



27 February 2013

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

Dear Sir/Madam

**WESTFIELD RETAIL TRUST (ASX: WRT)
PROPERTY COMPENDIUM**

Please find attached the Property Compendium for Westfield Retail Trust.

Yours faithfully
WESTFIELD RETAIL TRUST

A handwritten signature in blue ink, appearing to be "Katherine Grace", written over a light blue grid background.

Katherine Grace
Company Secretary

Encl.

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SHOPPING CENTRE OPERATIONAL
PERFORMANCE REPORT

31 DECEMBER 2012



OVERVIEW OF PORTFOLIO

Westfield Retail Trust's (the Trust) portfolio of shopping centres is geographically diverse, spread across five states and one territory in Australia and New Zealand. These centres are generally located near or in major metropolitan areas, are anchored by long-term tenancies with major retailers and incorporate a wide cross-section of specialty retailers and national chain store operators.

The Trust's shopping centre investments are undertaken through joint ventures and co-ownership arrangements, primarily with Westfield Group and major institutional investors.

The following table sets out the Trust's shopping centre portfolio as of December 31 2012.

	Australia	New Zealand	Total
Centres	38	9	47
Retail Outlets	10,911	1,431	12,342
GLA (million square metres)	3.3	0.4	3.7
Asset Value (billion) ¹	A\$12.2	NZ\$1.3	A\$13.3

1. Trust share of shopping centre assets excluding development projects and construction in progress of \$144.4 million.

Note: Exchange rate as of December 31 2012 was AUD/NZ 1.2613

Key operating statistics for the shopping centre portfolio (including part-owned shopping centres on a 100% basis) for the year ended December 31 2012, as applicable, include the following:

- Comparable shopping centre net property income growth: 2.9%
- Portfolio leased rate: >99.5%
- Weighted average unexpired lease term: 7.1 years (anchor retailers 10.0 years, specialty retailers 3.5 years)
- Total number of lease deals completed: 2,458 with an aggregate of 303,486 square metres

As of December 31 2012, the Trust owned interests in 47 shopping centres in Australia and New Zealand. Of these 47 properties, 26 properties are jointly owned with Westfield Group and 21 properties are held through joint ventures or co-ownership arrangements with both Westfield Group and other parties. As of December 31 2012, the book value of the Trust's proportional interest (excluding work in progress and assets held for redevelopment) was \$13.3 billion.

GEOGRAPHIC AND RETAILER DIVERSITY AND CLUSTERING PHILOSOPHY

The broad geographical diversity of the Trust's properties provides a diversified revenue base. In addition, the size and geographic diversity of the portfolio significantly reduces the dependence upon any single retailer or shopping centre. On a consolidated basis (excluding work in progress and assets held for redevelopment), as of December 31 2012, the highest value property represented 12.5% of the total book value of shopping centre investments, and the 10 highest value properties represented 52% of the total book value of shopping centre investments.

LEASE STRUCTURES

Approximately 83.5% of total portfolio rental income is derived from specialty stores. Standard specialty shop lease terms are five to seven years with current annual contracted increases of either consumer price index (CPI) plus a fixed percentage, or fixed percentage increases. Anchor retailers generally have lease terms of twenty to twenty-five years with stepped increases throughout the term which can be fixed, CPI based or sales turnover based.

DEVELOPMENT

As of December 31 2012, the Trust had one major development project under construction at Westfield West Lakes with an estimated total cost of \$23.0 million (the Trust's share of total cost).

OPERATIONS

ANCHORS¹

Generally, anchors are major stores whose merchandise appeals to a broad range of shoppers and traditionally have been a significant factor in the public's perception of a shopping centre. The following table sets forth anchors with their broad trading categories, the number of stores leased by each anchor, anchor gross lettable area (GLA), anchor GLA as a percentage of the total portfolio GLA, and the average lease term remaining as of December 31 2012:

Anchor	Number of Anchor Stores	Anchor GLA (000's sqm)	Anchor GLA as a % of Total GLA	Ave Lease Term Remaining (years)
Department Stores				
Myer	22	406.8	11.6%	10.3
David Jones	16	230.3	6.6%	14.5
Farmers	8	56.3	1.6%	12.0
Harris Scarfe	9	26.9	0.8%	8.3
Subtotal	55	720.4	20.6%	11.7
Discount Department Stores				
Target	31	227.6	6.5%	10.8
Kmart	25	177.6	5.1%	6.2
Big W	19	153.6	4.4%	12.1
The Warehouse	3	18.4	0.5%	2.3
Subtotal	78	577.2	16.5%	9.5
Supermarkets				
Coles	35	131.8	3.8%	11.1
Woolworths/Safeway	31	128.1	3.7%	9.6
Foodtown/Countdown	8	32.7	0.9%	5.8
Aldi	15	21.0	0.6%	7.0
Pak N Save	1	6.3	0.2%	11.5
Franklins	3	5.8	0.2%	9.3
Progressive Supa IGA	1	4.7	0.1%	11.9
New World	1	3.4	0.1%	9.7
Food for Less	1	1.3	0.0%	0.0
Subtotal	96	335.0	9.6%	9.7
Cinemas				
Event Cinemas	14	84.2	2.4%	9.4
Hoyts	10	48.1	1.4%	6.6
Village	5	30.2	0.9%	10.1
Birch Carroll & Coyle	2	11.6	0.3%	6.3
Greater Union	2	7.0	0.2%	0.4
Reading Cinemas	1	4.3	0.1%	6.9
Grand Cinemas	1	3.2	0.1%	1.9
Subtotal	35	188.7	5.4%	8.1
Other				
Toys R Us	11	32.3	0.9%	3.9
Bunnings Warehouse	4	30.0	0.9%	5.8
Harvey Norman	5	17.4	0.5%	4.3
Dan Murphy's	7	9.8	0.3%	7.0
Kmart Garden	1	4.2	0.1%	5.9
Subtotal	28	93.7	2.7%	5.0
Total	292	1,915.0	54.8%	10.0

1. All areas are quoted in square metres and exclude current project centres impacts as appropriate.

OPERATIONS

Anchor retailers in Australia and New Zealand occupied approximately 54.8% of the total portfolio GLA as of December 31 2012 and contributed approximately 16.5% of the total portfolio rental income for the year ended December 31 2012, with no single anchor retailer contributing more than 2.5% of portfolio rental income.

SPECIALTY STORES

The following table sets forth with respect to the 10 largest specialty store retailers, by way of either common trading name or through their various operating divisions, the number of specialty stores leased, their specialty store GLA and their specialty store GLA as a percentage of total portfolio GLA, as of December 31 2012:

Specialty Retailer	Number of Specialty Stores Leased	Specialty Store GLA (000's sqm)	Specialty Store GLA as % of Total GLA
Super Retail Group ¹	31	44.8	1.3%
JB HiFi	30	32.7	0.9%
Just Group	223	30.9	0.9%
Cotton On	156	26.3	0.8%
Best & Less ²	26	24.1	0.7%
Dick Smith ³	31	20.9	0.6%
Specialty Fashion Group ⁴	132	19.3	0.6%
Australian Pharmaceutical ⁵	45	18.7	0.5%
James Pascoe Group ⁶	121	18.7	0.5%
BB Retail Capital ⁷	155	17.9	0.5%
Total	950	254.3	7.3%

1. Super Retail Group includes Rebel Sport, Ray's Outdoors and Supercheap Auto.

2. Best & Less includes The Kidstore.

3. Dick Smith includes Dick Smith Electronics and Dick Smith Powerhouse.

4. Specialty Fashion Group includes Millers, Katies, Autograph, City Chic, Crossroads and La Senza.

5. Australian Pharmaceutical Industries includes Priceline, Priceline Pharmacy and Soul Pattinson.

6. James Pascoe Group includes Prouds Jewellers, Angus & Coote, Goldmark, Pascoes the Jewellers, Stevens, Stewart Dawsons Jewellers, Kids by Farmers, Whitcoulls, and Borders (NZ).

7. BB Retail Capital includes Diva, Bras N Things, Dusk, Adairs and Lovisa.

The 10 largest specialty store retailers in the portfolio occupied approximately 7.3% of the total portfolio GLA as of December 31 2012 and contributed approximately 9.7% of the total rental income for the year ended December 31 2012, with no single retailer contributing more than 2.0% of portfolio rental income.

SALES

The following table sets forth total retailer sales and the percentage change for the periods presented on a previous corresponding period basis:

Year Ended December 31	Australia		New Zealand	
	Total Sales (billions)	% Change	Total Sales (billions)	% Change
2012 ¹	A\$19.3	1.4%	NZ\$2.0	1.3%
2011	A\$20.6	0.8%	NZ\$2.2	3.9%
2010	A\$20.4	0.1%	NZ\$2.1	0.9%

1. Excludes sales from centres disposed of in the 12 months ended 31 December 2012.

Note: The prior year disclosures have not been restated for asset purchases and dispositions by the Trust in 2012.

OPERATIONS

Reported sales per square metre for specialty store retailers and percentage change in total sales for the periods presented were as follows:

Australia			
Year Ended December 31	2012	2011	2010
Reported specialty shop sales per square metre ¹	A\$9,852	A\$9,740	A\$9,681
Change in comparable specialty store/shop sales from prior period	0.5%	1.5%	(0.3%)

New Zealand			
Year Ended December 31	2012	2011	2010
Reported specialty shop sales per square metre ¹	NZ\$8,520	NZ\$8,126	NZ\$7,757
Change in comparable specialty store/shop sales from prior period	0.1%	1.9%	0.4%

1. The basket of comparable shopping centres can vary from year to year.

LEASED RATE

Leased rate is calculated on the basis of signed or agreed leases. In Australia and New Zealand, anchors lease their space and as such, the leased rate includes anchor GLA. The following table sets forth the leased rate as of the dates presented:

As of December 31	2012	2011	2010
Leased rate	>99.5%	>99.5%	>99.5%

OCCUPANCY COSTS

The following table sets forth occupancy costs as a percentage of sales for reporting specialty store retailers for the periods presented:

Year Ended December 31	2012	2011	2010
Occupancy costs as a percentage of sales	19.2%	18.6%	18.3%

PERCENTAGE OF RENT RELATED TO SALES

The following table sets forth the percentage of annual rental income which was derived from contracted base rent under leases and the percentage which was directly related to the level of retailer sales, for all retailers for the periods presented:

Year Ended December 31	2012	2011	2010
Contracted base rent	98.9%	99.1%	98.9%
Percentage rent based on retailer sales	1.1%	0.9%	1.1%
Total	100%	100%	100%

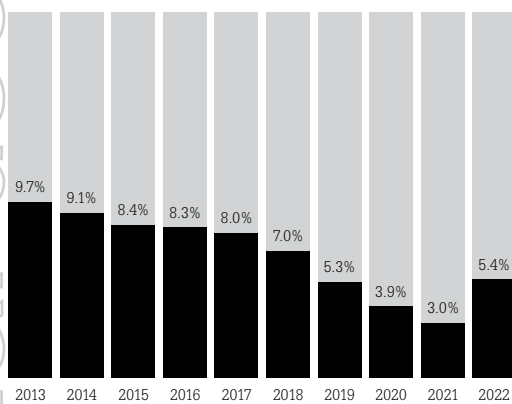
OPERATIONS

LEASE EXPIRY PROFILE

The following graph and table sets out the lease expiry profile for the Trust's total shopping centre portfolio across the two regions, inclusive of both specialty store and anchors leased as of December 31 2012:

Expiring per year:	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
GLA (000's sqm)	334	314	289	286	274	240	183	135	103	187

Total Portfolio
% Leased Area

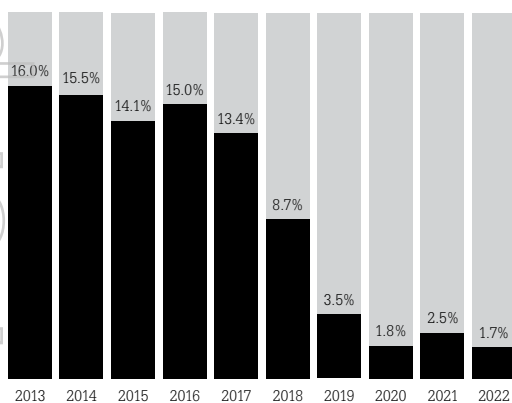


SPECIALTY STORE LEASE EXPIRATIONS

The following graph and table sets out a summary of scheduled lease expirations for specialty store leases in place as of December 31 2012:

Expiring per year:	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
GLA (000's sqm)	245	238	215	230	205	132	54	27	38	27
No. specialty store leases expiring	2,108	1,932	1,843	1,953	1,561	756	233	63	52	35

Specialty and Mini Major
% Lease Area



OPERATIONS

AVERAGE SPECIALTY SHOP RENTAL RATES

The following table sets forth the average base rent on a per square metre basis of the specialty shops and the percentage increase for Australia and New Zealand as of the dates presented:

As of December 31	Average Annual Base Rent per Square Metre		% Increase on a Comparable Basis
	Australia	New Zealand	
2012	A\$1,522	NZ\$1,123	2.5%
2011	A\$1,467	NZ\$1,066	3.5%
2010	A\$1,430	NZ\$1,059	3.7%

SEASONALITY

The following table sets out total store sales by quarter and leased rate at quarter end for the periods indicated:

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
	(millions)			

AUSTRALIA**2012 Quarterly Data:**

Total Sales ¹	A\$4,360	A\$4,598	A\$4,521	A\$5,846
Leased Rate	>99.5%	99.5%	99.5%	>99.5%

2011 Quarterly Data:

Total Sales	A\$4,630	A\$4,921	A\$4,803	A\$6,234
Leased Rate	>99.5%	>99.5%	>99.5%	>99.5%

2010 Quarterly Data:

Total Sales	A\$4,642	A\$4,809	A\$4,831	A\$6,159
Leased Rate	>99.5%	>99.5%	99.5%	>99.5%

NEW ZEALAND**2012 Quarterly Data:**

Total Sales ¹	NZ\$453	NZ\$485	NZ\$466	NZ\$609
Leased Rate	>99.0%	99.5%	99.5%	>99.5%

2011 Quarterly Data:

Total Sales	NZ\$476	NZ\$542	NZ\$523	NZ\$680
Leased Rate	>99.5%	>99.5%	>99.5%	>99.0%

2010 Quarterly Data:

Total Sales	NZ\$480	NZ\$517	NZ\$497	NZ\$637
Leased Rate	>99.5%	>99.5%	>99.5%	>99.5%

1. Excludes sales from centres disposed of in the 12 months ended 31 December 2012.

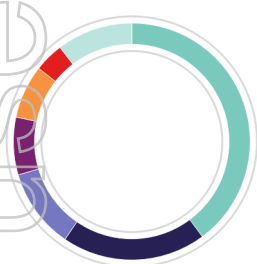
Summary

At 31 December 2012	Australia	New Zealand	Total
Centres	38	9	47
Retail Outlets	10,911	1,431	12,342
Gross Lettable Area (million sqm)	3.3	0.4	3.7
Portfolio Leased	>99.5%	>99.5%	>99.5%
Total Annual Sales (billion)	A\$19.3	NZ\$2.0	A\$20.9
Asset Value (billion) ¹	A\$12.2	NZ\$1.3	A\$13.3
Weighted Average Yield	5.9%	7.5%	6.0%

1. Westfield Retail Trust share of shopping centre assets, excluding development projects and construction in progress of \$144.4 million.

Geographical Diversification

By Gross Lettable Area



New South Wales	40%
Victoria	20%
Queensland	11%
South Australia	8%
Western Australia	7%
Australian Capital Territory	4%
New Zealand	10%

By Asset Value ¹



New South Wales	51%
Victoria	15%
Queensland	12%
South Australia	4%
Western Australia	6%
Australian Capital Territory	4%
New Zealand	8%

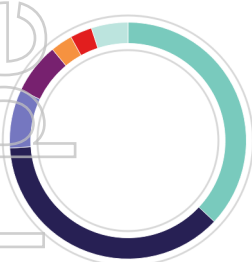
By Net Operating Income



New South Wales	49%
Victoria	15%
Queensland	12%
South Australia	4%
Western Australia	7%
Australian Capital Territory	4%
New Zealand	10%

1. Based on the Trust's share of shopping centre assets excluding development projects and construction in progress.

Joint Venture Partners ¹



WRT	37%
WDC	37%
AMP	8%
Dexus	7%
GIC	3%
GPT	3%
Other ²	5%

1. Based on the total share of shopping centre assets excluding development projects and construction in progress.

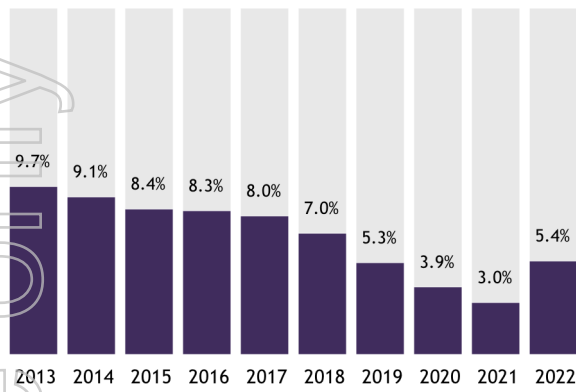
2. Other includes APPF, Perron, LaSalle, ISPT, UniSuper and QIC.

Lease Expiry Profile

By Total Area

The following graph sets out the lease expiry profile for the Trust's total shopping centre portfolio across the two regions, inclusive of both speciality retailers and anchors as of 31 December 2012:

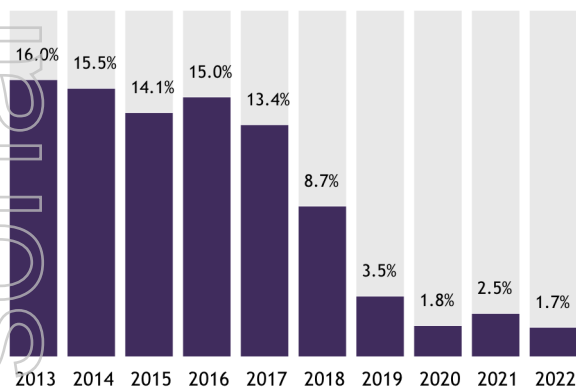
% Leased Area



By Specialty Store Area

The following graph sets out a summary of scheduled lease expirations for speciality store leases in place as of 31 December 2012:

% Leased Area



Portfolio Overview - Australia

At 31 December 2012	Interest	Fair Value (\$m)	Estimated Yield	Total Annual Sales (\$m)	Annual Sales Growth	Specialty Annual Sales \$PSM	Lettable Area SQM	Number of Retailers
Australian Capital Territory								
Belconnen	50.0%	390	6.13%	501	(2.6%)	7,903	94,482	287
Woden	25.0%	163	6.25%	392	0.2%	9,125	72,311	257
New South Wales								
Bondi Junction	50.0%	1,092	5.25%	961	(0.6%)	12,520	128,090	517
Burwood	50.0%	403	6.00%	414	2.0%	9,484	63,575	250
Chatswood	50.0%	453	6.00%	490	(3.0%)	8,872	76,858	285
Figtree	50.0%	78	7.50%	175	4.1%	8,846	22,000	99
Hornsby	50.0%	443	6.00%	619	1.3%	7,662	99,987	338
Hurstville	25.0%	145	7.00%	404	2.1%	9,329	62,544	262
Kotara	50.0%	354	6.25%	449	(1.2%)	9,460	68,712	262
Liverpool	25.0%	220	6.25%	470	7.8%	8,222	85,444	342
Miranda	25.0%	346	5.75%	681	(2.9%)	11,547	107,929	397
Mt Druitt	25.0%	116	7.00%	386	1.2%	7,819	59,693	242
North Rocks	50.0%	59	7.50%	143	0.8%	7,143	22,621	89
Parramatta	25.0%	397	5.75%	707	(2.6%)	10,010	137,214	494
Penrith	25.0%	272	6.00%	594	1.2%	10,258	92,081	348
Tuggerah	50.0%	328	6.25%	470	(1.6%)	7,939	83,492	266
Warrawong	50.0%	95	8.00%	207	1.1%	6,285	57,820	143
Warringah Mall	25.0%	281	6.00%	714	0.3%	9,614	125,188	320
Westfield Sydney	50.0%	1,662	5.29%	837	5.7%	15,660	166,843	369
Queensland								
Chermside	50.0%	784	5.50%	876	(1.9%)	13,692	150,779	411
Garden City	50.0%	458	6.00%	567	(0.4%)	9,870	98,651	314
Helensvale	25.0%	95	6.50%	339	2.5%	10,067	44,561	187
North Lakes	25.0%	109	6.25%	390	5.9%	9,613	61,412	216
Strathpine	50.0%	141	7.25%	265	0.4%	8,417	44,781	164
South Australia								
Marion	25.0%	288	5.90%	783	(0.4%)	10,716	133,942	335
Tea Tree Plaza	18.8%	128	6.13%	473	(1.3%)	10,104	93,508	256
West Lakes	25.0%	104	6.38%	372	(1.1%)	9,549	60,818	213
Victoria								
Airport West	25.0%	85	7.00%	290	2.0%	7,241	52,118	176
Doncaster	25.0%	394	5.50%	840	3.8%	12,100	123,004	439
Fountain Gate	50.0%	715	5.75%	704	0.4%	9,898	174,635	474
Geelong	25.0%	125	6.25%	279	1.7%	8,457	51,626	184
Knox	25.0%	258	6.50%	703	(1.6%)	8,605	137,821	396
Plenty Valley	25.0%	76	6.50%	312	5.4%	6,655	53,821	182
Southland	25.0%	333	5.90%	787	0.3%	8,793	129,076	407
Western Australia								
Carousel	50.0%	464	5.75%	569	4.7%	10,862	82,325	294
Innaloo	50.0%	134	7.00%	294	5.3%	8,536	47,404	174
Karinyup	16.7%	103	6.00%	429	2.3%	10,991	59,691	219
Whitford City	25.0%	151	6.75%	456	3.0%	8,259	77,771	303

Portfolio Overview - New Zealand

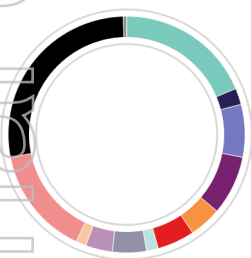
At 31 December 2012	Interest	Fair Value NZ\$m	Estimated Yield	Total Annual Sales NZ\$m	Annual Sales Growth	Specialty Annual Sales NZ \$PSM	Lettable Area SQM	Number of Retailers
Albany	50.0%	208	6.75%	314	2.7%	9,956	53,132	145
Chartwell	50.0%	87	8.50%	127	(0.1%)	5,914	28,980	129
Glenfield	50.0%	53	8.50%	142	0.8%	5,163	30,634	118
Manukau	50.0%	169	7.63%	221	(1.5%)	8,014	45,549	199
Newmarket	50.0%	123	7.25%	130	(1.0%)	10,517	31,524	121
Queensgate	50.0%	158	7.25%	233	1.5%	7,460	51,542	183
Riccarton	50.0%	215	8.00%	421	3.7%	11,144	55,405	198
St Lukes	50.0%	236	6.88%	273	1.6%	10,386	46,971	194
WestCity	50.0%	92	8.38%	155	(1.6%)	6,535	36,178	144



Overview

Westfield Belconnen is one of Canberra's largest shopping centres, located in the northern suburbs approximately 13 kilometres from Canberra CBD. The centre caters to a trade area population of approximately 183,000 residents. The centre was redeveloped and refurbished in 2011 to include a new Target discount department store and a range of new specialty retailers.

Centre Composition by GLA



- Myer
- Harris Scarfe
- Target
- K Mart
- Coles
- Woolworths
- Aldi
- Cinemas
- Toys R Us
- Dan Murphys
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	17,639	18.67%
Harris Scarfe	2,103	2.23%
Target	6,807	7.20%
K Mart	7,654	8.10%
Coles	4,151	4.39%
Woolworths	4,820	5.10%
Aldi	1,525	1.61%
Cinemas	4,380	4.64%
Toys R Us	3,445	3.65%
Dan Murphys	1,328	1.41%
Major Tenant Sub-Total	53,852	57.00%
Mini-Majors	14,065	14.89%
Specialties	26,147	27.67%
Offices	418	0.44%
Total	94,482	100.00%
Number of Retailers		287

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$390.0
Valuation Date	Dec-12
Estimated Yield	6.13%
Centre First Opened	1978
Centre Redeveloped	2011

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	8.3 ha
Car Park Spaces	2,880

Retail Sales Information²

Annual Sales (\$ million)	\$501.0
Annual Sales Growth	(2.6%)
Specialty Sales	\$7,903 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.8 bn	\$2.8 bn
Population	183,460	183,460

1. WRT interest at 31 December 2012.

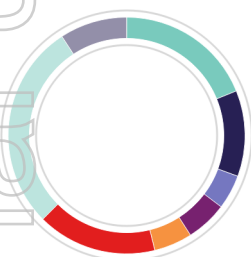
2. 12 months to 31 December 2012.



Overview

Westfield Woden is located approximately 8 kilometres south of Canberra CBD. The centre has approximately 257 retailers and caters to a trade area population of approximately 409,000 residents. The centre is centrally located in the Woden town centre and services local government buildings.

Centre Composition by GLA



- David Jones
- Big W
- Coles
- Woolworths
- Cinemas
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
David Jones	13,634	18.85%
Big W	8,492	11.74%
Coles	3,400	4.70%
Woolworths	4,078	5.64%
Cinemas	3,778	5.22%
Major Tenant Sub-Total	33,382	46.16%
Mini-Majors	11,808	16.33%
Specialties	20,477	28.32%
Offices	6,645	9.19%
Total	72,311	100.00%
Number of Retailers		257

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$162.5
Valuation Date	Dec-12
Estimated Yield	6.25%
Centre First Opened	1972
Centre Redeveloped	1995

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) GPT Wholesale Fund (50%)
Centre Manager	Westfield Group
Site Area	9.1 ha
Car Park Spaces	2,388

Retail Sales Information²

Annual Sales (\$ million)	\$392.3
Annual Sales Growth	0.2%
Specialty Sales	\$9,125 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.8 bn	\$6.2 bn
Population	174,742	408,867

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

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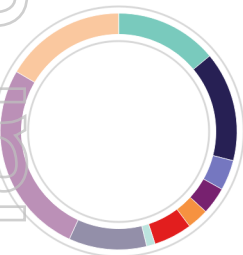
Westfield Bondi Junction New South Wales



Overview

Westfield Bondi Junction is located only 6 kilometres east of the Sydney CBD, and provides over 500 retailers. The centre caters to a trade area population of approximately 284,000 residents and is one of the strongest performing centres with specialty sales of approximately \$12,500 per square metre.

Centre Composition by GLA



- Myer
- David Jones
- Target
- Coles
- Woolworths
- Cinemas
- Harvey Norman
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	17,887	13.96%
David Jones	19,234	15.02%
Target	5,311	4.15%
Coles	4,758	3.71%
Woolworths	3,750	2.93%
Cinemas	6,719	5.25%
Harvey Norman	1,500	1.17%
Major Tenant Sub-Total	59,158	46.18%
Mini-Majors	13,641	10.65%
Specialties	34,089	26.61%
Offices	21,203	16.55%
Total	128,090	100.00%
Number of Retailers		517

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$1,091.9
Valuation Date	Dec-12
Estimated Yield	5.25%
Centre First Opened	1970
Centre Redeveloped	2003

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	2.8 ha
Car Park Spaces	3,304

Retail Sales Information²

Annual Sales (\$ million)	\$961.3
Annual Sales Growth	(0.6%)
Specialty Sales	\$12,520 psm

Demographics

	MTA	TTA
Retail Expenditure	\$3.4 bn	\$4.1 bn
Population	222,261	283,753

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

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Centre Data

Tenant	GLA	%
David Jones	14,658	23.06%
Target	5,933	9.33%
K Mart	6,121	9.63%
Coles	3,919	6.16%
Woolworths	3,625	5.70%
Cinemas	5,697	8.96%
Major Tenant Sub-Total	39,953	62.84%
Mini-Majors	1,349	2.12%
Specialties	22,273	35.03%
Total	63,575	100.00%
Number of Retailers		250

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$402.6
Valuation Date	Dec-12
Estimated Yield	6.00%
Centre First Opened	1966
Centre Redeveloped	2000

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	3.2 ha
Car Park Spaces	3,014

Retail Sales Information²

Annual Sales (\$ million)	\$414.0
Annual Sales Growth	2.0%
Specialty Sales	\$9,484 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.9 bn	\$4.4 bn
Population	222,553	349,982

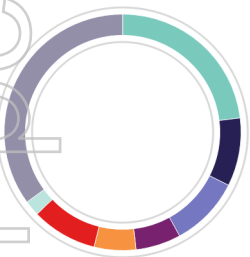
1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

Overview

Westfield Burwood is centrally located in Sydney's inner west, approximately 12 kilometres from Sydney's CBD. The centre has approximately 250 retailers and caters to a trade area population of approximately 350,000 residents. Located within the main shopping strip of Burwood, the centre is well serviced by public transport, with easy access to Burwood railway station.

Centre Composition by GLA



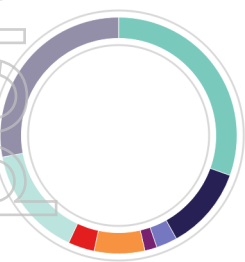
- David Jones
- Target
- K Mart
- Coles
- Woolworths
- Cinemas
- Mini-Majors
- Specialties



Overview

Westfield Chatswood is located approximately 11 kilometres north of Sydney CBD. The centre has approximately 285 retailers and caters to a trade area population of approximately 381,000 residents. Located within the centre of the Chatswood CBD, the centre also benefits from the large office workforce.

Centre Composition by GLA



- Myer
- Target
- Coles
- Aldi
- Cinemas
- Toys R Us
- Mini-Majors
- Specialties

Centre Data

Tenant	GLA	%
Myer	23,429	30.48%
Target	8,757	11.39%
Coles	2,217	2.88%
Aldi	1,284	1.67%
Cinemas	5,301	6.90%
Toys R Us	2,766	3.60%
Major Tenant Sub-Total	43,753	56.93%
Mini-Majors	11,641	15.15%
Specialties	21,465	27.93%
Total	76,858	100.00%
Number of Retailers		285

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$452.9
Valuation Date	Dec-12
Estimated Yield	6.00%
Centre First Opened	1987
Centre Redeveloped	1999

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	2.3 ha
Car Park Spaces	2,880

Retail Sales Information²

Annual Sales (\$ million)	\$490.2
Annual Sales Growth	(3.0%)
Specialty Sales	\$8,872 psm

Demographics

	MTA	TTA
Retail Expenditure	\$3.9 bn	\$5.8 bn
Population	253,396	380,899

1. WRT interest at 31 December 2012.

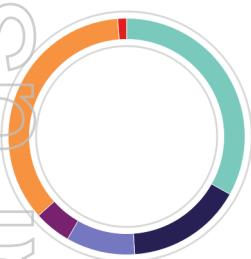
2. 12 months to 31 December 2012.



Overview

Westfield Figtree is located in City of Wollongong, within the South Coast region of New South Wales approximately 85km from Sydney. The centre is a sub-regional centre and caters to a trade area population of approximately 166,600 residents.

Centre Composition by GLA



- K Mart
- Coles
- Woolworths
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
K Mart	7,287	33.12%
Coles	3,470	15.77%
Woolworths	2,072	9.42%
Major Tenant Sub-Total	12,829	58.32%
Mini-Majors	1,106	5.03%
Specialties	7,799	35.45%
Offices	265	1.20%
Total	22,000	100.00%
Number of Retailers		99

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$77.5
Valuation Date	Dec-12
Estimated Yield	7.50%
Centre First Opened	1965
Centre Redeveloped	2008

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	5.1 ha
Car Park Spaces	940

Retail Sales Information²

Annual Sales (\$ million)	\$175.2
Annual Sales Growth	4.1%
Specialty Sales	\$8,846 psm

Demographics

	MTA	TTA
Retail Expenditure	\$1.1 bn	\$2.0 bn
Population	89,450	166,592

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

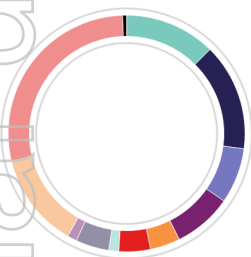
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Overview

Westfield Hornsby is located approximately 26 kilometres north of Sydney CBD. The centre provides a broad range of retail offerings with over 300 retailers. The centre caters to a trade area population of approximately 197,000 residents. The centre is easily accessible by a broad range of customers, situated on the Pacific Highway and well serviced by public transport with easy access to the Hornsby railway station.

Centre Composition by GLA



- Myer
- David Jones
- Target
- K Mart
- Coles
- Woolworths
- Aldi
- Cinemas
- Dan Murphys
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	12,422	12.42%
David Jones	14,642	14.64%
Target	7,598	7.60%
K Mart	8,000	8.00%
Coles	4,080	4.08%
Woolworths	4,324	4.32%
Aldi	1,357	1.36%
Cinemas	4,562	4.56%
Dan Murphys	1,300	1.30%
Major Tenant Sub-Total	58,284	58.29%
Mini-Majors	12,940	12.94%
Specialties	28,217	28.22%
Offices	545	0.55%
Total	99,987	100.00%
Number of Retailers		338

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$442.7
Valuation Date	Dec-12
Estimated Yield	6.00%
Centre First Opened	1961
Centre Redeveloped	2001

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	6.6 ha
Car Park Spaces	3,200

Retail Sales Information²

Annual Sales (\$ million)	\$619.4
Annual Sales Growth	1.3%
Specialty Sales	\$7,662 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.7 bn	\$2.8 bn
Population	185,474	197,312

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

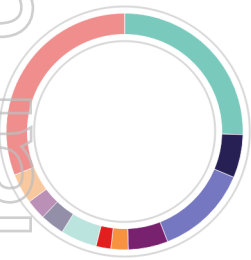
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Overview

Westfield Hurstville is located approximately 20km south-west of the Sydney CBD. The centre has approximately 262 retailers and is located in densely populated Hurstville with a trade area population of approximately 251,000 residents. Westfield Hurstville is strategically positioned on the major arterial road linking the Hurstville commercial and retail centre to the Hurstville CBD.

Centre Composition by GLA



- Myer
- Target
- K Mart
- Coles
- Aldi
- Food For Less
- Cinemas
- Toys R Us
- Dan Murphys
- Mini-Majors
- Specialties

Centre Data

Tenant	GLA	%
Myer	15,899	25.42%
Target	3,698	5.91%
K Mart	7,968	12.74%
Coles	3,395	5.43%
Aldi	1,480	2.37%
Food For Less	1,266	2.02%
Cinemas	3,102	4.96%
Toys R Us	2,059	3.29%
Dan Murphys	1,720	2.75%
Major Tenant Sub-Total	40,587	64.89%
Mini-Majors	2,577	4.12%
Specialties	19,381	30.99%
Total	62,544	100.00%
Number of Retailers		262

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$145.0
Valuation Date	Dec-12
Estimated Yield	7.00%
Centre First Opened	1978
Centre Redeveloped	1990

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) Dexus (50%)
Centre Manager	Westfield Group
Site Area	3.6 ha
Car Park Spaces	3,020

Retail Sales Information²

Annual Sales (\$ million)	\$404.3
Annual Sales Growth	2.1%
Specialty Sales	\$9,329 psm

Demographics

	MTA	TTA
Retail Expenditure	\$3.1 bn	\$3.1 bn
Population	251,006	251,006

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

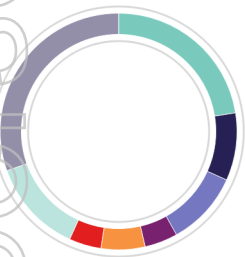
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Overview

Westfield Kotara is one of two major shopping centres to serve metropolitan Newcastle, located 6km south-west of the Newcastle CBD. The centre provides a broad retail offer with approximately 262 retailers and caters to a trade area population of approximately 334,000 residents. Westfield Kotara provides a strong fashion offer with the centre providing Newcastle's only full-line David Jones department store .

Centre Composition by GLA



- David Jones
- Target
- K Mart
- Coles
- Woolworths
- Toys R Us
- Mini-Majors
- Specialties

Centre Data

Tenant	GLA	%
David Jones	15,445	22.48%
Target	6,350	9.24%
K Mart	6,979	10.16%
Coles	3,107	4.52%
Woolworths	4,116	5.99%
Toys R Us	3,018	4.39%
Major Tenant Sub-Total	39,015	56.78%
Mini-Majors	8,826	12.85%
Specialties	20,871	30.37%
Total	68,712	100.00%
Number of Retailers		262

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$354.0
Valuation Date	Dec-12
Estimated Yield	6.25%
Centre First Opened	1965
Centre Redeveloped	2007

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	8.4 ha
Car Park Spaces	2,973

Retail Sales Information²

Annual Sales (\$ million)	\$449.4
Annual Sales Growth	(1.2%)
Specialty Sales	\$9,460 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.6 bn	\$4.0 bn
Population	210,654	333,782

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.



Centre Data

Tenant	GLA	%
Myer	13,334	15.61%
Target	8,250	9.66%
Big W	8,291	9.70%
Coles	3,876	4.54%
Woolworths	3,659	4.28%
Cinemas	7,800	9.13%
Toys R Us	3,260	3.82%
Major Tenant Sub-Total	48,470	56.73%
Mini-Majors	7,371	8.63%
Specialties	29,602	34.65%
Total	85,444	100.00%
Number of Retailers		342

Overview

Westfield Liverpool is located approximately 35km south west of the Sydney CBD. The centre has approximately 342 retailers and captures a trade area population of approximately 422,000 residents. The centre is located in the heart of Liverpool's commercial and retail area, and has the potential to benefit from the forecast population growth in the south western region, which is forecast to be one of Sydney's fastest growing regions over the next 20 years.

Centre Composition by GLA



- Myer
- Target
- Big W
- Coles
- Woolworths
- Cinemas
- Toys R Us
- Mini-Majors
- Specialties

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$220.0
Valuation Date	Dec-12
Estimated Yield	6.25%
Centre First Opened	1972
Centre Redeveloped	2006

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) AMP (50%)
Centre Manager	Westfield Group
Site Area	7.3 ha
Car Park Spaces	3,558

Retail Sales Information²

Annual Sales (\$ million)	\$470.0
Annual Sales Growth	7.8%
Specialty Sales	\$8,222 psm

Demographics

	MTA	TTA
Retail Expenditure	\$3.1 bn	\$4.4 bn
Population	295,567	422,144

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

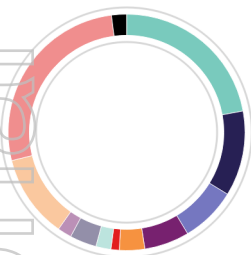
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Overview

Westfield Miranda is the largest shopping centre in Sydney's south and is located approximately 30 kilometres from Sydney CBD. The centre provides a broad retail offer with approximately 397 retailers, and caters for a trade area population of approximately 387,000 residents. The centre is one of the best performing centres, with specialty sales trading at approximately \$11,500 per square metre.

Centre Composition by GLA



- Myer
- David Jones
- Target
- Big W
- Woolworths
- Aldi
- Franklins
- Cinemas
- Toys R Us
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	23,863	22.11%
David Jones	12,590	11.67%
Target	8,217	7.61%
Big W	6,627	6.14%
Woolworths	3,734	3.46%
Aldi	1,227	1.14%
Franklins	2,215	2.05%
Cinemas	3,939	3.65%
Toys R Us	2,067	1.92%
Major Tenant Sub-Total	64,479	59.74%
Mini-Majors	12,313	11.41%
Specialties	28,926	26.80%
Offices	2,210	2.05%
Total	107,929	100.00%
Number of Retailers		397

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$345.7
Valuation Date	Dec-12
Estimated Yield	5.75%
Centre First Opened	1964
Centre Redeveloped	1994

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) Dexus (50%)
Centre Manager	Westfield Group
Site Area	7.3 ha
Car Park Spaces	4,326

Retail Sales Information²

Annual Sales (\$ million)	\$680.5
Annual Sales Growth	(2.9%)
Specialty Sales	\$11,547 psm

Demographics

	MTA	TTA
Retail Expenditure	\$3.1 bn	\$5.1 bn
Population	223,156	387,136

1. WRT interest at 31 December 2012.

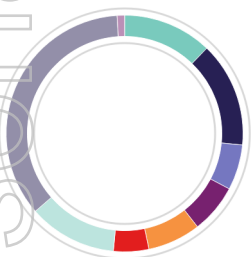
2. 12 months to 31 December 2012.



Overview

Westfield Mt DrUITT is located in the heart of Sydney's western suburbs, approximately 43km from Sydney CBD. The centre has approximately 242 retailers and caters for a trade area population of approximately 167,000 residents. The centre is well serviced by public transport with its proximity to Mt DrUITT railway station and bus and taxi services making it convenient and accessible. The centre's single-level construction reinforces its appeal as a convenient shopping location. It enjoys strong customer loyalty and is considered to be the community town centre.

Centre Composition by GLA



- Target
- K Mart
- Coles
- Woolworths
- Cinemas
- Harvey Norman
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Target	7,281	12.20%
K Mart	8,571	14.36%
Coles	3,702	6.20%
Woolworths	3,998	6.70%
Cinemas	4,323	7.24%
Harvey Norman	2,881	4.83%
Major Tenant Sub-Total	30,755	51.52%
Mini-Majors	7,200	12.06%
Specialties	21,129	35.40%
Offices	609	1.02%
Total	59,693	100.00%
Number of Retailers		242

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$116.2
Valuation Date	Dec-12
Estimated Yield	7.00%
Centre First Opened	1973
Centre Redeveloped	2005

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) Dexus (50%)
Centre Manager	Westfield Group
Site Area	15.7 ha
Car Park Spaces	2,452

Retail Sales Information²

Annual Sales (\$ million)	\$385.7
Annual Sales Growth	1.2%
Specialty Sales	\$7,819 psm

Demographics

	MTA	TTA
Retail Expenditure	\$1.7 bn	\$1.7 bn
Population	167,319	167,319

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

For more information contact your local Westfield Retail Trust representative

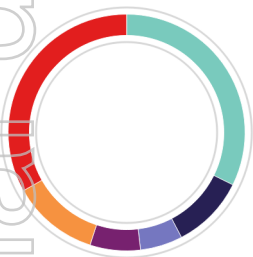
Westfield North Rocks New South Wales



Overview

Westfield North Rocks is located in the Hills district approximately 27 kilometres north west of the Sydney CBD. The centre serves a trade area population of approximately 151,000 residents.

Centre Composition by GLA



Centre Data

Tenant	GLA	%
K Mart	7,305	32.29%
Coles	2,272	10.04%
Aldi	1,307	5.78%
Franklins	1,558	6.89%
Major Tenant Sub-Total	12,442	55.00%
Mini-Majors	2,676	11.83%
Specialties	7,504	33.17%
Total	22,621	100.00%
Number of Retailers		89

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$59.2
Valuation Date	Dec-12
Estimated Yield	7.50%
Centre First Opened	1975
Centre Redeveloped	2007

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	4.4 ha
Car Park Spaces	1,001

Retail Sales Information²

Annual Sales (\$ million)	\$143.4
Annual Sales Growth	0.8%
Specialty Sales	\$7,143 psm

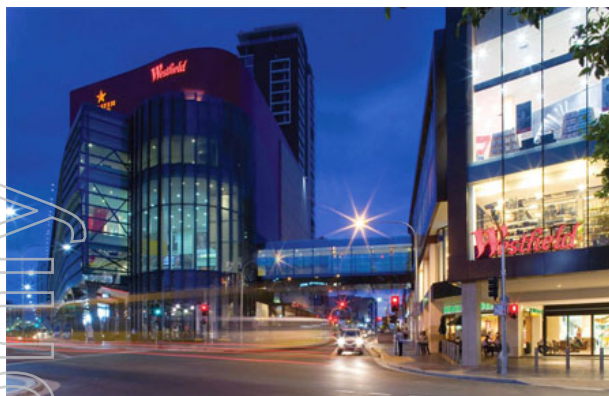
Demographics

	MTA	TTA
Retail Expenditure	\$1.7 bn	\$2.0 bn
Population	126,169	151,764

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

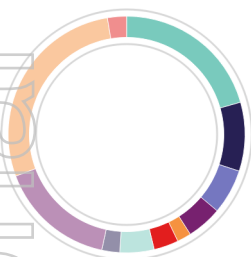
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Overview

Westfield Parramatta is located approximately 30 kilometres west of Sydney CBD and is one of Australia's largest shopping centres offering a broad mix of approximately 494 stores. The centre is located in the heart of Sydney's second CBD and has one of the largest trade area population of approximately 676,000 residents. The centre also benefits from the large office workforce employed in Parramatta.

Centre Composition by GLA



- Myer
- David Jones
- Target
- K Mart
- Coles
- Woolworths
- Cinemas
- Toys R Us
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	28,272	20.60%
David Jones	12,905	9.40%
Target	8,438	6.15%
K Mart	6,592	4.80%
Coles	2,637	1.92%
Woolworths	4,622	3.37%
Cinemas	6,396	4.66%
Toys R Us	3,370	2.46%
Major Tenant Sub-Total	73,231	53.37%
Mini-Majors	21,838	15.92%
Specialties	38,579	28.12%
Offices	3,566	2.60%
Total	137,214	100.00%
Number of Retailers		494

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$396.8
Valuation Date	Dec-12
Estimated Yield	5.75%
Centre First Opened	1975
Centre Redeveloped	2006

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) GIC (50%)
Centre Manager	Westfield Group
Site Area	6.4 ha
Car Park Spaces	4,661

Retail Sales Information²

Annual Sales (\$ million)	\$706.9
Annual Sales Growth	(2.6%)
Specialty Sales	\$10,010 psm

Demographics

	MTA	TTA
Retail Expenditure	\$4.2 bn	\$7.5 bn
Population	373,736	676,600

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

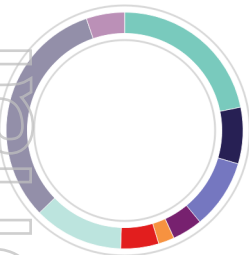
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Overview

Westfield Penrith is located in the Penrith regional hub, approximately 55km west of the Sydney CBD. The centre provides a broad retail offer in the region, with approximately 348 retailers. The centre caters for a trade area population of approximately 416,000 residents. The centre is strategically located within the main commercial hub of the region and is serviced well by road and rail transport.

Centre Composition by GLA



- Myer
- Target
- Big W
- Woolworths
- Franklins
- Cinemas
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	20,114	21.84%
Target	7,097	7.71%
Big W	8,738	9.49%
Woolworths	3,795	4.12%
Franklins	2,010	2.18%
Cinemas	4,785	5.20%
Major Tenant Sub-Total	46,540	50.54%
Mini-Majors	11,262	12.23%
Specialties	29,460	31.99%
Offices	4,820	5.23%
Total	92,081	100.00%
Number of Retailers		348

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$272.0
Valuation Date	Dec-12
Estimated Yield	6.00%
Centre First Opened	1971
Centre Redeveloped	2005

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) GPT (50%)
Centre Manager	Westfield Group
Site Area	8.6 ha
Car Park Spaces	3,521

Retail Sales Information²

Annual Sales (\$ million)	\$593.6
Annual Sales Growth	1.2%
Specialty Sales	\$10,258 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.2 bn	\$4.8 bn
Population	176,738	416,616

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

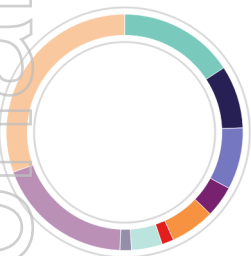
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Overview

Westfield Tuggerah is located within the central coast region of New South Wales approximately 90 kilometres north of Sydney CBD. The centre provides a broad retail offer in the region with approximately 266 retailers and caters for a trade area population of approximately 230,000 residents.

Centre Composition by GLA



- David Jones
- Target
- Big W
- Coles
- Woolworths
- Aldi
- Cinemas
- Dan Murphys
- Mini-Majors
- Specialties

Centre Data

Tenant	GLA	%
David Jones	13,198	15.81%
Target	7,169	8.59%
Big W	7,060	8.46%
Coles	3,570	4.28%
Woolworths	5,100	6.11%
Aldi	1,357	1.63%
Cinemas	3,516	4.21%
Dan Murphys	1,306	1.56%
Major Tenant Sub-Total	42,276	50.63%
Mini-Majors	15,780	18.90%
Specialties	25,437	30.47%
Total	83,492	100.00%
Number of Retailers		266

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$327.5
Valuation Date	Dec-12
Estimated Yield	6.25%
Centre First Opened	1995
Centre Redeveloped	2005

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	21.3 ha
Car Park Spaces	3,157

Retail Sales Information²

Annual Sales (\$ million)	\$470.0
Annual Sales Growth	(1.6%)
Specialty Sales	\$7,939 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.2 bn	\$2.6 bn
Population	191,966	229,803

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.



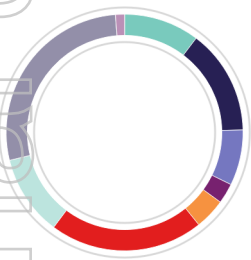
Centre Data

Tenant	GLA	%
Target	5,970	10.33%
Big W	8,283	14.33%
Coles	4,395	7.60%
Aldi	1,597	2.76%
Cinemas	2,440	4.22%
Bunnings Warehouse	12,131	20.98%
Major Tenant Sub-Total	34,816	60.21%
Mini-Majors	6,362	11.00%
Specialties	15,922	27.54%
Offices	720	1.25%
Total	57,820	100.00%
Number of Retailers		143

Overview

Westfield Warrawong is located within the South Coast region of New South Wales approximately 90km from Sydney CBD. The centre is a sub regional centre with approximately 143 retailers and caters to a trade area population of approximately 241,000 residents.

Centre Composition by GLA



Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$95.0
Valuation Date	Dec-12
Estimated Yield	8.00%
Centre First Opened	1959
Centre Redeveloped	1996

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	10.2 ha
Car Park Spaces	1,686

Retail Sales Information²

Annual Sales (\$ million)	\$206.8
Annual Sales Growth	1.1%
Specialty Sales	\$6,285 psm

Demographics

	MTA	TTA
Retail Expenditure	\$1.7 bn	\$2.9 bn
Population	143,931	241,639

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

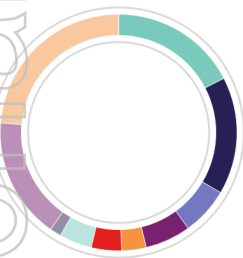
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Overview

Westfield Warringah Mall is located in Brookvale, in the northern beaches region of Sydney, approximately 15 kilometres from the Sydney CBD. The centre is one of the largest shopping centres in the northern beaches region and provides a broad retail offer with approximately 320 retailers. The centre serves a trade area population of approximately 292,000 residents and is well serviced by public transport with a bus interchange located on the premises as well as a dedicated State Transit bus stop located on the perimeter of the centre.

Centre Composition by GLA



- Myer
- David Jones
- Target
- Big W
- Coles
- Woolworths
- Cinemas
- Bunnings Warehouse
- Mini-Majors
- Specialties

Centre Data

Tenant	GLA	%
Myer	21,822	17.43%
David Jones	20,100	16.06%
Target	8,157	6.52%
Big W	7,827	6.25%
Coles	4,190	3.35%
Woolworths	5,171	4.13%
Cinemas	5,571	4.45%
Bunnings Warehouse	1,943	1.55%
Major Tenant Sub-Total	74,781	59.74%
Mini-Majors	20,744	16.57%
Specialties	29,663	23.69%
Total	125,188	100.00%
Number of Retailers		320

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$280.8
Valuation Date	Dec-12
Estimated Yield	6.00%
Centre First Opened	1963
Centre Redeveloped	1999

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) AMP (AMP Warringah Mall Pty Ltd) (50%)
Centre Manager	Westfield Group
Site Area	17.1 ha
Car Park Spaces	4,463

Retail Sales Information²

Annual Sales (\$ million)	\$714.1
Annual Sales Growth	0.3%
Specialty Sales	\$9,614 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.9 bn	\$4.1 bn
Population	199,214	281,413

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

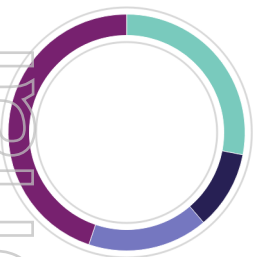
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Overview

Westfield Sydney is a world class iconic retail destination in the heart of the Sydney CBD. Showcasing the best of local and international retailers, the centre provides high quality design features with unparalleled retail offering in Australia with approximately 369 retailers. Given the centre's iconic and unique location within the central Sydney CBD, the centre serves a trade area population of approximately 4,600,000 residents.

Centre Composition by GLA



- Myer
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	46,754	28.02%
Major Tenant Sub-Total	46,754	28.02%
Mini-Majors	17,900	10.73%
Specialties	27,392	16.42%
Offices	74,797	44.83%
Total	166,843	100.00%
Number of Retailers		369

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$1,662.2
Valuation Date	Dec-12
Estimated Yield	5.29%
Centre First Opened	1920
Centre Redeveloped	2011

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	3.1 ha
Car Park Spaces	172

Retail Sales Information²

Annual Sales (\$ million)	\$836.8
Annual Sales Growth	5.7%
Specialty Sales	\$15,660 psm

Demographics

	MTA	TTA
Retail Expenditure	\$21.6 bn	\$58.2 bn
Population	1,602,579	4,659,992

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

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Overview

Westfield Chermiside is located approximately 10km north. Offering all major retailers, an Apple store and over 400 specialty retailers, the centre caters to a significant trade area of approximately 450,000 residents. With specialty sales in excess of \$13,500 per square metre, Chermiside is a strong performing shopping centre.

Centre Composition by GLA



- Myer
- David Jones
- Harris Scarfe
- Target
- K Mart
- Big W
- Coles
- Woolworths
- Cinemas
- Dan Murphys
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	15,528	10.30%
David Jones	12,573	8.34%
Harris Scarfe	4,043	2.68%
Target	7,791	5.17%
K Mart	6,721	4.46%
Big W	8,157	5.41%
Coles	4,023	2.67%
Woolworths	3,975	2.64%
Cinemas	7,372	4.89%
Dan Murphys	1,243	0.82%
Major Tenant Sub-Total	71,426	47.37%
Mini-Majors	21,043	13.96%
Specialties	35,260	23.39%
Offices	23,050	15.29%
Total	150,779	100.00%
Number of Retailers		411

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$784.0
Valuation Date	Dec-12
Estimated Yield	5.50%
Centre First Opened	1957
Centre Redeveloped	2006

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	22.1 ha
Car Park Spaces	6,500

Retail Sales Information²

Annual Sales (\$ million)	\$875.8
Annual Sales Growth	(1.9%)
Specialty Sales	\$13,692 psm

Demographics

	MTA	TTA
Retail Expenditure	\$3.6 bn	\$5.6 bn
Population	282,149	451,249

1. WRT interest at 31 December 2012.

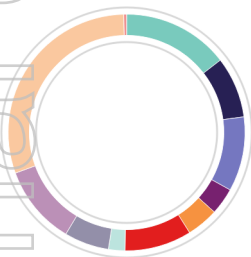
2. 12 months to 31 December 2012.



Overview

Westfield Garden City is located approximately 12km from the Brisbane CBD with significant exposure to major arterial roads. The Centre also sits adjacent to a Queensland State Government owned major bus terminus servicing Brisbane to the Gold Coast. The regional centre offers approximately 314 retailers and caters to one of the largest trade areas within the Trust's portfolio.

Centre Composition by GLA



- David Jones
- K Mart
- Big W
- Coles
- Woolworths
- Cinemas
- Toys R Us
- Harvey Norman
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
David Jones	14,331	14.53%
K Mart	8,242	8.35%
Big W	10,050	10.19%
Coles	3,615	3.66%
Woolworths	4,285	4.34%
Cinemas	9,012	9.14%
Toys R Us	2,222	2.25%
Harvey Norman	6,027	6.11%
Major Tenant Sub-Total	57,784	58.57%
Mini-Majors	10,707	10.85%
Specialties	29,784	30.19%
Offices	376	0.38%
Total	98,651	100.00%
Number of Retailers		314

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$457.5
Valuation Date	Dec-12
Estimated Yield	6.00%
Centre First Opened	1971
Centre Redeveloped	2006

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	24.4 ha
Car Park Spaces	4,863

Retail Sales Information²

Annual Sales (\$ million)	\$566.9
Annual Sales Growth	(0.4%)
Specialty Sales	\$9,870 psm

Demographics

	MTA	TTA
Retail Expenditure	\$3.4 bn	\$5.4 bn
Population	273,567	438,633

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

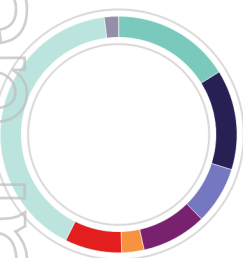
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Overview

Westfield Helensvale is located 62km south of Brisbane and 25km north-west of Surfers Paradise. It is strategically located at the junction of two major highways on Queensland's Gold Coast. The centre's convenient access together with major tenants Kmart, Target, Coles and Woolworths allows it to draw from an extended main trade area of approximately 123,000 people.

Centre Composition by GLA



- Target
- K Mart
- Coles
- Woolworths
- Aldi
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Target	7,189	16.13%
K Mart	6,095	13.68%
Coles	3,495	7.84%
Woolworths	3,961	8.89%
Aldi	1,359	3.05%
Major Tenant Sub-Total	22,099	49.59%
Mini-Majors	3,463	7.77%
Specialties	18,134	40.69%
Offices	865	1.94%
Total	44,561	100.00%
Number of Retailers		187

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$95.0
Valuation Date	Dec-12
Estimated Yield	6.50%
Centre First Opened	2005
Centre Redeveloped	2005

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) QIC (50%)
Centre Manager	Westfield Group
Site Area	30.9 ha
Car Park Spaces	2,096

Retail Sales Information²

Annual Sales (\$ million)	\$339.2
Annual Sales Growth	2.5%
Specialty Sales	\$10,067 psm

Demographics

	MTA	TTA
Retail Expenditure	\$1.5 bn	\$2.8 bn
Population	122,745	230,618

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

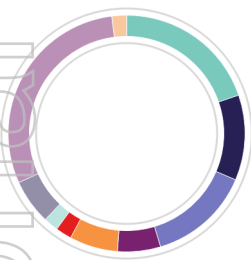
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Overview

Westfield North Lakes is located 25km north of Brisbane's CBD in one of the region's fastest growing areas. The centre is well positioned with direct access to the M1 motorway, which links the Sunshine Coast, Brisbane and the Gold Coast. Westfield North Lakes serves a total trade area of around 350,000 people with a total spending capacity of \$4 billion. The Centre has experienced strong sales growth of 5.9%.

Centre Composition by GLA



- Myer
- Target
- Big W
- Coles
- Woolworths
- Aldi
- Dan Murphys
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	12,128	19.75%
Target	7,157	11.65%
Big W	8,580	13.97%
Coles	3,609	5.88%
Woolworths	4,049	6.59%
Aldi	1,349	2.20%
Dan Murphys	1,231	2.00%
Major Tenant Sub-Total	38,103	62.04%
Mini-Majors	3,783	6.16%
Specialties	18,297	29.79%
Offices	1,229	2.00%
Total	61,412	100.00%
Number of Retailers		216

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$108.8
Valuation Date	Dec-12
Estimated Yield	6.25%
Centre First Opened	2003
Centre Redeveloped	2007

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) Dexus (50%)
Centre Manager	Westfield Group
Site Area	25.9 ha
Car Park Spaces	3,707

Retail Sales Information²

Annual Sales (\$ million)	\$389.6
Annual Sales Growth	5.9%
Specialty Sales	\$9,613 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.0 bn	\$4.0 bn
Population	176,034	350,322

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

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Overview

Westfield Strathpine is located 20km north of Brisbane CBD, and provides convenient shopping for its local community. The centre has approximately 164 retailers including Target, Big W and a cinema complex. Catering to a total trade area of around 248,000 people, Strathpine generates over \$260 million in retail sales per annum.

Centre Composition by GLA



- Target
- Big W
- Coles
- Woolworths
- Aldi
- Cinemas
- Mini-Majors
- Specialties

Centre Data

Tenant	GLA	%
Target	5,634	12.58%
Big W	7,791	17.40%
Coles	3,277	7.32%
Woolworths	4,100	9.16%
Aldi	1,484	3.31%
Cinemas	2,607	5.82%
Major Tenant Sub-Total	24,893	55.59%
Mini-Majors	6,823	15.24%
Specialties	13,065	29.18%
Total	44,781	100.00%
Number of Retailers		164

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$141.0
Valuation Date	Dec-12
Estimated Yield	7.25%
Centre First Opened	1983
Centre Redeveloped	2007

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	17.5 ha
Car Park Spaces	2,704

Retail Sales Information²

Annual Sales (\$ million)	\$264.7
Annual Sales Growth	0.4%
Specialty Sales	\$8,417 psm

Demographics

	MTA	TTA
Retail Expenditure	\$1.8 bn	\$2.9 bn
Population	153,747	248,174

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

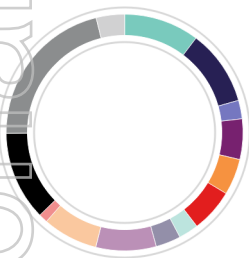
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Overview

Westfield Marion is the largest shopping centre in South Australia, located approximately 15 kilometres south of the Adelaide CBD. It is linked to the city by Anzac Highway and Morphett Road. The centre provides one of the best retail destinations in Adelaide with over 330 retailers. Westfield Marion is the only centre in South Australia with two full-line department stores: Myer and David Jones. The centre caters for a trade area population of approximately 378,000 residents.

Centre Composition by GLA



- Myer
- David Jones
- Harris Scarfe
- Target
- K Mart
- Big W
- Coles
- Woolworths
- Cinemas
- Bunnings Warehouse
- Dan Murphys
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	13,796	10.30%
David Jones	13,816	10.31%
Harris Scarfe	3,387	2.53%
Target	7,413	5.53%
K Mart	6,623	4.94%
Big W	7,948	5.93%
Coles	3,637	2.72%
Woolworths	4,577	3.42%
Cinemas	11,030	8.23%
Bunnings Warehouse	10,102	7.54%
Dan Murphys	1,655	1.24%
Major Tenant Sub-Total	83,984	62.70%
Mini-Majors	16,331	12.19%
Specialties	28,441	21.23%
Offices	5,186	3.87%
Total	133,942	100.00%
Number of Retailers		335

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$287.5
Valuation Date	Dec-12
Estimated Yield	5.90%
Centre First Opened	1968
Centre Redeveloped	1997

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) APPF (50%)
Centre Manager	Westfield Group
Site Area	22.9 ha
Car Park Spaces	5,549

Retail Sales Information²

Annual Sales (\$ million)	\$782.6
Annual Sales Growth	(0.4%)
Specialty Sales	\$10,716 psm

Demographics

	MTA	TTA
Retail Expenditure	\$3.0 bn	\$4.7 bn
Population	236,739	377,828

1. WRT interest at 31 December 2012.

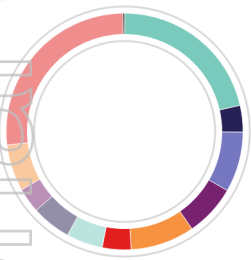
2. 12 months to 31 December 2012.



Overview

Westfield Tea Tree Plaza is located in Adelaide's north-eastern suburbs, approximately 15 kilometres from the Adelaide CBD. The centre provides a broad retail offer to its local community, with approximately 256 retailers and caters for a trade area population of approximately 303,000 residents.

Centre Composition by GLA



- Myer
- Harris Scarfe
- Target
- K Mart
- Big W
- Coles
- Woolworths
- Cinemas
- Toys R Us
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	20,061	21.45%
Harris Scarfe	3,404	3.64%
Target	7,685	8.22%
K Mart	6,604	7.06%
Big W	8,174	8.74%
Coles	3,672	3.93%
Woolworths	4,650	4.97%
Cinemas	5,027	5.38%
Toys R Us	3,219	3.44%
Major Tenant Sub-Total	62,495	66.83%
Mini-Majors	5,921	6.33%
Specialties	24,901	26.63%
Offices	191	0.20%
Total	93,508	100.00%
Number of Retailers		256

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$127.8
Valuation Date	Dec-12
Estimated Yield	6.13%
Centre First Opened	1970
Centre Redeveloped	2006

Ownership & Site

Centre Owner	Westfield Trust (31.25%) Westfield Retail Trust (18.75%) AMP (50%)
Centre Manager	Westfield Group
Site Area	21.7 ha
Car Park Spaces	5,293

Retail Sales Information²

Annual Sales (\$ million)	\$473.0
Annual Sales Growth	(1.3%)
Specialty Sales	\$10,104 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.4 bn	\$3.7 bn
Population	192,047	303,100

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

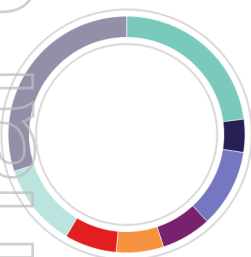
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Overview

Westfield West Lakes is located about 12km north-west of Adelaide's CBD. The centre currently has approximately 213 retailers and caters for a trade area population of approximately 175,000 residents. The centre is currently being redeveloped to include a new Target discount department store and approximately 50 additional retailers, with the redevelopment forecast to complete in late 2013.

Centre Composition by GLA



- David Jones
- Harris Scarfe
- K Mart
- Coles
- Woolworths
- Cinemas
- Mini-Majors
- Specialties

Centre Data

Tenant	GLA	%
David Jones	13,935	22.91%
Harris Scarfe	2,755	4.53%
K Mart	6,493	10.68%
Coles	4,147	6.82%
Woolworths	3,939	6.48%
Cinemas	4,325	7.11%
Major Tenant Sub-Total	35,594	58.52%
Mini-Majors	6,954	11.43%
Specialties	18,271	30.04%
Total	60,818	100.00%
Number of Retailers		213

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$104.0
Valuation Date	Dec-12
Estimated Yield	6.38%
Centre First Opened	1974
Centre Redeveloped	2005

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) Dexus (50%)
Centre Manager	Westfield Group
Site Area	20.4 ha
Car Park Spaces	3,609

Retail Sales Information²

Annual Sales (\$ million)	\$372.1
Annual Sales Growth	(1.1%)
Specialty Sales	\$9,549 psm

Demographics

	MTA	TTA
Retail Expenditure	\$1.6 bn	\$2.1 bn
Population	134,281	174,907

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

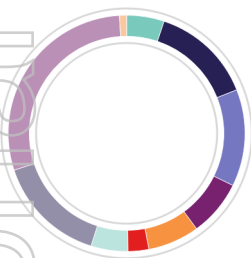
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Overview

Westfield Airport West is conveniently located only 10 minutes from Tullamarine Airport and 20 minutes from the city centre. The centre houses approximately 176 retailers and is anchored by Target, Kmart, Coles and Woolworths. With a gross lettable area of over 52,000 sqm, Westfield Airport West is a regional centre offering a convenient shopping destination to a trade area population of approximately 318,000.

Centre Composition by GLA



- Harris Scarfe
- Target
- K Mart
- Coles
- Woolworths
- Aldi
- Cinemas
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Harris Scarfe	2,675	5.13%
Target	7,230	13.87%
K Mart	6,918	13.27%
Coles	4,000	7.67%
Woolworths	3,661	7.02%
Aldi	1,489	2.86%
Cinemas	2,618	5.02%
Major Tenant Sub-Total	28,591	54.86%
Mini-Majors	7,870	15.10%
Specialties	15,155	29.08%
Offices	503	0.96%
Total	52,118	100.00%
Number of Retailers		176

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$84.5
Valuation Date	Dec-12
Estimated Yield	7.00%
Centre First Opened	1976
Centre Redeveloped	1999

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) Perron (50%)
Centre Manager	Westfield Group
Site Area	16.2 ha
Car Park Spaces	2,552

Retail Sales Information²

Annual Sales (\$ million)	\$289.9
Annual Sales Growth	2.0%
Specialty Sales	\$7,241 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.2 bn	\$3.7 bn
Population	177,425	318,690

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

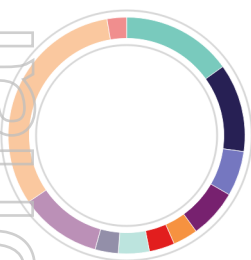
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Overview

Westfield Doncaster is one of Melbourne's premier regional shopping centres. It is located just 20 minutes east of the city's CBD and has a gross lettable area of approximately 123,000sqm. The centre underwent a \$600 million redevelopment in 2009, transforming it into a world class shopping and entertainment destination. The centre caters to a significant trade area of nearly 400,000 people and generates total sales of \$839.6 million.

Centre Composition by GLA



- Myer
- David Jones
- Target
- Big W
- Coles
- Woolworths
- Cinemas
- Toys R Us
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	18,581	15.11%
David Jones	14,846	12.07%
Target	7,574	6.16%
Big W	8,221	6.68%
Coles	4,182	3.40%
Woolworths	4,278	3.48%
Cinemas	5,208	4.23%
Toys R Us	3,900	3.17%
Major Tenant Sub-Total	66,791	54.30%
Mini-Majors	13,792	11.21%
Specialties	39,152	31.83%
Offices	3,268	2.66%
Total	123,004	100.00%
Number of Retailers		439

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$393.7
Valuation Date	Dec-12
Estimated Yield	5.50%
Centre First Opened	1969
Centre Redeveloped	2009

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) LaSalle Asia Property (25%) ISPT (25%)
Centre Manager	Westfield Group
Site Area	14.3 ha
Car Park Spaces	4,806

Retail Sales Information²

Annual Sales (\$ million)	\$839.6
Annual Sales Growth	3.8%
Specialty Sales	\$12,100 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.8 bn	\$5.4 bn
Population	200,355	384,323

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

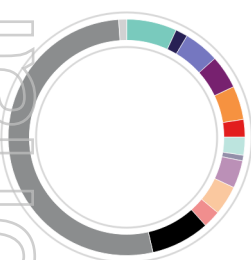
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Overview

Westfield Fountain Gate is located approximately 45km south-east of the Melbourne CBD in one of Victoria's fastest growing municipalities. Catering to a total trade area of approximately 340,000 people, the centre recently underwent a redevelopment to incorporate a new Myer department store, Coles supermarket and approximately 175 new specialty stores and is now one of the largest shopping centres in Australia.

Centre Composition by GLA



- Myer
- Harris Scarfe
- Target
- K Mart
- Big W
- Coles
- Woolworths
- Aldi
- Cinemas
- Harvey Norman
- K Mart Garden
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	12,000	6.87%
Harris Scarfe	2,900	1.66%
Target	8,460	4.84%
K Mart	7,998	4.58%
Big W	8,052	4.61%
Coles	4,203	2.41%
Woolworths	4,303	2.46%
Aldi	1,340	0.77%
Cinemas	6,600	3.78%
Harvey Norman	7,030	4.03%
K Mart Garden	4,177	2.39%
Major Tenant Sub-Total	67,063	38.40%
Mini-Majors	14,003	8.02%
Specialties	91,683	52.50%
Offices	1,886	1.08%
Total	174,635	100.00%
Number of Retailers		474

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$715.0
Valuation Date	Dec-12
Estimated Yield	5.75%
Centre First Opened	1970
Centre Redeveloped	2012

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	46.1 ha
Car Park Spaces	5,632

Retail Sales Information²

Annual Sales (\$ million)	\$703.7
Annual Sales Growth	0.4%
Specialty Sales	\$9,898 psm

Demographics

	MTA	TTA
Retail Expenditure	\$3.0 bn	\$4.1 bn
Population	250,963	341,429

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.



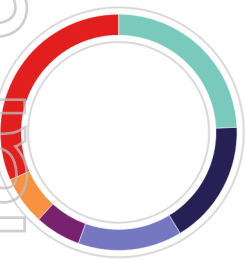
Centre Data

Tenant	GLA	%
Myer	12,556	24.32%
Target	8,765	16.98%
Big W	7,341	14.22%
Coles	3,242	6.28%
Major Tenant Sub-Total	31,904	61.80%
Mini-Majors	3,426	6.64%
Specialties	16,297	31.57%
Total	51,626	100.00%
Number of Retailers		184

Overview

Westfield Geelong is located in the busy CBD of Geelong, Victoria's second largest city. Servicing the Surf Coast and the Bellarine Peninsula, the centre is ideally positioned as the region's premier retail destination. The centre was redeveloped in 2008 including a refurbishment of the existing Myer department store. At a total gross lettable area of approximately 52,000sqm, Westfield Geelong houses approximately 184 retailers.

Centre Composition by GLA



- Myer
- Target
- Big W
- Coles
- Mini-Majors
- Specialties

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$125.0
Valuation Date	Dec-12
Estimated Yield	6.25%
Centre First Opened	1987
Centre Redeveloped	2008

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) Perron (50%)
Centre Manager	Westfield Group
Site Area	3.2 ha
Car Park Spaces	1,714

Retail Sales Information²

Annual Sales (\$ million)	\$278.6
Annual Sales Growth	1.7%
Specialty Sales	\$8,457 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.0 bn	\$3.2 bn
Population	167,491	264,422

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

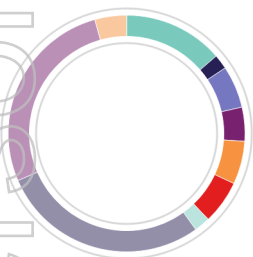
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Overview

Westfield Knox is located 26 kilometres from the Melbourne CBD. The 137,000sqm regional shopping centre has approximately 396 retailers and generates total centre sales in excess of \$700 million. The Trust acquired an additional 10% of the centre to a total of 25% in 2012 and now owns the centre in partnership with Dexus and Westfield Group.

Centre Composition by GLA



- Myer
- Harris Scarfe
- Target
- K Mart
- Coles
- Cinemas
- Toys R Us
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	18,803	13.64%
Harris Scarfe	2,763	2.01%
Target	7,945	5.76%
K Mart	6,400	4.64%
Coles	8,126	5.90%
Cinemas	8,200	5.95%
Toys R Us	3,002	2.18%
Major Tenant Sub-Total	55,239	40.08%
Mini-Majors	39,163	28.42%
Specialties	37,449	27.17%
Offices	5,970	4.33%
Total	137,821	100.00%
Number of Retailers		396

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$257.5
Valuation Date	Dec-12
Estimated Yield	6.50%
Centre First Opened	1977
Centre Redeveloped	2002

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) Dexus (50%)
Centre Manager	Westfield Group
Site Area	32.1 ha
Car Park Spaces	6,361

Retail Sales Information²

Annual Sales (\$ million)	\$702.7
Annual Sales Growth	(1.6%)
Specialty Sales	\$8,605 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.7 bn	\$5.7 bn
Population	210,630	440,160

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.



Overview

Westfield Plenty Valley is located on Melbourne's northern fringes, 25km from the CBD. Westfield Plenty Valley includes around 182 stores, two fresh food precincts and is anchored by Kmart and Target. Conveniently located adjacent to a rail station, the Centre caters to a local demographic of around 130,000 people.

Centre Composition by GLA



- Target
- K Mart
- Coles
- Woolworths
- Aldi
- Mini-Majors
- Specialties

Centre Data

Tenant	GLA	%
Target	6,603	12.27%
K Mart	6,916	12.85%
Coles	3,600	6.69%
Woolworths	3,950	7.34%
Aldi	1,322	2.46%
Major Tenant Sub-Total	22,391	41.60%
Mini-Majors	9,624	17.88%
Specialties	21,806	40.52%
Total	53,821	100.00%
Number of Retailers		182

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$76.3
Valuation Date	Dec-12
Estimated Yield	6.50%
Centre First Opened	2001
Centre Redeveloped	2007

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) Dexus (50%)
Centre Manager	Westfield Group
Site Area	50.9 ha
Car Park Spaces	2,223

Retail Sales Information²

Annual Sales (\$ million)	\$311.5
Annual Sales Growth	5.4%
Specialty Sales	\$6,655 psm

Demographics

	MTA	TTA
Retail Expenditure	\$1.5 bn	\$2.1 bn
Population	128,182	180,208

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

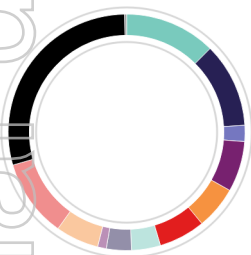
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Overview

Westfield Southland shopping centre is a super regional retail complex located in the suburb of Cheltenham, approximately 16 kilometres from the Melbourne CBD. The centre has approximately 130,000sqm of gross lettable area and offers both David Jones and Myer departments stores in addition to mini major Apple.

Centre Composition by GLA



- Myer
- David Jones
- Harris Scarfe
- Target
- K Mart
- Big W
- Coles
- Woolworths
- Aldi
- Cinemas
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	16,078	12.46%
David Jones	14,962	11.59%
Harris Scarfe	2,848	2.21%
Target	8,940	6.93%
K Mart	7,568	5.86%
Big W	8,179	6.34%
Coles	5,100	3.95%
Woolworths	4,424	3.43%
Aldi	1,533	1.19%
Cinemas	7,606	5.89%
Major Tenant Sub-Total	77,238	59.84%
Mini-Majors	13,800	10.69%
Specialties	37,698	29.21%
Offices	340	0.26%
Total	129,076	100.00%
Number of Retailers		407

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$332.5
Valuation Date	Dec-12
Estimated Yield	5.90%
Centre First Opened	1970
Centre Redeveloped	2000

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) AMP (50%)
Centre Manager	Westfield Group
Site Area	16.5 ha
Car Park Spaces	5,980

Retail Sales Information²

Annual Sales (\$ million)	\$786.5
Annual Sales Growth	0.3%
Specialty Sales	\$8,793 psm

Demographics

	MTA	TTA
Retail Expenditure	\$4.0 bn	\$4.9 bn
Population	290,595	351,992

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

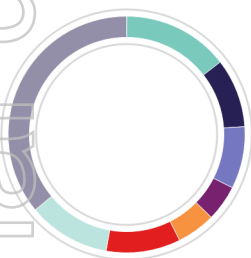
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Overview

Westfield Carousel is located on Albany Highway in Perth's south-eastern suburbs, just 12km from the CBD. With a gross lettable area of over 82,000sqm, Carousel is the largest shopping centre in Perth. Catering to a main trade area of approximately 450,000, Carousel is a strong performing centre with specialty sales in excess of \$10,000 per square metre.

Centre Composition by GLA



- Myer
- Target
- K Mart
- Coles
- Woolworths
- Cinemas
- Mini-Majors
- Specialties

Centre Data

Tenant	GLA	%
Myer	11,944	14.51%
Target	7,760	9.43%
K Mart	6,993	8.49%
Coles	4,041	4.91%
Woolworths	4,352	5.29%
Cinemas	8,362	10.16%
Major Tenant Sub-Total	43,452	52.78%
Mini-Majors	9,257	11.24%
Specialties	29,616	35.97%
Total	82,325	100.00%
Number of Retailers		294

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$463.5
Valuation Date	Dec-12
Estimated Yield	5.75%
Centre First Opened	1972
Centre Redeveloped	1999

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	21.6 ha
Car Park Spaces	4,300

Retail Sales Information²

Annual Sales (\$ million)	\$568.9
Annual Sales Growth	4.7%
Specialty Sales	\$10,862 psm

Demographics

	MTA	TTA
Retail Expenditure	\$4.1 bn	\$5.8 bn
Population	320,523	452,691

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

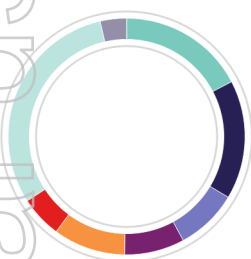
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Overview

Westfield Innaloo is located on Scarborough Beach Road, 10km northwest of Perth's central business district and 4km from the Scarborough coast. The sub-regional centre houses approximately 174 retailers over a gross lettable area of 47,400 sqm and serves a diverse and extensive trade area encompassing the affluent inner city and coastal suburbs and Perth's north-western suburbs.

Centre Composition by GLA



- Target
- K Mart
- Coles
- Woolworths
- Progressive Supa IGA
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Target	8,220	17.34%
K Mart	7,701	16.24%
Coles	4,021	8.48%
Woolworths	3,896	8.22%
Progressive Supa IGA	4,673	9.86%
Major Tenant Sub-Total	28,511	60.14%
Mini-Majors	2,704	5.70%
Specialties	14,489	30.57%
Offices	1,700	3.59%
Total	47,404	100.00%
Number of Retailers		174

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$133.5
Valuation Date	Dec-12
Estimated Yield	7.00%
Centre First Opened	1967
Centre Redeveloped	2005

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	7.2 ha
Car Park Spaces	1,844

Retail Sales Information²

Annual Sales (\$ million)	\$293.7
Annual Sales Growth	5.3%
Specialty Sales	\$8,536 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.2 bn	\$3.5 bn
Population	152,647	248,015

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

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Overview

Karrinyup is a regional shopping centre situated 12 kilometres from the Perth CBD. Managed by AMP Capital, Karrinyup is approximately 60,000sqm and offers both David Jones and Myer department stores to its demographic. The Centre is strong performing with specialty sales per square metre of over \$10,900 per square metre.

Centre Composition by GLA



- Myer
- David Jones
- Big W
- Woolworths
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Myer	13,935	23.35%
David Jones	9,470	15.87%
Big W	7,850	13.15%
Woolworths	4,398	7.37%
Major Tenant Sub-Total	35,653	59.73%
Mini-Majors	1,544	2.59%
Specialties	21,041	35.25%
Offices	1,453	2.43%
Total	59,691	100.00%
Number of Retailers		219

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$103.3
Valuation Date	Dec-12
Estimated Yield	6.00%
Centre First Opened	1973
Centre Redeveloped	1997

Ownership & Site

Centre Owner	Westfield Trust (16.67%) Westfield Retail Trust (16.67%) UniSuper Ltd (66.67%)
Centre Manager	AMP Capital Shopping Centres
Site Area	13.8 ha
Car Park Spaces	3,446

Retail Sales Information²

Annual Sales (\$ million)	\$428.9
Annual Sales Growth	2.3%
Specialty Sales	\$10,991 psm

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

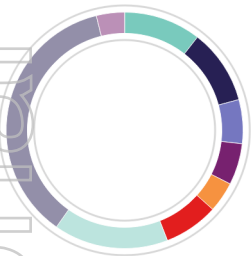
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Overview

Westfield Whitford City is one of Perth's largest shopping centres, providing a premier retail destination for the city's northern suburbs. The centre is located in Hillarys, within the city of Joondalup about 20 minutes drive from Perth's CBD. Westfield Whitford City houses approximately 300 retailers including Target, Big W and a cinema complex catering to a total trade area population of around 285,000.

Centre Composition by GLA



- Target
- Big W
- Coles
- Woolworths
- Cinemas
- Bunnings Warehouse
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Target	8,199	10.54%
Big W	7,980	10.26%
Coles	4,680	6.02%
Woolworths	4,411	5.67%
Cinemas	3,244	4.17%
Bunnings Warehouse	5,791	7.45%
Major Tenant Sub-Total	34,305	44.11%
Mini-Majors	12,175	15.65%
Specialties	28,301	36.39%
Offices	2,991	3.85%
Total	77,771	100.00%
Number of Retailers		303

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	\$150.5
Valuation Date	Dec-12
Estimated Yield	6.75%
Centre First Opened	1978
Centre Redeveloped	2004

Ownership & Site

Centre Owner	Westfield Trust (25%) Westfield Retail Trust (25%) GIC (50%)
Centre Manager	Westfield Group
Site Area	22.7 ha
Car Park Spaces	4,165

Retail Sales Information²

Annual Sales (\$ million)	\$455.7
Annual Sales Growth	3.0%
Specialty Sales	\$8,259 psm

Demographics

	MTA	TTA
Retail Expenditure	\$2.7 bn	\$3.8 bn
Population	193,830	285,652

1. WRT interest at 31 December 2012.

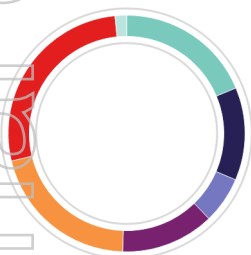
2. 12 months to 31 December 2012.



Overview

Westfield Albany is located approximately 18 kilometres north of Auckland CBD. The centre offers an extensive retail, lifestyle, and entertainment offer with approximately 145 retailers. The centre serves a trade area population of approximately 285,000 residents.

Centre Composition by GLA



- Farmers
- K Mart
- New World
- Cinemas
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Farmers	9,946	18.72%
K Mart	6,742	12.69%
New World	3,387	6.37%
Cinemas	6,778	12.76%
Major Tenant Sub-Total	26,852	50.54%
Mini-Majors	11,012	20.73%
Specialties	14,433	27.16%
Offices	834	1.57%
Total	53,132	100.00%
Number of Retailers		145

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	NZ\$207.5
Valuation Date	Dec-12
Estimated Yield	6.75%
Centre First Opened	2007
Centre Redeveloped	2007

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	20.8 ha
Car Park Spaces	2,373

Retail Sales Information²

Annual Sales (\$ million)	NZ\$314.0
Annual Sales Growth	2.7%
Specialty Sales	NZ\$9,956 psm

Demographics

	MTA	TTA
Retail Expenditure	NZ\$1.9 bn	NZ\$3.6 bn
Population	156,390	284,890

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

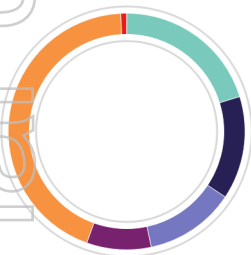
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Overview

Westfield Chartwell is situated 5km from the Hamilton CBD. Hamilton is New Zealand largest inland city and the major commercial and industrial centre in one of the richest agricultural areas in New Zealand. The centre has approximately 129 retailers and serves a trade area population of approximately 143,000 residents.

Centre Composition by GLA



- Farmers
- Countdown
- Cinemas
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Farmers	5,863	20.23%
Countdown	4,087	14.10%
Cinemas	3,570	12.32%
Major Tenant Sub-Total	13,520	46.65%
Mini-Majors	2,552	8.80%
Specialties	12,675	43.74%
Offices	233	0.81%
Total	28,980	100.00%
Number of Retailers		129

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	NZ\$87.0
Valuation Date	Dec-12
Estimated Yield	8.50%
Centre First Opened	1974
Centre Redeveloped	2010

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	4.2 ha
Car Park Spaces	1,093

Retail Sales Information²

Annual Sales (\$ million)	NZ\$126.6
Annual Sales Growth	(0.1%)
Specialty Sales	NZ\$5,914 psm

Demographics

	MTA	TTA
Retail Expenditure	NZ\$1.1 bn	NZ\$1.7 bn
Population	93,440	142,870

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

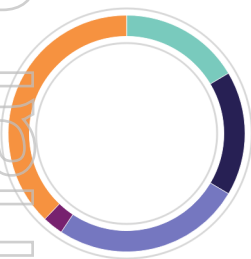
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Overview

Westfield Glenfield is conveniently situated in the heart of Glenfield approximately 11 kilometres north of Auckland CBD. The centre has approximately 118 retailers and caters to a trade area population of approximately 204,000 residents.

Centre Composition by GLA



- Farmers
- The Warehouse
- Countdown
- Mini-Majors
- Specialties

Centre Data

Tenant	GLA	%
Farmers	5,052	16.49%
The Warehouse	5,211	17.01%
Countdown	7,907	25.81%
Major Tenant Sub-Total	18,170	59.31%
Mini-Majors	862	2.81%
Specialties	11,602	37.87%
Total	30,634	100.00%
Number of Retailers		118

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	NZ\$52.5
Valuation Date	Dec-12
Estimated Yield	8.50%
Centre First Opened	1971
Centre Redeveloped	2006

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	4.4 ha
Car Park Spaces	1,553

Retail Sales Information²

Annual Sales (\$ million)	NZ\$142.2
Annual Sales Growth	0.8%
Specialty Sales	NZ\$5,163 psm

Demographics

	MTA	TTA
Retail Expenditure	NZ\$2.6 bn	NZ\$2.6 bn
Population	203,710	203,710

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

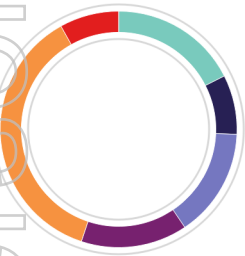
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Overview

Westfield Manukau City is one of the main regional shopping centres in southern Auckland. The centre has approximately 199 retailers and caters to a diverse multicultural market trade area population of approximately 355,000 residents.

Centre Composition by GLA



- Farmers
- Countdown
- Cinemas
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Farmers	7,994	17.55%
Countdown	3,704	8.13%
Cinemas	6,778	14.88%
Major Tenant Sub-Total	18,476	40.56%
Mini-Majors	6,618	14.53%
Specialties	16,772	36.82%
Offices	3,683	8.09%
Total	45,549	100.00%
Number of Retailers		199

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	NZ\$168.8
Valuation Date	Dec-12
Estimated Yield	7.63%
Centre First Opened	1976
Centre Redeveloped	2007

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	11.9 ha
Car Park Spaces	2,113

Retail Sales Information²

Annual Sales (\$ million)	NZ\$220.5
Annual Sales Growth	(1.5%)
Specialty Sales	NZ\$8,014 psm

Demographics

	MTA	TTA
Retail Expenditure	NZ\$2.8 bn	NZ\$3.4 bn
Population	299,590	355,280

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

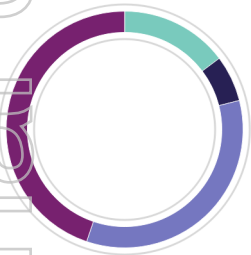
Forbes Research



Overview

Westfield Newmarket is located approximately 4km from the CBD. The centre is the largest retail complex in Newmarket. Westfield Newmarket offers a quality retail mix, with approximately 121 retailers and caters to a trade area population of approximately 990,000 residents.

Centre Composition by GLA



- Countdown
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Countdown	4,643	14.73%
Major Tenant Sub-Total	4,643	14.73%
Mini-Majors	1,992	6.32%
Specialties	10,765	34.15%
Offices	14,124	44.80%
Total	31,524	100.00%
Number of Retailers		121

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	NZ\$122.5
Valuation Date	Dec-12
Estimated Yield	7.25%
Centre First Opened	1988
Centre Redeveloped	2003

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	3.0 ha
Car Park Spaces	1,224

Retail Sales Information²

Annual Sales (\$ million)	NZ\$129.9
Annual Sales Growth	(1.0%)
Specialty Sales	NZ\$10,517 psm

Demographics

	MTA	TTA
Retail Expenditure	NZ\$5.4 bn	NZ\$11.7 bn
Population	408,990	990,080

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

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Overview

Westfield Queensgate is located at the heart of the Lower Hutt retail and business centre, and approximately 15km from the Wellington CBD. The centre is the largest enclosed shopping centre in the Wellington region, with approximately 183 retailers and serves a trade area population of approximately 256,000 residents.

Centre Composition by GLA



- Farmers
- The Warehouse
- Countdown
- Cinemas
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Farmers	8,499	16.49%
The Warehouse	6,662	12.93%
Countdown	4,008	7.78%
Cinemas	6,283	12.19%
Major Tenant Sub-Total	25,452	49.38%
Mini-Majors	3,201	6.21%
Specialties	17,402	33.76%
Offices	5,488	10.65%
Total	51,542	100.00%
Number of Retailers		183

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	NZ\$157.5
Valuation Date	Dec-12
Estimated Yield	7.25%
Centre First Opened	1986
Centre Redeveloped	2006

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	4.9 ha
Car Park Spaces	1,855

Retail Sales Information²

Annual Sales (\$ million)	NZ\$232.7
Annual Sales Growth	1.5%
Specialty Sales	NZ\$7,460 psm

Demographics

	MTA	TTA
Retail Expenditure	NZ\$1.7 bn	NZ\$3.2 bn
Population	143,161	255,839

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

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Overview

The centre is located approximately 3km from the Christchurch CBD. The centre is one of the most successful and prominent centres in the South Island, with specialty sales at over \$11,000 per square metre. The centre has approximately 198 retailers and serves a trade area population of approximately 371,000 residents.

Centre Composition by GLA



- Farmers
- K Mart
- Pak N Save
- Cinemas
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Farmers	7,097	12.81%
K Mart	6,685	12.07%
Pak N Save	6,297	11.37%
Cinemas	4,136	7.47%
Major Tenant Sub-Total	24,215	43.71%
Mini-Majors	9,791	17.67%
Specialties	20,975	37.86%
Offices	424	0.76%
Total	55,405	100.00%
Number of Retailers		198

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	NZ\$215.0
Valuation Date	Dec-12
Estimated Yield	8.00%
Centre First Opened	1965
Centre Redeveloped	2008

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	8.1 ha
Car Park Spaces	2,400

Retail Sales Information²

Annual Sales (\$ million)	NZ\$421.4
Annual Sales Growth	3.7%
Specialty Sales	NZ\$11,144 psm

Demographics

	MTA	TTA
Retail Expenditure	NZ\$2.6 bn	NZ\$4.3 bn
Population	224,700	371,200

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

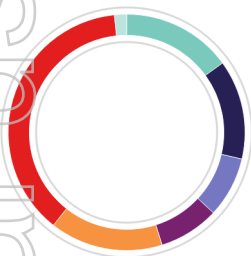
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Overview

Westfield St Lukes is situated in the central Auckland suburb of Mt Albert approximately 5km from the CBD. The centre has approximately 194 retailers and serves a trade area population of approximately 289,000 residents.

Centre Composition by GLA



- Farmers
- K Mart
- Countdown
- Cinemas
- Mini-Majors
- Specialties
- Offices

Centre Data

Tenant	GLA	%
Farmers	7,059	15.03%
K Mart	6,392	13.61%
Countdown	3,895	8.29%
Cinemas	3,864	8.23%
Major Tenant Sub-Total	21,210	45.16%
Mini-Majors	7,256	15.45%
Specialties	17,732	37.75%
Offices	773	1.65%
Total	46,971	100.00%
Number of Retailers		194

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	NZ\$236.2
Valuation Date	Dec-12
Estimated Yield	6.88%
Centre First Opened	1971
Centre Redeveloped	2003

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	6.4 ha
Car Park Spaces	2,018

Retail Sales Information²

Annual Sales (\$ million)	NZ\$273.1
Annual Sales Growth	1.6%
Specialty Sales	NZ\$10,386 psm

Demographics

	MTA	TTA
Retail Expenditure	NZ\$2.8 bn	NZ\$3.6 bn
Population	224,140	288,880

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

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Centre Data

Tenant	GLA	%
Farmers	4,801	13.27%
The Warehouse	6,515	18.01%
Countdown	4,480	12.38%
Cinemas	3,800	10.50%
Major Tenant Sub-Total	19,596	54.16%
Mini-Majors	2,630	7.27%
Specialties	13,822	38.21%
Offices	130	0.36%
Total	36,178	100.00%
Number of Retailers		144

Value

Acquisition Date	Dec-10
Fair Value (\$ million) ¹	NZ\$92.0
Valuation Date	Dec-12
Estimated Yield	8.38%
Centre First Opened	1974
Centre Redeveloped	2004

Overview

Westfield WestCity is located approximately 20 kilometres west of the Auckland CBD. The centre is serviced well by 3 main arterial roads off the North West Motorway. The centre has approximately 144 retailers and serves a trade area population of approximately 189,000 residents.

Centre Composition by GLA



- Farmers
- The Warehouse
- Countdown
- Cinemas
- Mini-Majors
- Specialties
- Offices

Ownership & Site

Centre Owner	Westfield Trust (50%) Westfield Retail Trust (50%)
Centre Manager	Westfield Group
Site Area	5.0 ha
Car Park Spaces	1,492

Retail Sales Information²

Annual Sales (\$NZ million)	NZ\$154.5
Annual Sales Growth	(1.6%)
Specialty Sales	NZ\$6,535 psm

Demographics

	MTA	TTA
Retail Expenditure	NZ\$1.4 bn	NZ\$2.1 bn
Population	134,650	189,130

1. WRT interest at 31 December 2012.

2. 12 months to 31 December 2012.

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