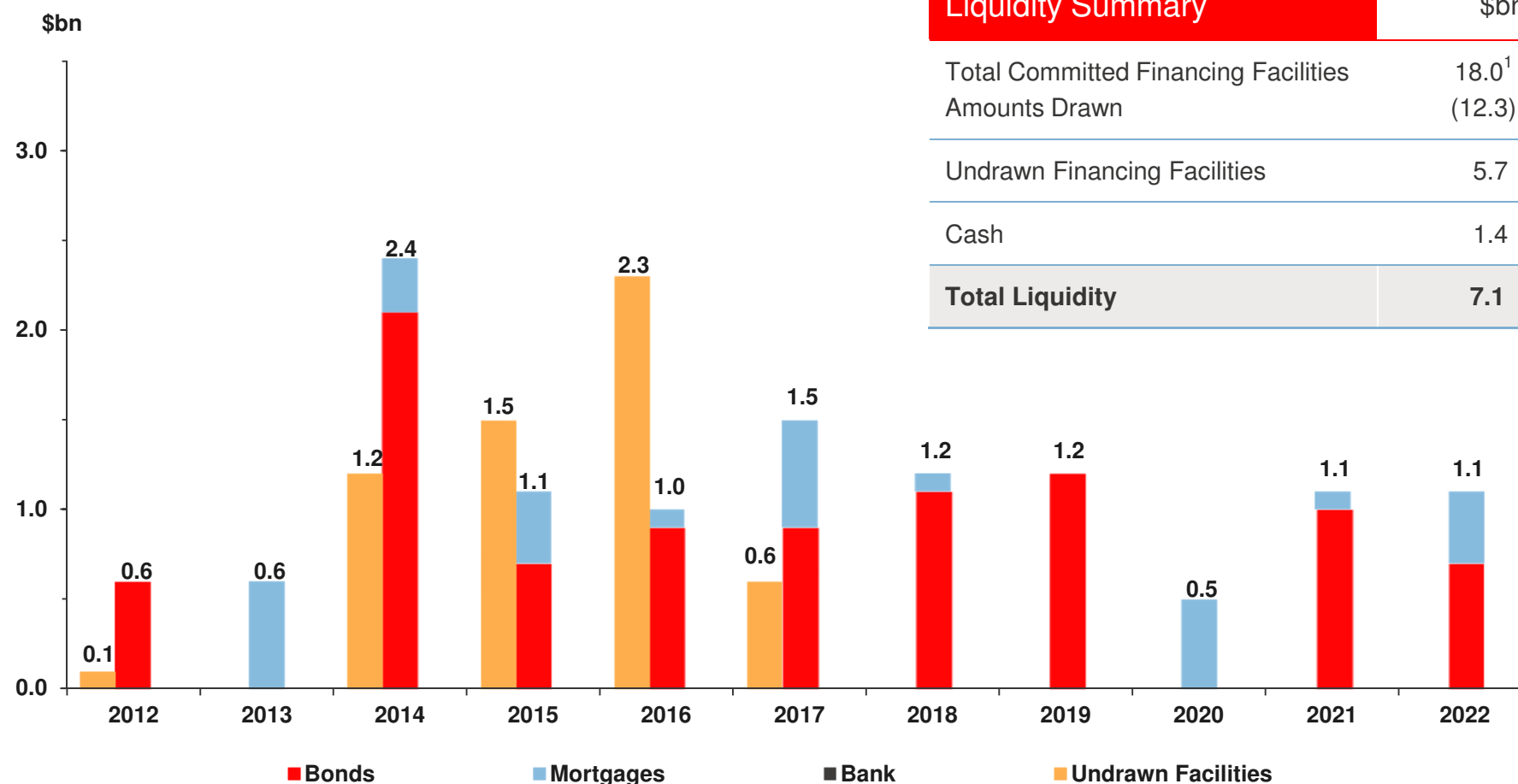
¹ Excludes \$1,671m of convertible preference securities & Property Linked Notes shown in Minority interest given their economic characteristics

² Includes \$431m relating to Carindale and Derby

FINANCIAL POSITION

- ▶ Strong balance sheet and liquidity position
 - Gearing is 31.9% (on a look through basis)
 - Available liquidity of \$7.1bn provided by committed bank facilities and cash
- ▶ Continued access to debt markets – \$3.3bn raised and extended since January 2012:
 - £0.45bn Sterling Medium Term Note Issue
 - \$2.2bn of new and renewed bilateral bank facilities
 - US\$0.4bn of new and renewed secured mortgages
- ▶ Average term of fixed rate debt and interest rate hedging is 6.6 years
- ▶ Average term of bonds and mortgages at 5.1 years and bank facilities at 3.4 years
- ▶ 85% of interest rate exposure is hedged
- ▶ Common borrowing structure for all unsecured, unsubordinated lenders who rank pari passu irrespective of the jurisdiction of the borrower

FACILITY MATURITY PROFILE¹



Liquidity Summary

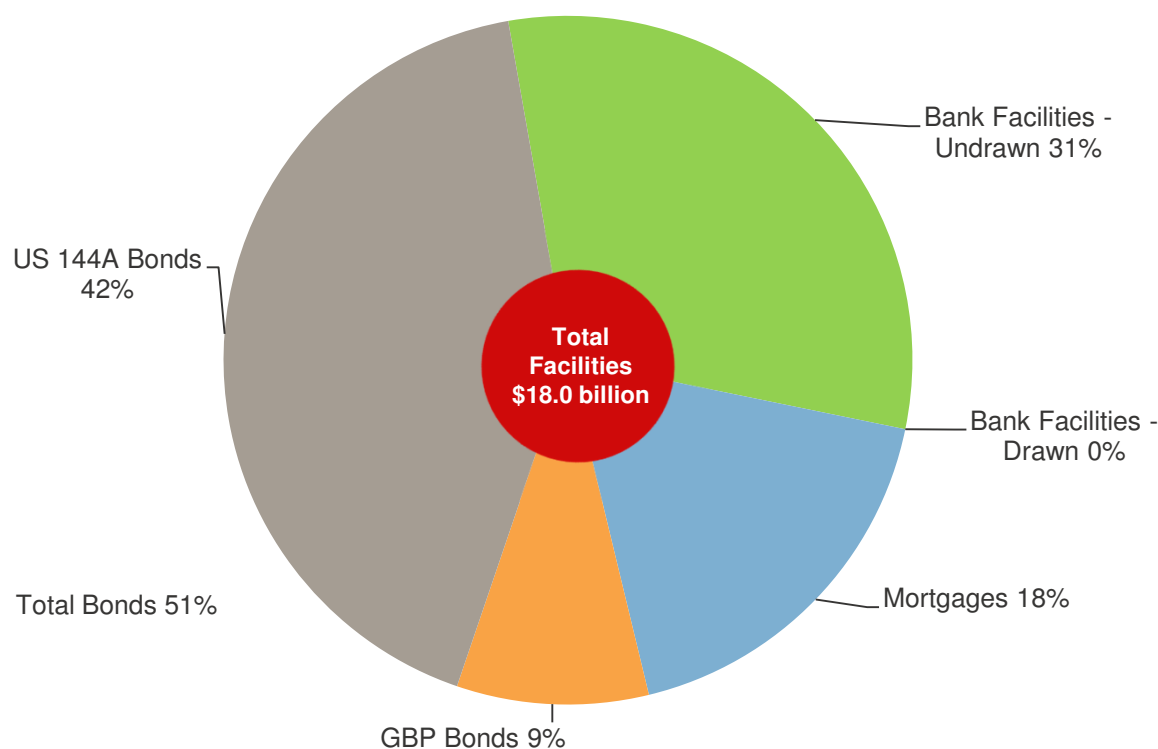
\$bn

| | |
|--------------------------------------|-------------------|
| Total Committed Financing Facilities | 18.0 ¹ |
| Amounts Drawn | (12.3) |
| Undrawn Financing Facilities | 5.7 |
| Cash | 1.4 |
| Total Liquidity | 7.1 |

¹ As at 30 June 2012, adjusted for the cancellation of US\$3.0bn of syndicated bank facilities, new and renewed bilateral bank facilities of \$2.2bn and the £450m Sterling Medium Term Note Issue.

FINANCING FACILITIES¹

- Diversified funding base made up of domestic and international bonds, syndicated bank facilities, bilateral bank facilities and secured mortgages



¹ As at 30 June 2012, adjusted for the cancellation of US\$3.0bn of syndicated bank facilities, new and renewed bilateral bank facilities of \$2.2bn and the £450m Sterling Medium Term Note Issue.

KEY RATIOS UNDER THE GROUP'S LATEST 144A¹ BOND OFFERING

| | 30 Jun '12 | Bond Covenants |
|-----------------------|------------------------|----------------|
| Leverage | 32.2% | 65% |
| Secured Debt | 5.6% | < 45% |
| Interest Coverage | 3.8 times ² | > 1.5 times |
| Unencumbered Leverage | 267.3% | > 125% |

¹ May 2011 issue

² Excludes the impact of swap terminations. Including the impact of realised swap terminations reported in interest expense, the Interest Coverage ratio was 2.7 times.

INTEREST RATE HEDGING PROFILE

| Outstanding as at Dec | \$ interest swap payable | | US\$ fixed debt payable | | US\$ interest swap payable | | £ fixed debt payable | | £ interest swap payable | | NZ\$ interest swap payable | | \$ interest swap receivable | | US\$ interest swap receivable | |
|-----------------------|--------------------------|---------------------------|-------------------------|---------------------------|----------------------------|---------------------------|----------------------|---------------------------|-------------------------|---------------------------|----------------------------|---------------------------|-----------------------------|---------------------------|-------------------------------|---------------------------|
| | \$m | Fixed Rate ¹ % | US\$m | Fixed Rate ² % | US\$m | Fixed Rate ¹ % | £m | Fixed Rate ² % | £m | Fixed Rate ¹ % | NZ\$m | Fixed Rate ¹ % | \$m | Fixed Rate ¹ % | US\$m | Fixed Rate ¹ % |
| 2012 | (678.0) | 4.06% | (9,406.7) | 5.85% | (2,750.0) | 1.82% | (1,050.0) | 4.87% | (225.0) | 1.82% | (260.0) | 4.07% | 3,086.0 | 6.28% | 2,300.0 | 3.56% |
| 2013 | (928.0) | 4.40% | (8,966.6) | 5.87% | (2,750.0) | 1.82% | (1,050.0) | 4.87% | (225.0) | 1.82% | (260.0) | 4.07% | 1,150.0 | 6.37% | 4,850.0 | 3.78% |
| 2014 | (924.0) | 4.39% | (6,552.3) | 5.94% | (2,750.0) | 1.82% | (1,050.0) | 4.87% | (225.0) | 1.82% | (180.0) | 4.23% | 200.0 | 6.77% | 4,000.0 | 3.66% |
| 2015 | (794.5) | 4.45% | (5,680.7) | 5.99% | - | - | (1,050.0) | 4.87% | (225.0) | 1.82% | (105.0) | 4.38% | - | - | 500.0 | 3.77% |
| 2016 | (439.5) | 4.19% | (4,631.1) | 6.06% | - | - | (1,050.0) | 4.87% | (225.0) | 1.82% | (35.0) | 4.53% | - | - | 500.0 | 3.77% |
| 2017 | (3.5) | 7.28% | (4,404.5) | 6.06% | (1,000.0) | 3.94% | (450.0) | 4.18% | - | - | - | - | - | - | 500.0 | 3.77% |
| 2018 | - | - | (3,154.7) | 5.71% | (1,000.0) | 3.94% | (450.0) | 4.18% | - | - | - | - | - | - | 500.0 | 3.77% |
| 2019 | - | - | (1,894.2) | 5.05% | - | - | (450.0) | 4.18% | - | - | - | - | - | - | 500.0 | 3.77% |
| 2020 | - | - | (1,485.0) | 4.56% | - | - | (450.0) | 4.18% | - | - | - | - | - | - | - | - |
| 2021 | - | - | (391.9) | 4.32% | - | - | (450.0) | 4.18% | - | - | - | - | - | - | - | - |

¹ Excludes margin

² Includes margin

INTEREST RATE CAPS & CURRENCY DERIVATIVES

| As at Dec | \$ Cap - interest payable | | NZ\$ Cap - interest payable | |
|-----------|---------------------------|-------------------------------|-----------------------------|-------------------------------|
| | \$m | Strike Rate ¹ % | NZ\$m | Strike Rate ¹ % |
| 2012 | (400.0) | 5.89% | (140.0) | 3.68% |
| 2013 | (100.0) | 3.75% | - | - |

¹ Excludes margin

| Maturing during period ended Dec | Forward Exchange Contracts | | | | | | | |
|-------------------------------------|----------------------------|------------------|--------------|------------------|-----------------|------------------|--------------|------------------|
| | (Sell) US\$m | Contract Rate | Buy US\$m | Contract Rate | (Sell) NZ\$m | Contract Rate | Buy NZ\$m | Contract Rate |
| 2012 | (102.1) | 0.8241 | 102.1 | 0.9501 | (165.3) | 1.2172 | 165.3 | 1.2697 |
| 2013 | (160.5) | 0.8136 | 160.5 | 0.9429 | (95.7) | 1.2245 | 95.7 | 1.2563 |
| 2014 | (73.4) | 0.7869 | 73.4 | 0.9139 | - | - | - | - |

| Maturing during period ended Dec | Cross currency receivable/(payable) | | | |
|-------------------------------------|-------------------------------------|---------|---------|---------|
| | \$m | US\$m | £m | NZ\$m |
| H2 2012 | 183.1 | 982.0 | (449.2) | (655.8) |
| 2014 | (269.2) | 250.0 | - | - |
| 2015 | (906.6) | 750.0 | - | - |
| | (992.7) | 1,982.0 | (449.2) | (655.8) |

EXCHANGE RATES

► Income Statement – average exchange rates for the 6 months to:

| | 30 Jun 2012 | 30 Jun 2011 | % Change |
|---------|-------------|-------------|----------|
| AUD/USD | 1.0329 | 1.0334 | (0.0)% |
| AUD/GBP | 0.6551 | 0.6397 | 2.4 % |
| AUD/NZD | 1.2843 | 1.3292 | (3.4)% |
| AUD/BRL | 1.9206 | n/a | n/a |

► Balance Sheet – exchange rates as at:

| | 30 Jun 2012 | 31 Dec 2011 | % Change |
|---------|-------------|-------------|----------|
| AUD/USD | 1.0184 | 1.0170 | 0.1 % |
| AUD/GBP | 0.6527 | 0.6587 | (0.9)% |
| AUD/NZD | 1.2759 | 1.3151 | (3.0)% |
| AUD/BRL | 2.1174 | 1.8974 | 11.6 % |

APPENDICES

Operating Statistics

OPERATING STATISTICS – UNITED STATES

| Specialty Retail Sales – US\$ | Period to: | | | |
|--|----------------------|---------|---------|---------|
| | Jun '12 ¹ | Dec '11 | Dec '10 | Dec '09 |
| 12 month sales (MAT) | 6.7bn | 7.1bn | 6.7bn | 6.2bn |
| 12 month sales per square foot | 474 | 446 | 418 | 394 |
| % change on prior year | 8.3% | 7.1% | 6.1% | (9.5)% |
| % change six months on previous year corresponding six months | 8.7% | | | |

¹ Excludes the non-core assets divested in the United States

CHANGE IN SPECIALTY RETAIL SALES BY CATEGORY – UNITED STATES

| Sales per square foot | Period to 30 June 2012 | |
|-----------------------|------------------------|----------|
| | 12 months | 6 months |
| Fashion | 6.3% | 6.2% |
| Jewellery | 9.4% | 6.0% |
| Leisure | 15.4% | 17.4% |
| Food retail | 5.5% | 5.9% |
| General retail | 10.6% | 11.3% |

OPERATING STATISTICS – AUSTRALIA & NEW ZEALAND

| Retail Sales | Period to 30 June 2012 | | | |
|---------------|---------------------------------|------------|-------------------|----------|
| | Moving Annual Turnover (MAT) | MAT Growth | Comparable Change | |
| | | | 12 months | 6 months |
| Australia | | | | |
| ▪ Majors | | | (1.5)% | (0.3)% |
| ▪ Mini Majors | | | 2.8 % | 2.6 % |
| ▪ Specialties | | | 0.7 % | 0.8 % |
| Total | \$21.4bn | 0.7% | 0.2 % | 0.9 % |
| New Zealand | | | | |
| ▪ Majors | | | 4.5 % | 4.9 % |
| ▪ Mini Majors | | | 3.1 % | 3.1 % |
| ▪ Specialties | | | 1.9 % | 1.1 % |
| Total | NZ\$2.2bn | 4.6% | 2.8 % | 2.7 % |

COMPARABLE CHANGE IN RETAIL SALES BY CATEGORY – AUSTRALIA

| Retail Sales | Period to 30 June 2012 | |
|------------------------------|------------------------|--------------|
| | 12 months | 6 months |
| Majors: | | |
| ▪ Department Stores | (3.6)% | (0.4)% |
| ▪ Discount Department Stores | (2.3)% | (0.4)% |
| ▪ Supermarkets | 0.4 % | (0.2)% |
| ▪ Cinemas | 5.5 % | 8.6 % |
| Mini-Majors: | 2.8 % | 2.6 % |
| Specialties - Total: | 0.7 % | 0.8 % |
| ▪ Fashion | (1.4)% | (0.3)% |
| ▪ Food Catering | 1.6 % | 1.1 % |
| ▪ Food Retail | 2.2 % | 2.6 % |
| ▪ Footwear | (1.8)% | (2.3)% |
| ▪ General Retail | 0.6 % | (0.5)% |
| ▪ Homewares | (1.4)% | (0.3)% |
| ▪ Jewellery | (2.3)% | (2.4)% |
| ▪ Leisure | 2.3 % | (0.7)% |
| ▪ Retail Services | 3.7 % | 5.5 % |

OPERATING STATISTICS – UNITED KINGDOM

| Retail Sales | Period to 30 June 2012 | | |
|--|---------------------------------|-----------|----------|
| | Moving Annual Turnover (MAT) | 12 months | 6 months |
| UK Industry: BRC-KPMG Retail Sales Report | | | |
| ▪ Total | | 2.3% | 2.4% |
| ▪ Comparable | | 0.1% | 0.1% |
| Westfield London | £970m | 3.0% | 1.6% |