

26 February 2004

The Manager
Company Announcements Office
Australian Stock Exchange Limited
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SYDNEY NSW 2000



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Australia

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Dear Sir,

WESTFIELD HOLDINGS LIMITED – HALF YEAR RESULT

Attached is a Media Release, Results Presentation and Half Yearly Report (Appendix 4D) for the six months ended 31 December 2003.

Yours faithfully

WESTFIELD HOLDINGS LIMITED

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

Simon Tuxen
Company Secretary

26 February 2004

**WESTFIELD HOLDINGS FIRST HALF RESULT POINTS TO
13% PROFIT INCREASE FOR THE 2004 FINANCIAL YEAR TO
\$327 MILLION**

Westfield Holdings Limited (ASX:WSF) today announced that it expects to achieve an after tax profit for the 2004 financial year of around \$327 million, an increase of approximately 13% on last year.

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

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

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

Westfield now has a future development pipeline of \$7.0 billion, the largest in the company's history, with \$1.3 billion of projects added since June 2003. Of the \$7.0 billion pipeline, \$1.9 billion of projects are currently under construction and \$5.1 billion of projects are expected to commence in the next five years. The company continues to work on additional projects valued in excess of \$5 billion.

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

The 2004 financial year forecast represents:-

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

media release

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

- Completion of Westfield Trust's (ASX:WFT) \$1.9 billion acquisition of AMP Shopping Centre Trust (ASX:ART) resulting in WFT acquiring an interest in an additional eight properties;
- The addition of six new shopping centres to Westfield's management portfolio at Mt Gravatt (Australia), Kotara (Australia), Northbridge (USA), Sarasota Square (USA), Louis Joliet (USA), and following development completion during the period, North Lakes (Australia);
- The completion of \$400 million of development projects including Oakridge (USA), Capital Mall (USA), North Lakes (Australia) and Whitford City (Australia); and
- The commencement of \$750 million of development projects including San Francisco Centre (USA), Parkway (USA), Riccarton (New Zealand), and The Pines (Australia).

Australia and New Zealand

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

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

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

During the period WFT completed the \$1.9 billion acquisition of ART resulting in WFT acquiring interests in eight additional centres including Mt Gravatt (Brisbane) and Kotara (Newcastle) which are now being managed by Westfield. In addition WFT completed a transaction with Commonwealth Funds Management which resulted in WFT increasing its ownership of Belconnen (Canberra) to 100%, a centre with significant expansion potential.

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

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

United Kingdom

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

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

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

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

United States

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

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

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

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

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

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

media release

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

Progress was also made during the period in expanding Westfield's US airport management and development business. Two new airport management and development concessions were recently awarded to Westfield at Delta Airlines new terminal A at Boston Logan International Airport (Massachusetts) and at American Airlines new terminal at JFK International Airport (New York). Westfield is a leading manager and developer of US airport retail concessions with nine concessions totalling almost 400,000 square feet at Washington DC, Houston, San Antonio, Orlando, Newark, New York and Boston.

Funds management

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

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

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

ENDS

All dollar values are quoted in \$A unless otherwise stated.

Westfield Holdings Limited

Half Year Results ended 31 December 2003 and
Forecast for the Full Year to 30 June 2004

26 February 2004

The logo for Westfield, featuring a stylized red 'W' followed by the word 'estfield' in a red, italicized serif font.

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Strong business income growth expected for the 2004 full year

| | Forecast FY04 ¹ A\$ million | Actual FY03 A\$ million | Forecast Growth |
|-------------------------------------|---|----------------------------|--------------------|
| Trading revenue | 1,300 | 1,102 | + 18% |
| Business income² | 245 | 203 | + 21 % |
| Investment income | 175 | 198 | - 12% |
| Net interest expense | (10) | (41) | + 76 % |
| Net investment income | 165 | 157 | + 5 % |
| Profit before tax | 410 | 360 | + 14 % |
| Tax | (83) | (72) | - 15 % |
| Profit after tax³ | 327 | 288 | + 13 % |
| Basic earnings per share (cents) | 57.8 | 51.13 | + 13 % |
| Return on equity (%) | 20.0 | 19.5 | |

¹ All numbers in Forecast FY04 are rounded

² After allocation of corporate overheads

³ Assuming an average exchange rate for the full year of AUD/USD 0.72, AUD/GBP 0.41 (forecast at Feb '04)

Geographic Segment Profit

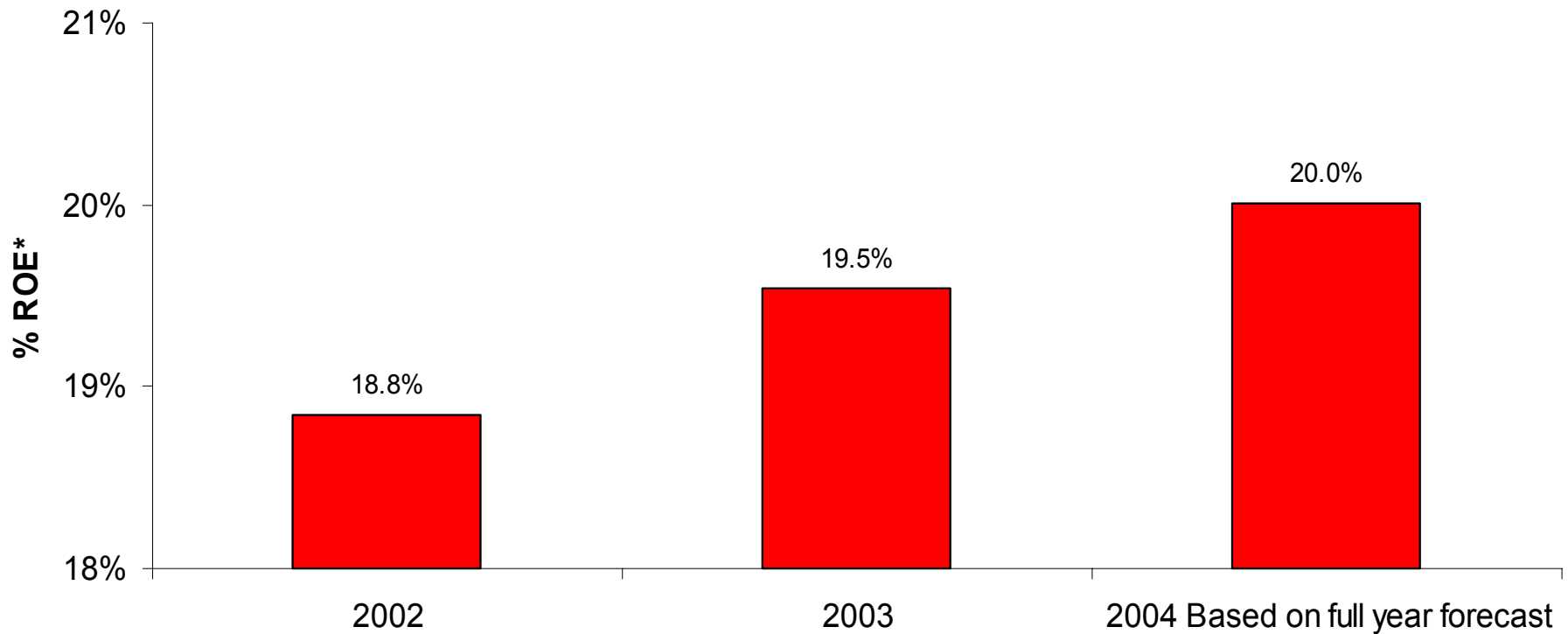
| | Forecast FY04 ¹ A\$ million | Actual FY03 A\$ million | Forecast Growth |
|-------------------------------------|---|----------------------------|--------------------|
| Business income | | | |
| Australasia ² | 120 | 98 | + 22 % |
| United States | 128 | 107 | + 20 % |
| United Kingdom | (3) | (2) | - 50 % |
| Business income | 245 | 203 | + 21 % |
| Net investment income | 165 | 157 | + 5 % |
| Profit before tax | 410 | 360 | + 14 % |
| Tax | (83) | (72) | - 15 % |
| Profit after tax³ | 327 | 288 | + 13 % |

¹ All numbers in Forecast FY04 are rounded

² After allocation of corporate overheads

³ Assuming an average exchange rate for the full year of AUD/USD 0.72, AUD/GBP 0.41 (forecast at Feb '04)

Return on Equity Forecast



* ROE = NPAT / (Average Contributed Equity + Retained Earnings - dividend provision)

Transaction Highlights

- Completed Westfield Trust's A\$1.9bn takeover of AMP Shopping Centre Trust with an interest in an additional eight properties
- Addition of a further six new properties to the management portfolio during the period
 - North Bridge (United States)
 - Sarasota Square (United States)
 - Louis Joliet (United States)
 - North Lakes (Australia)
 - Mt Gravatt (Australia)
 - Kotara (Australia)
- CFM portfolio transaction introduced a new JV partner at Marion and opened up development opportunities at Belconnen
- Addition of two new development/management retail concessions in US airports. The portfolio now includes 9 airport concessions comprising over 400,000sqft of retail area.

Half Year Actual Results

| | Dec 2003 A\$ million | Dec 2002 A\$ million | Change |
|----------------------------------|-------------------------|-------------------------|--------|
| Trading revenue | 667.0 | 543.9 | + 23 % |
| Business income* | 125.8 | 83.5 | + 51 % |
| Investment income | 98.4 | 106.9 | - 8 % |
| Net interest expense | (8.3) | (25.3) | + 67 % |
| Net investment income | 90.1 | 81.6 | + 10 % |
| Profit before tax | 215.9 | 165.1 | + 31 % |
| Tax | (42.5) | (29.6) | - 44 % |
| Profit after tax | 173.4 | 135.5 | + 28 % |
| Basic earnings per share (cents) | 30.68 | 24.04 | + 28 % |
| Effective tax rate (%) | 20 | 18 | |

* After allocation of corporate overheads

Geographic Segment Profit

| | Dec 2003 A\$ million | Dec 2002 A\$ million | Change |
|------------------------------|-------------------------|-------------------------|---------------|
| Business income | | | |
| Australasia* | 60.7 | 48.3 | + 26 % |
| United States | 66.6 | 34.0 | + 96 % |
| United Kingdom | (1.5) | 1.2 | - 225 % |
| Business income | 125.8 | 83.5 | + 51 % |
| Net investment income | 90.1 | 81.6 | + 10 % |
| Profit before tax | 215.9 | 165.1 | + 31 % |
| Tax | (42.5) | (29.6) | - 44 % |
| Profit after tax | 173.4 | 135.5 | + 28 % |

* After allocation of corporate overheads

Assets Under Management

| | A\$ billion | |
|---|-------------|--------------|
| Assets under management as at August 2003 | 31.7 | |
| Properties under management – net change ¹ | 1.3 | |
| Revaluations | 0.8 | |
| Net increase in assets under management ² | 2.1 | |
| Assets Under Management (pre exchange rate impact) | 33.8 | + 7 % |
| Exchange Rate Impact | (1.8) | |
| Assets Under Management as at 31 December 2003³ | 32.0 | |

¹ Includes acquisitions, sales and redevelopments but excludes property revaluations

² As at 30 June 2003 exchange rates (AUD/USD 0.6674, AUD/GBP 0.4038)

³ As at 31 December 2003 exchange rates (AUD/USD 0.7496, AUD/GBP 0.4210)

Development Pipeline

■ Development pipeline of A\$7.0bn – 5 yr time horizon A\$bn

| | |
|---|------------|
| Development pipeline at June 2003 | 6.4 |
| Projects completed during period | (0.4) |
| Exchange rate impact | (0.3) |
| Net additions to pipeline during period | <u>1.3</u> |
| Development pipeline at December 2003 | <u>7.0</u> |

■ Development pipeline broadly spread evenly across geographic regions

| | |
|--------------------------------|--------------------------|
| ➤ Australia / NZ - A\$2.6bn | (A\$2.4bn 30 June 2003) |
| ➤ United States - US\$1.9bn | (US\$1.4bn 30 June 2003) |
| ➤ United Kingdom - £780million | (£780m 30 June 2003) |

■ In excess of A\$5.0billion in possible additional projects have also been identified

Development Pipeline cont...

■ Completed projects worth A\$400 million during period

- Oakridge (United States)
- Capital Mall (United States)
- North Lakes (Australia)
- Whitford City (Australia)

■ Total A\$1.9bn now under construction with A\$750m of new projects commenced during the period

- | | |
|---------------------------------|----------------------------------|
| – Bondi Junction (Australia) | – San Francisco (United States)* |
| – Franklin Park (United States) | – Parkway (United States)* |
| – Wheaton Plaza (United States) | – The Pines (Australia)* |
| – Santa Anita (United States) | – Riccarton (New Zealand)* |

* New major projects commenced during the 6 month period to 31 December 2003

Westfield Trust Overview

■ Financial Highlights

- Net profit after tax at A\$564m, up 18.6% (2003 full year)
- Distribution per unit growth of + 4.6% - higher than initial forecast
 - Distribution per unit forecast growth of + 4.0% for year to Dec '04
- Assets at A\$12.6bn, up 29.4% (2003 full year)
- Strong balance sheet with gearing at 36.7% as at December 2003
- Issued A\$850m of unsecured notes and call options to European market in August

■ Operational Highlights

- More than 2,100 leasing deals were completed across Australasia over the year
- Occupancy level at record high in excess of 99.5%
- Comparable specialty store sales in Australia increased 5.7% and in New Zealand increased 3.2% for the 12 months to Dec 2003, over last year

United Kingdom Overview

- Net operating incomes have, in each year including the last period, either met or exceeded expectations at the time of acquisition
- Occupancy level remains in excess of 99%
- Like for like retail sales growth of approximately 2% for the 12 months to Dec 2003*
- Three UK projects valued at £780m have outline planning consent
- Predevelopment works at Derby progressing well with development expected to commence Q4 2004
- UK funding exercise expected to be in place in conjunction with the commencement of Derby

* BRC-KPMG Retail Sales Monitor

Westfield America Trust Overview



■ Financial Highlights

- Net profit after tax at A\$597m, up 37.9% (2003 full year)
- Distribution per unit growth of + 5.3% (2003 full year)
- Assets at US\$10.9bn, up 11.2% (2003 full year)
- Strong balance sheet with gearing at 44.8% as at December 2003

■ Operational Highlights

- More than 899 leasing deals were completed within the US portfolio during the year
- Occupancy has been maintained at 94%
- Comparable specialty store sales per square foot increased 1.8% for the 12 months to Dec 2003, over the previous year

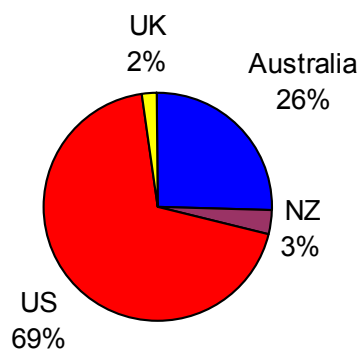
Appendices

- Portfolio Summary
- Cash Flow
- Currency Hedging Profile
- Detailed Development Pipeline

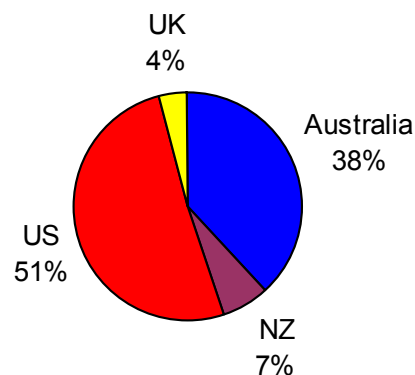
Portfolio Summary

| | Australia | NZ | US | UK | Total |
|-----------------------|-----------|---------|----------|------|---------|
| Centres* | 33 | 11 | 65 | 7 | 116 |
| GLA (million sqm)* | 2.3 | 0.3 | 6.2 | 0.2 | 9.0 |
| Retail Outlets* | 6,800 | 1,200 | 9,200 | 700 | 17,900 |
| Asset Value (billion) | A\$13.7 | NZ\$1.7 | US\$11.3 | £0.8 | A\$32.0 |

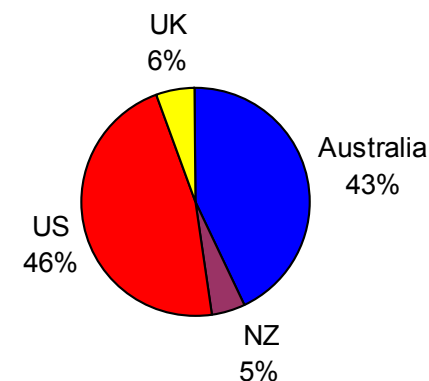
Gross Lettable Area



Retail Outlets



Asset Value



* Excludes properties managed by co-owners/third parties

Cash Flow



Holdings

| | Dec 2003 A\$ million | Dec 2002 A\$ million |
|--|---------------------------------|---------------------------------|
| Operating cash flow | 195.9 | 181.0 |
| Net interest paid | (8.7) | (24.3) |
| Operating cash flow less net interest paid | 187.2 | 156.7 |
| Profit after tax | 173.4 | 135.5 |

Currency Hedging Profile

- Current policy is to hedge a proportion of forecast net profit after tax for up to 5 years:-
 - Full year 2004 profit after tax is 70 - 80% hedged
 - Hedging profile steps down to 40 – 50% for year 5
 - Rolling financial year hedging program
- The existing currency hedging profile for US dollar net profit after tax as at 31 January 2004 is as follows*:

| | US\$ | |
|------|---------|--------|
| | Amount* | Rate |
| 2004 | \$100m | 0.5677 |
| 2005 | \$89m | 0.5485 |
| 2006 | \$58m | 0.5136 |
| 2007 | \$64m | 0.5170 |
| 2008 | \$56m | 0.5571 |

- UK profit is substantially hedged through borrowings at the entity level.

* Aggregate of forward exchange contracts and hedged amount of distribution from Westfield America Trust

Detailed Development Pipeline

| | Under Construction | Identified Pipeline | |
|----------------------------|--|--|---|
| Australia/NZ | Bondi Junction The Pines Riccarton | Innaloo Doncaster Liverpool Chermside Centrepont North Lakes Tuggerah Kotara * Belconnen | Newmarket Queensgate * Manukau Albany Pakuranga * St Lukes * Parramatta * Mt Gravatt * Helensvale |
| Project Costs | A\$900 million | A\$1.7 billion | |
| US | San Francisco Santa Anita Franklin Park Wheaton Parkway Gateway | Great Northern Topanga Connecticut Post Century City * UTC * Southgate | * Garden State Plaza * Southcenter * Chesterfield * Southpark * Plaza Bonita |
| Project Costs | US\$780 million | US\$1.1 billion | |
| UK | | Derby Nottingham Swindon | |
| Project Costs | | £780 million | |
| Total project costs | A\$1.9 billion | A\$5.1 billion | |

* Additions to identified pipeline since 30 June 2003

WESTFIELD HOLDINGS LIMITED

31 DECEMBER 2003

FINANCIAL HIGHLIGHTS

| | Dec-03 \$'000 | Dec-02 \$'000 | %Change | |
|----------------------------|------------------|------------------|---------|-------|
| TRADING REVENUE | 666,964 | 543,855 | + | 22.6% |
| DEPRECIATION | (8,379) | (11,058) | + | 24.2% |
| EBIT | 224,239 | 190,335 | + | 17.8% |
| NET INTEREST EXPENSE | (8,297) | (25,261) | + | 67.2% |
| PRE TAX PROFIT | 215,942 | 165,074 | + | 30.8% |
| TAX EXPENSE | (42,528) | (29,577) | - | 43.8% |
| NET PROFIT AFTER TAX | 173,414 | 135,497 | + | 28.0% |
| EARNINGS PER SHARE - Basic | 30.68 ¢ | 24.04 ¢ | + | 27.6% |
| TOTAL DIVIDEND - Per Share | 15.34 ¢ | 12.02 ¢ | + | 27.6% |

OTHER KEY STATISTICS

| | |
|----------------------------|-----------------------|
| ASSETS UNDER MANAGEMENT | \$32.0 Billion |
| GROSS LETTABLE AREA | 9.0 Million Sqr Mtrs* |
| NUMBER OF SHOPPING CENTRES | 116 * |
| NUMBER OF RETAIL OUTLETS | 17,900 * |

* excludes properties managed by third parties.

Appendix 4D

Half Yearly Report

Name of entity

WESTFIELD HOLDINGS LIMITED

ABN or equivalent company
reference

66 001 671 496

Half year ended ('current period')

31 December 2003

Results for announcement to the market

| | | | | | |
|---|------------|---------------------|-------|-----------------------------|----------------|
| | | | | | \$A'000 |
| Revenue from ordinary activities | (item 1.1) | up | 19.6% | to | 669,075 |
| Profit from ordinary activities after income tax expense attributable to members | (item 1.7) | up | 28.0% | to | 173,414 |
| Dividends | | Amount per security | | Franked amount per security | |
| Interim Dividend (item 7.6) | | 15.34 cents | | 7.67 cents (50%) | |
| Previous corresponding period interim dividend (item 7.7) | | 12.02 cents | | 4.81 cents (40%) | |
| Record date for determining entitlements to the final dividend. (see item 7.2) | | 17 March 2004 | | | |
| Brief explanation of any of the figures reported above: | | | | | |
| Commentary and analysis on the results for the current period can be found in the attached Westfield Holdings Limited media release dated 26 February 2004. This media release forms part of the Appendix 4D. | | | | | |

The previous corresponding period is the financial half year ended 31 December 2002.

Consolidated statement of financial performance

| | Current period - \$A'000 | Previous corresponding period - \$A'000 |
|---|--------------------------|---|
| 1.1 Revenue from ordinary activities (<i>see items 1.14 - 1.16</i>) | 669,075 | 559,352 |
| 1.2 Expenses from ordinary activities (<i>see items 1.17 - 1.19</i>) | (557,771) | (489,353) |
| 1.3 Share of net profits of associates (<i>see item 10.3</i>) | 114,841 | 120,961 |
| 1.4 Borrowing costs | (10,203) | (25,886) |
| 1.5 Profit from ordinary activities before income tax expense | 215,942 | 165,074 |
| 1.6 Income tax on ordinary activities | (42,528) | (29,577) |
| 1.7 Profit from ordinary activities after income tax expense attributable to members | 173,414 | 135,497 |
| 1.8 Increase in revaluation reserve | 65,461 | 16,201 |
| 1.9 Net exchange difference on translation of financial report of foreign controlled entities and equity accounted associates | (94,092) | (3,472) |
| 1.10 Total transactions and adjustments recognised directly in equity (<i>items 1.8 to 1.9</i>) | (28,631) | 12,729 |
| 1.11 Total changes in equity not resulting from transactions with owners as owners | 144,783 | 148,226 |

Earnings per share (EPS)

| | Current period | Previous corresponding period |
|------------------|----------------|-------------------------------|
| 1.12 Basic EPS | 30.68 cents | 24.04 cents |
| 1.13 Diluted EPS | 30.39 cents | 23.83 cents |

Notes to the consolidated statement of financial performance

Revenue and expenses from ordinary activities

| | Current period - \$A'000 | Previous corresponding period - \$A'000 |
|--|--------------------------|---|
| 1.14 Revenue from trading activities | 666,964 | 543,855 |
| 1.15 Other revenue | | |
| 1.15a Interest income | 1,906 | 625 |
| 1.15b Proceeds on disposal of non current assets | 205 | 14,872 |
| 1.16 Revenue from ordinary activities | 669,075 | 559,352 |
| 1.17 Expenses from trading activities | | |
| 1.17a Cost of materials and supplies | (402,938) | (331,057) |
| 1.17b Employment expense | (118,350) | (110,730) |
| 1.17c Corporate overheads | (5,961) | (5,549) |
| 1.17d Operating lease rental expense | (21,751) | (16,763) |
| 1.17e Depreciation and amortisation | (8,379) | (11,058) |
| 1.17f Realised foreign currency (loss)/gain | (190) | 414 |
| 1.18 Other expenses | | |
| Foreign currency: | | |
| 1.18a - Write down of fixed assets due to exchange rate movement | (6,079) | - |
| 1.18b - Unrealised gain on currency loans to fund fixed assets | 6,079 | - |
| 1.18c Book value of non current assets sold | (202) | (14,610) |
| 1.19 Expenses from ordinary activities | (557,771) | (489,353) |
| Capitalised outlays | | |
| 1.20 Interest costs capitalised in asset values | - | - |

Statement of retained earnings

| | Current period - \$A'000 | Previous corresponding period - \$A'000 |
|--|--------------------------|---|
| 2.0 Retained profits at the beginning of the period | 819,746 | 599,235 |
| 2.1 Net profit attributable to members (<i>item 1.7</i>) | 173,414 | 135,497 |
| 2.2 Net effect of changes in accounting policies | | |
| <i>AASB 1044: Provisions, Contingent Liabilities and</i> | | |
| <i>Contingent Assets - Provision for Dividends</i> | - | 73,219 |
| 2.3 Dividends paid | (76,595) | (73,271) |
| 2.4 Retained profits at the end of the period | 916,565 | 734,680 |

Consolidated statement of financial position

| | Item | At end of current period \$A'000 | As shown in last annual report \$A'000 | As shown in last half yearly report \$A'000 |
|----------------------------|---|-------------------------------------|---|--|
| Current assets | | | | |
| 3.1 | Cash | 40,805 | 54,998 | 139,960 |
| 3.2 | Receivables | 57,835 | 58,695 | 63,393 |
| 3.3 | Dividends and distributions receivable | 73,342 | 65,648 | 74,992 |
| 3.4 | Inventories | 55,211 | 68,112 | 36,965 |
| 3.5 | Income tax receivable | - | 3,125 | 5,613 |
| 3.6 | Other (debtors and prepayments) | 76,719 | 32,947 | 37,416 |
| 3.7a | Receivables under forward exchange and other derivative contracts | 29,596 | 14,859 | 66,054 |
| 3.7b | Unrealised exchange loss on forward exchange contracts | 643 | 1,125 | 1,852 |
| 3.8 | Total current assets | 334,151 | 299,509 | 426,245 |
| Non current assets | | | | |
| 3.9 | Equity accounted investments 3.40 | 2,205,112 | 2,341,850 | 2,719,560 |
| 3.10 | Other investments | 31,769 | 31,053 | 24,226 |
| 3.11 | Fixed assets 3.38 | 135,631 | 113,707 | 125,910 |
| 3.12 | Deferred tax assets | 20,490 | 31,805 | 25,374 |
| 3.13 | Loans and advances | 79,216 | 80,481 | 20,681 |
| 3.14 | Other | 15,671 | 11,591 | 7,774 |
| 3.15 | Receivables under forward exchange contracts | 85,845 | 65,578 | 22,683 |
| 3.16 | Receivables under cross currency contracts | 311,552 | 146,059 | - |
| 3.17 | Total non current assets | 2,885,286 | 2,822,124 | 2,946,208 |
| 3.18 | Total assets | 3,219,437 | 3,121,633 | 3,372,453 |
| Current liabilities | | | | |
| 3.19 | Payables | 162,969 | 160,467 | 137,303 |
| 3.20 | Interest bearing liabilities | 25,378 | 2,333 | 1,782 |
| 3.21 | Non interest bearing liabilities | 6,493 | 16,065 | 56,643 |
| 3.22 | Current tax liabilities | 42,082 | 39,212 | 28,438 |
| 3.23 | Other (creditors and accruals) | 61,758 | 59,787 | 58,632 |
| 3.24a | Payables under forward exchange and other derivative contracts | 643 | 1,125 | 63,057 |
| 3.24b | Unrealised exchange gain on forward exchange contracts | 29,596 | 14,859 | 4,849 |
| 3.25 | Total current liabilities | 328,919 | 293,848 | 350,704 |

Consolidated statement of financial position continued

| Item | | At end of current period \$A'000 | As shown in last annual report \$A'000 | As shown in last half yearly report \$A'000 |
|--------------------------------|--|-------------------------------------|---|--|
| Non current liabilities | | | | |
| 3.26 | Interest bearing liabilities | 906,971 | 985,943 | 1,142,823 |
| 3.27 | Deferred tax liabilities | 188,797 | 138,444 | 68,500 |
| 3.28 | Other (creditors and accruals) | 15,029 | 14,651 | 15,042 |
| 3.29 | Unrealised exchange gain on forward exchange contracts | 85,845 | 65,578 | 22,683 |
| 3.30 | Payables under cross currency contracts | - | - | 159,561 |
| 3.31 | Total non current liabilities | 1,196,642 | 1,204,616 | 1,408,609 |
| 3.32 | Total liabilities | 1,525,561 | 1,498,464 | 1,759,313 |
| 3.33 | Net assets | 1,693,876 | 1,623,169 | 1,613,140 |
| Equity | | | | |
| 3.34 | Contributed equity 3.42 | 717,711 | 715,192 | 714,407 |
| 3.35 | Reserves 3.44 | 59,600 | 88,231 | 164,053 |
| 3.36 | Retained profits 2.4 | 916,565 | 819,746 | 734,680 |
| 3.37 | Total equity | 1,693,876 | 1,623,169 | 1,613,140 |

Notes to consolidated statement of financial position

| | | At end of current period \$A'000 | As shown in last annual report \$A'000 | As shown in last half yearly report \$A'000 |
|---|---------------------|-------------------------------------|---|--|
| 3.38 | Fixed assets | 135,631 | 113,707 | 125,910 |
| Fixed assets reconciliation | | | | |
| Opening balance | | 113,707 | 130,746 | 130,746 |
| Additions | | 39,546 | 25,918 | 5,888 |
| Disposals | | (202) | (42) | (165) |
| Depreciation expense | | (8,149) | (19,901) | (10,773) |
| Write down due to exchange rate movement | | (6,079) | (18,424) | - |
| Retranslation of foreign operations and other differences | | (3,192) | (4,590) | 214 |
| | | 135,631 | 113,707 | 125,910 |

Notes to consolidated statement of financial position continued

| | | At end of current period \$A'000 | As shown in last annual report \$A'000 | As shown in last half yearly report \$A'000 |
|------|---|--|--|---|
| 3.39 | Equity accounted investments | | | |
| | Listed - Westfield America Trust and its controlled entities | 1,696,244 | 1,828,276 | 2,108,701 |
| | Unlisted - UK property investments | 508,868 | 513,574 | 610,859 |
| 3.40 | Total equity accounted investments | 2,205,112 | 2,341,850 | 2,719,560 |
| 3.41 | Contributed equity | | | |
| | Balance at the beginning of the period | 715,192 | 708,872 | 708,872 |
| | Executive incentive scheme | 2,519 | 6,320 | 5,535 |
| 3.42 | Balance at the end of the period | 717,711 | 715,192 | 714,407 |
| 3.43 | Reserves | | | |
| | Asset revaluation reserve 3.46 | 303,050 | 237,589 | 196,926 |
| | Exchange fluctuation reserve 3.48 | (243,450) | (149,358) | (32,873) |
| 3.44 | Total reserves | 59,600 | 88,231 | 164,053 |
| 3.45 | Asset revaluation reserve | | | |
| | Balance at the beginning of the period | 237,589 | 180,725 | 180,725 |
| | Revaluation of equity accounted investments | 65,461 | 56,159 | 16,201 |
| | - Tax effect | - | - | - |
| | Revaluation of other investments | - | 705 | - |
| | - Tax effect | - | - | - |
| 3.46 | Balance at the end of the period | 303,050 | 237,589 | 196,926 |
| | Exchange fluctuation reserve | | | |
| 3.47 | Balance at the beginning of the period | (149,358) | (29,401) | (29,401) |
| | Exchange movement arising from the translation of net investments in self sustaining foreign controlled entities and equity accounted associates: | | | |
| | Equity accounted foreign associates and controlled foreign entities | (235,734) | (397,487) | 14,789 |
| | - Tax effect | - | - | - |
| | Foreign currency loans and derivatives to hedge foreign associates and controlled entities | 195,406 | 341,093 | (18,261) |
| | - Tax effect | (53,764) | (63,563) | - |
| 3.48 | Balance at the end of the period | (243,450) | (149,358) | (32,873) |

Consolidated statement of cash flows

| | Current period - \$A'000 | Previous corresponding period - \$A'000 |
|---|-----------------------------|--|
| Cash flows related to operating activities | | |
| 4.1 Receipts from customers (including GST) | 721,670 | 608,383 |
| 4.2 Payments to suppliers and employees (including GST) | (582,133) | (488,978) |
| 4.3 Dividends received from associates | 101,481 | 92,210 |
| 4.4 Income taxes paid | (30,410) | (14,491) |
| 4.5 Goods and services tax paid | (14,698) | (16,141) |
| 4.6 Net operating cash flows | 195,910 | 180,983 |
| Cash flows related to investing activities | | |
| 4.7 Payment for purchases of fixed assets | (39,546) | (5,888) |
| 4.8 Proceeds from sale of fixed assets | 205 | 13 |
| 4.9 Payment for purchases of equity investments | (10,411) | (24,451) |
| 4.10 Proceeds from sale and realisation of equity investments | - | 35,121 |
| 4.11 Loans repaid by/(advanced to) other entities | 1,265 | (13,720) |
| 4.12 Dividends and distributions received | 61 | 162 |
| 4.13 Net investing cash flows | (48,426) | (8,763) |
| Cash flows related to financing activities | | |
| 4.14 Proceeds from issues of securities (shares, options, etc.) | 2,519 | 5,535 |
| 4.15 Interest bearing loans and deposits | (43,514) | (41,522) |
| 4.16 Non interest bearing loans and deposits | (55,714) | 50,940 |
| 4.17 Interest received | 1,953 | 610 |
| 4.18 Borrowing costs | (10,688) | (24,958) |
| 4.19 Dividend paid | (76,595) | (73,271) |
| 4.20 Net financing cash flows | (182,039) | (82,666) |
| 4.21 Net (decrease)/increase in cash held | (34,555) | 89,554 |
| 4.22 Cash at the beginning of the period (see Reconciliation of cash) | 52,665 | 47,575 |
| 4.23 Exchange rate adjustments to item 4.22 | (1,383) | 1,049 |
| 4.24 Cash at the end of the period (see Reconciliation of cash) | 16,727 | 138,178 |

Non-cash financing and investing activities

Details of financing and investing transactions, which have had a material effect on consolidated assets and liabilities but did not involve cash flows are as follows. (If an amount is quantified, show comparative amount.)

| |
|-----|
| NIL |
|-----|

Notes to consolidated statement of cash flows

| Reconciliation of cash | | Current period - \$A'000 | Previous corresponding period - \$A'000 |
|---|--|-----------------------------|--|
| 4.25 | Cash on hand and at bank | 40,805 | 139,960 |
| 4.26 | Bank overdraft | (24,078) | (1,782) |
| 4.27 | Total cash at the end of the period (item 4.24) | 16,727 | 138,178 |
| Reconciliation of net cash flows from operating activities to profit from ordinary activities after income tax | | | |
| 4.28 | Profit from ordinary activities after income tax | 173,414 | 135,497 |
| 4.29 | Depreciation and amortisation | 8,379 | 11,058 |
| 4.30 | Share of associates' profit in excess of dividend and distribution | (8,058) | (1,393) |
| 4.31 | Profit on disposal of non current assets | (3) | (262) |
| 4.32 | Dividend and distribution income | (61) | (162) |
| 4.33 | Interest income | (1,906) | (625) |
| 4.34 | Borrowing costs | 10,203 | 25,886 |
| | Foreign currency: | | |
| 4.35 | - Write down of fixed assets due to exchange rate movement | 6,079 | - |
| 4.36 | - Unrealised gain on currency loans to fund fixed assets | (6,079) | - |
| 4.37 | - Realised loss / (gain) | 190 | (414) |
| 4.38 | Increase in net tax liability | 12,118 | 15,328 |
| 4.39 | Increase (decrease) in other assets attributable to operating activities | 1,634 | (3,930) |
| 4.40 | Net cash flows from operating activities | 195,910 | 180,983 |

Other notes to the financial statements

| Ratios | | Current period | Previous corresponding period |
|--|---|----------------|-------------------------------|
| Profit before tax / revenue | | | |
| 5.1 | Consolidated profit from ordinary activities before income tax (item 1.5) as a percentage of revenue (item 1.1) | 32.27% | 29.51% |
| Profit after tax / equity interests | | | |
| 5.2 | Consolidated profit from ordinary activities after tax attributable to members (item 1.7) as a percentage of equity (similarly attributable) at the end of the period (item 3.37) | 10.24% | 8.40% |

Earnings per share (EPS)

Details of basic and diluted EPS reported separately in accordance with paragraph 9 and 18 of AASB 1027:

Earnings per share are as follows.

| | | Current period - \$A'000 | Previous corresponding period - \$A'000 |
|--|--|--------------------------------|---|
| The following reflects the income and share data used in the calculations of basic and diluted earnings per share: | | | |
| 6.1 | Net Profit (<i>item 1.7</i>) | 173,414 | 135,497 |
| 6.2 | Adjustments | - | - |
| 6.3 | Earnings used in calculating basic and diluted earnings per share | 173,414 | 135,497 |
| | | Current period - No. of shares | Previous corresponding period - No. of shares |
| 6.4 | Weighted average number of ordinary shares used in calculating basic earnings per share: | 565,212,522 | 563,736,166 |
| Effect of dilutive securities: | | | |
| 6.5 | Share options | 5,431,807 | 4,849,368 |
| 6.6 | Adjusted weighted average number of ordinary shares used in calculating diluted earnings per share | 570,644,329 | 568,585,534 |
| 6.7 | Number of unexpired options in respect of ordinary shares considered not to be dilutive | 4,405,478 | 6,354,918 |

Conversions, calls, subscription or issues after 31 December 2003

Since the end of the financial period, 6,440 ordinary shares have been issued pursuant to the executive option plan.

There have been no other conversions to, calls of, or subscriptions for ordinary shares or issues of potential ordinary shares since the reporting date and before the completion of this preliminary final report.

Dividends

7.1 Date the dividend is payable

30 March 2004

7.2 Record date to determine entitlements to the dividend (i.e., on the basis of transfers received by 5.00 pm if securities are not CHES approved, or security holding balances established by 5.00pm or such later time permitted by SCH Business Rules if securities are CHES approved).

17 March 2004

7.3 Has the dividend been declared?

N/A

Amount per security

| | | Amount per security | Franked amount per security | Amount per security of foreign source dividend |
|-----|---|---------------------|-----------------------------|--|
| 7.4 | <i>(Preliminary final report only)</i> Final dividend: Current year | N/A cents | N/A cents | N/A cents |
| 7.5 | Previous year | N/A cents | N/A cents | N/A cents |
| 7.6 | <i>(Half yearly and preliminary final reports)</i> Interim dividend: Current year (50% franked) | 15.34 cents | 7.67 cents | N/A cents |
| 7.7 | Previous year (40% franked) | 12.02 cents | 4.81 cents | N/A cents |

Interim dividend on all securities

7.8 Ordinary securities

| Current period - \$A'000 | Previous corresponding period - \$A'000 |
|--------------------------|---|
| 86,727 | 67,823 |

The dividend plans shown below are in operation.

| |
|----------------|
| Not Applicable |
|----------------|

The last date for receipt of election notices for the dividend plan

Not Applicable

Any other disclosures in relation to dividends

| |
|----------------|
| Not Applicable |
|----------------|

NTA backing

8.1 Net tangible asset backing per ordinary security

| Current period | Previous corresponding period |
|----------------|-------------------------------|
| 299.61 cents | 285.94 cents |

Control gained or lost over entities having material effect

| | |
|--|----------------|
| 9.1 Name of entity (or group of entities) | Not Applicable |
| 9.2 If material, date from which such profit has been calculated | Not Applicable |
| 9.3 The contribution of such entities to the reporting entity's profit from ordinary activities during the period and the profit or loss of such entities during the whole of the previous corresponding period. | Not Applicable |

Details of aggregate share of profits and carrying value of associates

| Group's Share of associates': | Current period - \$A'000 | Previous corresponding period - \$A'000 |
|--|--------------------------|---|
| 10.1 Profit from ordinary activities before income tax | 117,223 | 123,622 |
| 10.2 Income and withholding tax on ordinary activities | (2,382) | (2,661) |
| 10.3 Share of net profits of associates | 114,841 | 120,961 |

| Name of entity | Percentage of ownership interest held at end of period | | Contribution to consolidated operating profit before interest and tax (item 1.3) | |
|--|--|-------------------------------|--|---|
| | Current period | Previous corresponding period | Current period - \$A'000 | Previous corresponding period - \$A'000 |
| 10.4 Equity accounted associates share of profits | | | | |
| Westfield America Trust and controlled entities | 25.8% | 27.4% | 99,793 | 105,653 |
| Broadmarsh Retail L.P. <i>see note (i) below</i> | 75.0% | 75.0% | 4,259 | 4,677 |
| Wilmslow No 1 to 6 L.P.s | 50.0% | 50.0% | 10,789 | 9,698 |
| Two Rivers L.P. | N/A | 12.5% | - | 933 |
| 10.5 Total | | | 114,841 | 120,961 |

- (i) The Group has a 75% economic interest in the Broadmarsh Retail General Partner Limited ("Broadmarsh"). The Group has equal representation and voting rights on the Board of Broadmarsh resulting in joint control, and as a consequence, significant influence. Accordingly, Broadmarsh has been accounted for as an associate in accordance with AASB 1016: Accounting for Investments in Associates.

Issued and quoted securities at end of current period

| Category of securities | | Total Number | Number quoted | Issue price per security | Amount paid up per security |
|------------------------|---|--------------|---------------|--------------------------|-----------------------------|
| 11.1 | Ordinary securities (shares) | 565,357,292 | 565,357,292 | Fully Paid | Fully Paid |
| 11.2 | Changes during current period | | | | |
| | Exercise of options | 1,091,442 | 1,091,442 | | N/A |
| | Options | | | <i>Exercise price</i> | <i>Expiry date (if any)</i> |
| 11.3 | Options on issue at the end of the period | | | | |
| | Issued on 09-06-1999 (i) | 430,000 | Nil | 9.45 | 09-06-2004 |
| | Issued on 01-10-1999 (i) | 685,000 | Nil | 9.31 | 01-10-2004 |
| | Issued on 01-10-1999 (i) | 4,250,000 | Nil | 9.31 | 01-10-2004 |
| | Issued on 04-11-1999 (i) | 115,000 | Nil | 9.82 | 04-11-2004 |
| | Issued on 23-12-1999 (i) | 752,500 | Nil | 10.08 | 23-12-2004 |
| | Issued on 03-02-2000 (i) | 93,750 | Nil | 9.16 | 03-02-2005 |
| | Issued on 10-04-2000 (i) | 487,500 | Nil | 9.32 | 10-04-2005 |
| | Issued on 22-05-2000 (i) | 7,950,000 | Nil | 8.74 | 22-05-2005 |
| | Issued on 22-09-2000 (i) | 736,250 | Nil | 12.55 | 22-09-2005 |
| | Issued on 09-11-2000 (i) | 75,000 | Nil | 13.46 | 09-11-2005 |
| | Issued on 22-12-2000 (i) | 50,000 | Nil | 14.21 | 22-12-2005 |
| | Issued on 30-04-2001 (i) | 275,000 | Nil | 13.03 | 30-04-2006 |
| | Issued on 06-08-2001 (i) | 470,000 | Nil | 15.05 | 06-08-2006 |
| | Issued on 12-11-2001 (i) | 100,000 | Nil | 17.36 | 12-11-2006 |
| | Issued on 11-01-2002 (i) | 25,000 | Nil | 17.34 | 11-01-2007 |
| | Issued on 20-03-2002 (i) | 75,000 | Nil | 17.14 | 20-03-2007 |
| | Issued on 15-04-2002 (i) | 25,000 | Nil | 17.04 | 15-04-2007 |
| | Issued on 26-06-2002 (i) | 100,000 | Nil | 15.37 | 26-06-2007 |
| | Issued on 24-07-2002 (i) | 150,000 | Nil | 14.76 | 24-07-2007 |
| | Issued on 01-10-2002 (i) | 88,760 | Nil | 0.00 | 01-10-2007 |
| | Issued on 01-10-2002 (i) | 240,000 | Nil | 13.52 | 01-10-2007 |
| | Issued on 25-10-2002 (i) | 575,000 | Nil | 12.91 | 25-10-2007 |
| | Issued on 20-12-2002 (i) | 275,000 | Nil | 13.80 | 20-12-2007 |
| | Issued on 13-01-2003 (i) | 30,000 | Nil | 13.80 | 13-01-2008 |
| | Issued on 27-02-2003 (i) | 400,000 | Nil | 13.19 | 27-02-2008 |
| | Issued on 27-02-2003 (i) | 162,090 | Nil | 0.00 | 27-02-2010 |
| | Issued on 28-02-2003 (i) | 885,000 | Nil | 13.14 | 28-02-2008 |
| | Issued on 28-02-2003 (i) | 650,000 | Nil | 13.14 | 28-02-2010 |
| | Issued on 28-02-2003 (i) | 428,000 | Nil | 13.14 | 28-02-2008 |
| | Issued on 28-02-2003 (i) | 49,750 | Nil | 0.00 | 28-02-2008 |
| | Issued on 20-03-2003 (i) | 13,390 | Nil | 0.00 | 20-03-2007 |
| | Issued on 20-03-2003 (i) | 186,752 | Nil | 0.00 | 20-03-2008 |
| | Issued on 31-03-2003 (i) | 100,000 | Nil | 13.14 | 20-03-2008 |
| | Issued on 10-06-2003 (i) | 63,290 | Nil | 0.00 | 10-06-2008 |
| | Issued on 19-08-2003 (i) (ii) | 30,000 | Nil | 15.60 | 19-08-2008 |
| | Issued on 01-09-2003 (i) (ii) | 252,600 | Nil | 15.56 | 01-09-2008 |
| | Issued on 01-09-2003 (i) (iii) | 92,890 | Nil | 0.00 | 01-09-2008 |
| | Issued on 01-10-2003 (i) (ii) | 240,000 | Nil | 15.01 | 01-10-2008 |
| | Issued on 13-11-2003 (i) (ii) | 50,000 | Nil | 14.81 | 13-11-2008 |
| | | 21,657,522 | Nil | | |

(i), (ii) & (iii) refer to page 14

Issued and quoted securities at end of current period continued

Description includes rate of interest and any redemption or conversion rights together with prices and dates.

| Category of securities | | | | Total Number | Number quoted | Exercise price | Expiry date (if any) |
|----------------------------|---|-----|-------|--------------|---------------|----------------|----------------------|
| Options (continued) | | | | | | | |
| 11.4 | Issued during current period | | | | | | |
| | Issued on 19-08-2003 | (i) | (ii) | 30,000 | Nil | 15.60 | 19-08-2008 |
| | Issued on 01-09-2003 | (i) | (iii) | 93,890 | Nil | 0.00 | 01-09-2008 |
| | Issued on 01-09-2003 | (i) | (ii) | 252,600 | Nil | 15.56 | 01-09-2008 |
| | Issued on 1-10-2003 | (i) | (ii) | 240,000 | Nil | 15.01 | 01-10-2008 |
| | Issued on 13-11-2003 | (i) | (ii) | 50,000 | Nil | 14.81 | 13-11-2008 |
| | | | | 666,490 | Nil | | |
| 11.5 | Exercised during current period and extinguished by the issuance of new shares | | | | | | |
| | Issued on 03-09-1998 | | | 1,590,000 | Nil | 7.58 | 03-09-2003 |
| | Issued on 14-09-1998 | | | 240,000 | Nil | 7.54 | 14-09-2003 |
| | Issued on 23-12-1999 | (i) | | 35,000 | Nil | 10.08 | 23-12-2004 |
| | Issued on 22-09-2000 | (i) | | 52,500 | Nil | 12.55 | 22-09-2005 |
| | | | | 1,917,500 | Nil | | |
| 11.6 | Exercised during current period and extinguished by the transfer of existing shares | | | | | | |
| | Issued on 09-06-1999 | (i) | | 32,500 | Nil | 9.45 | 09-06-2004 |
| | Issued on 01-10-1999 | (i) | | 118,750 | Nil | 9.31 | 01-10-2004 |
| | Issued on 10-04-2000 | (i) | | 37,500 | Nil | 9.32 | 10-04-2005 |
| | Issued on 01-10-2002 | (i) | | 71,580 | Nil | 0.00 | 01-10-2007 |
| | | | | 260,330 | Nil | | |
| 11.7 | Exercised during current period and extinguished by payment of the excess between market value and the exercise price | | | | | | |
| | Issued on 22-05-2000 | (i) | | 50,000 | Nil | 8.74 | 22-05-2005 |
| | | | | 50,000 | Nil | | |
| 11.8 | Expired during current period | | | | | | |
| | Issued on 01-10-1999 | (i) | | 10,000 | Nil | 9.31 | 01-10-2004 |
| | Issued on 23-12-1999 | (i) | | 22,500 | Nil | 10.08 | 23-12-2004 |
| | Issued on 10-04-2000 | (i) | | 112,500 | Nil | 9.32 | 10-04-2005 |
| | Issued on 22-09-2000 | (i) | | 26,250 | Nil | 12.55 | 22-09-2005 |
| | Issued on 06-08-2001 | (i) | | 60,000 | Nil | 15.05 | 06-08-2006 |
| | Issued on 20-12-2002 | (i) | | 80,000 | Nil | 13.80 | 20-12-2007 |
| | Issued on 01-09-2003 | (i) | (iii) | 1,000 | Nil | 0.00 | 01-09-2008 |
| | | | | 312,250 | Nil | | |

(i), (ii) & (iii) refer to page 14

Issued and quoted securities at end of current period continued

- (i) Under the terms of issue, when these options are exercised the Company will issue to the Holder of the Option the number of new ordinary shares to which the Option relates at that time. As an alternative to the issue of new shares, the Company may procure the transfer to the Holder of that number of existing ordinary shares. In lieu of, and in full satisfaction for, the issue or transfer of such ordinary shares to the Holder, the Company may also either:
 - (a) pay to the holder an amount equal to the difference between the market value of those share as at the date of exercise and the Exercise Price for the Options; or
 - (b) deliver to the Holder that number of Shares having a market value at the date of exercise equal to the amount determined under (a).
- (ii) Pursuant to the Company's Executive Option Plan established in accordance with the Listing Rules of the Australian Stock Exchange Limited and approved by Shareholders at the 1998 Annual General Meeting, options over 572,600 (2002: 1,095,000) ordinary shares were granted during the financial period. This represents 0.1% of the issued shares of the Company. The exercise price for the options was set at 105% of the market value of the Company's shares at the time the options were issued. The Company has a policy of not recognising a value on options granted unless they are granted with an exercise price below current market value at grant date. Accordingly no amounts have been recorded in the Statement of Financial Performance in respect of the issue of these options.

The total value of these options issued during the current period, based upon the Black - Scholes valuation model, was \$1.5 million (2002: \$3.4 million). 332,600 of these options are exercisable as to 25% on and from the third anniversary of the grant date; 25% on and from the fourth anniversary of the grant date; and 50% on the fifth anniversary of the grant date. 240,000 of these options are exercisable as to 50% on the second anniversary of the grant date; 50% on the third anniversary of the grant date; and expire on the fifth anniversary of the grant date. The cost of these options would be \$0.3 million (2002: \$0.7 million) per annum over the 5 year term of the options.
- (iii) Pursuant to the Company's Executive Performance Plan established in accordance with the Listing Rules of the Australian Stock Exchange Limited and approved by Shareholders at the 1998 Annual General Meeting, options over 93,890 (2002: nil) ordinary shares were granted during the financial period. This represents 0.02% of the issued shares of the Company. The exercise price for the options was \$nil. As these options were granted for \$nil consideration at the exercise date, the Company has recognised an amount in the Statement of Financial Performance based on the fair value of the option at grant date amortised over the life of these options. Accordingly, \$0.1 million (2002: \$nil) has been recorded in the Statement of Financial Performance in respect of the issue of these options. These options have no entitlement to dividends and no voting rights. The total value of these options issued during the current period, based upon the Black - Scholes valuation model, was \$1.4 million (2002: \$nil).

Segment Reporting

Information by primary geographic segments

| | Australasia | | United States | | United Kingdom | | GROUP | |
|---|-------------|---------|---------------|---------|----------------|--------|---------|---------|
| | 2003 | 2002 | 2003 | 2002 | 2003 | 2002 | 2003 | 2002 |
| | \$000 | \$000 | \$000 | \$000 | \$000 | \$000 | \$000 | \$000 |
| SEGMENT REVENUE | | | | | | | | |
| Segment trading revenue | 392,813 | 285,565 | 256,284 | 233,842 | 17,867 | 24,448 | 666,964 | 543,855 |
| Equity accounted net profit of associates | - | - | 99,793 | 105,653 | 15,048 | 15,308 | 114,841 | 120,961 |
| Total segment revenue | 392,813 | 285,565 | 356,077 | 339,495 | 32,915 | 39,756 | 781,805 | 664,816 |
| Group interest income | | | | | | | 1,906 | 625 |
| Proceeds from sale of non current assets | | | | | | | 205 | 14,872 |
| Consolidated total revenue | | | | | | | 783,916 | 680,313 |

SEGMENT PROFIT

| | | | | | | | | |
|---|--------|--------|---------|---------|--------|--------|----------|----------|
| Segment result before corporate overheads, interest, sale of investments and taxation | 60,539 | 49,124 | 157,877 | 129,994 | 11,971 | 15,786 | 230,387 | 194,904 |
| Corporate overheads and net interest expense | | | | | | | (14,445) | (29,830) |
| Tax expense | | | | | | | (42,528) | (29,577) |
| Consolidated operating profit after tax | | | | | | | 173,414 | 135,497 |

SEGMENT ASSETS

| | | | | | | | | |
|---------------------------|---------|---------|-----------|-----------|---------|---------|-----------|-----------|
| Segment assets | 141,823 | 136,170 | 1,910,966 | 2,298,579 | 549,411 | 635,237 | 2,602,200 | 3,069,986 |
| Corporate assets | | | | | | | 617,237 | 302,467 |
| Consolidated total assets | | | | | | | 3,219,437 | 3,372,453 |

SEGMENT LIABILITIES

| | | | | | | | | |
|--------------------------------|---------|---------|--------|---------|--------|-------|-----------|-----------|
| Segment liabilities | 165,104 | 135,052 | 51,594 | 113,349 | 17,502 | 6,794 | 234,200 | 255,195 |
| Corporate liabilities | | | | | | | 1,291,361 | 1,504,118 |
| Consolidated total liabilities | | | | | | | 1,525,561 | 1,759,313 |

OTHER SEGMENT INFORMATION

| | | | | | | | | |
|--|-------|-------|-----------|-----------|---------|---------|-----------|-----------|
| Investment in equity accounted associates included in segment assets | - | - | 1,696,244 | 2,108,701 | 508,868 | 610,859 | 2,205,112 | 2,719,560 |
| Additions to segment non current assets | 5,126 | 3,840 | 33,882 | 1,742 | 10,949 | 24,757 | 49,957 | 30,339 |
| Depreciation and amortisation | 4,291 | 6,506 | 3,134 | 4,021 | 954 | 531 | 8,379 | 11,058 |

Segment Reporting continued

Information by secondary business segments

| | Property Investment | | Property Development and Construction | | Property and Funds Management | | GROUP | |
|---|---------------------|---------|---------------------------------------|---------|-------------------------------|---------|---------|---------|
| | 2003 | 2002 | 2003 | 2002 | 2003 | 2002 | 2003 | 2002 |
| | \$000 | \$000 | \$000 | \$000 | \$000 | \$000 | \$000 | \$000 |
| SEGMENT REVENUE | | | | | | | | |
| Segment trading revenue | 26,148 | 19,403 | 516,041 | 405,952 | 124,775 | 118,500 | 666,964 | 543,855 |
| Equity accounted net profit of associates | 114,841 | 120,961 | - | - | - | - | 114,841 | 120,961 |
| Total segment revenue | 140,989 | 140,364 | 516,041 | 405,952 | 124,775 | 118,500 | 781,805 | 664,816 |
| Group interest income | | | | | | | 1,906 | 625 |
| Proceeds from sale of non current assets | | | | | | | 205 | 14,872 |
| Consolidated total revenue | | | | | | | 783,916 | 680,313 |

SEGMENT ASSETS

| | | | | | | | | |
|---------------------------|-----------|-----------|---------|---------|---------|--------|-----------|-----------|
| Segment assets | 2,310,222 | 2,804,275 | 157,342 | 172,123 | 134,636 | 93,588 | 2,602,200 | 3,069,986 |
| Corporate assets | | | | | | | 617,237 | 302,467 |
| Consolidated total assets | | | | | | | 3,219,437 | 3,372,453 |

OTHER SEGMENT INFORMATION

| | | | | | | | | |
|---|--------|--------|--------|-------|--------|-------|--------|--------|
| Additions to segment non current assets | 10,411 | 24,734 | 19,773 | 2,115 | 19,773 | 3,490 | 49,957 | 30,339 |
|---|--------|--------|--------|-------|--------|-------|--------|--------|

Taxation

- 12.1 The amount provided for income tax differs by more than 15% from the prima facie income tax payable due to: the benefit of approximately 21.8 million arising from differences in tax rates on overseas income; prior year over provision of \$0.4 million; additional non deductible items of \$0.3 million; and the benefit of other items of \$0.3 million.

Basis of financial report preparation

- 13.1 Material factors affecting the revenues and expenses of the economic entity for the current period.

NIL

- 13.2 A description of each event since the end of the current period which has had a material effect and which is not already reported elsewhere in this Appendix or in attachments, with financial effect quantified (if possible).

NIL

- 13.3 Franking credits available and prospects for paying fully or partly franked dividends for at least the next year.

The interim dividend payable on 30 March 2004 will be 50% franked and the final dividend payable in September 2004 is anticipated to be 50% franked.

Basis of financial report preparation continued

- 13.4 Unless disclosed below, the accounting policies, estimation methods and measurement bases used in this report are the same as those used in the last annual report. Any changes in accounting policies, estimation methods and measurement bases since the last annual report are disclosed as follows.

| |
|-----|
| NIL |
|-----|

Basis of preparing the Appendix 4D Preliminary Final Report

- 1 This report has been prepared in accordance with AASB standards, other AASB authoritative pronouncements and Urgent Issues Group Consensus Views or other standards acceptable to ASX.
- 2 This report, and the accounts upon which the report is based (if separate), use the same accounting policies.
- 3 This report does give a true and fair view of the matters disclosed.
- 4 This report is based on accounts which are in the process of being audited.
- 5 The entity has a formally constituted audit committee.

Sign here: _____
Company Secretary

Date: 26 February 2004

Print name: Simon Tuxen