

28 August 2003

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



**Westfield Holdings Limited**

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Dear Sir,

**WESTFIELD HOLDINGS LIMITED REPORTS 23% PROFIT INCREASE**

Attached is the Media Release, Results Presentation and Preliminary Final Report (Appendix 4E) for the year ended 30 June 2003.

Yours faithfully

**WESTFIELD HOLDINGS LIMITED**

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

**Simon Tuxen**  
**Company Secretary**

28 August 2003

## **WESTFIELD HOLDINGS REPORTS 23% PROFIT INCREASE**

Westfield Holdings Limited (Westfield) today announced a profit after tax of \$288.4 million for the year to 30 June 2003, up 23.1% on last year's result of \$234.2 million.

Financial highlights of the year included:

- Earnings per share on a fully diluted basis was 50.63 cents, up 21.7% on last year;
- Earnings Before Interest and Tax (EBIT) was \$401 million, up 13.6% on last year;
- Return on Equity of 18.6% compared with 16.7% for last year; and,
- The total dividend payout for the year will be 25.57 cents per share, up 21.5% on last year. The final dividend of 13.55 cents per share will be paid on 30 September 2003 and will be 50% franked.

Westfield Managing Directors Peter and Steven Lowy said "All parts of the business are performing well. The business has grown considerably over recent years through development work and new acquisitions, and we are particularly pleased with the integration of the new properties into the portfolio."

Westfield continues its expansion of the business with the recent highlights including:

- Westfield Trust's \$1.9 billion takeover of AMP Shopping Centre Trust (ART);
- The addition of a net six shopping centres to Westfield's management portfolio with a value of \$1.2 billion;
- The completion of \$840 million of development projects; and,
- The receipt of outline planning consent for three major development projects totalling £780 million in the United Kingdom.

During the year \$2.6 billion was added to the development pipeline of projects under construction or in the advanced planning process, which now stands at \$6.4 billion. In addition, future opportunities in excess of \$5 billion have been identified.

Westfield now operates 115 shopping centres comprising 17,500 retail outlets and over 8.7 million square metres of retail space. The value of shopping centre assets under management is currently \$31.7 billion.

media release

## Australia and New Zealand

In Australia and New Zealand, since 30 June 2002 redevelopment projects valued at \$290 million were completed at Eastgardens (Sydney), St Lukes (Auckland), Fountain Gate Homemaker Centre (Melbourne), North Lakes (Brisbane) as well as a number of smaller projects.

Projects with a value of \$2.4 billion are either under construction or in the advanced planning process, an increase of \$540 million since June 2002.

Projects under construction include the major redevelopment of Westfield Bondi Junction, which is progressing well and is expected to be completed, ahead of schedule, in mid 2004 as well as the redevelopment of Whitford City in Perth, which is nearing completion.

Planning work is also well advanced for new projects including Doncaster (Melbourne), The Pines (Melbourne), Centrepont (Sydney's CBD), Liverpool (Sydney), Innaloo (Perth), Queensgate (Wellington) and Riccarton (Christchurch).

Since June 2002, Westfield has been appointed the developer and manager of the following properties:

- Two Double Seven shopping centre in Newmarket, Auckland valued at NZ\$193 million;
- Sydney Central Plaza in the major retail precinct of Sydney's CBD, valued at \$401 million;
- Mt Gravatt in Brisbane and Kotara in Newcastle valued at \$745 million; and,
- Bay City Plaza in Geelong valued at \$153 million.

Both the Newcastle and Geelong centres represent new markets for Westfield.

As part of the ART acquisition, Westfield Trust also acquired ownership interests, in joint venture with AMP, in an additional six high-quality Australian shopping centres and sold Toombul (Brisbane) and Galleria (Perth).

The Australian and New Zealand portfolios continued to perform well with comparable specialty store sales increasing by 6.5% and 2.3% respectively for the year. Occupancy levels remain in excess of 99.5%.

Westfield currently manages 46 properties in Australia and New Zealand with a value of \$13.4 billion, comprising 2.6 million square metres of retail space and 8,000 retailers.

media release

## United States

In the United States, since 30 June 2002 redevelopment projects valued at US\$370 million were completed at Westfield Shoppingtowns West County (St Louis, Missouri), South County (St Louis, Missouri), Palm Desert (Palm Springs, California), Great Northern (Cleveland, Ohio) as well as a number of smaller projects.

Since the acquisition of the Jacobs and RNA portfolios in 2002, Westfield has been concentrating on opportunities to expand and improve both its pre-existing portfolio and recent additions. Projects with a value of US\$1.4 billion are either under construction or in the advanced planning process, an increase of US\$515 million since June 2002.

Major projects currently under construction include Oakridge (San Jose, California) which is expected to be completed by late 2003 and Santa Anita (Los Angeles, California), which is expected to be completed by late 2004. Work has recently commenced at Franklin Park (Toledo, Ohio) and Wheaton (Wheaton, Maryland) both of which are expected to be completed by mid 2005.

Construction is expected to begin shortly on the San Francisco Centre / Emporium project. The completed centre is expected to be one of the pre-eminent downtown retail destinations in the US.

Planning is also well advanced for new projects including Topanga and Century City (Los Angeles, California), Connecticut Post (Milford, Connecticut) and Parkway (San Diego, California).

Since June 2002, Westfield has been appointed the developer and manager of US\$196 million of properties at Fashion Square Sherman Oaks (Los Angeles, California) and Southgate Plaza (Sarasota, Florida).

In addition, Westfield America recently announced an agreement to acquire a 33.3% joint venture interest in "The Shops at North Bridge" located in downtown Chicago with the John Buck Company and Morgan Stanley, valued in total at US\$315 million. Upon completion of the acquisition, Westfield will be appointed the developer and manager of the property, which will become the fifth Westfield Shoppingtown in the Chicago market.

The US portfolio continued to perform well with the occupancy level being maintained at 93%, the same level as at June 2002. Comparable specialty store sales decreased by 0.5% against those recorded in the six months to June 2002. However, for the three months to June 2003 comparable specialty store sales increased by 1.3% compared with the same period in 2002.

Westfield now manages 62 properties in the United States with a value of US\$10.4 billion, comprising 5.9 million square metres of retail space and 8,800 retailers.

media release

## United Kingdom

During the year, considerable progress was made with the UK redevelopment program. Outline planning consents were obtained for £780 million of redevelopments at The Eagle Centre (Derby), The Broadmarsh Centre (Nottingham) and Brunel Centre (Swindon).

The Westfield UK portfolio continued to perform well with occupancy levels in excess of 99%. Retail sales in the UK generally remained strong throughout the period, up approximately 3% on a like-for-like basis for the year. This has been reflected in the sales achieved in Westfield centres.

Work is progressing well on the funding structure for the UK portfolio which is expected to be in place before major works begin on the UK redevelopment program. This is consistent with our focus on continually improving return on equity.

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

## Funds Management

The Funds Management business continued to perform well with both Westfield Trust and Westfield America Trust achieving their distribution forecasts.

Westfield Trust, Australia's largest listed property trust, recently announced a net profit after tax for the half year to 30 June 2003 of \$258 million, an increase of 10.0%. This represented a 4.2% increase in distributions per unit. Westfield Trust also increased its distribution growth per unit forecast for the full years ended 31 December 2003 and 2004, to 4.5% and 4.0% respectively, as a result of the expected positive impact of the ART acquisition.

Westfield America Trust, Australia's second-largest listed property trust, recently announced a net profit after tax for the half year to 30 June 2003 of \$270 million, an increase of 65.3%. This represented a 3.4% increase in distributions per unit. The profit increase was primarily due to the impact of the RNA and Jacobs acquisitions together with income growth from existing assets.

## Outlook

Westfield Managing Directors Peter and Steven Lowy said that the major transactions recently undertaken, the integration of the new properties into the portfolio and the continuing growth in property management, funds management and the development program provide a strong basis for sustained EBIT and after tax profit growth.

Barring unforeseen circumstances the directors expect profits to increase in the coming year.

**ENDS**

*All currency amounts are expressed in Australian dollars unless otherwise specified.*

# Westfield Holdings Limited

Full Year Results ended 30 June 2003

28 August 2003

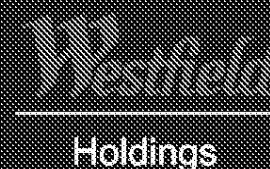


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# Full Year Results to June '03 Summary



	Actual 2003 \$million	Actual 2002 \$million	Change %
Trading revenue	1,102	930	+ 19%
Business income	203	166	+ 22%
Net investment income	157	123	+ 28%
Profit before tax	360	289	+ 25%
Profit after tax	288	234	+ 23%
Earnings per share (cents)	51.13	42.10	+ 21%



# Full Year Results to June '03

## Comparison to Forecast



	Actual 2003 \$million	Previous Forecast* \$million	Actual 2002 \$million	Actual 2003 versus Actual 2002 ***
Trading revenue	1,102	1,100	930	+ 19%
Business income**	203	200	166	+ 22%
Investment income	198	200	188	+ 5%
Net interest expense	(41)	(50)	(65)	+ 37%
Net investment income	157	150	123	+ 28%
Profit before tax	360	350	289	+ 25%
Tax	(72)	(70)	(55)	- 31%
Profit after tax	288	280	234	+ 23%
Earnings per share (cents)	51.13	49.5	42.10	+ 21%
Effective tax rate	20%	19%	19%	
Interest cover (times)	9.9	8.0	5.4	

\* Previous Forecast for June 2003 released at announcement of Half Year Results on 4 March 2003 (note that forecast figures were rounded).

\*\* After allocation of corporate overheads.

\*\*\* The entire contribution of Westfield's investment in Rodamco North America for the 2002 financial year was included in the 2<sup>nd</sup> Half of the 2002 Profit Result. The original investment was made on 28 August 2001. Therefore, Profit Results for the 2<sup>nd</sup> Half of 2003 are not directly comparable to the 2<sup>nd</sup> Half of 2002

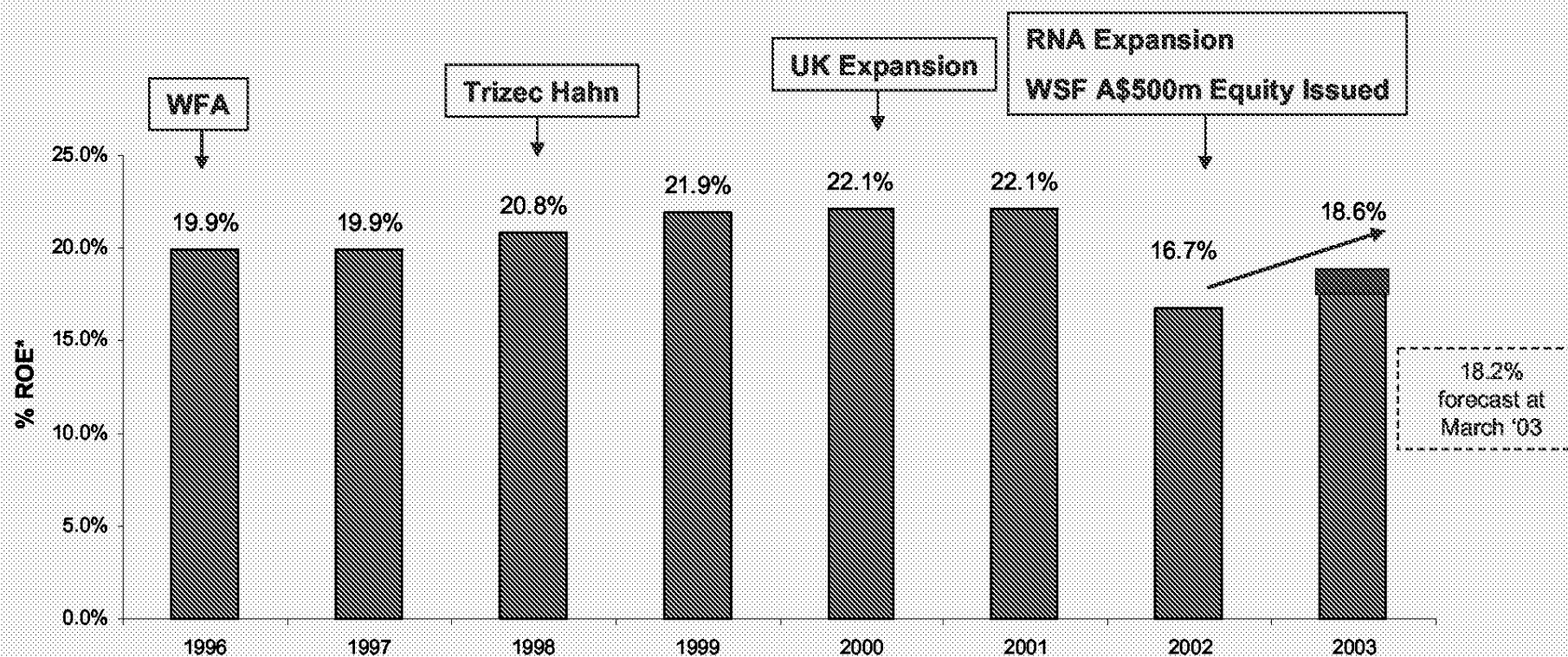
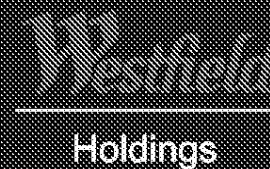
# Full Year Results to June '03

## Business Segment Breakdown



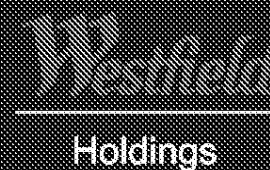
	Actual 2003 \$million	Actual 2002 \$million	Change %
<b>Business Segment Profit</b>			
Property & funds management	100	62	+ 61%
Development, design and construction	115	119	- 3%
Corporate overheads	(12)	(15)	+ 20%
<b>Business income</b>	<b>203</b>	<b>166</b>	<b>+ 22%</b>
Investment income	198	188	+ 5%
Net interest expense	(41)	(65)	+ 37%
<b>Net investment income</b>	<b>157</b>	<b>123</b>	<b>+ 28%</b>

# Return on Equity



\* ROE = NPAT / (Year end Contributed Equity + Retained Earnings - dividend provision)

# Cash Flow



	<b>Actual 2003 \$million</b>	<b>5yr Cumulative \$million</b>
Operating cash flow	376	1,216
Net interest paid	(44)	(260)
Operating cash flow less net interest paid	332	956
Profit after tax	288	967



# Currency Hedging Profile

- Current policy is to hedge a proportion of forecast net profit after tax for up to 5 years:-
  - Year 1 is currently hedged at 70 – 80% stepping down to 40 – 50% for year 5
  - Rolling financial year hedging program
- The existing currency hedging profile for the US as at 31 July 2003 is as follows\*:

	US\$	
	Amount*	Rate
2004	\$123m	0.5698
2005	\$110m	0.5507
2006	\$70m	0.5128
2007	\$81m	0.5167
2008	\$72m	0.5553

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

\* Aggregate of forward exchange contracts, interest on US\$ borrowings and hedged amount of distribution from Westfield America Trust

# Highlights of the Year



- **Senior executive restructure supporting global operating platform**
- **Westfield Trust's successful takeover of AMP Shopping Centre Trust resulting in an interest in an additional eight properties (two of which are managed by Westfield)**
- **Addition of a further seven new properties to the Westfield portfolio:**
  - Bay City Plaza – Geelong, Australia
  - Sydney Central Plaza – Sydney, Australia
  - North Lakes – Brisbane, Australia
  - Newmarket – Auckland, New Zealand
  - Southgate Plaza – Florida, United States
  - Fashion Square – California, United States
  - North Bridge – Chicago, United States\*
- **New joint ventures:**
  - Prudential Plc (UK) – Fashion Square and Garden State Plaza, United States
  - Forrest City Enterprises – San Francisco Emporium, United States
  - Perron Group – Bay City Plaza and Airport West, Australia
  - Auckland One – Newmarket, New Zealand
  - Morgan Stanley / John Buck Co – North Bridge, United States\*

*\* Recently announced agreement to acquire by Westfield America, centre not included in statistics within presentation*

# Highlights of the Year cont...

- **Addition of A\$2.6 billion in projects to development pipeline**
- **Outline planning consent received for three major UK development projects:**
  - Derby
  - Nottingham
  - Swindon
- **Completion of A\$840 million of development projects including:**
  - Eastgardens – Sydney, Australia
  - North Lakes – Brisbane, Australia
  - St Lukes – Auckland, New Zealand
  - West County – St Louis, United States
  - South County – St Louis, United States

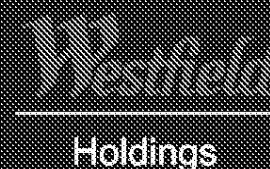
# Highlights of the Year cont...

## ■ Projects under construction valued at A\$1.6 billion:

- Bondi – Sydney, Australia
- Whitford City – Perth, Australia
- Oakridge – San Jose, United States
- Santa Anita – Los Angeles, United States
- Wheaton Plaza – Wheaton, United States
- Franklin Park – Toledo, United States



# Assets Under Management



	A\$ billion	
Assets under management as at 30 June 2002	31.5	
Properties under management – net change <sup>1</sup>	2.1	
Other new funds under management <sup>2</sup>	1.2	
Revaluations	0.7	
Net increase in assets under management <sup>3</sup>	4.0	
<b>Assets Under Management (pre exchange rate impact)</b>	<b>35.5</b>	<b>+ 12.7%</b>
Exchange Rate Impact	(3.8)	
<b>Assets Under Management as at 30 June 2003<sup>4</sup></b>	<b>31.7</b>	

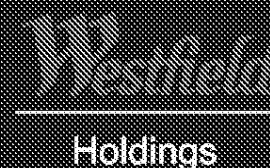
<sup>1</sup> Excluding property revaluations and adjusted for Westfield Trust acquisition of ART and associated sale of properties

<sup>2</sup> JV properties managed by third parties

<sup>3</sup> As at 30 June 2002 exchange rates (AUD/USD 0.5403, AUD/GBP 0.3695)

<sup>4</sup> As at 30 June 2003 exchange rates (AUD/USD 0.6674, AUD/GBP 0.4038)

# Development Pipeline



	<u>A\$ billion</u>	
Development Pipeline as at 30 June 2002	5.0	
Projects completed during period	(0.8)	
Exchange rate impact	(0.4)	
Additions to pipeline during period	2.6	
<b>Development pipeline as at 30 June 2003</b>	<u>6.4</u>	<b>+ 28.0%</b>

# Development Pipeline cont...

## ■ Development pipeline of A\$6.4 billion at 30 June 2003:-

- Australia / NZ A\$2.4bn (A\$1.8bn 30 June 2002)
- United Kingdom £780m (£600m 30 June 2002)
- United States US\$1.4bn (US\$870m 30 June 2002)

## ■ A\$840 million projects completed since 30 June 2002

## ■ Major projects added since June 2002

- Australia / NZ (A\$670m) – Centrepont, Newmarket, Chermside, Kotara
- United Kingdom (£180m) – Swindon
- United States (US\$700m) – San Francisco, Connecticut Post, Franklin Park, Century City

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

# Westfield Trust Overview



## ■ Financial Highlights

- Net profit after tax at \$258m, up 10.0% (half year June 2003)
- Distribution per unit forecast growth of +4.5% for the year to Dec '03 and +4.0% for '04
- Assets at \$12.4bn, up 34.8% (half year June 2003)

## ■ Operational Highlights

- More than 2,200 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 6.5% for the 12 months to June 2003, over the previous corresponding period
- Comparable specialty store sales in New Zealand increased 2.3% for the 12 months to June 2003, over the previous corresponding period



# Westfield America Trust Overview



## ■ Financial Highlights

- Net profit after tax at \$270m, up 65.3% (half year June 2003)
- Distribution per unit growth of +3.4% (half year June 2003)
- Assets at US\$10.2bn, up 9.7% (half year June 2003)

## ■ Operational Highlights

- More than 1,140 leasing deals completed within the US portfolio over the year
- Occupancy has been maintained at 93%
- Comparable specialty store sales per square foot decreased 0.5% for the six months to June 2003, over the previous corresponding period

# United Kingdom Overview



- Occupancy level remains in excess of 99%
- Like for like retail sales growth of approximately 3% for the 12 months to 30 June 2003\*
- Three UK projects valued at £780m received outline planning consent during the year
- UK funding exercise progressing well

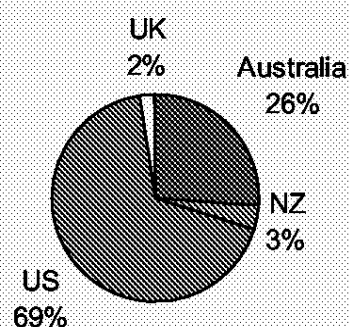
*\* BRC-KPMG Retail Sales Monitor*

# Portfolio Summary

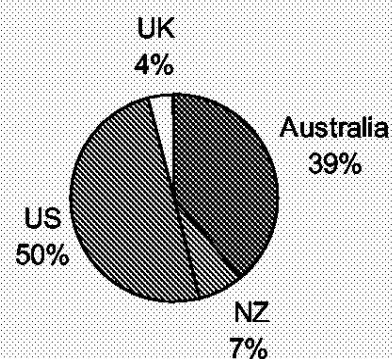


	Australia	NZ	US	UK	Total
Centres*	34	12	62	7	115
GLA (million sqm)*	2.3	0.3	5.9	0.2	8.7
Retail Outlets*	6,800	1,200	8,800	700	17,500
Asset Value (billion)	A\$13.2	NZ\$1.6	US\$10.4	£0.8	A\$31.7

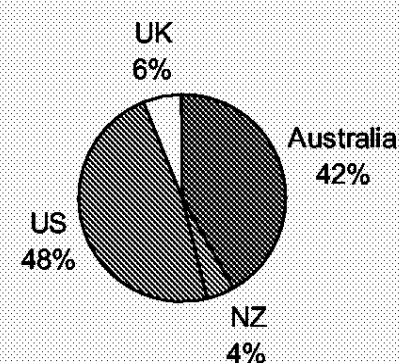
**Gross Lettable Area**



**Retail Outlets**



**Asset Value**



\* Excludes properties managed by co-owners/third parties

# WESTFIELD HOLDINGS LIMITED

30 JUNE 2003

## FINANCIAL HIGHLIGHTS

	Jun-03 \$'000	Jun-02 \$'000	% Change	
TRADING REVENUE	1,101,851	930,093	+	18.5%
DEPRECIATION	(20,441)	(23,934)	+	14.6%
EBIT	401,091	353,050	+	13.6%
NET INTEREST EXPENSE	(40,659)	(64,491)	+	37.0%
PRE TAX PROFIT	360,432	288,559	+	24.9%
TAX EXPENSE	(72,046)	(54,342)	-	32.6%
NET PROFIT AFTER TAX	288,386	234,217	+	23.1%
EARNINGS PER SHARE - Basic	51.13 ¢	42.10 ¢	+	21.4%
TOTAL DIVIDEND - Per Share	25.57 ¢	21.05 ¢	+	21.5%

## OTHER KEY STATISTICS

ASSETS UNDER MANAGEMENT	\$31.7 Billion
GROSS LETTABLE AREA	8.7 Million Sqr Mtrs*
NUMBER OF SHOPPING CENTRES	115 *
NUMBER OF RETAIL OUTLETS	17,500 *

\* excludes properties managed by third parties.



# Appendix 4E

## Preliminary Final Report

### under ASX listing rule 4.3A

Name of entity

**WESTFIELD HOLDINGS LIMITED**

ABN or equivalent company  
reference

**66 001 671 496**

Financial year ended ('current period')

**30 June 2003**

#### Results for announcement to the market

Results for announcement to the market

				\$A'000
Revenue from ordinary activities	(item 1.1)	up	18.7%	to <b>1,147,419</b>
Profit from ordinary activities after income tax expense attributable to members	(item 1.7)	up	23.1%	to <b>288,386</b>

Dividends	Amount per security	Franked amount per security
Final Dividend (item 7.4)	13.55 cents	6.78 cents (50%)
Interim Dividend (item 7.6)	12.02 cents	4.81 cents (40%)
Previous corresponding period final dividend (item 7.5)	13.00 cents	5.20 cents (40%)
Previous corresponding period interim dividend (item 7.7)	8.05 cents	4.83 cents (60%)

Record date for determining entitlements to the final dividend.  
(see item 7.2)

16 September 2003

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 28 August 2003. This media release forms part of the Appendix 4E.

The previous corresponding period is the financial year ended 30 June 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> )	1,147,419	966,711
1.2 Expenses from ordinary activities ( <i>see items 1.17 - 1.19</i> )	(967,059)	(828,945)
1.3 Share of net profits of associates ( <i>see item 10.3</i> )	222,782	217,544
1.4 Borrowing costs	(42,710)	(66,751)
<b>1.5 Profit from ordinary activities before income tax expense</b>	<b>360,432</b>	<b>288,559</b>
1.6 Income tax on ordinary activities	(72,046)	(54,342)
<b>1.7 Profit from ordinary activities after income tax expense attributable to members</b>	<b>288,386</b>	<b>234,217</b>
1.8 Increase in revaluation reserves	56,864	117,949
1.9 Net exchange difference on translation of financial report of foreign controlled entities and equity accounted associates	(119,957)	(40,477)
<b>1.10 Total transactions and adjustments recognised directly in equity (<i>items 1.8 to 1.9</i>)</b>	<b>(63,093)</b>	<b>77,472</b>
<b>1.11 Total changes in equity not resulting from transactions with owners as owners</b>	<b>225,293</b>	<b>311,689</b>

## Earnings per share (EPS)

	Current period	Previous corresponding period
1.12 Basic EPS	51.13 cents	42.10 cents
1.13 Diluted EPS	50.63 cents	41.60 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 <b>Revenue from trading activities</b>	1,101,851	930,093
1.15 <b>Other revenue</b>		
1.15a Interest income	2,051	2,260
1.15b Proceeds on disposal of non-current assets	43,517	34,358
<b>1.16 Revenue from ordinary activities</b>	<b>1,147,419</b>	<b>966,711</b>
1.17 <b>Expenses from trading activities</b>		
1.17a Cost of materials and supplies	(635,548)	(513,045)
1.17b Employment expense	(216,208)	(209,259)
1.17c Corporate overheads	(10,832)	(12,009)
1.17d Operating lease rental expense	(38,453)	(35,177)
1.17e Depreciation and amortisation	(20,441)	(23,934)
1.17f Realised foreign currency loss	(1,134)	(2,928)
1.18 <b>Other expenses</b>		
1.18a Write back of previously written down non current assets	6,396	-
Foreign currency:		
1.18b - Write down of fixed assets due to exchange rate movement	(18,424)	-
1.18c - Unrealised gain on currency loans to fund fixed assets	9,909	-
1.18d Book value of non current assets sold	(42,324)	(32,593)
<b>1.19 Expenses from ordinary activities</b>	<b>(967,059)</b>	<b>(828,945)</b>
<b>Capitalised outlays</b>		
1.20 Interest costs capitalised in asset values	-	1,722

### Statement of retained earnings

	Current period - \$A'000	Previous corresponding period - \$A'000
1.21 Retained profits at the beginning of the period	599,235	444,629
1.22 Net profit attributable to members ( <i>item 1.7</i> )	288,386	234,217
1.23 Net transfers from reserves		
Transfer from Capital Profits Reserve	-	38,949
1.24 Net effect of changes in accounting policies		
<i>AASB 1044: Provisions, Contingent Liabilities and Contingent Assets - Provision for Dividends</i>	73,219	-
1.25 Dividends paid or provided for ( <i>see note (i) below</i> )	(141,094)	(118,560)
<b>1.26 Retained profits at the end of the period</b>	<b>819,746</b>	<b>599,235</b>

(i) The final dividend for the current period of \$76.5 million (13.55 cents per share) has not been provided for in the Statement of Financial Position in accordance with AASB 1044: Provisions, Contingent Liabilities and Contingent Assets.

### Comparison of half year profits

	Current year - \$A'000	Previous year - \$A'000
2.1 Consolidated profit from ordinary activities after income tax attributable to members reported for the 1st half year	135,497	88,473
2.2 Consolidated profit from ordinary activities after income tax attributable to members for the 2nd half year	152,889	* 145,744

\* When comparing the current year and previous year first and second half consolidated profit from ordinary activities after income tax attributable to members, it should be noted that the net after tax contribution from the Group's investment in Rodamco North America N.V. for the eight month period from the date of acquisition on 28 August 2001 to the date of its reorganisation on 3 May 2002 was included in the second half of the previous year.

## 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
<b>Current assets</b>				
3.1	Cash	54,998	50,463	139,960
3.2	Receivables	58,695	85,761	63,393
3.3	Dividends and distributions receivable	65,648	63,714	74,992
3.4	Inventories	68,112	28,280	36,965
3.5	Income tax receivable	3,125	5,213	5,613
3.6	Other (debtors and prepayments)	32,947	31,724	37,416
3.7a	Receivables under forward exchange and other derivative contracts	14,859	3,453	66,054
3.7b	Unrealised exchange loss on forward exchange and other derivative contracts	1,125	1,192	1,852
<b>3.8</b>	<b>Total current assets</b>	<b>299,509</b>	<b>269,800</b>	<b>426,245</b>
<b>Non current assets</b>				
3.9	Equity accounted investments 3.41	2,341,850	2,678,550	2,719,560
3.10	Other investments	31,053	21,600	24,226
3.11	Fixed assets 3.39	113,707	130,746	125,910
3.12	Deferred tax assets	31,805	22,046	25,374
3.13	Loans and advances	80,481	6,961	20,681
3.14	Other	11,591	8,079	7,774
3.15a	Receivables under forward exchange and other derivative contracts	65,578	75,046	22,683
3.15b	Unrealised exchange loss on forward exchange and other derivative contracts	-	483	-
3.16	Receivables under cross currency contracts	146,059	-	-
<b>3.17</b>	<b>Total non current assets</b>	<b>2,822,124</b>	<b>2,943,511</b>	<b>2,946,208</b>
<b>3.18</b>	<b>Total assets</b>	<b>3,121,633</b>	<b>3,213,311</b>	<b>3,372,453</b>
<b>Current liabilities</b>				
3.19	Payables	160,467	122,562	137,303
3.20	Interest bearing liabilities	2,333	4,188	1,782
3.21	Non-interest bearing liabilities	16,065	5,703	56,643
3.22	Current tax liabilities	39,212	8,221	28,438
3.23	Provision for dividend	-	73,219	-
3.24	Other (creditors and accruals)	59,787	52,640	58,632
3.25a	Payables under forward exchange and other derivative contracts	1,125	1,192	63,057
3.25b	Unrealised exchange gain on forward exchange and other derivative contracts	14,859	3,453	4,849
<b>3.26</b>	<b>Total current liabilities</b>	<b>293,848</b>	<b>271,178</b>	<b>350,704</b>

## 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
<b>Non current liabilities</b>				
3.27	Interest bearing liabilities	985,943	1,171,085	1,142,823
3.28	Deferred tax liabilities	138,444	69,661	68,500
3.29	Other (creditors and accruals)	14,651	13,168	15,042
3.30a	Payables under forward exchange and other derivative contracts	-	64,401	-
3.30b	Unrealised exchange gain on forward exchange and other derivative contracts	65,578	11,128	22,683
3.31	Payables under cross currency contracts	-	153,259	159,561
3.32	<b>Total non current liabilities</b>	1,204,616	1,482,702	1,408,609
3.33	<b>Total liabilities</b>	1,498,464	1,753,880	1,759,313
3.34	<b>Net assets</b>	1,623,169	1,459,431	1,613,140
<b>Equity</b>				
3.35	Contributed equity 3.43	715,192	708,872	714,407
3.36	Reserves 3.45	88,231	151,324	164,053
3.37	Retained profits 1.26	819,746	599,235	734,680
3.38	<b>Total equity</b>	1,623,169	1,459,431	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
3.39	<b>Fixed assets</b>	113,707	130,746	125,910
Fixed assets reconciliation				
Opening balance		130,746	91,969	130,746
Additions		25,918	101,984	5,888
Disposals		(42)	(32,593)	(165)
Depreciation expense		(19,901)	(22,035)	(10,773)
Write down due to exchange rate movement		(18,424)	-	-
Retranslation of foreign operations and other differences		(4,590)	(8,579)	214
		113,707	130,746	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
3.40	<b>Equity accounted investments</b>			
	Listed - Westfield America Trust and its controlled entities	1,828,276	2,101,087	2,108,701
	Unlisted - UK property investments	513,574	577,463	610,859
3.41	<b>Total equity accounted investments</b>	2,341,850	2,678,550	2,719,560
3.42	<b>Contributed equity</b>			
	Balance at the beginning of the period	708,872	188,379	708,872
	Share placement	-	500,000	-
	Share purchase plan	-	16,376	-
	Share issue costs	-	(9,271)	-
	Executive incentive scheme	6,320	13,388	5,535
3.43	<b>Balance at the end of the period</b>	715,192	708,872	714,407
3.44	<b>Reserves</b>			
	Asset revaluation reserve 3.47	237,589	180,725	196,926
	Exchange fluctuation reserve 3.49	(149,358)	(29,401)	(32,873)
3.45	<b>Total reserves</b>	88,231	151,324	164,053
3.46	<b>Asset revaluation reserve</b>			
	Balance at the beginning of the period	180,725	62,776	180,725
	Revaluation of equity accounted investments	56,159	117,949	16,201
	- Tax effect	-	-	-
	Revaluation of other investments	705	-	-
	- Tax effect	-	-	-
3.47	Balance at the end of the period	237,589	180,725	196,926
	<b>Exchange Fluctuation Reserve</b>			
3.48	Balance at the beginning of the period	(29,401)	11,076	(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	(397,487)	(226,701)	14,789
	- Tax effect	-	-	-
	Foreign currency loans and derivatives to hedge foreign associates and controlled entities	341,093	186,224	(18,261)
	- Tax effect	(63,563)	-	-
3.49	Balance at the end of the period	(149,358)	(29,401)	(32,873)

## Consolidated statement of cash flows

	Current period - \$A'000	Previous corresponding period - \$A'000
<b>Cash flows related to operating activities</b>		
4.1 Receipts from customers (including GST)	1,215,691	949,198
4.2 Payments to suppliers and employees (including GST)	(960,841)	(766,842)
4.3 Dividends received from associates	199,854	173,797
4.4 Income taxes paid	(47,840)	(39,828)
4.5 Goods and services tax paid	(30,717)	(19,913)
<b>4.6 Net operating cash flows</b>	<b>376,147</b>	<b>296,412</b>
<b>Cash flows related to investing activities</b>		
4.7 Payment for purchases of property, plant and equipment	(25,919)	(101,984)
4.8 Proceeds from sale of property, plant and equipment	39	34,358
4.9 Payment for purchases of equity investments	(19,533)	(1,000,060)
4.10 Proceeds from sale and realisation of equity investments	64,212	-
4.11 Loans (advanced to) / repaid by other entities	(73,520)	22,389
4.12 Dividends and distributions received	181	26
<b>4.13 Net investing cash flows</b>	<b>(54,540)</b>	<b>(1,045,271)</b>
<b>Cash flows related to financing activities</b>		
4.14 Proceeds from issues of securities (shares, options, etc.)	6,320	529,763
4.14a Share issue costs	-	(9,270)
4.15 Interest bearing liabilities	(144,405)	362,801
4.16 Non-interest bearing liabilities	10,362	3,640
4.17 Interest received	2,002	2,259
4.18 Interest paid	(45,870)	(69,176)
4.19 Dividend paid	(141,094)	(91,605)
<b>4.20 Net financing cash flows</b>	<b>(312,685)</b>	<b>728,412</b>
<b>4.21 Net increase / (decrease) in cash held</b>	<b>8,922</b>	<b>(20,447)</b>
4.22 Cash at the beginning of the period (see Reconciliation of cash)	47,575	69,560
4.23 Exchange rate adjustments to item 4.22	(3,832)	(1,538)
<b>4.24 Cash at the end of the period</b> (see Reconciliation of cash)	<b>52,665</b>	<b>47,575</b>

## 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

<b>Reconciliation of cash</b>		Current period - \$A'000	Previous corresponding period - \$A'000
4.25	Cash on hand and at bank	54,998	50,463
4.26	Bank overdraft	(2,333)	(2,888)
<b>4.27</b>	<b>Total cash at the end of the period (item 4.24)</b>	<b>52,665</b>	<b>47,575</b>
<b>Reconciliation of net cash flows from operating activities to profit from ordinary activities after income tax</b>			
4.28	Profit from ordinary activities after income tax	288,386	234,217
4.29	Depreciation and amortisation	20,441	23,934
4.30	Share of associates' profit in excess of dividend and distribution	(4,123)	(27,501)
4.31	Profit on disposal of non-current assets	(1,193)	(1,765)
4.32	Dividend and distribution income	(181)	(26)
4.33	Interest income	(2,051)	(2,260)
4.34	Borrowing costs	42,710	66,751
4.35	Write back of previously written down non current assets	(6,396)	-
	Foreign currency:		
4.36	- Write down of fixed assets due to exchange rate movement	18,424	-
4.37	- Unrealised gain on currency loans to fund fixed assets	(9,909)	-
4.38	- Realised loss	1,134	2,928
4.39	Increase in net tax liability	24,206	14,470
4.40	Increase / (decrease) in other assets attributable to operating activities	4,699	(14,336)
<b>4.41</b>	<b>Net cash flows from operating activities</b>	<b>376,147</b>	<b>296,412</b>
<b>Financing facilities</b>			
	Committed financing facilities available to the group:		
4.42	Total financing facilities at year end	1,565,781	1,470,070
4.43	Amount utilised	(998,363)	(1,187,036)
4.44	Financing facilities available	567,418	283,034
4.45	Cash assets	54,998	50,463
<b>4.46</b>	<b>Financing resources available at the end of the year</b>	<b>622,416</b>	<b>333,497</b>



## Other notes to the financial statements

<b>Ratios</b>		Current period	Previous corresponding period
<b>Profit before tax / revenue</b>			
5.1	Consolidated profit from ordinary activities before income tax (item 1.5) as a percentage of revenue (item 1.1)	31.41%	29.85%
<b>Profit after tax / equity interests</b>			
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 3.38)	17.77%	16.05%

## 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 (item 1.7)	288,386	234,217
6.2	Adjustments	-	-
6.3	Earnings used in calculating basic and diluted earnings per share	288,386	234,217

		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:	563,985,762	556,372,826
<b>Effect of dilutive securities:</b>			
6.5	Share options	5,615,598	6,612,784
6.6	Adjusted weighted average number of ordinary shares used in calculating diluted earnings per share	569,601,360	562,985,610
6.7	Number of unexpired options in respect of ordinary shares considered not to be dilutive	4,442,486	6,803,668

### Conversions, calls, subscription or issues after 30 June 2003

Since the end of the financial year, 923,941 ordinary shares have been issued pursuant to the executive incentive scheme and 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 September 2003

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).

16 September 2003

7.3 Has the dividend been declared?

YES

## 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> <b>Final dividend:</b> Current year <i>(50% franked)</i>	13.55 cents	6.78 cents	N/A cents
7.5	Previous year <i>(40% franked)</i>	13.00 cents	5.20 cents	N/A cents
7.6	<i>(Half yearly and preliminary final reports)</i> <b>Interim dividend:</b> Current year <i>(40% franked)</i>	12.02 cents	4.81 cents	N/A cents
7.7	Previous year <i>(60% franked)</i>	8.05 cents	4.83 cents	N/A cents

## Final dividend on all securities

7.8 Ordinary securities

Current period - \$A'000	Previous corresponding period - \$A'000
76,458	73,219

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

The final dividend for the current period of \$76.5 million (13.55 cents per share) at item 7.8 has not been provided for in the Statement of Financial Position in accordance with AASB 1044: Provisions, Contingent Liabilities and Contingent Assets.

## NTA backing

	Current period	Previous corresponding period
8.1 Net tangible asset backing per ordinary security *	287.66 cents	259.12 cents

\* The current period net tangible asset backing of 287.66 cents per ordinary security excludes the current period final dividend of 13.55 cents per share.

## 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	228,046	225,782
10.2 Income and withholding tax on ordinary activities	(5,264)	(8,238)
<b>10.3 Share of net profits of associates</b>	<b>222,782</b>	<b>217,544</b>

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
<b>10.4 Equity accounted associates share of profits</b>				
Westfield America Trust and controlled entities	26.2%	28.4%	194,160	107,286
Broadmarsh Retail L.P. <i>see note (i) below</i>	75.0%	75.0%	8,519	8,631
Wilmslow No 1 to 6 L.P.s	50.0%	50.0%	18,938	13,294
Two Rivers L.P.	N/A	18.8%	1,165	2,233
Rodamco North America N.V.	N/A	N/A	N/A	86,100
<b>10.5 Total</b>			<b>222,782</b>	<b>217,544</b>

- (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)		564,265,850	564,265,850	Fully Paid	Fully Paid
11.2	Changes during current period Exercise of options		1,039,500	1,039,500	Refer 11.5	N/A
11.3	Options				Exercise price	Expiry date (if any)
	Options on issue at the end of the period					
	Issued on 03-09-1998		1,590,000	Nil	\$7.580	03-09-2003
	Issued on 14-09-1998		240,000	Nil	\$7.540	14-09-2003
	Issued on 09-06-1999	(i) (ii)	462,500	Nil	\$9.450	09-06-2004
	Issued on 01-10-1999	(i) (ii)	813,750	Nil	\$9.310	01-10-2004
	Issued on 01-10-1999	(i) (ii)	4,250,000	Nil	\$9.310	01-10-2004
	Issued on 04-11-1999	(i) (ii)	115,000	Nil	\$9.820	04-11-2004
	Issued on 23-12-1999	(i) (ii)	810,000	Nil	\$10.080	23-12-2004
	Issued on 03-02-2000	(i) (ii)	93,750	Nil	\$9.160	03-02-2005
	Issued on 10-04-2000	(i) (ii)	637,500	Nil	\$9.320	10-04-2005
	Issued on 22-05-2000	(i)	8,000,000	Nil	\$8.740	22-05-2005
	Issued on 22-09-2000	(i) (ii)	815,000	Nil	\$12.550	22-09-2005
	Issued on 09-11-2000	(i) (ii)	75,000	Nil	\$13.460	09-11-2005
	Issued on 22-12-2000	(i) (ii)	50,000	Nil	\$14.210	22-12-2005
	Issued on 30-04-2001	(i) (ii)	275,000	Nil	\$13.030	30-04-2006
	Issued on 06-08-2001	(i) (ii)	530,000	Nil	\$15.050	06-08-2006
	Issued on 12-11-2001	(i) (ii)	100,000	Nil	\$17.360	12-11-2006
	Issued on 11-01-2002	(i) (ii)	25,000	Nil	\$17.340	11-01-2007
	Issued on 20-03-2002	(i) (ii)	75,000	Nil	\$17.140	20-03-2007
	Issued on 15-04-2002	(i) (ii)	25,000	Nil	\$17.040	15-04-2007
	Issued on 26-06-2002	(i) (ii)	100,000	Nil	\$15.370	26-06-2007
	Issued on 24-07-2002	(i) (ii)	150,000	Nil	\$14.760	24-07-2007
	Issued on 01-10-2002	(i) (iii)	160,340	Nil	\$0.000	01-10-2007
	Issued on 01-10-2002	(i) (ii)	240,000	Nil	\$13.520	01-10-2007
	Issued on 25-10-2002	(i) (ii)	575,000	Nil	\$12.910	25-10-2007
	Issued on 20-12-2002	(i) (ii)	355,000	Nil	\$13.800	20-12-2007
	Issued on 13-01-2003	(i) (ii)	30,000	Nil	\$13.800	13-01-2008
	Issued on 27-02-2003	(i) (ii)	400,000	Nil	\$13.190	27-02-2008
	Issued on 27-02-2003	(i) (iii)	162,090	Nil	\$0.000	27-02-2010
	Issued on 28-02-2003	(i) (ii)	985,000	Nil	\$13.140	28-02-2008
	Issued on 28-02-2003	(i) (ii)	650,000	Nil	\$13.140	28-02-2010
	Issued on 28-02-2003	(i) (ii)	428,000	Nil	\$13.140	28-02-2008
Issued on 28-02-2003	(i) (iii)	49,750	Nil	\$0.000	28-02-2008	
Issued on 20-03-2003	(i) (iii)	13,390	Nil	\$0.000	20-03-2007	
Issued on 20-03-2003	(i) (iii)	186,752	Nil	\$0.000	20-03-2008	
Issued on 10-06-2003	(i) (iii)	63,290	Nil	\$0.000	10-06-2008	
		23,531,112	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)
<b>Options (continued)</b>						
11.4	Issued during current period					
	Issued on 24-07-2002	(i) (ii)	150,000	Nil	\$14.760	24-07-2007
	Issued on 01-10-2002	(i) (iii)	160,340	Nil	\$0.000	01-10-2007
	Issued on 01-10-2002	(i) (ii)	240,000	Nil	\$13.520	01-10-2007
	Issued on 25-10-2002	(i) (ii)	575,000	Nil	\$12.910	25-10-2007
	Issued on 20-12-2002	(i) (ii)	370,000	Nil	\$13.800	20-12-2007
	Issued on 13-01-2003	(i) (ii)	30,000	Nil	\$13.800	13-01-2008
	Issued on 27-02-2003	(i) (ii)	400,000	Nil	\$13.190	27-02-2008
	Issued on 27-02-2003	(i) (iii)	162,090	Nil	\$0.000	27-02-2010
	Issued on 28-02-2003	(i) (ii)	985,000	Nil	\$13.140	28-02-2008
	Issued on 28-02-2003	(i) (ii)	650,000	Nil	\$13.140	28-02-2010
	Issued on 28-02-2003	(i) (ii)	428,000	Nil	\$13.140	28-02-2008
	Issued on 28-02-2003	(i) (iii)	49,750	Nil	\$0.000	28-02-2008
	Issued on 20-03-2003	(i) (iii)	13,390	Nil	\$0.000	20-03-2007
	Issued on 20-03-2003	(i) (iii)	186,752	Nil	\$0.000	20-03-2008
	Issued on 10-06-2003	(i) (iii)	63,290	Nil	\$0.000	10-06-2008
			4,463,612	Nil		
11.5	Exercised during current period and extinguished by the issuance of new shares					
	Issued on 23-06-1995		49,500	Nil	\$2.246	18-08-2002
	Issued on 13-11-1997		525,000	Nil	\$5.990	13-11-2002
	Issued on 28-11-1997		275,000	Nil	\$6.070	28-11-2002
	Issued on 05-02-1998		175,000	Nil	\$7.100	05-02-2003
	Issued on 23-12-1999	(i) (ii)	15,000	Nil	\$10.080	23-12-2004
			1,039,500	Nil		
11.6	Exercised during current period and extinguished by the transfer of existing shares					
	Issued on 09-06-1999	(i) (ii)	51,250	Nil	\$9.450	09-06-2004
	Issued on 01-10-1999	(i) (ii)	111,250	Nil	\$9.310	01-10-2004
	Issued on 03-02-2000	(i) (ii)	31,250	Nil	\$9.160	03-02-2005
	Issued on 10-04-2000	(i) (ii)	12,500	Nil	\$9.320	10-04-2005
			206,250	Nil		
11.7	Expired during current period					
	Issued on 09-06-1999	(i) (ii)	53,750	Nil	\$9.450	09-06-2004
	Issued on 22-09-2000	(i) (ii)	55,000	Nil	\$12.550	22-09-2005
	Issued on 01-11-2000	(i) (ii)	125,000	Nil	\$13.100	01-11-2005
	Issued on 09-11-2000	(i) (ii)	30,000	Nil	\$13.460	09-11-2005
	Issued on 22-12-2000	(i) (ii)	20,000	Nil	\$14.210	22-12-2005
	Issued on 30-04-2001	(i) (ii)	100,000	Nil	\$13.030	30-04-2006
	Issued on 06-08-2001	(i) (ii)	20,000	Nil	\$15.050	06-08-2006
	Issued on 20-12-2002	(i) (ii)	15,000	Nil	\$13.800	20-12-2007
			418,750	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 Board 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 3,828,000 (2002: 1,025,000) ordinary shares were granted during the financial year. This represents 0.7% 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 \$12.0 million (2002: \$4.2 million).

2,750,000 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. The cost of these options would be \$1.6 million (2002: \$0.8 million) per annum over the 5 year term of the options.

650,000 of these options are exercisable as to 25% on and from the fifth anniversary of the grant date; 25% on and from the sixth anniversary of the grant date; and 50% on the seventh anniversary of the grant date. The cost of these options would be \$0.4 million (2002: \$nil) per annum over the 7 year term of the options.

428,000 of these options are exercisable on the fifth anniversary of the grant date. The cost of these options would be \$0.3 million (2002: \$nil) 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 635,612 (2002: nil) ordinary shares were granted during the financial year. This represents 0.1% 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, \$0.9 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 \$8.1 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
<b>SEGMENT REVENUE</b>								
Segment trading revenue	634,870	438,751	425,721	478,336	41,260	13,006	1,101,851	930,093
Equity accounted net profit of associates	-	-	194,160	193,386	28,622	24,158	222,782	217,544
Total segment revenue	634,870	438,751	619,881	671,722	69,882	37,164	1,324,633	1,147,637
Group interest income							2,051	2,260
Proceeds from sale of non-current assets							43,517	34,358
Consolidated total revenue							1,370,201	1,184,255
<b>SEGMENT PROFIT</b>								
Segment result before corporate overheads, interest, sale of investments and taxation	105,346	96,017	284,385	251,625	23,326	20,345	413,057	367,987
Corporate overheads and net interest expense							(52,625)	(79,428)
Tax expense							(72,046)	(54,342)
Consolidated operating profit after tax							288,386	234,217
<b>SEGMENT ASSETS</b>								
Segment assets	134,313	149,601	2,023,240	2,284,237	547,519	599,187	2,705,072	3,033,025
Corporate assets							416,561	180,286
Consolidated total assets							3,121,633	3,213,311
<b>SEGMENT LIABILITIES</b>								
Segment liabilities	162,511	115,247	37,636	63,115	11,596	9,359	211,743	187,721
Corporate liabilities							1,286,721	1,566,159
Consolidated total liabilities							1,498,464	1,753,880
<b>OTHER SEGMENT INFORMATION</b>								
Investment in equity accounted associates included in segment assets	-	-	1,828,276	2,101,087	513,574	577,463	2,341,850	2,678,550
Additions to segment non-current assets	10,688	22,636	9,236	1,017,994	25,528	61,414	45,452	1,102,044
Depreciation and amortisation	10,455	10,208	8,699	12,265	1,287	1,461	20,441	23,934



## 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
<b>SEGMENT REVENUE</b>								
Segment trading revenue	45,221	35,689	828,043	724,835	228,587	169,569	1,101,851	930,093
Equity accounted net profit of associates	222,782	217,544	-	-	-	-	222,782	217,544
Total segment revenue	268,003	253,233	828,043	724,835	228,587	169,569	1,324,633	1,147,637
Group interest income							2,051	2,260
Proceeds from sale of non-current assets							43,517	34,358
Consolidated total revenue							1,370,201	1,184,255
<b>SEGMENT ASSETS</b>								
Segment assets	2,438,551	2,763,863	167,150	171,315	99,371	97,847	2,705,072	3,033,025
Corporate assets							416,561	180,286
Consolidated total assets							3,121,633	3,213,311

### OTHER SEGMENT INFORMATION

Additions to segment non- current assets	20,799	1,001,031	9,288	68,661	15,365	32,352	45,452	1,102,044
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## 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 \$38.3 million arising from differences in tax rates on overseas income; prior year under provision of \$0.5 million; and the benefit of other items of \$1.7 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 final dividend payable on 30 September 2003 will be 50% franked and the interim dividend payable in March 2004 is anticipated to be 50% franked.

## Basis of financial report preparation (continued)

- 13.5 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.

### ***Provisions, Contingent Liabilities and Contingent Assets***

The Group has applied for the first time Accounting Standard AASB 1044: Provisions, Contingent Liabilities and Contingent Assets.

The final dividend for the current period of \$76.5 million (13.55 cents per share) has not been provided for in the Statement of Financial Position, as it was not declared, determined or publicly recommended before 30 June 2003. Previously, dividends were recognised in the financial year to which they related.

There was no impact to the Statement of Financial Performance for the reporting period to 30 June 2003.

Comparatives have not been adjusted to reflect this change in accounting policy.

### ***Foreign Currency Translation***

The Group has adopted the revised Accounting Standard AASB 1012: Foreign Currency Translation. The Group uses forward exchange contracts to hedge specific commitments including US and NZ dollar denominated income, assets and liabilities. Previously, these hedge commitments were not recorded in the Statement of Financial Position. As at 30 June 2003, the unrealised exchange difference in respect of the above foreign exchange contracts are recorded in the Statement of Financial Position as follows:

Item	Jun-03 \$A'000	Jun-02 \$A'000	Dec-02 \$A'000
<b><i>Current Assets</i></b>			
3.7a Receivables under forward exchange and other derivative contracts	14,859	3,453	66,054
3.7b Unrealised exchange loss on forward exchange and other derivative contracts	1,125	1,192	1,852
<b><i>Non-Current Assets</i></b>			
3.15a Receivables under forward exchange and other derivative contracts	65,578	75,046	22,683
3.15b Unrealised exchange loss on forward exchange and other derivative contracts	-	483	-
<b><i>Current Liabilities</i></b>			
3.25a Payables under forward exchange and other derivative contracts	(1,125)	(1,192)	(63,057)
3.25b Unrealised exchange gain on forward exchange and other derivative contracts	(14,859)	(3,453)	(4,849)
<b><i>Non-Current Liabilities</i></b>			
3.30a Payables under forward exchange and other derivative contracts	-	(64,401)	-
3.30b Unrealised exchange gain on forward exchange and other derivative contracts	(65,578)	(11,128)	(22,683)

There is no impact to the Statement of Financial Performance for this change in accounting policy.

## Annual meeting

The annual meeting will be held as follows:

Place

Grand Ballroom, Westin Hotel Sydney

Date

14 November 2003

Time

10.00 am

Approximate date the annual report will be available

30 September 2003

## **Basis of preparing the Appendix 4E 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: 28 August 2003

Print name: Simon Tuxen