

27 February 2008



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Dear Sir/Madam

**CARINDALE PROPERTY TRUST (ASX: CDP)
HALF-YEAR RESULT FOR 6 MONTH PERIOD ENDED 31 DECEMBER 2007**

Please find attached Media Release and Appendix 4D (incorporating half-year statutory financial statements) in relation to Carindale Property Trust for the 6 month period ended 31 December 2007.

Yours faithfully

WESTFIELD MANAGEMENT LIMITED
Responsible Entity of Carindale Property Trust

A handwritten signature in black ink, appearing to be 'S. Tuxen', written over a horizontal line.

Simon Tuxen
Company Secretary

Encl.

27 February 2008

**CARINDALE PROPERTY TRUST REPORTS
STRONG HALF YEAR - NET PROPERTY INCOME OF
\$11.6 MILLION**

Carindale Property Trust today announced a net profit of \$21.5 million for the six months ending 31 December 2007. Excluding the AIFRS fair value adjustments, primarily property revaluations, profit was \$8.9 million which represents an increase of 4.7% on the previous corresponding period.

Net property income for the period totalled \$11.6 million which represents an increase of 3.6% on the previous corresponding period.

The distribution for the period of \$8.9 million is to be paid to members on 29 February 2008. This is equivalent to 12.77 cents per unit and 4.7% above the distribution for the corresponding period last year. The tax advantaged component of the cash distribution is estimated to be approximately 34%.

Total retail sales for the 12 months to 31 December 2007 have grown to \$657.2 million, an increase of 8.6% on sales for the previous corresponding year. Westfield Carindale continues to have an occupancy level of more than 99%.

The valuation of the Trust's 50% interest in Westfield Carindale at 31 December 2007 was \$432.5 million. This represents a 3% increase on the last independent valuation undertaken at 30 June 2007 and an increase of 7% on the valuation as at 31 December 2006.

ENDS

MEDIA RELEASE

Appendix 4D

Half Yearly Report

Under ASX listing rule 4.2A

Name of entity

CARINDALE PROPERTY TRUST - (ASX Code: CDP)

ARSN

093 261 744

Half year ending ('current period')

31 December 2007

Interim reports

The attached interim financial report has been prepared under *AASB134*, as well as the prior period comparatives. This interim financial report should be read in conjunction with the annual financial report of Carindale Property Trust as at 30 June 2007 which was prepared based on Australian equivalents to *International Financial Reporting Standards*. It is also recommended that the interim financial report be considered together with any public announcements made by Carindale Property Trust during the half year ended 31 December 2007 in accordance with the continuous disclosure obligations arising under the *Corporations Act 2001*.

Result for announcement to the market (A\$ thousand)

	31-Dec-07	31-Dec-06		
Revenue and other income (excluding property revaluation)	16,510	15,387	up	7.3%
Property revaluation	<u>12,069</u>	<u>34,128</u>	down	-64.6%
Total revenue and other income	<u>28,579</u>	<u>49,515</u>	down	-42.3%
Net profit attributable to members of the Trust	<u>21,521</u>	<u>42,797</u>	down	-49.7%

Distributions	Amount per security
Interim distribution	12.77 cents
Previous corresponding period	12.20 cents

Record date for determining entitlements to the distribution.

31 December 2007

The distribution for the six months ended 31 December 2007 will be 12.77 cents per unit.

This distribution is payable on 29 February 2008.

The tax advantaged component of the cash distribution is estimated to be approximately 34%.

Commentary and analysis on the results for the current period can be found in the attached Carindale Property Trust Media Release dated 27 February 2008. This media release forms part of the Appendix 4D.

This half yearly report should be read in conjunction with the most recent annual financial report.
The "Previous corresponding period" is 31 December 2006 unless otherwise stated.

CARINDALE PROPERTY TRUST

ARSN 093 261 744

HALF-YEAR REPORT

FOR THE HALF-YEAR ENDED 31 DECEMBER 2007

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CARINDALE PROPERTY TRUST INCOME STATEMENT

for the half-year ended 31 December 2007

	<i>Note</i>	<i>31 Dec 07</i> A\$'000	<i>31 Dec 06</i> A\$'000
Revenue and other income			
Property revenue		15,845	15,112
Property revaluation		12,069	34,128
Net unrealised gain on fair value of derivatives that do not qualify for hedge accounting		605	219
		28,519	49,459
Interest income		60	56
Total revenue and other income		28,579	49,515
Expenses			
Property expenses and outgoings		(4,276)	(3,941)
Manager's service charge		(1,244)	(1,237)
Other costs		(107)	(115)
		(5,627)	(5,293)
Financing costs			
- Interest bearing liabilities		(1,431)	(1,425)
Expenses		(7,058)	(6,718)
Net profit attributable to members of the Trust		21,521	42,797
		<i>cents</i>	<i>cents</i>
Basic earnings per unit		30.74	61.14
Diluted earnings per unit		30.74	61.14

STATEMENT OF DISTRIBUTION for the half-year ended 31 December 2007

	<i>Note</i>	<i>31 Dec 07</i> A\$'000	<i>31 Dec 06</i> A\$'000
Profit attributable to members of the Trust		21,521	42,797
Less: revaluation of investment properties		(12,069)	(34,128)
Add: tenant allowances amortised		92	90
Less: net unrealised gain on fair value of derivatives that do not qualify for hedge accounting		(605)	(219)
Distribution payable to members	7	8,939	8,540
		<i>cents</i>	<i>cents</i>
Basic earnings per unit		30.74	61.14
Less: revaluation of investment properties		(17.24)	(48.75)
Add: tenant allowances amortised		0.13	0.12
Less: net unrealised gain on fair value of derivatives that do not qualify for hedge accounting		(0.86)	(0.31)
Distribution payable to members per unit		12.77	12.20

CARINDALE PROPERTY TRUST
BALANCE SHEET
as at 31 December 2007

	<i>Note</i>	<i>31 Dec 07</i> A\$'000	<i>30 Jun 07</i> A\$'000
Current assets			
Cash and cash equivalents		2,392	1,778
Trade and other receivables		1,997	1,670
Derivative assets		37	161
Prepayments and deferred costs		168	115
Total current assets		4,594	3,724
Non current assets			
Investment properties	4	432,133	419,405
Derivative assets		2,375	1,624
Prepayments and deferred costs		550	525
Total non current assets		435,058	421,554
Total assets		439,652	425,278
Current liabilities			
Trade and other payables		14,043	13,827
Total current liabilities		14,043	13,827
Non current liabilities			
Interest bearing liabilities	5	42,631	41,055
Total non current liabilities		42,631	41,055
Total liabilities		56,674	54,882
Net assets		382,978	370,396
Equity attributable to members of the Trust			
Contributed equity	6	187,934	187,934
Retained profits		195,044	182,462
Total equity attributable to members of the Trust		382,978	370,396

STATEMENT OF CHANGES IN EQUITY

for the half-year ended 31 December 2007

	<i>Note</i>	<i>31 Dec 07</i> A\$'000	<i>31 Dec 06</i> A\$'000
Opening balance of equity attributable to members of the Trust		370,396	319,718
Profit for the period		21,521	42,797
Total income and expenses for the period		21,521	42,797
Equity transactions:			
Distribution payable to members of the Trust		(8,939)	(8,540)
Closing balance of equity attributable to members of the Trust		382,978	353,975

CARINDALE PROPERTY TRUST
CASH FLOW STATEMENT

for the half-year ended 31 December 2007

	<i>31 Dec 07</i>	<i>31 Dec 06</i>
	<i>A\$'000</i>	<i>A\$'000</i>
Cash flows from operating activities		
Receipts in the course of operations (including GST)	16,910	15,916
Payments in the course of operations (including GST)	(6,141)	(5,168)
Goods and services taxes paid to suppliers for investing activities	-	(46)
Goods and services taxes paid to government bodies	(997)	(1,023)
Net cash flows from operating activities	9,772	9,679
Cash flows from investing activities		
Payments for capital expenditure of property investments	(444)	(811)
Net cash flows used in investing activities	(444)	(811)
Cash flows from financing activities		
Interest received	60	56
Net drawings on interest bearing liabilities	1,576	1,301
Financing costs	(1,453)	(1,075)
Distribution paid to members	(8,897)	(8,420)
Net cash flows used in financing activities	(8,714)	(8,138)
Net increase in cash and cash equivalents held	614	730
Add: opening cash and cash equivalents brought forward	1,778	1,978
Cash and cash equivalents at the end of the period	2,392	2,708

CARINDALE PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the half-year ended 31 December 2007

1 CORPORATE INFORMATION

This financial report of Carindale Property Trust ('the Trust') for the half-year ended 31 December 2007 ('Financial Period') was approved, in accordance with a resolution of the Board of Directors of Westfield Management Limited ('the Directors') as responsible entity of the Trust ('Responsible Entity'), on 27 February 2008.

The nature of the operations and principal activities of the Trust are described in the Directors' Report.

2 BASIS OF PREPARATION OF THE HALF YEAR FINANCIAL REPORT

The half-year financial report does not include all notes of the type normally included within the annual financial report and therefore cannot be expected to provide as full an understanding of the financial performance, financial position and financing and investing activities of the entity as the full financial report. The half-year financial report should be read in conjunction with the annual financial report of the Trust for the year ended 30 June 2007.

It is also recommended that the half-year financial report be considered together with any public announcements made by the Trust during the Financial Period in accordance with the continuous disclosure obligations under the *Corporations Act 2001* and the *Listing Rules of the ASX*.

(a) Basis of Accounting

The half-year financial report is a general purpose financial report, which has been prepared in accordance with the requirements of the *Corporations Act 2001* and *AASB 134 Interim Financial Reporting*.

The half-year financial report has been prepared on a historical cost basis, except for investment properties and derivative financial instruments that have been measured at fair value.

For the purpose of preparing the half-year financial report, the half year has been treated as a discrete reporting period.

Except for the changes in accounting policy noted below, the half-year financial report has been prepared using the same accounting policies as used in the annual financial report for the year ended 30 June 2007.

This financial report is presented in Australian dollars.

(b) Changes in Accounting Policy

Since 1 July 2007, the Trust has adopted *AASB7 Financial Instruments: Disclosures* which is mandatory for annual reporting periods beginning on or after 1 January 2007. Adoption of this standard did not have any effect on the financial position or performance of the Trust. Disclosures required under this standard will be contained in the annual report for the year ended 30 June 2008.

(c) Rounding

In accordance with ASIC Class Order 98/0100, the amounts shown in the Financial Report have, unless otherwise indicated, been rounded to the nearest thousand dollars. Amounts shown as 0.0 represent amounts less than \$500 that have been rounded down.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Investment Properties

The Trust's investment properties include freehold and leasehold land, buildings, leasehold improvements, construction and development projects.

Land and buildings are considered as having the function of an investment and therefore are regarded as a composite asset, the overall value of which is influenced by many factors, the most prominent being income yield, rather than by the diminution of value of the building content due to effluxion of time. Accordingly, the buildings and all components thereof, including integral plant and equipment, are not depreciated.

Initially, investment properties are measured at cost including transaction costs. Subsequent to initial recognition, the Trust's investment properties are stated at fair value. Gains and losses arising from changes in the fair values of investment properties are included in the income statement in the year in which they arise. Any gains or losses on the sale of an investment property are recognised in the income statement in the year of sale.

Amounts capitalised to construction and development projects include the cost of sundry acquisitions and development costs in respect of qualifying assets and borrowing costs during the development.

At each reporting date, the carrying value of the property investment is assessed by the Directors and where the carrying value differs materially from the Directors' assessment of fair value, an adjustment to the carrying value is recorded as appropriate.

Investment properties are derecognised when they have been disposed of. Any gains or losses on the derecognition of an investment property are recognised in the income statement in the year of derecognition.

CARINDALE PROPERTY TRUST
NOTES TO THE FINANCIAL STATEMENTS
for the half-year ended 31 December 2007

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Investment Properties (continued)

The Directors' assessment of fair value of the investment property is confirmed by annual independent valuations conducted on a rolling basis. In determining the fair value, the capitalisation of net income method and the discounting of future cash flows to their present value have been used.

The assessment of the fair value and possible impairment in the fair value of the investment property are significant estimates that can change based on the Trust's continuous process of assessing the factors affecting the property.

CARINDALE PROPERTY TRUST
NOTES TO THE FINANCIAL STATEMENTS
for the half-year ended 31 December 2007

31 Dec 07 30 Jun 07

\$'000 \$'000

4 INVESTMENT PROPERTIES	\$'000	\$'000
Shopping Centre	432,500	420,000
Tenant allowances and other adjustments	(367)	(595)
	432,133	419,405

During the Financial Period the Directors of the Responsible Entity revalued the Trust's 50% interest in Westfield Carindale to \$432.5 million. This represents a 3.0% increase on the last independent valuation at 30 June 2007, which was performed by Colliers International Consultancy & Valuation Pty Limited. A capitalisation rate of 5.5% was used in the current and prior periods June 2007 and December 2006.

\$'000 \$'000

5 FINANCING FACILITY	\$'000	\$'000
Interest bearing liabilities	42,631	41,055

The Trust has a financing facility of \$55 million which matures in December 2009, of which \$42.6 million was utilised at 31 December 2007.

Units Units

6 TRUST UNITS	Units	Units
Number of units on issue		
Balance at the beginning and end of the period	70,000,000	70,000,000

\$'000 \$'000

7 DISTRIBUTIONS PAID AND PAYABLE TO MEMBERS	\$'000	\$'000
(a) Current/Prior period interim distribution payable and paid to members		
Interim distribution payable to members:		
- Ordinary units: 12.77 cents per unit, 34.0% tax advantaged	8,939	-
- Ordinary units: 12.20 cents per unit, 34.5% tax advantaged	-	8,540
	8,939	8,540
(b) Distributions paid to members		
<i>Distribution in respect of the 6 months to 30 June 2007</i>		
- Ordinary units: 12.71 cents per unit, 24.3% tax advantaged	8,897	-
<i>Distribution in respect of the 6 months to 30 June 2006</i>		
- Ordinary units: 12.03 cents per unit, 31.2% tax advantaged	-	8,420
	8,897	8,420
8 CONTINGENT LIABILITIES		
Bank guarantees	75	75
	75	75

From time to time, the Trust is involved in lawsuits and claims. The Responsible Entity believes that the ultimate outcome of such pending litigation claims will not materially affect the results of operations or the financial position of the Trust.

In addition to the above, the Trust has no capital expenditure contracted for and provided for due between one and five years.

9 SEGMENT INFORMATION

The Trust operates in one business segment, being the ownership of a shopping centre, and one geographic segment being Australia.

10 SUBSEQUENT EVENTS

There has not been any matter or circumstance occurring subsequent to the end of the financial period ending 31 December 2007 that has significantly affected, or may significantly affect, the operations of the Trust, the results of those operations, or the state of affairs of the Trust in future financial years.

CARINDALE PROPERTY TRUST DIRECTORS' DECLARATION

The Directors of Westfield Management Limited, the Responsible Entity of Carindale Property Trust ('the Trust') declare that:

- (a) in the Directors' opinion, there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable; and
- (b) in the Directors' opinion, the Financial Statements and notes of the Trust:
 - (i) comply with Accounting Standard *AASB 134 Interim Financial Reporting* and the *Corporations Act 2001* ; and
 - (ii) give a true and fair view of the financial position of the Trust as at 31 December 2007 and the performance for the half-year ended on that date.

Made on 27 February 2008 in accordance with a resolution of the Board of Directors.



FP Lowy, AC
Chairman



Professor FG Hilmer, AO
Director

CARINDALE PROPERTY TRUST INDEPENDENT AUDIT REPORT to the Members of Carindale Property Trust

We have audited the accompanying half-year financial report of Carindale Property Trust ('the Trust'), which comprises the balance sheet as at 31 December 2007, and the income statement, statement of distribution, statement of changes in equity and cash flow statement for the half-year ended on that date, other selected explanatory notes and the directors' declaration.

Directors' Responsibility for the Financial Report

The directors of Westfield Management Limited, the Responsible Entity of the Trust ("Responsible Entity"), are responsible for the preparation and fair presentation of the half-year financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal controls relevant to the preparation and fair presentation of the half-year financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on the half-year financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on our judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, we consider internal controls relevant to the Responsible Entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Responsible Entity's internal controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We performed procedures to assess whether in all material respects the half-year financial report presents fairly, in accordance with the *Corporations Act 2001*, including compliance with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*, a view which is consistent with our understanding of the Trust's financial position, and of its performance as represented by the results of its operations and cash flows. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit we have met the independence requirements of the *Corporations Act 2001*. We have given to the directors of Westfield Management Limited a written Auditor's Independence Declaration, a copy of which is included in the Directors' report.

Auditor's Opinion

In our opinion the half-year financial report of Carindale Property Trust is in accordance with the *Corporations Act 2001*, including:

- (i) giving a true and fair view of the Trust's financial position as at 31 December 2007 and of its performance for the half-year ended on that date; and
- (ii) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Ernst & Young



Chris Westworth
Partner
Sydney
27 February 2008

Liability limited by a scheme approved under
Professional Standards Legislation.

CARINDALE PROPERTY TRUST

DIRECTORS' REPORT

for the half-year ended 31 December 2007

The Directors of Westfield Management Limited (the "Responsible Entity"), the responsible entity of Carindale Property Trust ("Trust") submit the following report for the half-year ended 31 December 2007 ("Financial Period").

Review and Results of Operations

The Trust reported a net profit of \$21.5 million for the Financial Period. Excluding the property revaluation increment, gains on fair value of financial instruments, and amortisation of tenant allowances, profit was \$8.9 million which represents an increase of 4.7% on the previous corresponding period.

Net property income (*property revenue less property expenses and outgoings*) for the period totalled \$11.6 million which represents an increase of 3.6% on the previous corresponding period.

During the Financial Period the Directors of the Responsible Entity revalued the Trust's 50% interest in Westfield Carindale to \$432.5 million. This represents a 3.0% increase on the last independent valuation at 30 June 2007, which was performed by Colliers International Consultancy & Valuation Pty Limited. A capitalisation rate of 5.5% was used in the current and prior periods June 2007 and December 2006.

As at 31 December 2007, total assets of the Trust were \$439.7 million, borrowings of \$42.6 million equated to a gearing level (debt/total assets) of 9.7% (30 June 2007: 9.7%). Total equity interests attributable to members of the Trust were \$383.0 million as at 31 December 2007, up 3.4% on that reported as at 30 June 2007. Net tangible asset backing as at 31 December 2007 has increased to \$5.47 per unit from \$5.29 per unit as at 30 June 2007.

Trust Distribution

An amount of \$8.9 million is to be paid to members on 29 February 2008. This is equivalent to 12.77 cents per unit and 4.7% above the distribution for the previous corresponding period.

The tax advantaged component of the distribution has been estimated at 34% for the full year to 30 June 2008.

Centre Performance

Westfield Carindale is performing well reflecting both the strong fundamentals of the underlying asset and the positive impact of Westfield's intensive management approach.

Total retail sales for the 12 months to 31 December 2007 have grown to \$657.2 million, an increase of 8.6% on sales for the previous corresponding year. Westfield Carindale continues to have an occupancy level of more than 99%. Lease expiries during the Financial Period continue to provide an opportunity to remix and enhance the retail offer in the centre.

Principal Activities

The principal activity of the Trust during the Financial Period was the long term ownership of a 50% interest in the Westfield Carindale shopping centre. There were no significant changes in the nature of that activity during the Financial Period.

The Directors

There were no changes to the Board of the Responsible Entity during the Financial Period.

Consequently, the following directors served on the Board of the Responsible Entity for the entirety of the Financial Period: Mr F P Lowy AC, Mr D H Lowy AM, Mr R L Furman, Mr D M Gonski AC, Mr F G Hilmer AO, Mr S P Johns, Mr P S Lowy, Mr S M Lowy, Mr G H Weiss, Mr D R Wills AO, Ms C M Zampatti AM.

Subsequent to the end of the Financial Period, Mr Dean Wills AO advised that he will not stand for re-election at the annual general meeting of Westfield Holdings Limited, scheduled to be held on 23 May 2008. Mr Wills will retire from the Board of Westfield Holdings Limited at the conclusion of that meeting. Mr Wills will also stand down from the Board of Westfield Management Limited, the Responsible Entity of Carindale Property Trust.

Professor Judith Sloan and Mr John McFarlane were appointed to the Board of Westfield Management Limited, the Responsible Entity of Carindale Property Trust, on 26 February 2008.

**CARINDALE PROPERTY TRUST
DIRECTORS' REPORT
for the half-year ended 31 December 2007**

Auditor's Independence Declaration

The directors have obtained the following independence declaration from the auditors, Ernst & Young.



■ Ernst & Young Centre
680 George Street
Sydney NSW 2000
Australia
GPO Box 2646
Sydney NSW 2001

■ Tel 61 2 9248 5555
Fax 61 2 9248 5959

Auditor's Independence Declaration to the Directors of Westfield Management Limited

In relation to our audit of the financial report of Carindale Property Trust for the half-year ended 31 December 2007, to the best of my knowledge and belief, there have been no contraventions of the auditor independence requirements of the Corporations Act 2001 or any applicable code of professional conduct.

A handwritten signature in black ink, appearing to read 'Chris Westworth'.

Ernst & Young
Sydney
27 February 2008

Chris Westworth
Partner

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Professional Standards Legislation.

Rounding

Pursuant to ASIC Class Order 98/0100, the amounts shown in the Financial Statements have been rounded to the nearest thousand dollars.

Synchronisation of Financial Year

The Trust is a consolidated entity of Westfield Holdings Limited ("WHL"). By an order dated 27 June 2005 made by the Australian Securities and Investments Commission, the Directors of WHL have been relieved from compliance with the requirement to ensure that the financial year of the Trust coincides with the financial year of the WHL.

This Report is made in accordance with a resolution of the Board of Directors and is signed for and on behalf of the Directors.



FP Lowy, AC
Chairman



Professor FG Hilmer, AO
Director

27 February 2008

DIRECTORY

CARINDALE PROPERTY TRUST

ABN 29 192 934 520
ARSN 093 261 744

RESPONSIBLE ENTITY

Westfield Management Limited
ABN 41 001 670 579
AFS Licence 230329

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DIRECTORS OF THE RESPONSIBLE ENTITY

Frank P Lowy, AC (Chairman)
David H Lowy, AM
Roy L Furman
David M Gonski, AC
Frederick G Hilmer, AO
Stephen P Johns
Peter S Lowy
Steven M Lowy
John McFarlane
Judith Sloan
Gary H Weiss
Dean R Wills, AO
Carla M Zampatti, AM

SECRETARIES

Simon J Tuxen
Maureen T McGrath

AUDITORS

Ernst & Young
The Ernst & Young Centre
680 George Street
Sydney NSW 2000

INVESTOR INFORMATION

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LISTINGS

Australian Stock Exchange - CDP