



Westfield Corporation

2014 Half Year Update

27 August 2014

Westfield

DISCLAIMER



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

This release contains forward-looking statements, including statements regarding future earnings and distributions that are based on information and assumptions available to us as of the date of this presentation. Actual results, performance or achievements could be significantly different from those expressed in, or implied by, these forward looking statements. These forward-looking statements are not guarantees or predictions of future performance, and involve known and unknown risks, uncertainties and other factors, many of which are beyond our control, and which may cause actual results to differ materially from those expressed in the statements contained in this release. A number of these risk factors are described in the Securityholder Booklet issued by Westfield Group on 14 April 2014 in connection with the establishment of Westfield Corporation, lodged with ASX and available on Westfield Corporation's website (www.westfieldcorp.com). You should not place undue reliance on these forward-looking statements.

Except as required by law or regulation (including the ASX Listing Rules) we undertake no obligation to update these forward-looking statements.

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

- International retail property group focused on creating and operating iconic assets in major markets that deliver great experiences for consumers and retailers. We aim to achieve this with an increased focus on digital technology and by bringing together the best of fashion, food, entertainment and leisure.
- Pre-eminent portfolio of 40 shopping centres in the US and UK/Europe:
 - Assets under management of \$27.7bn
 - Total assets of \$19.2bn
 - High productivity portfolio with annual specialty retail sales of \$681 psf and 94.4% leased¹
 - Flagship assets represents 66% of portfolio value with annual specialty retail sales of \$954 psf and 95.9% leased
 - Geographic weighting of 70% US and 30% UK (WFD Interests: 74% US and 26% UK)

¹ Core portfolio

- Flagship assets include:
 - UK: Westfield London and Stratford City
 - US: Century City, Roseville, San Francisco, Topanga, UTC, Valley Fair, Garden State Plaza, Montgomery, Old Orchard and Westfield World Trade Center¹
- \$11.6 billion pipeline of current and future developments, representing 42% of assets under management, predominantly focused on flagship assets. Upon completion:
 - Flagship assets expected to represent approximately 80% of the portfolio by value
 - The portfolio is expected to be more evenly weighted between the US and UK/Europe

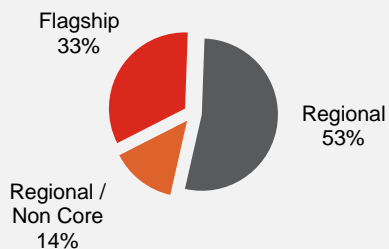
¹ Currently under development

PORTFOLIO SUMMARY

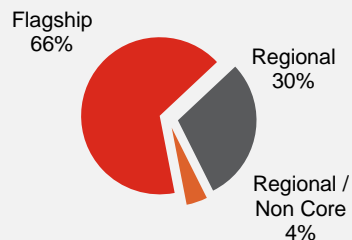


30 June 2014	Flagship	Regional	Regional / Non Core	Total
▪ Centres	11	23	6	40
▪ Retail Outlets	2,697	3,838	953	7,488
▪ GLA (m sqf)	16.6	26.6	7.0	50.2
▪ Assets Under Management (bn)	\$18.3	\$8.2	\$1.2	\$27.7
▪ WFD Interests (bn)	\$11.4	\$5.0	\$1.2	\$17.6
▪ JV Partner Interests (bn)	\$6.9	\$3.2	-	\$10.1
▪ WFD Share	62%	61%	100%	64%

Gross Lettable Area



Assets Under Management



Assets Under Management By Geography



SHOPPING CENTRE PORTFOLIO STATISTICS



As at 30 June 2014	Assets under Management (\$bn) ¹	% of Portfolio ¹	WFD Interest (\$bn) ¹	Yield ¹	Portfolio Leased (%)	Specialty Occupancy Cost (%)	Specialty Retail Sales (MAT/ psf)	Specialty Retail Sales Growth (%) ²	Average Specialty Store Rent		Comparable NOI Growth (%) ³
									Amount (psf)	Growth YOY (%)	
Flagship	18.3	66%	11.4	5.1%	95.9	15.4	\$954	5.8	\$117.88	5.1	5.5
Regional	8.2	30%	5.0	6.0%	93.1	14.7	\$467	2.1	\$61.24	2.4	5.0
Total ⁴	27.7		17.6	5.5%	94.4	15.2	\$681	4.2	\$87.64	4.0	5.3

¹ Total includes six assets considered non-core valued at \$1.2bn

² 12 months to 30 June 2014

³ 6 months to 30 June 2014

⁴ Operating statistics exclude six assets considered non-core valued at \$1.2bn with annual specialty sales of \$321psf

OPERATING

- High levels of occupancy together with growth in comparable net operating income and specialty sales:
 - Specialty sales growth: +4.2% (Flagship: +5.8% / Regional: +2.1%)
 - Portfolio leased: 94.4% (Flagship: 95.9% / Regional: 93.1%)
 - Comparable net operating income: +5.3% (Flagship: +5.5% / Regional: +5.0%)

DEVELOPMENT

- Good progress made on \$2.6bn of projects under construction (WFD share: \$1.9bn):
 - Westfield World Trade Center (\$1.4bn) now over 70% leased
 - Commenced in the first half of 2014, the \$250m redevelopment of The Village at Topanga and £260m development at Bradford in the UK (on behalf of Meyer Bergman)
 - Completed the \$160m Garden State Plaza project
- Significant progress made on future development pipeline of \$9bn (WFD share: \$4.5bn):
 - Galeries Lafayette to anchor Westfield Milan (€1.4bn) with a flagship department store
 - Agreement to increase ownership interest at Milan from 50% to 75%

CAPITAL ACTIVITY

- Divestment of interests in three non-core UK shopping centres for £597m
- Investment of \$0.8bn in development activities, including Westfield World Trade Center

OUTLOOK

- Confirm forecast for the second half of 2014, consistent with Securityholder Booklet guidance:
 - FFO: 18.8 cents per security
 - Distribution: 12.3 cents per security

CURRENT DEVELOPMENT & CONSTRUCTION ACTIVITY



- \$2.6bn currently under construction (WFD share \$1.9bn, of which \$1.1bn incurred to date) with an estimated yield range of between 6.5% and 7.5%

Current Projects	Total Project \$m	WFD Share \$m	Anticipated Completion
▪ Montgomery (Maryland)	90	45	2014
▪ The Village at Topanga (California)	250	138	2015
▪ Westfield World Trade Center (New York)	1,425	1,425	2015
▪ Other Projects	395	280	2014 – 2015
Third Party			
▪ Bradford (UK) ¹	£260	-	2016
Total	2.6bn	1.9bn	

¹ Design and Construction project for Meyer Bergman

FUTURE DEVELOPMENT ACTIVITY



- Westfield Corporation is undertaking pre-development activity on \$9bn (WFD share: \$4.5bn) of future development projects with an estimated yield range of 7% - 8%

Estimated Commencement	Total Project	WFD Share
2015 / 2016		
▪ Century City (California)	\$0.75bn	100%
▪ Westfield London (UK) ¹	£0.6bn	50%
▪ UTC (California)	\$0.6bn	50%
▪ Milan (Italy)	€1.4bn	75%
2017 / 2018		
▪ Valley Fair (California)	\$0.5bn	50%
▪ Croydon (UK)	£1.0bn	50%
Other Future Projects	\$2.5bn	
Total	\$9bn	

¹ Represents retail component

BALANCE SHEET ¹



	30 Jun'14 US\$m
Cash	426
Property investments	
▪ Shopping centres	15,490
▪ Construction in progress	1,126
▪ Assets held for redevelopment	948
Total Property investments	17,564
Other assets	1,254
Total assets	19,244
Interest bearing liabilities	7,030
Deferred tax liabilities	2,892
Distribution payable	413
Other liabilities	1,293
Total liabilities²	11,628
Net Assets	7,616
Minority interest ²	(196)
Net Assets attributable to the Westfield Corporation	7,420
<i>Number of securities (millions)</i>	<i>2,078.1</i>

¹The net investment in equity accounted entities of \$6,896m has been allocated to individual assets and liabilities

²Excludes \$196m of convertible preference securities shown in minority interest given their equity characteristics

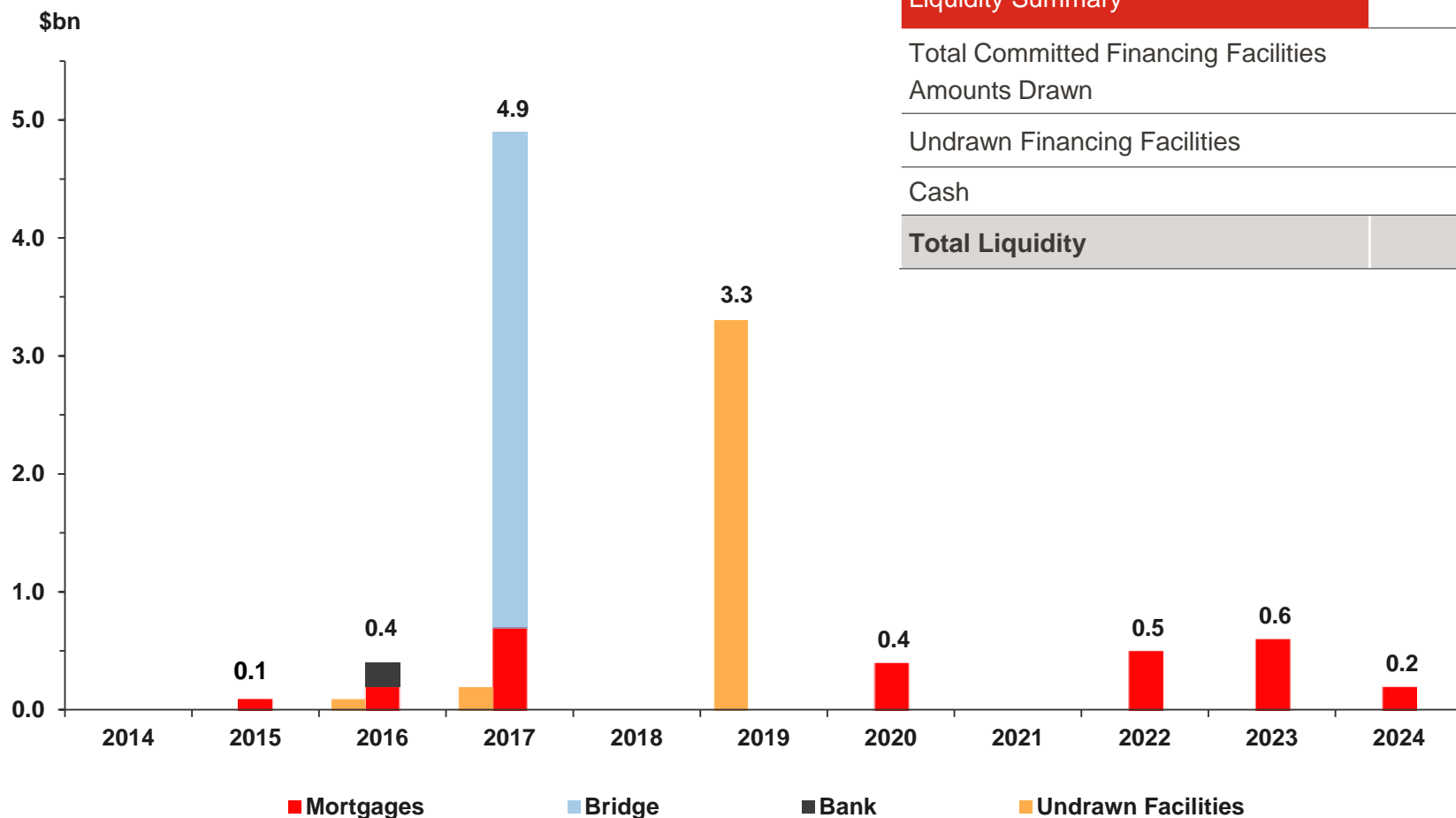
CURRENT FINANCIAL POSITION



- Establishment of \$3.6bn financing facilities:
 - \$3.4bn of new and renewed bilateral bank facilities upon implementation of Restructure
 - \$0.2bn of new and renewed secured mortgages
- Strong balance sheet and liquidity position:
 - 35.1% gearing on a look through basis (as at 30 June 2014)
 - \$3.9bn available liquidity provided by committed bank facilities and cash
- Average term of mortgages (\$2.8bn) at 5.9 years and bank facilities¹ (\$3.6bn) at 4.5 years

¹ Excludes Bridge facility of \$4.1bn

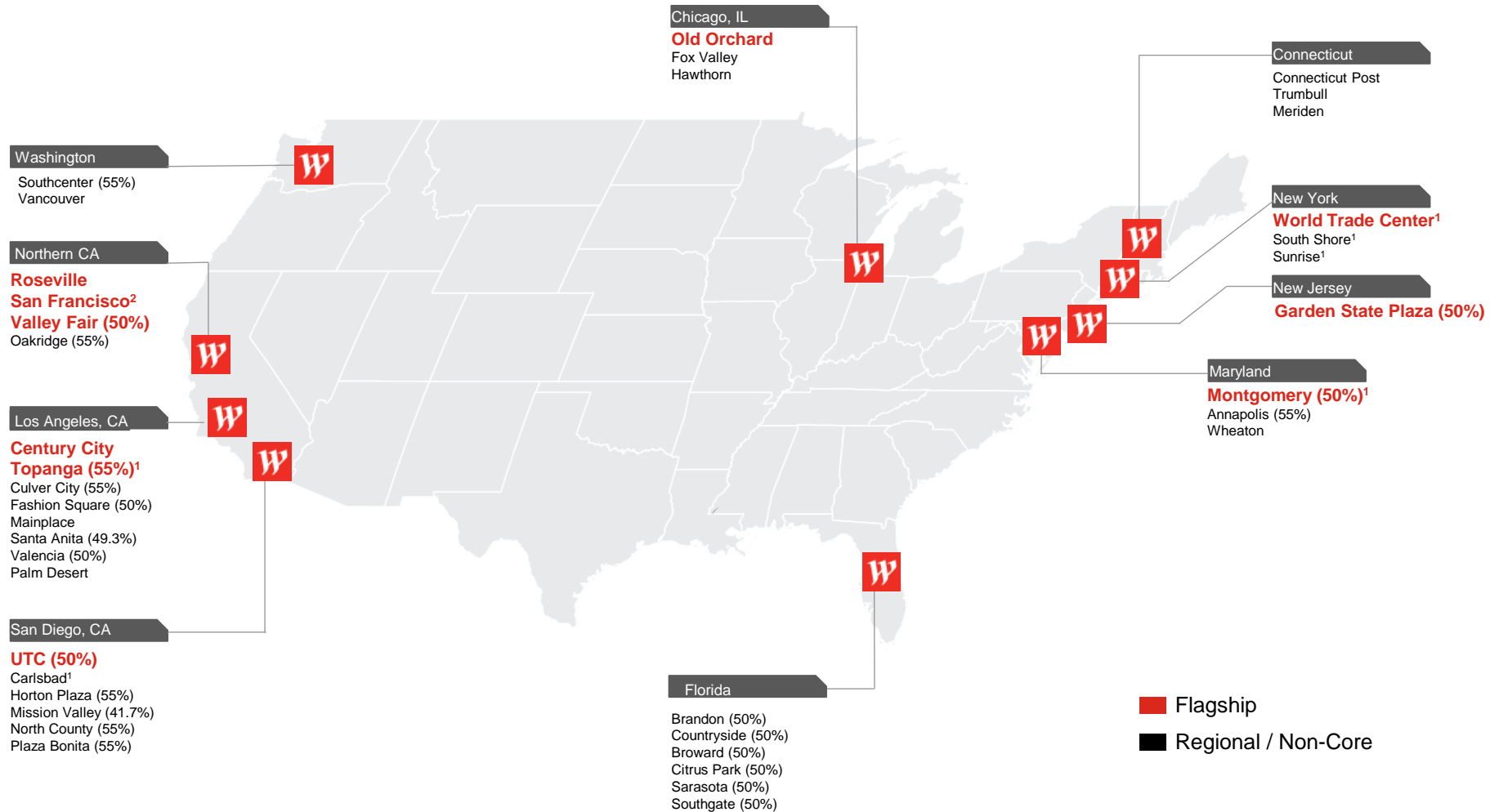
FACILITY MATURITY PROFILE



Liquidity Summary

	\$bn
Total Committed Financing Facilities	10.5
Amounts Drawn	(7.0)
Undrawn Financing Facilities	3.5
Cash	0.4
Total Liquidity	3.9

SHOPPING CENTRES – UNITED STATES



¹ Currently under development

² Includes San Francisco Center at 100% and San Francisco Emporium at 50%

SHOPPING CENTRES – UK/EUROPE

