

**WESTFIELD CORPORATION OPENS WORLD TRADE CENTER AND REPORTS
HALF YEAR RESULTS WITH FUNDS FROM OPERATIONS OF \$342M**

Westfield Corporation (ASX:WFD) today announced its half year results with Funds From Operations (FFO) for the six months ended 30 June 2016 of \$342m, in-line with forecast. FFO per security was 16.5 cents, up 3.1% adjusted for asset divestments and income lost from redevelopment projects underway. The Distribution for the six months ended 30 June 2016 was 12.55 cents per security, also in-line with forecast.

Westfield Corporation Co-CEOs, Peter Lowy and Steven Lowy said: "The performance for the first half was pleasing and in-line with expectations, with continued solid performance from operations. Last week, we successfully opened the \$1.5bn [Westfield World Trade Center](#) in New York, fully leased and ahead of our target yield.

"Current development projects at Westfield London, Century City in Los Angeles and UTC in San Diego are progressing well and we are about to commence the expansion of Valley Fair in San Jose.

"The development program is focussed on Flagship assets in the world's leading markets and will produce assets that deliver great experiences for retailers, consumers and brands. Our \$9.5bn program is expected to generate significant value and earnings accretion for shareholders.

"Westfield is focused on innovation and we are creating a digital platform to converge with our physical portfolio in order to connect retailers and consumers both physically and digitally.

"Our financial position is strong with balance sheet assets of \$19.7bn, a gearing ratio of 29.0% and \$3.8bn in available liquidity."

IFRS net profit is \$491m, for the 6 months to 30 June 2016.

Assets under management are \$29.3bn, of which 81% are Flagship assets.

Investment Activity

Westfield continues to make good progress on its \$2.6bn (WFD share: \$1.9bn) of projects underway, including the: -

- £600m expansion of [Westfield London](#) (WFD: £300m);
- \$950m redevelopment of [Century City](#);
- \$585m expansion of [UTC](#) (WFD: \$293m); and
- \$300m balance of the [Westfield World Trade Center](#), to open progressively over 2017 and 2018.

Westfield has \$6.9bn (WFD: Approx. \$3bn) of future projects.

The \$1.1bn (WFD: \$550m) expansion at [Valley Fair](#), to be anchored by a new flagship Bloomingdales department store, is expected to commence in 3Q16. Located in San Jose, the wealthiest metropolitan area in the United States, Valley Fair is already one of the most productive centres in the US, containing Nordstrom and Macy's department stores which are amongst the most productive in their respective portfolios. The expansion comprises over 500,000 square feet of additional retail space including 100 new specialty shops, a luxury ICON cinema, an expanded luxury precinct, leading restaurants, entertainment and event spaces.

westfieldcorp.com

Westfield Corporation Limited ABN 12 166 995 197

Westfield America Management Limited ABN 66 072 780 619 AFS Licence 230324

as responsible entity of **Westfield America Trust** ABN 27 374 714 905 • ARSN 092 058 449 and

as responsible entity of **WFD Trust** ABN 50 598 857 938 • ARSN 168 765 875

For further information please contact Helen Karlis on +61 2 9358 7997

MEDIA RELEASE

Good progress continues to be made on predevelopment activities at Westfield Milan in Italy, to be anchored by a Galeries Lafayette department store and the recently announced UCI cinema multiplex, as well as at Croydon in South London. These projects are expected to commence between 2017 and 2018.

Operating Performance

For the 12 months to 30 June 2016, WFD's portfolio achieved specialty sales of \$724 psf, with:

- Flagship at \$905 psf, up 4.6% for the year and up 2.1% for the half; and
- Regional at \$451 psf, up 0.3% for the year and down 1.0% for the half.

For the 6 month period to 30 June 2016, comparable net operating income for the portfolio was up 3.9%, with:

- Flagship up 4.4%; and
- Regional up 2.2%.

The portfolio was 94.8% leased as at 30 June 2016.

Significant progress continues on WFD's digital strategy.

"Four years ago Westfield Labs was established in San Francisco to create a seamless experience between Westfield's physical assets and its global digital platform. Since then additional digital capacity has been added including Data & Analytics, Business Development and an upgraded and globalised Information Technology group. These areas will now be consolidated and report to Don Kingsborough, recently appointed President, Westfield Retail Solutions," Steven Lowy said.

Outlook

WFD expects to achieve FFO for the 2016 year of between 33.7 cents and 34.0 cents per security. The update from the previous forecast is solely due to movements in USD/GBP exchange rate.¹

This represents pro-forma growth of between 3% and 4%, adjusting for asset divestments and income lost from redevelopment projects underway.

The distribution forecast for the 2016 year is 25.1 cents per security.

¹ Assumes no further capital transactions and no material change in foreign currency exchange rates.

Westfield Corporation (ASX Code: WFD) is an internally managed, vertically integrated, shopping centre group undertaking ownership, development, design, construction, funds/asset management, property management, leasing and marketing activities and employing approximately 2,000 staff worldwide. Westfield Corporation has interests in 35 shopping centres in the United States, and the United Kingdom, encompassing approximately 6,500 retail outlets and total assets under management of \$29bn.

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

westfieldcorp.com

Westfield Corporation Limited ABN 12 166 995 197

Westfield America Management Limited ABN 66 072 780 619 AFS Licence 230324

as responsible entity of **Westfield America Trust** ABN 27 374 714 905 • ARSN 092 058 449 and

as responsible entity of **WFD Trust** ABN 50 598 857 938 • ARSN 168 765 875

For further information please contact Helen Karlis on +61 2 9358 7997

MEDIA RELEASE