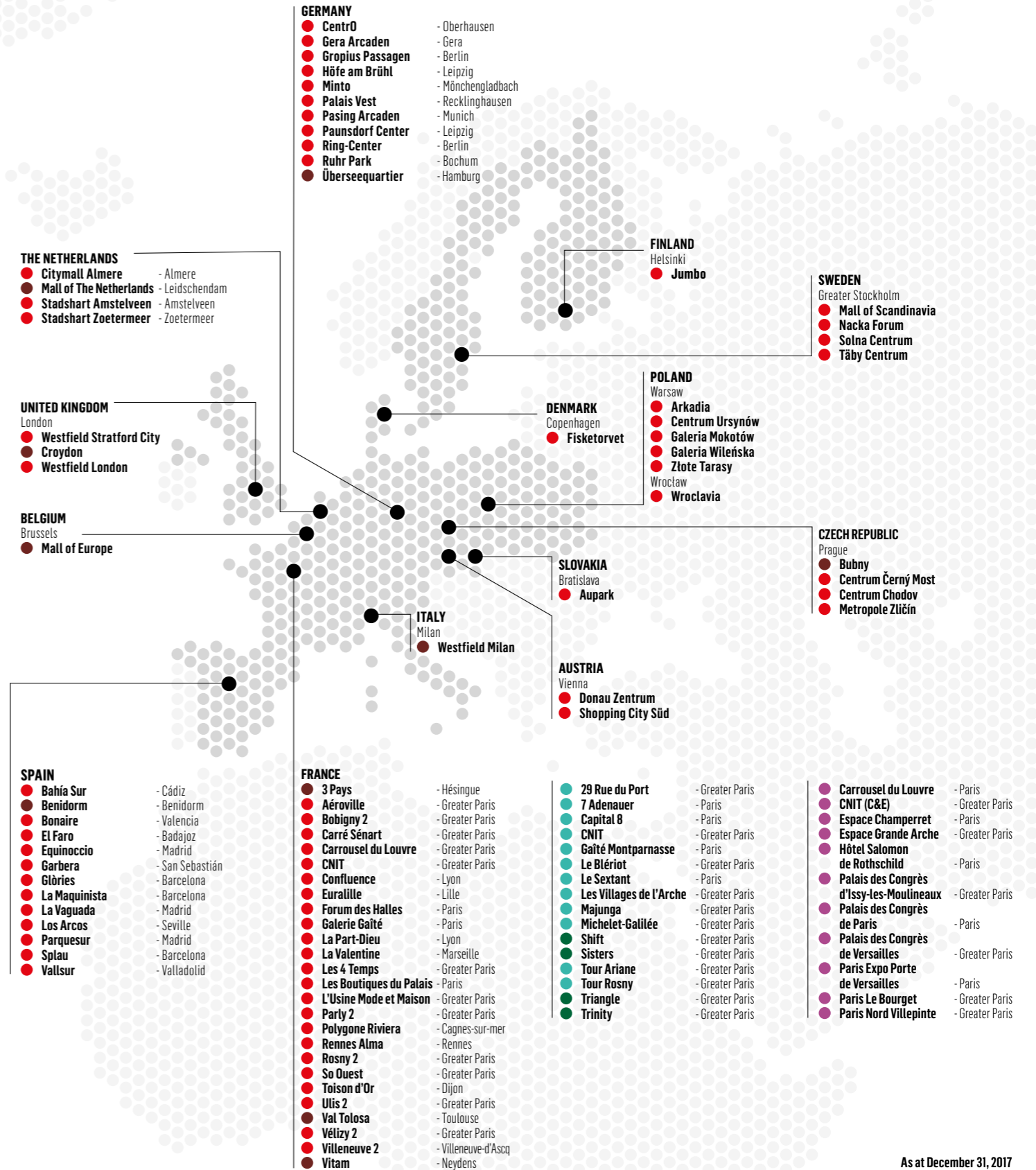
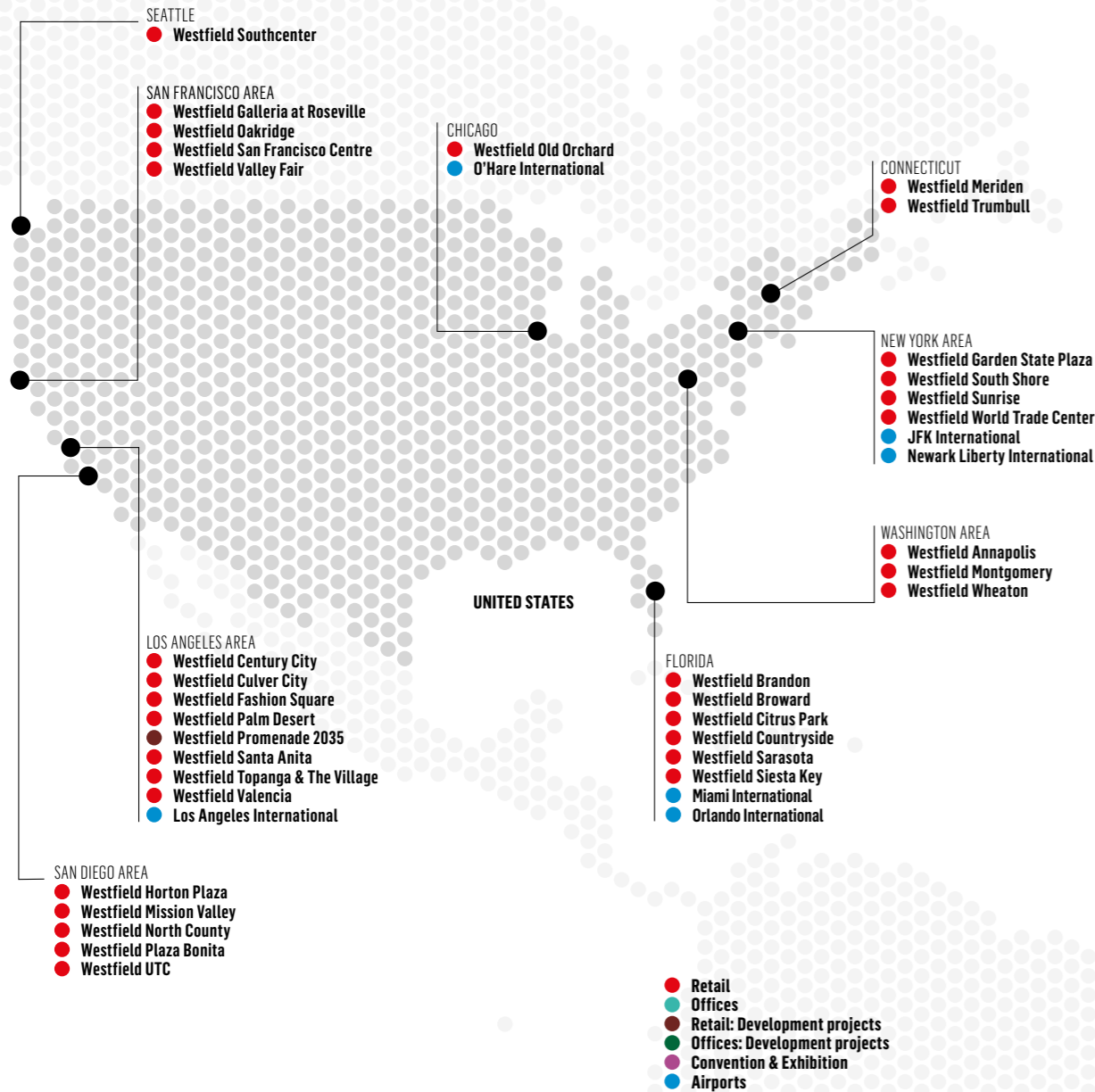


OUR PORTFOLIO



Shopping malls in retrograde

Year	# of Malls
1970	300
2000	1,500
2018	1,100
2022	750



Source: Streetsense

PORTFOLIO OPERATING STATISTICS

As at 30 June 2017	Assets under Management (\$bn)	% of Portfolio	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	26.7	83%	95.3	15.3	\$892	3.3	\$115.10	10.6	4.5
Regional	5.5	17%	91.6	14.1	\$453	0.2	\$55.07	1.3	0.5
Total	32.2		93.9 ¹	15.0	\$721	2.2	\$92.80	9.1	3.5

¹ Temporary leasing of in-line space represented an additional 2.0% of leased space

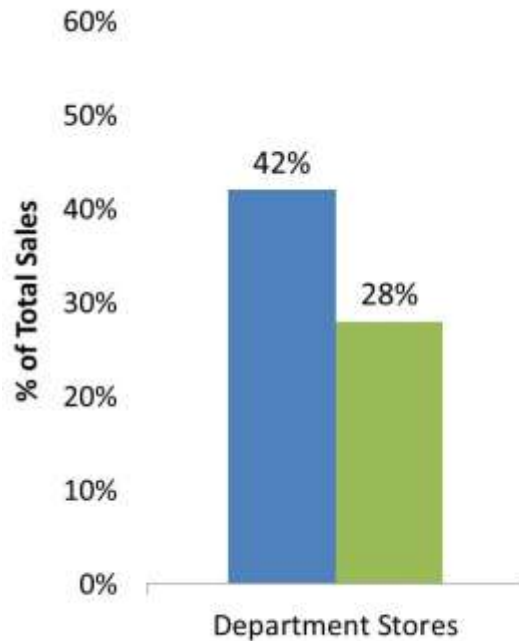
² 12 months to 30 June 2017

³ 6 months to 30 June 2017

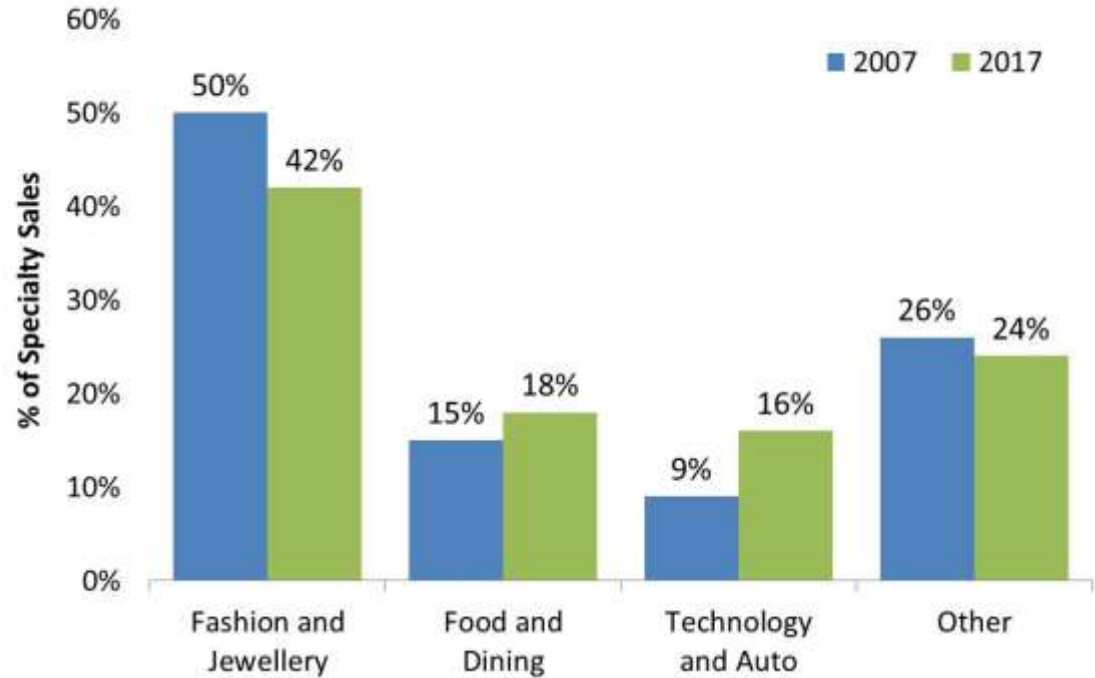
PORTFOLIO TRANSFORMATION

COMPOSITION OF SALES – 2007 to 2017

Department Store Sales¹



Specialty Store Sales²



Notes.

- 1. Based on total sales including estimates
- 2. Specialty sales including large format specialty stores and supermarkets

TRANSFORMING OUR PORTFOLIO

FASHION

H&M ZARA

adidas *Arizia*

lululemon  **athletica**

john varvatos

ALLSAINTS



極度乾燥(しないで)
Superdry.

TECHNOLOGY

 **amazon**

 **Microsoft**

BOSE

SAMSUNG



DEVIALET

INGÉNIERIE ACoustIQUE DE FRANCE

ONLINE TO PHYSICAL

BONOBOS

 **PELTON**

amazon books

WARBY PARKER
eyewear

MISSGUIDED

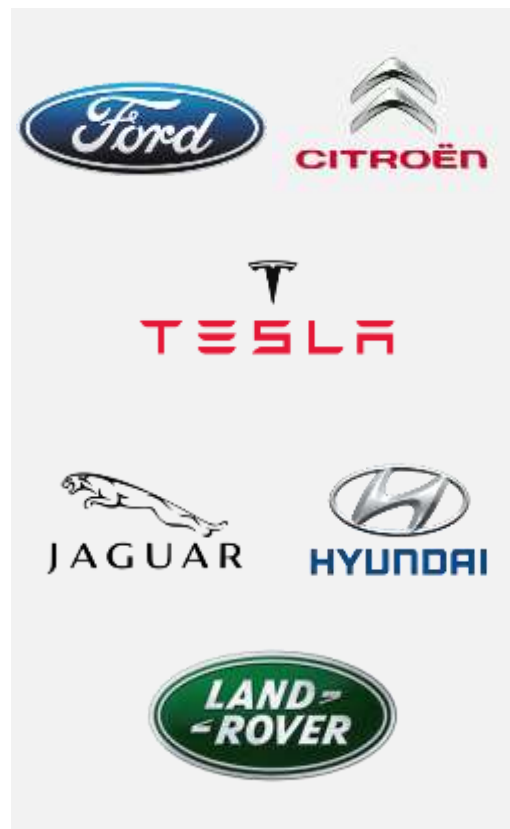
UNTUCKit

TRANSFORMING OUR PORTFOLIO

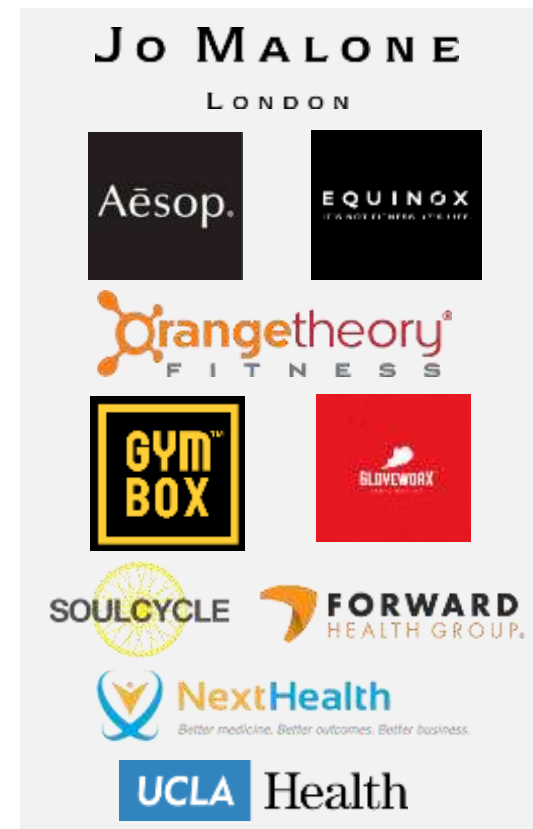
DINING



AUTOMOTIVE



BEAUTY / HEALTH & FITNESS



Westfield Montgomery

October 31, 2018



UNIBAIL-RODAMCO-WESTFIELD



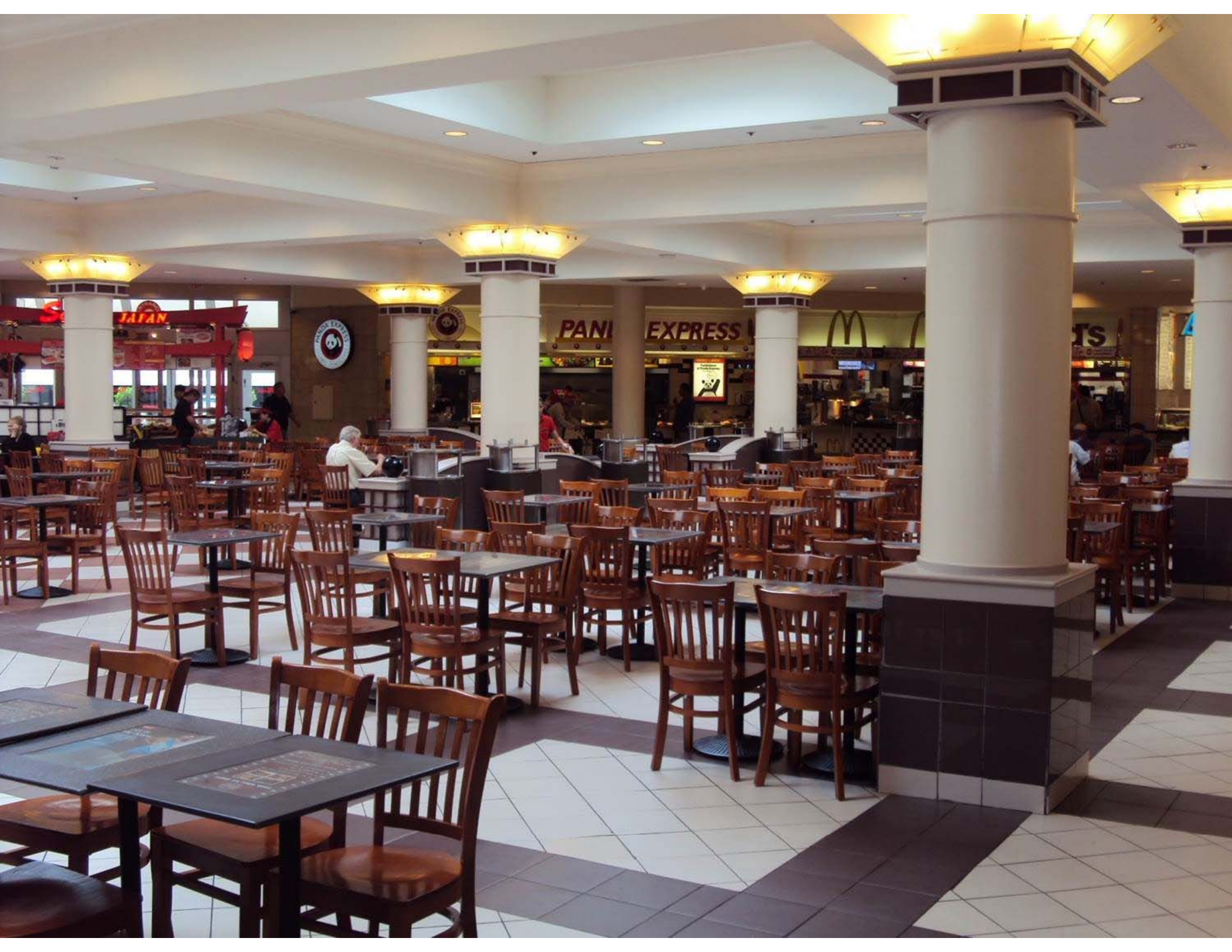
EXCELLENCE IS HERE

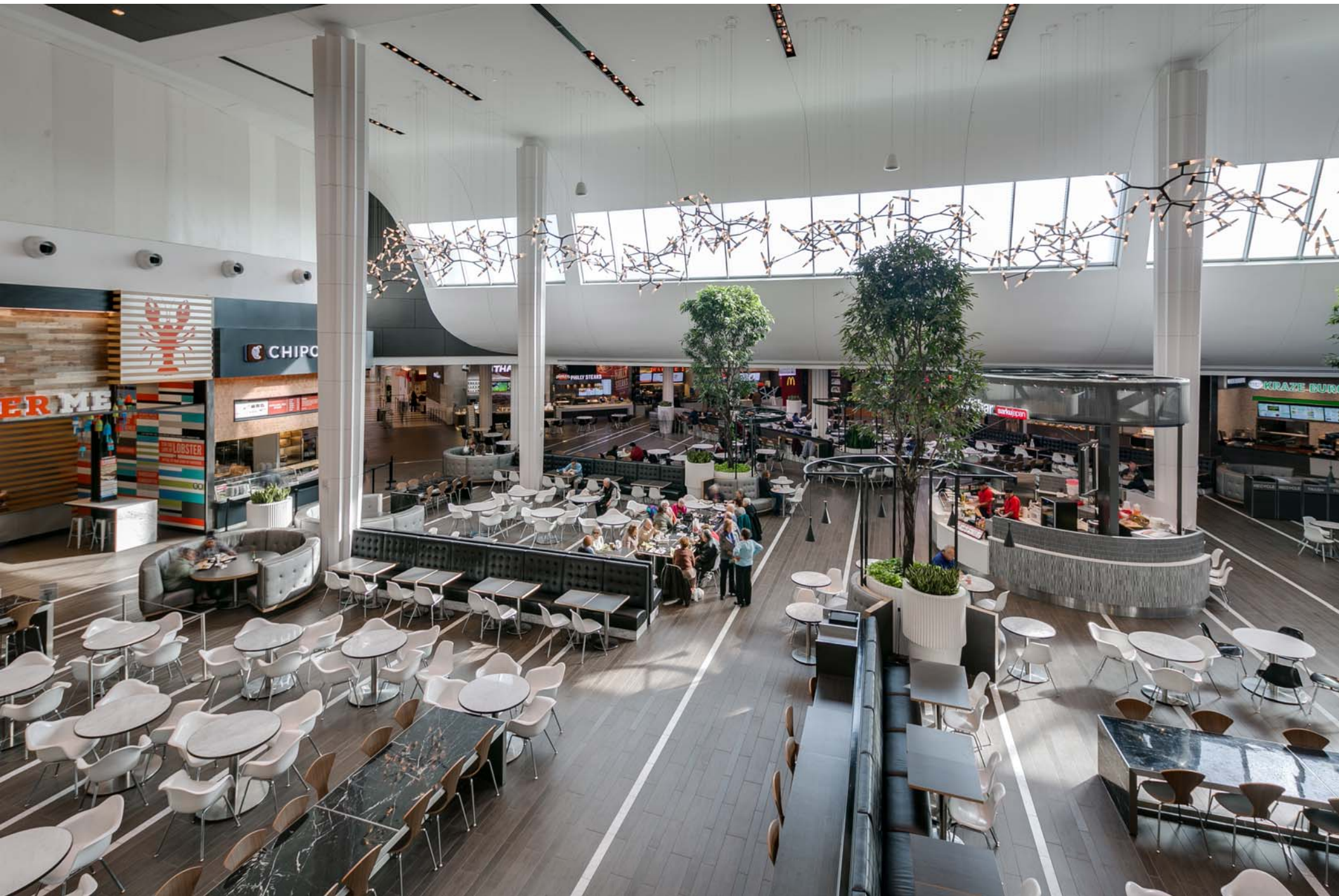
Donald's

Like Sweets

SPORTS CENTER

EXCELLENCE IS HERE







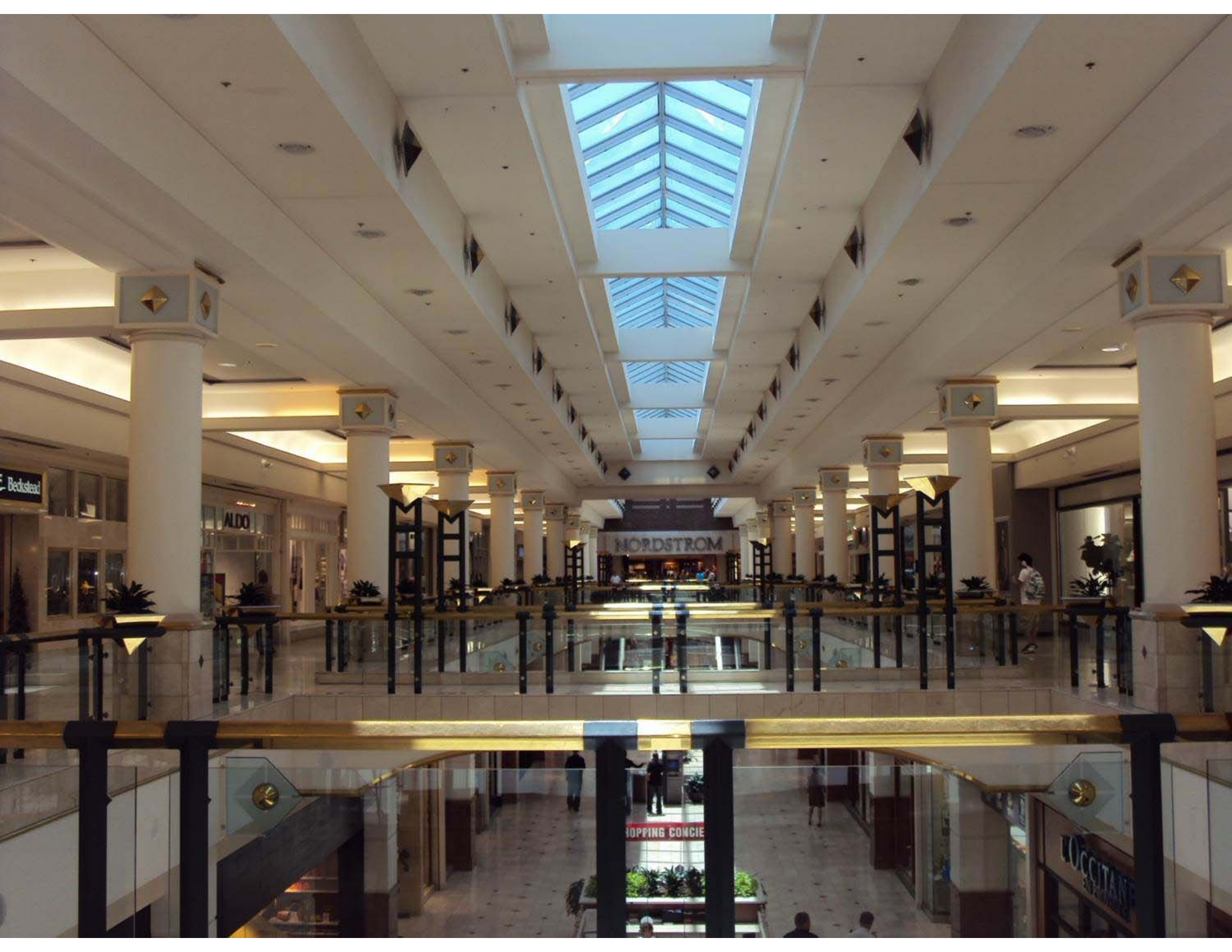
CAVA

Maze Grill

LOBSTER ME

CHIPOTLE

McDonald's



Beckstead

ALDO

NORDSTROM

SHOPPING CONCIE

LUCIANO



NORDSTROM

JACK

GAP

Save up to \$19.95







Development: Existing Center

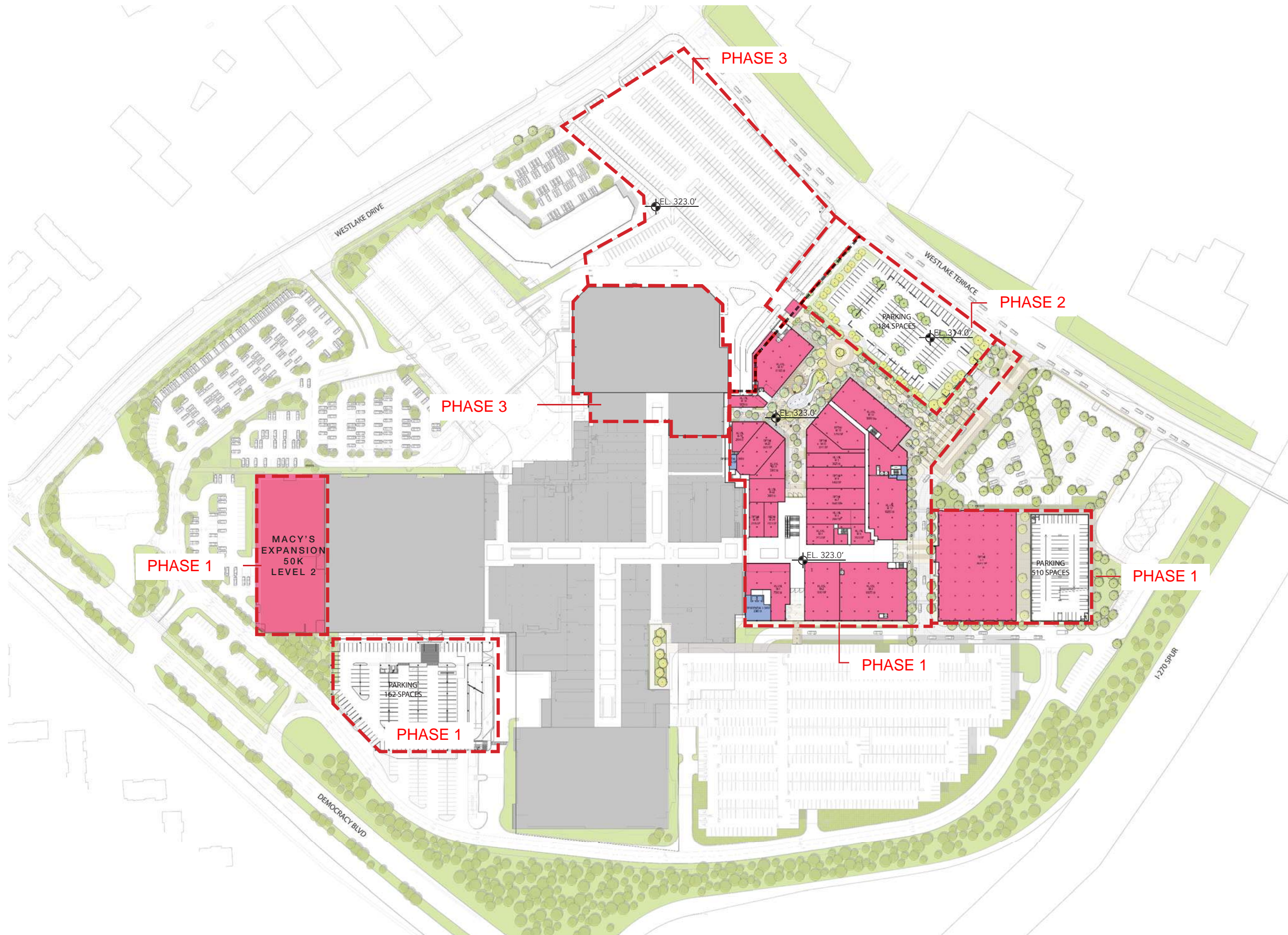


Development: 360° Analysis

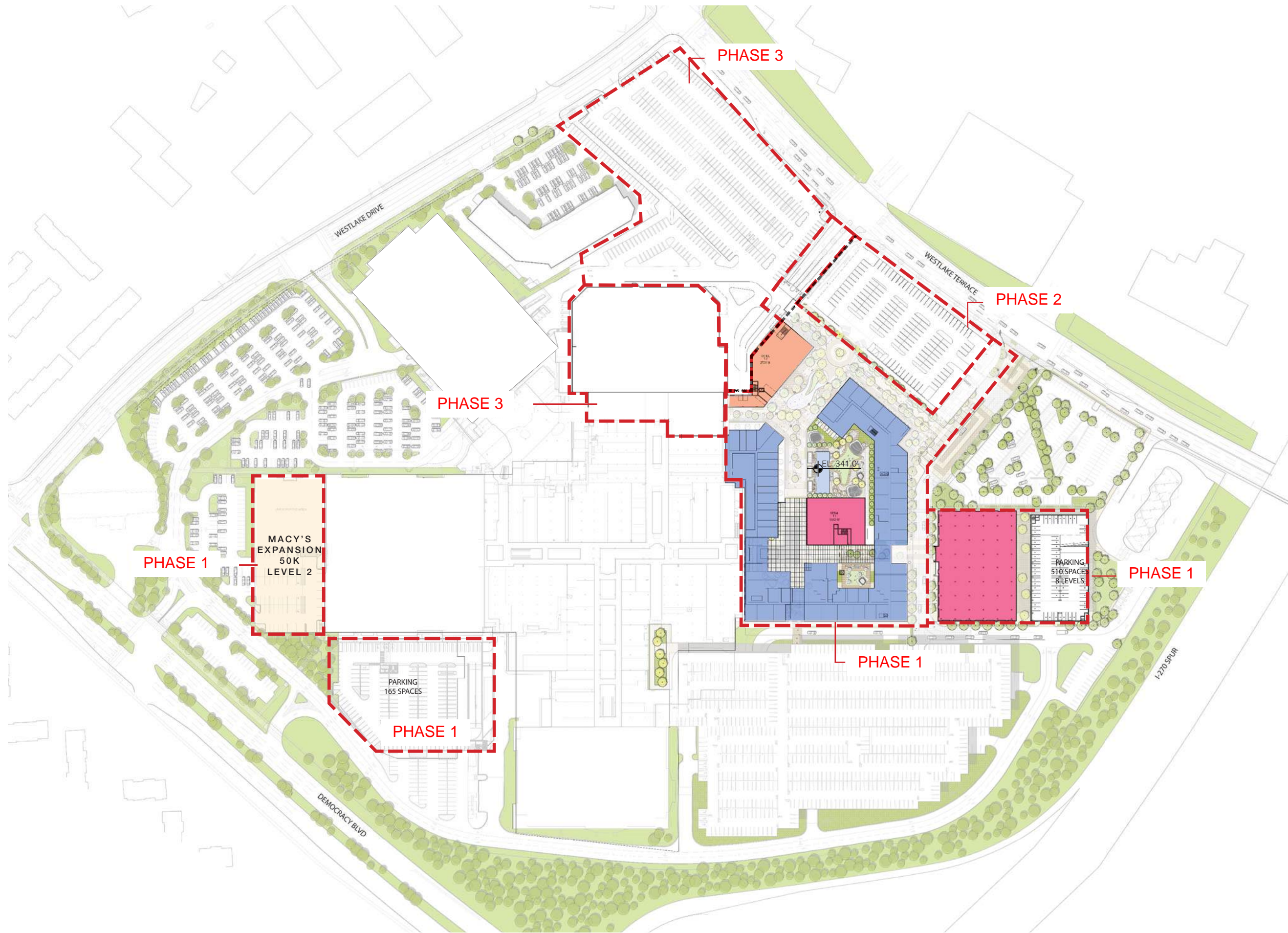


Phase 1			
Level 1	Retail GLA	33k	1-2 shops
Level 2	Retail GLA	141k	40-50 shops
Level 3-7	Residential GLA	353k	400 units
Level 2-4	Retail GLA	145k	Life Time Fitness

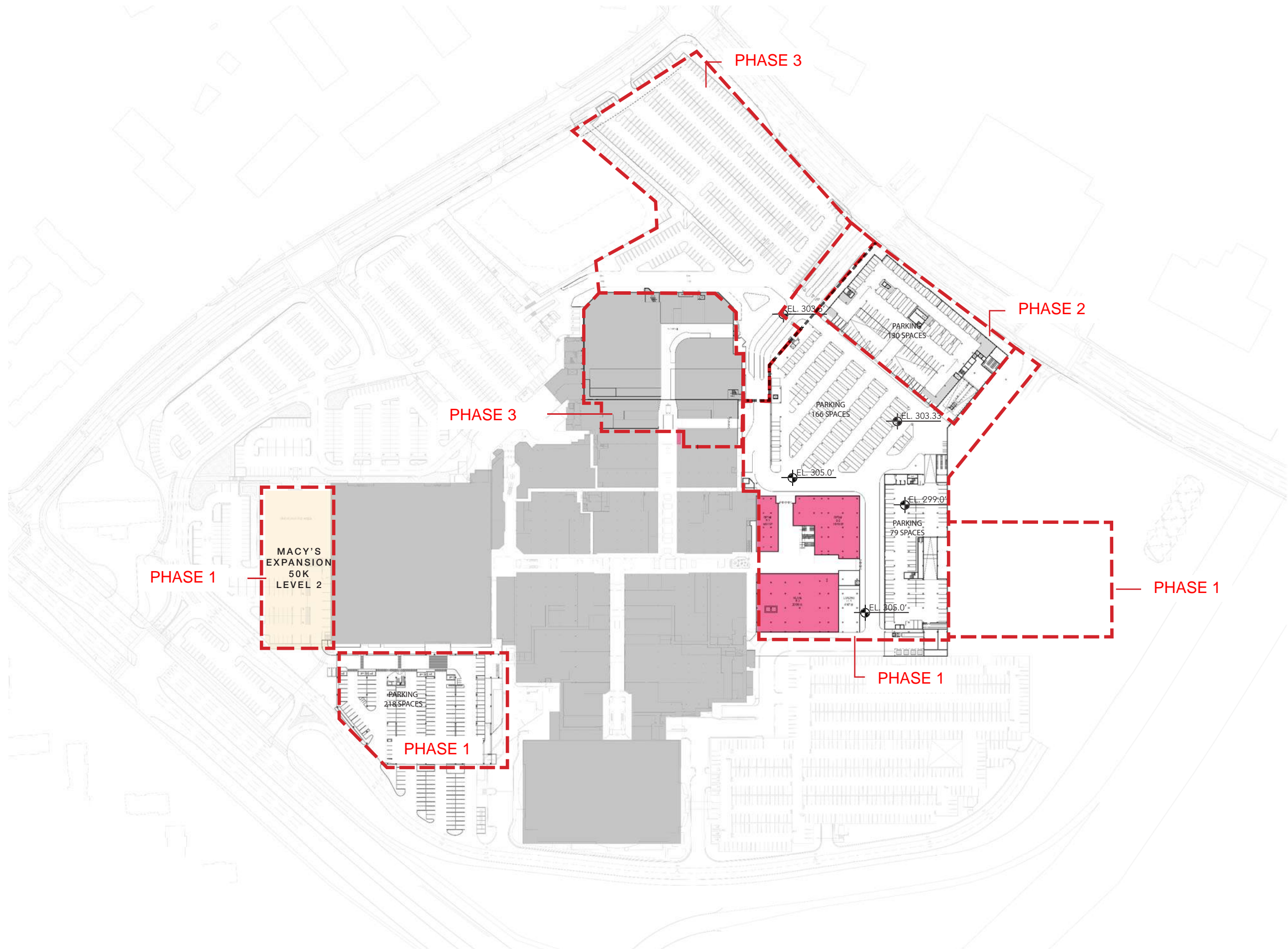
Phase 2			
Level 2	Retail GLA	33K	3-5 shops
Level 3-7	Residential GLA	216k	220 units



STREET LEVEL - PHASES 1 + 2



UPPER LEVEL - PHASES 1 + 2



LOWER LEVEL - PHASE 1 + 2 + 3

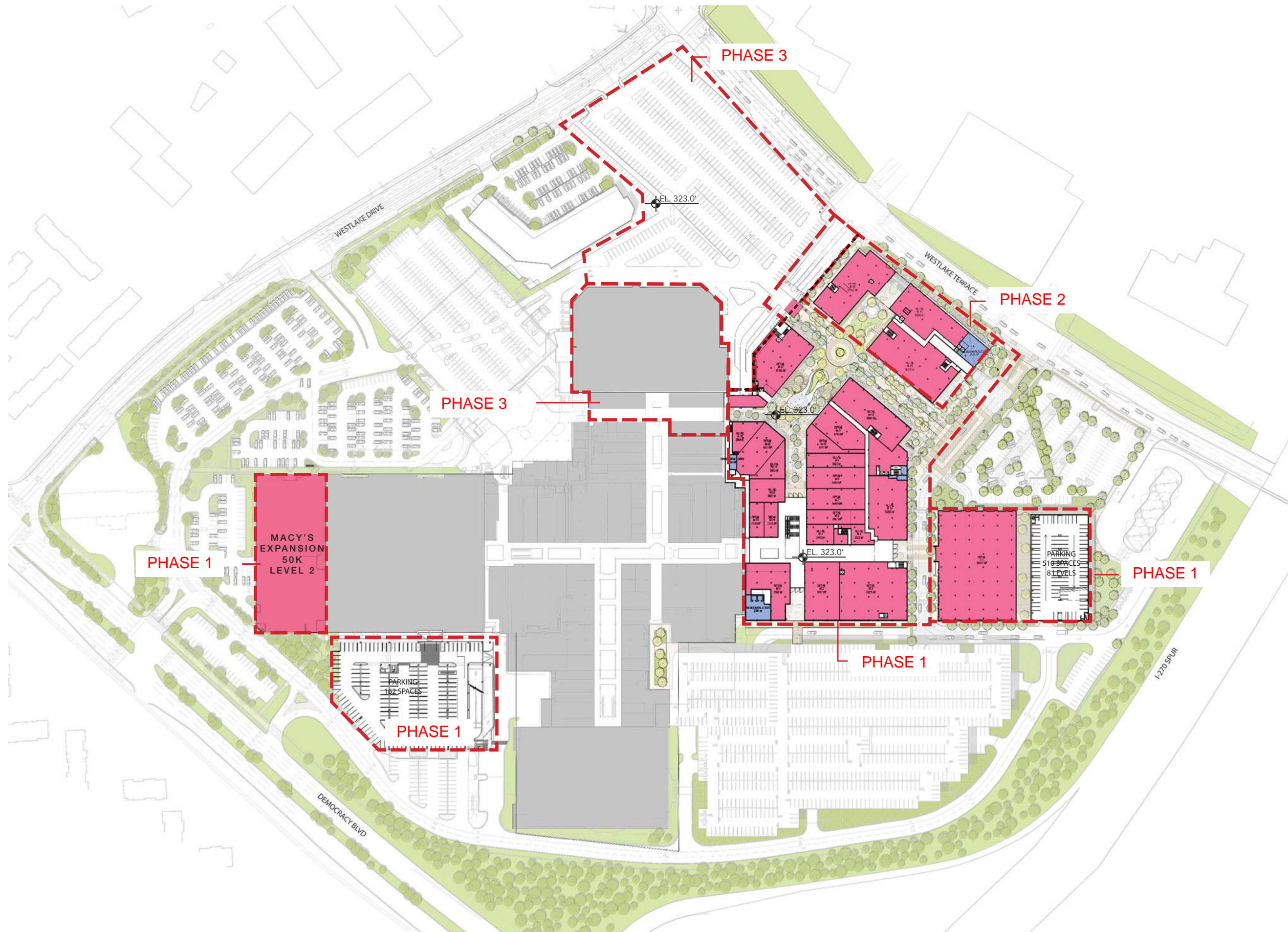












PHASE 1

MACY'S
EXPANSION
50K
LEVEL 2

PHASE 3

PHASE 3

PHASE 2

PHASE 1

PHASE 1

PARKING
162 SPACES

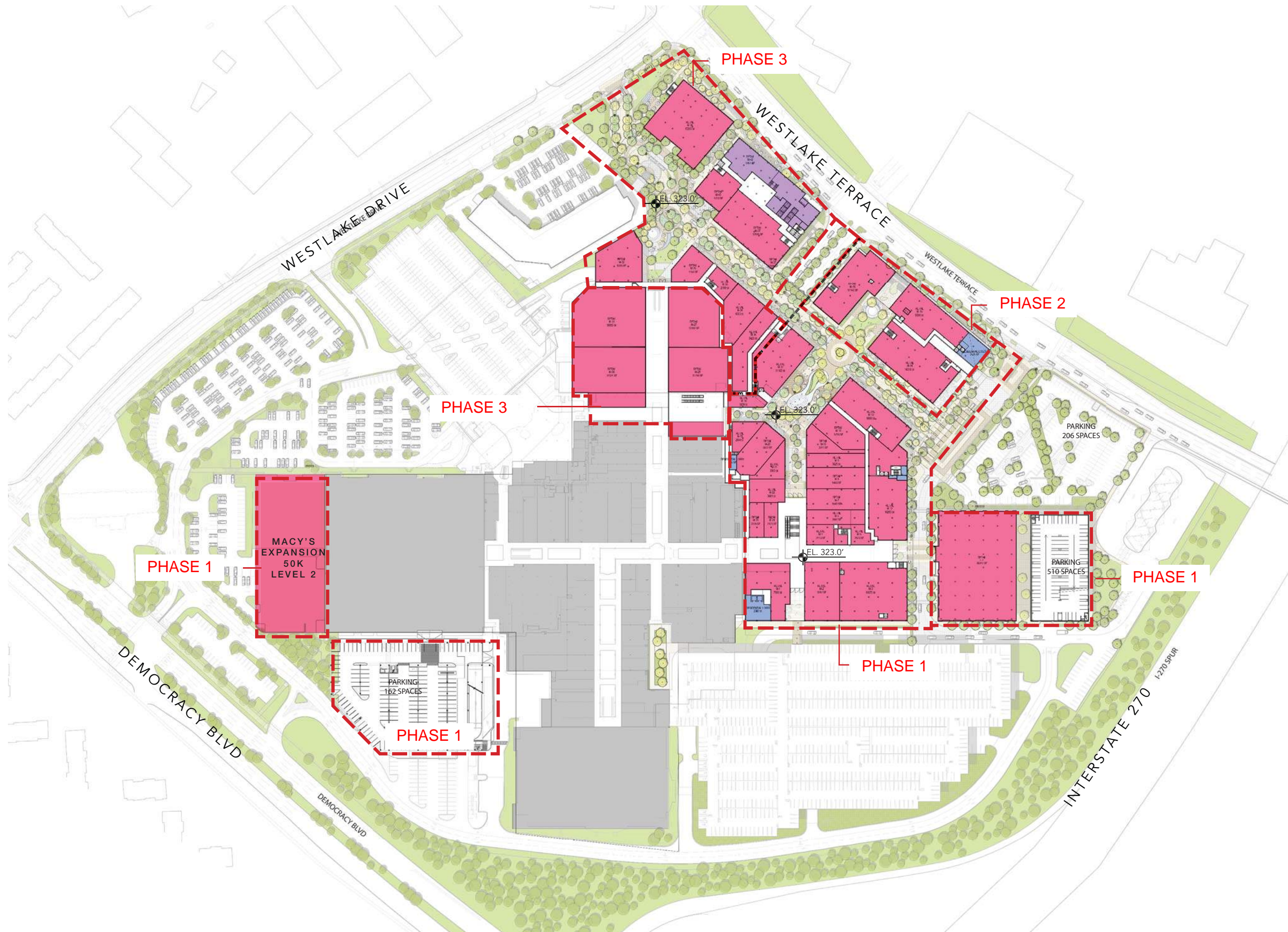
PHASE 1

PARKING
918 SPACES
8 LEVELS

STREET LEVEL - PHASES 1 + 2 + 3



AERIAL VIEW PHASES 1 THROUGH 3

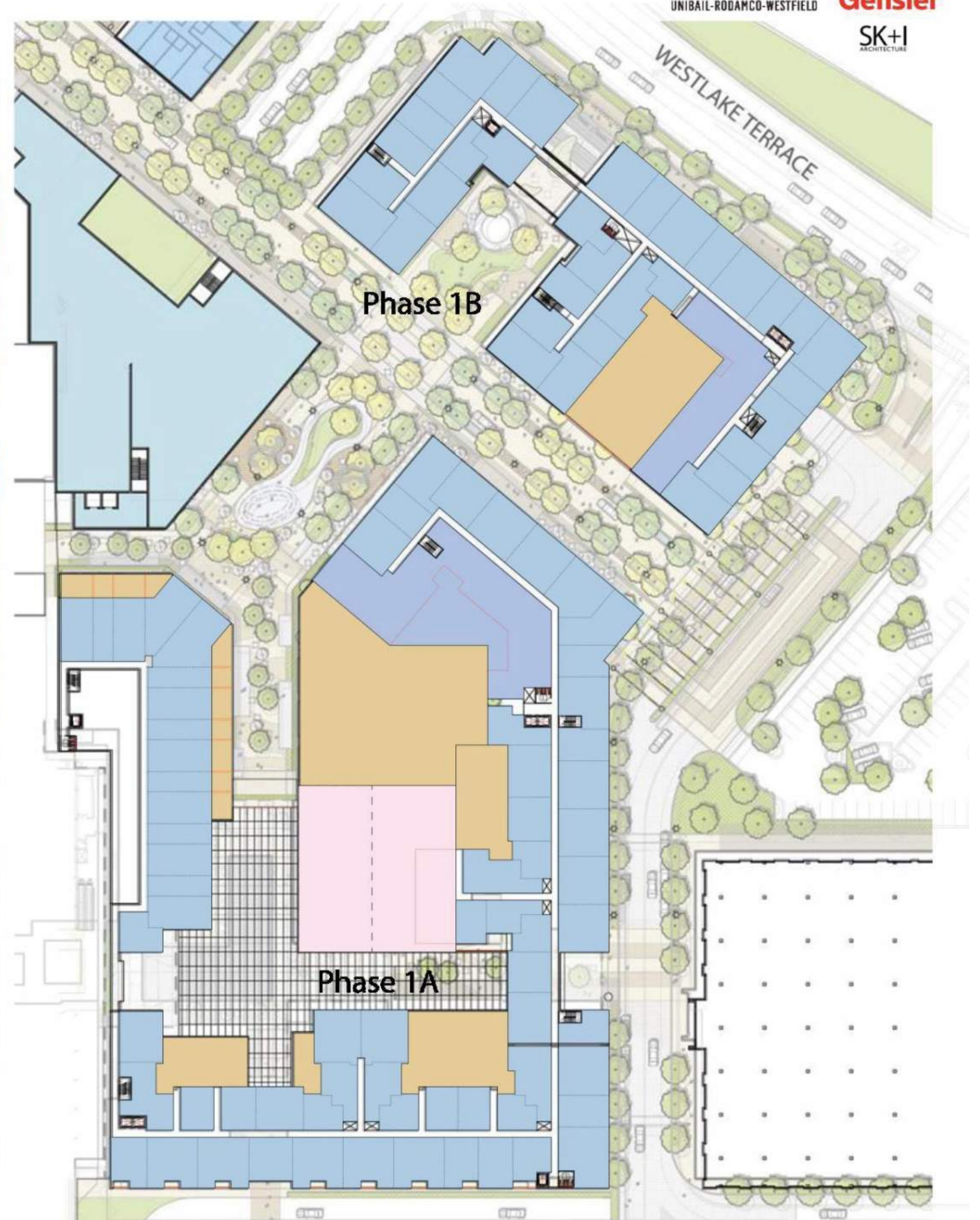


STREET LEVEL - ENTITLEMENT



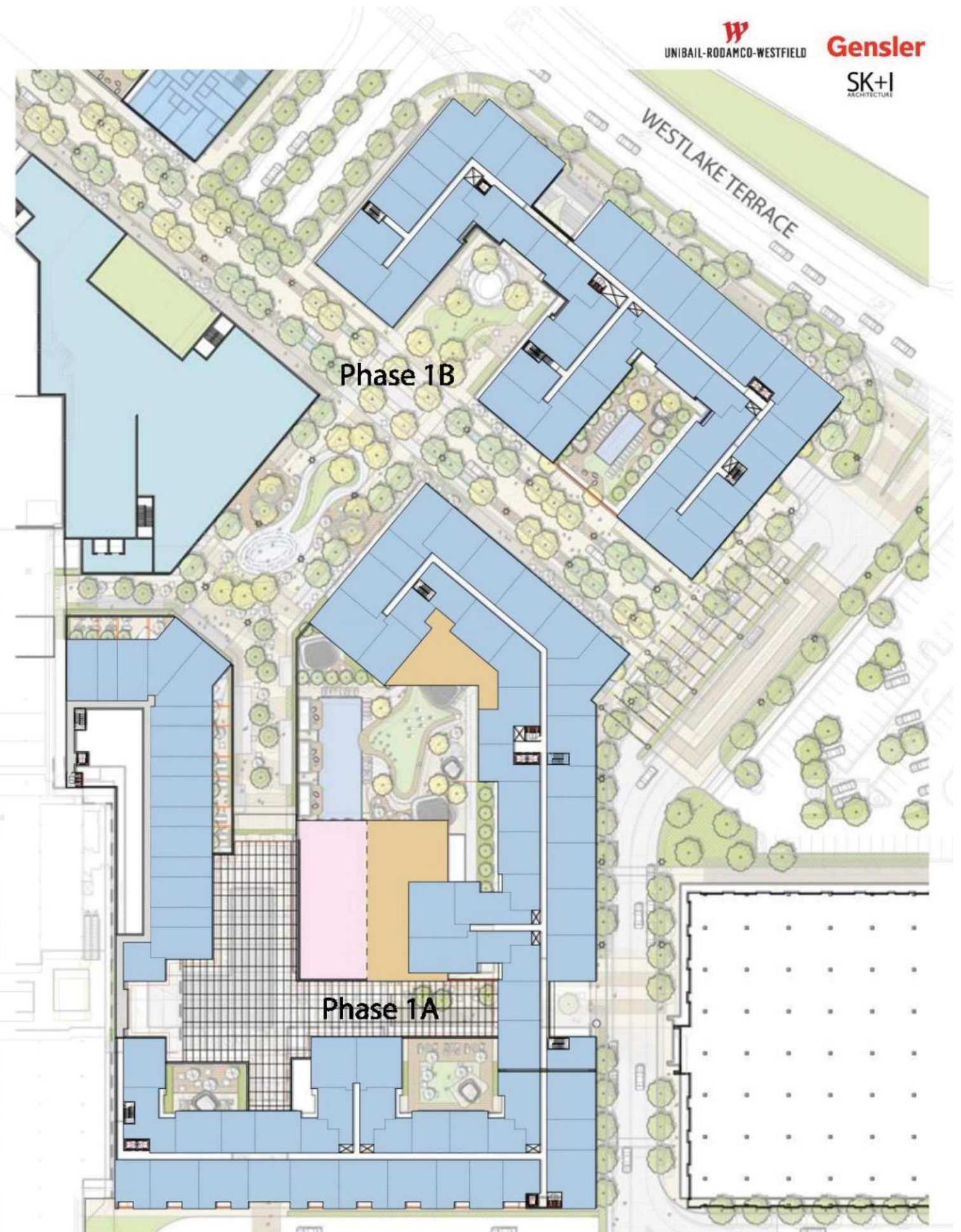
WESTFIELD MONTGOMERY EXPANSION

INTERIOR RESIDENTIAL PRECEDENTS



WESTFIELD MONTGOMERY EXPANSION

EXTERIOR RESIDENTIAL PRECEDENTS



WESTFIELD MONTGOMERY EXPANSION HERITAGE COURT & PASEOS



SEASONAL ICE RINK



SEATING COURTS



MULTI-PURPOSE LAWN + WATER/FIRE



VIEW 1



VIEW 2



HERITAGE COURTS






CONSERVATORY

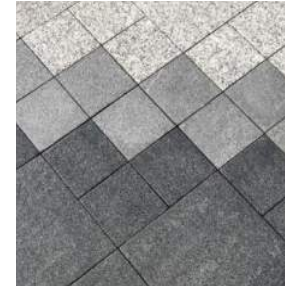
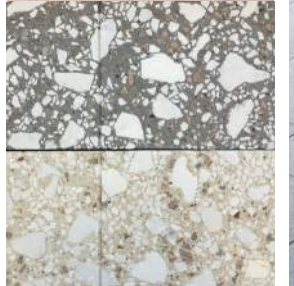


PLANT EXAMPLES

			
MAJESTE LUNGWORT Pulmonaria 'Majeste'	HICKSII HYBRID YEW Taxus x media 'Hicksii'	NEW JERSEY TEA Ceanothus Americanus	VARIEGATED KIWI Actinidia pilosula
HEIGHT 1	HEIGHT 20	HEIGHT 4	HEIGHT 23
BLOOM SP		BLOOM SU	BLOOM SP

TREE EXAMPLES

		
PAPERBARK MAPLE Acer Griseum	HYBRID CHERRY Prunus x yedoensis	ENGLISH YEW Taxus Baccata
HEIGHT 30	HEIGHT 40	HEIGHT 60
BLOOM SP	BLOOM SP	

HARDSCAPE EXAMPLES

			
STONE PAVING	STONE	PAVERS	DECOMPOSED GRANITE

WESTFIELD MONTGOMERY EXPANSION

“WOONERF” - SHARED STREET



SEATING TERRACES



CONTINUOUS PAVING



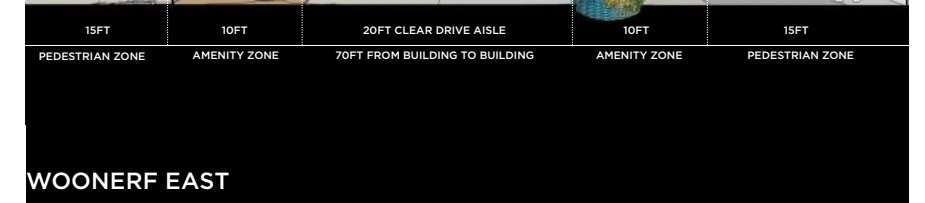
FARMERS MARKET



RAIN GARDENS



VIEW 1



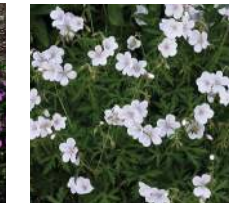
PLANT EXAMPLES



SPURGE
Pachysandra Axillaris
HEIGHT **1/2**
BLOOM **SP FA**



BROOKSIDE CRANESBILL
Geranium x Brookside
HEIGHT **4**
BLOOM **SP**



KASHMIR WHITE CRANESBILL
Geranium clarkei
HEIGHT **1.5**
BLOOM **SU**



COMMON LADY FERN
Athyrium filix-femina
HEIGHT **3**

TREE EXAMPLES



AMERICAN ELM
Ulmus Americana
HEIGHT **80**
BLOOM **SP**

HARDSCAPE EXAMPLES



DECOMPOSED GRANITE



RIVERROCK



COBBLE + PAVER



PAVER