

# SCENTRE GROUP

23 February 2016

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

Dear Sir/Madam

**CARINDALE PROPERTY TRUST (ASX: CDP)  
HALF-YEAR REPORT FOR 6 MONTH PERIOD ENDED 31 DECEMBER 2015**

Attached are the following:

1. Media Release.
2. Appendix 4D (including "Results for announcement to the market information" at page 3 of the attached pack).

Yours faithfully

**SCENTRE MANAGEMENT LIMITED**  
as responsible entity of Carindale Property Trust



**Maureen McGrath**  
Company Secretary

Encl.

Owner and Operator of **Westfield** in Australia and New Zealand

SCENTRE GROUP LIMITED ABN 66 001 671 496  
SCENTRE MANAGEMENT LIMITED ABN 41 001 670 579 AFS Licence No: 230329 as responsible entity of Scentre Group Trust 1 ABN 55 191 750 378 ARSN 090 849 746  
RE1 LIMITED ABN 80 145 743 862 AFS Licence No: 380202 as responsible entity of Scentre Group Trust 2 ABN 66 744 282 872 ARSN 146 934 536  
RE2 LIMITED ABN 41 145 744 065 AFS Licence No: 380203 as responsible entity of Scentre Group Trust 3 ABN 11 517 229 138 ARSN 146 934 652  
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## MEDIA RELEASE

23 February 2016

### **CARINDALE PROPERTY TRUST REPORTS HALF YEAR RESULT WITH FUNDS FROM OPERATIONS OF \$13.9 MILLION UP 16.6%**

Carindale Property Trust (ASX: CDP) today announced its half year results to 31 December 2015 with net property income of \$21.2 million (2014: \$20.5 million). Profit for the half year was \$15.3 million (2014: \$27.3 million). Funds from operations (FFO) were \$13.9 million, an increase of 16.6% on the previous corresponding period.

The increase in FFO was as a result of the growth in net operating income of 3.5% and net financing costs 18.1% lower as a result of the refinancing of the bank facility and lower interest rates.

As at 31 December 2015, the centre was in excess of 99.5% leased with retail sales of \$914.6 million for the 12 months. Specialty retail sales were \$11,041 per square metre.

The centre was valued as of 31 December 2015 at \$1,535.2 million (CDP share \$767.6 million).

The distribution for the period is \$13.7 million or 19.60 cents per unit. The distribution is payable to members on 29 February 2016. The tax deferred component of this distribution is estimated to be approximately 50%.

As of 31 December 2015, the net tangible assets of the Trust were \$7.64 per unit.

During the period, the Trust refinanced its \$230 million bank facility at a lower cost and with the maturity extended to 31 August 2020. The Trust has continued to hedge its interest rate exposure to take advantage of the current favourable low interest rate environment. The Trust's interest rate exposure was 79% hedged at 31 December 2015 and on average 65% hedged for the next three years.

The Trust maintains its forecast FFO and distribution per unit growth of 12-14% for the year ending 30 June 2016.

### **ENDS**

The financial information included in this release is based on the Trust'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 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. 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.

For further information please contact Julia Clarke on +61 2 9358 7426.

# Appendix 4D

## Half Yearly Report

### Under ASX listing rule 4.2A

Name of entity

CARINDALE PROPERTY TRUST (ASX: CDP)

ARSN

093 261 744

Half year ending ('current period')

31 December 2015

#### Interim report

The attached half-year financial report has been prepared under AASB 134. The half-year financial report should be read in conjunction with the annual financial report of Carindale Property Trust as at 30 June 2015 which was prepared based on Australian equivalents to International Financial Reporting Standards. It is also recommended that the half-year financial report be considered together with any public announcements made by Carindale Property Trust during the half-year ended 31 December 2015 in accordance with the continuous disclosure obligations under the Corporations Act 2001.

#### Results for announcement to the market (A\$'000)

	31-Dec-15	31-Dec-14		
<b>Property Revenue</b>	<u>28,271</u>	<u>27,737</u>	up	1.9%
<b>Net profit attributable to members of the Trust</b>	<u>15,330</u>	<u>27,257</u>	down	43.8%
<b>Distributable Amount</b>	<u>13,720</u>	<u>11,893</u>	up	15.4%
<b>Net tangible assets per security (\$)</b>	<u>7.64</u>	<u>7.39</u>	up	3.4%

<b>Distributions</b>	Amount per security
Interim distribution	19.60 cents
Previous corresponding period	16.99 cents

Record date for determining entitlements to the distribution.

31 December 2015

The distribution for the six months ended 31 December 2015 will be 19.60 cents per unit.

This distribution is payable on 29 February 2016.

The tax deferred component of the cash distribution is estimated to be approximately 50%.

Commentary and analysis on the results for the current period can be found in the attached Carindale Property Trust Media Release dated 23 February 2016. This media release forms part of the Appendix 4D.

**The half-year report should be read in conjunction with the most recent annual financial report.**

**The "Previous corresponding period" is 31 December 2014 unless otherwise stated.**

# Carindale Property Trust Half-year Report

For the half-year ended 31 December 2015

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**CARINDALE PROPERTY TRUST**  
**Statement of Comprehensive Income**  
for the half-year ended 31 December 2015

	Note	31 Dec 15 \$'000	31 Dec 14 \$'000
<b>Revenue</b>			
Property revenue		28,271	27,737
<b>Expenses</b>			
Property expenses and outgoings		(7,050)	(7,242)
<b>Net Property Income</b>		<b>21,221</b>	<b>20,495</b>
<b>Other expenses</b>			
Manager's service charge		(2,401)	(2,266)
Other costs		(179)	(193)
		<b>(2,580)</b>	<b>(2,459)</b>
Interest income		29	46
Financing costs	3	(5,535)	(6,767)
Net fair value gain on interest rate derivatives		233	863
Property revaluation		1,962	15,079
<b>Net profit attributable to members of the Trust</b>		<b>15,330</b>	<b>27,257</b>
<b>Total comprehensive income attributable to members of the Trust</b>		<b>15,330</b>	<b>27,257</b>
		cents	cents
<b>Basic earnings per unit</b>		<b>21.90</b>	<b>38.94</b>
<b>Diluted earnings per unit</b>		<b>21.90</b>	<b>38.94</b>

# CARINDALE PROPERTY TRUST

## Balance Sheet

as at 31 December 2015

	Note	31 Dec 15 \$'000	30 Jun 15 \$'000
<b>Current assets</b>			
Cash and cash equivalents		1,993	3,063
Trade and other receivables		4,089	2,588
Prepayments and deferred costs		292	302
<b>Total current assets</b>		<b>6,374</b>	<b>5,953</b>
<b>Non current assets</b>			
Investment properties	4	767,573	765,071
Prepayments and deferred costs		959	609
<b>Total non current assets</b>		<b>768,532</b>	<b>765,680</b>
<b>Total assets</b>		<b>774,906</b>	<b>771,633</b>
<b>Current liabilities</b>			
Trade and other payables		22,346	22,551
Derivative liabilities		275	38
<b>Total current liabilities</b>		<b>22,621</b>	<b>22,589</b>
<b>Non current liabilities</b>			
Interest bearing liabilities	5	212,070	209,969
Derivative liabilities		5,712	6,182
<b>Total non current liabilities</b>		<b>217,782</b>	<b>216,151</b>
<b>Total liabilities</b>		<b>240,403</b>	<b>238,740</b>
<b>Net assets</b>		<b>534,503</b>	<b>532,893</b>
<b>Equity attributable to members of the Trust</b>			
Contributed equity		187,934	187,934
Reserves		192	50
Retained profits		346,377	344,909
<b>Total equity attributable to members of the Trust</b>		<b>534,503</b>	<b>532,893</b>

## Statement of Changes in Equity

for the half-year ended 31 December 2015

	31 Dec 15 \$'000	31 Dec 14 \$'000
<b>Changes in equity attributable to members of the Trust</b>		
Opening balance of contributed equity	187,934	187,934
Closing balance of contributed equity	187,934	187,934
Opening balance of reserves	50	47
Amount transferred from profits	142	-
Closing balance of reserves	192	47
Opening balance of retained profits	344,909	313,746
Profit attributable to members of the Trust	15,330	27,257
Distribution payable to members of the Trust	(13,720)	(11,893)
Amount transferred to other reserves	(142)	-
Closing balance of retained profits	346,377	329,110
<b>Closing balance of equity attributable to members of the Trust</b>	<b>534,503</b>	<b>517,091</b>

# CARINDALE PROPERTY TRUST

## Cash Flow Statement

for the half-year ended 31 December 2015

	31 Dec 15 \$'000	31 Dec 14 \$'000
<b>Cash flows from operating activities</b>		
Receipts in the course of operations (including GST)	30,352	30,108
Payments in the course of operations (including GST)	(10,377)	(10,034)
Goods and services tax paid to government bodies	(1,889)	(1,844)
<b>Net cash flows from operating activities</b>	<b>18,086</b>	<b>18,230</b>
<b>Cash flows from investing activities</b>		
Payments for capital expenditure of property investments	(1,830)	(5,425)
<b>Net cash flows used in investing activities</b>	<b>(1,830)</b>	<b>(5,425)</b>
<b>Cash flows from financing activities</b>		
Proceeds from interest bearing liabilities	2,100	3,300
Financing costs	(6,869)	(6,816)
Interest received	29	46
Distribution paid to members	(12,586)	(11,130)
<b>Net cash flows used in financing activities</b>	<b>(17,326)</b>	<b>(14,600)</b>
Net decrease in cash and cash equivalents held	(1,070)	(1,795)
Add: opening cash and cash equivalents brought forward	3,063	3,437
<b>Cash and cash equivalents at the end of the period</b>	<b>1,993</b>	<b>1,642</b>

# CARINDALE PROPERTY TRUST

## Notes to the Financial Statements

for the half-year ended 31 December 2015

### 1 CORPORATE INFORMATION

This financial report of Carindale Property Trust (Trust) for the half-year ended 31 December 2015 (Financial Period) was approved on 23 February 2016, in accordance with a resolution of the Board of Directors of Scentre Management Limited (Directors) as responsible entity of the Trust (Responsible Entity).

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 Trust 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 2015.

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.

#### (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.

This financial report is presented in Australian dollars.

#### (b) Application of new and revised standards

The accounting policies adopted by the Trust are consistent with those of the previous financial period except that the Trust has adopted the following new or amended standards which became applicable on 1 July 2015.

- AASB 2014-1 Part A Annual Improvements to IFRS 2010-2012 Cycle; and

- AASB 2014-1 Part A Annual Improvements to IFRS 2011-2013 Cycle.

The adoption of these new and amended standards did not have a significant impact on the Trust's results in the Financial Period.

Certain Australian Accounting Standards and Interpretations have recently been issued or amended but are not yet effective and have not been adopted by the Trust for the reporting period ended 31 December 2015. The impact of these new standards (to the extent relevant to the Trust) and interpretations is as follows:

- AASB 9 Financial Instruments (effective from 1 January 2018)

This standard includes requirements to improve and simplify the approach for classification and measurement of financial assets compared with the requirements of AASB 139 Financial Instruments: Recognition and Measurement.

- IFRS 15 Revenue from Contracts with Customers (expected to be effective from 1 January 2018)

This standard determines the principles that an entity shall apply to report useful information to users of financial statements about the nature, amount, timing, and uncertainty of revenue and cash flows arising from a contract with a customer.

- IFRS 16 Leases (effective from 1 January 2019)

This standard contains requirements about lease classification and the recognition, measurement and presentation and disclosures of leases for lessees and lessors. The Group is currently assessing the impact of this standard.

The Responsible Entity is currently assessing the impact of these recently issued or amended standards.

In addition to the above, further amendments to accounting standards have been proposed as a result of the revision of related standards and the Annual Improvement Projects (for non-urgent changes). These amendments are set out below:

- AASB 2015-1 Amendments to Australian Accounting Standards - Annual Improvements to Australian Accounting Standards 2012-2014 Cycle (effective from 1 January 2016)

- AASB 2015-2 Amendments to Australian Accounting Standards - Disclosure Initiative: Amendments to AASB 101 (effective from 1 January 2016)

- AASB 2015-3 Amendments to Australian Accounting Standards arising from the withdrawal of AASB 1031 Materiality (effective from 1 July 2015)

These recently issued or amended standards are not expected to have a significant impact on the amounts recognised in these financial statements when they are restated on application of these new accounting standards.

#### (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.

#### (d) Comparative information

Where applicable, certain comparative figures are restated in order to comply with the current period's presentation of the financial statements.

**CARINDALE PROPERTY TRUST**  
**Notes to the Financial Statements**  
for the half-year ended 31 December 2015

	31 Dec 15	31 Dec 14
	\$'000	\$'000
<b>3 FINANCING COSTS</b>		
Gross financing costs (excluding net fair value gain or loss on interest rate hedges that do not qualify for hedge accounting)		
- Interest bearing liabilities	(5,535)	(6,767)
	<u>(5,535)</u>	<u>(6,767)</u>

	31 Dec 15	30 Jun 15
	\$'000	\$'000

<b>4 INVESTMENT PROPERTIES</b>		
Shopping centre	767,573	765,071

The Trust's interest in Westfield Carindale is independently valued annually, with the latest independent valuation being at 30 June 2015. The latest independent valuation of the Trust's 50% interest in Westfield Carindale was \$765.1 million with a capitalisation rate of 5.5% and was conducted by Knight Frank Australia Pty Ltd in accordance with guidelines set by the International Valuation Standards Committee. The key assumptions in determining the valuation of the Trust's interest in Westfield Carindale is the estimated capitalisation rate and net operating income. Significant movements in each of these assumptions in isolation would result in a higher/(lower) fair value. As of 31 December 2015, the Trust's interest in Westfield Carindale has been assessed by the Directors at \$767.6 million with a capitalisation rate of 5.5% as approximating fair value.

<b>5 INTEREST BEARING LIABILITIES</b>		
Non current - Finance lease	70	69
Non current - Loans payable - secured <sup>(i)</sup>	212,000	209,900
	<u>212,070</u>	<u>209,969</u>

<sup>(i)</sup> The Trust has a \$230 million floating interest rate facility. Drawings under this facility are secured by a registered mortgage over the Trust's interest in Westfield Carindale and a fixed and floating charge over all assets and undertakings of the Trust. The facility is subject to negative pledge arrangements and matures in the second half of calendar year 2020.

The maturity profile as at 31 December 2015 in respect of the above borrowings:

Due within one year	3	2
Due between one and five years	212,014	209,912
Due after five years	53	55
	<u>212,070</u>	<u>209,969</u>

**6 INTEREST RATE RISK MANAGEMENT**

**Summary of fixed interest rate positions at balance date**

Notional principal amounts of the Trust's interest rate swaps:

	31 Dec 15	31 Dec 15
	Notional	Average
<b>Swaps contracted as at the reporting date and outstanding at</b>	Principal amount	rate
<b>A\$ payable</b>	\$'000	
31 December 2015	A\$(169,000)	4.08%
30 June 2016	A\$(169,000)	4.08%
30 June 2017	A\$(157,000)	3.59%
30 June 2018	A\$(130,000)	2.74%
30 June 2019	A\$(110,000)	2.74%
30 June 2020	A\$(80,000)	2.69%
30 June 2021	A\$(40,000)	2.65%
30 June 2022	A\$(20,000)	2.63%

**CARINDALE PROPERTY TRUST**  
**Notes to the Financial Statements**  
for the half-year ended 31 December 2015

**7 FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES**

Set out below is a comparison by category of carrying amounts and fair values of all the Trust's financial instruments.

Fair value Hierarchy	Fair value		Carrying amount	
	31 Dec 15 \$'000	30 Jun 15 \$'000	31 Dec 15 \$'000	30 Jun 15 \$'000
<b>Assets</b>				
Cash	1,993	3,063	1,993	3,063
Trade and other receivables <sup>(i)</sup>	4,089	2,588	4,089	2,588
<b>Liabilities</b>				
Trade and other payables <sup>(i)</sup>	22,346	22,554	22,346	22,554
Interest bearing liabilities <sup>(ii)</sup>				
- Finance lease	Level 2	70	69	70
- Floating rate debt	Level 2	212,000	209,900	212,000
Derivative liabilities <sup>(ii)</sup>	Level 2	5,987	6,220	5,987

<sup>(i)</sup> These financial assets and liabilities are not subject to interest rate risk and the fair value approximates carrying amount.

<sup>(ii)</sup> These financial assets and liabilities are subjected to interest rate and market risks, the basis of determining the fair value is set out in the fair value hierarchy below.

**Determination of fair value**

The Trust uses the following hierarchy for determining and disclosing the fair value of a financial instrument. The valuation techniques comprise:

Level 1: the fair value is calculated using quoted (unadjusted) prices in active markets for identical assets or liabilities.

Level 2: the fair value is estimated using inputs other than quoted prices that are observable, either directly (as prices) or indirectly (derived from prices).

Level 3: the fair value is estimated using inputs that are not based on observable market data.

During the Financial Period, there were no transfers between Level 1, Level 2 and Level 3 fair value measurements.

All other financial assets and liabilities have a fair value which approximates carrying amount.

Investment properties are considered Level 3, refer to Note 4: Investment properties for relevant fair value disclosures.

The fair value of derivatives have been determined with reference to market observable inputs for contracts with similar maturity profiles. The valuation is a present value calculation which incorporates interest rate curves and the credit quality of all counterparties.

	31 Dec 15 Units	30 Jun 15 Units
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**8 TRUST UNITS**

**Number of units on issue**

Balance at the beginning and end of the period	70,000,000	70,000,000
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	31 Dec 15 \$'000	31 Dec 14 \$'000
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**9 DISTRIBUTIONS PAID AND PAYABLE TO MEMBERS**

**(a) Current/prior period distribution payable/paid to members**

Interim distribution payable to members:

- Ordinary units: 19.60 cents per unit, 50% estimated tax deferred 13,720

Interim distribution paid to members:

- Ordinary units: 16.99 cents per unit, 47% tax deferred 11,893

13,720 11,893

**(b) Distributions paid to members**

Distribution in respect of the 6 months to 30 June 2015

- Ordinary units: 17.98 cents per unit, 47% tax deferred 12,586

Distribution in respect of the 6 months to 30 June 2014

- Ordinary units: 15.90 cents per unit, 52% tax deferred 11,130

12,586 11,130

**CARINDALE PROPERTY TRUST**  
**Notes to the Financial Statements**  
for the half-year ended 31 December 2015

**10 SEGMENT INFORMATION**

The Trust operates in one operating segment, being the ownership of an interest in one shopping centre in Brisbane, Australia.

**11 SUBSEQUENT EVENTS**

There has not been any matter or circumstance occurring subsequent to the end of the Financial Period 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 Scentre Management Limited, the Responsible Entity of Carindale Property Trust (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 2015 and the performance for the half-year ended on that date.

Made on 23 February 2016 in accordance with a resolution of the Board of Directors.



Frank Lowy AC  
Chairman



Michael Ihlein  
Director



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## **Independent auditor's report to the members of Carindale Property Trust**

### **Report on the Half-Year Financial Report**

We have reviewed the accompanying half-year financial report of Carindale Property Trust (the Trust), which comprises the condensed statement of financial position as at 31 December 2015, the condensed statement of comprehensive income, condensed statement of changes in equity and condensed cash flow statement for the half-year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration of the consolidated entity comprising the Trust and the entities it controlled at the half-year end or from time to time during the half-year.

### **Directors' Responsibility for the Half-Year Financial Report**

The directors of Scentre Management Limited, the Responsible Entity of the Trust, are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the Corporations Act 2001 and for such internal controls as the directors determine are necessary to enable the preparation of the half-year financial report that is free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 Review of a Financial Report Performed by the Independent Auditor of the Entity, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the financial report is not in accordance with the Corporations Act 2001 including: giving a true and fair view of the consolidated entity's financial position as at 31 December 2015 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 Interim Financial Reporting and the Corporations Regulations 2001. As the auditor of Carindale Property Trust and the entities it controlled during the half-year, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### **Independence**

In conducting our review, we have complied with the independence requirements of the Corporations Act 2001. We have given to the directors of Scentre Management Limited a written Auditor's Independence Declaration, a copy of which is included in the Directors' Report.

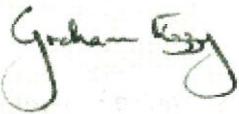
## Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of Carindale Property Trust is not in accordance with the Corporations Act 2001, including:

- a) giving a true and fair view of the consolidated entity's financial position as at 31 December 2015 and of its performance for the half-year ended on that date; and
- b) complying with Accounting Standard AASB 134 Interim Financial Reporting and the Corporations Regulations 2001.



Ernst & Young



Graham Ezzy  
Partner  
Sydney  
23 February 2016

Liability limited by a scheme approved under Professional Standards Legislation

# CARINDALE PROPERTY TRUST

## DIRECTORS' REPORT

for the half-year ended 31 December 2015

The Directors of Scentre Management Limited (Responsible Entity), the responsible entity of Carindale Property Trust (Trust) submit the following report for the half-year ended 31 December 2015 (Financial Period).

### Operations and Activities

#### Principal Activity

The principal activity of the Trust during the Financial Period was the long term ownership of a 50% interest in Westfield Carindale shopping centre, which is located in the suburb of Carindale, east of Brisbane. Westfield Carindale is managed by Scentre Group. There were no significant changes in the nature of that activity during the Financial Period.

As at 31 December 2015, the centre was in excess of 99.5% leased with retail sales of \$914.6 million for the 12 months including specialty retail sales of \$11,041 per square metre.

The centre was valued as of 31 December 2015 at \$1,535.2 million (the Trust's share \$767.6 million), representing a revaluation gain of \$2.0 million of the Trust's share since 30 June 2015.

#### Financial results

The Trust's net property income for the Financial Period was \$21.2 million representing a 3.5% increase on the previous year.

Funds from operations, which excludes tenant allowances amortisation and unrealised fair value adjustments of \$1.5 million, was \$13.9 million, an increase of 16.6% on the previous corresponding period.

The net tangible asset backing as at 31 December 2015 was \$7.64 per unit.

The Trust has a secured loan facility. As at 31 December 2015, borrowings were \$212.0 million with a gearing of 27.7% of the latest property value.

#### Distribution

The distribution for the Financial Period is \$13.7 million or 19.60 cents per unit, an increase of 15.4% over the prior comparative period. The distribution is payable to members on 29 February 2016. The tax deferred component of this distribution is estimated to be approximately 50%.

### Profit after tax, funds from operations and distribution for the period

	31 Dec 15	31 Dec 14
	\$'000	\$'000
Net property income	21,221	20,495
Manager's service charge	(2,401)	(2,266)
Overheads	(179)	(193)
Net fair value gain on interest rate derivatives	233	863
Net financing costs	(5,506)	(6,721)
Property revaluation	1,962	15,079
Profit attributable to members of the Trust	15,330	27,257
Adjustments:		
- Property revaluation	(1,962)	(15,079)
- Tenant allowances amortised	727	578
- Net fair value gain on interest rate derivatives	(233)	(863)
<b>Funds from operations (FFO)</b>	<b>13,862</b>	<b>11,893</b>
Amount transferred to other reserves	(142)	-
<b>Distributable Amount</b>	<b>13,720</b>	<b>11,893</b>
	<b>cents</b>	<b>cents</b>
<b>FFO per unit</b>	<b>19.80</b>	<b>16.99</b>
<b>Distributable Amount per unit</b>	<b>19.60</b>	<b>16.99</b>

### The Directors

The following Directors served on the Board of the Responsible Entity for the entire Financial Period: Mr Frank Lowy, Mr Brian Schwartz, Mr Peter Allen, Mr Richard Egerton-Warburton, Mr Andrew Harnos, Mr Michael Ihlein, Ms Aliza Knox and Mr Steven Lowy.

In October 2015, Scentre Group announced that Mr Frank Lowy will step down as Chairman of Scentre Group at the Annual General Meeting in May 2016. Mr Brian Schwartz will succeed Mr Lowy as Chairman of Scentre Group at the date of Mr Lowy's retirement.

# CARINDALE PROPERTY TRUST DIRECTORS' REPORT

for the half-year ended 31 December 2015

## Auditor's Independence Declaration

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



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

Tel: +61 2 9248 5555  
Fax: +61 2 9248 5959  
ey.com/au

## Auditor's Independence Declaration to the Directors of Scentre Management Limited, the Responsible Entity of Carindale Property Trust

As lead auditor for the review of Carindale Property Trust for the half-year ended 31 December 2015, I declare to the best of my knowledge and belief, there have been:

- (a) no contraventions of the auditor independence requirements of the Corporations Act 2001 in relation to the review; and
- (b) no contraventions of any applicable code of professional conduct in relation to the review.

Ernst & Young

Graham Ezzy  
Partner  
Sydney  
23 February 2016

Liability limited by a scheme approved under  
Professional Standards Legislation.

## ASIC Disclosures

### Rounding

Pursuant to ASIC Class Order 98/0100, the amounts shown in the financial report have been rounded to the nearest thousand dollars. Amounts shown as 0.0 represent amounts less than \$500 that have been rounded down.

### Synchronisation of Financial Year

By an order dated 27 June 2005 made by the Australian Securities and Investments Commission, the Directors of Scentre Management Limited (SML) have been relieved from compliance with the requirement to ensure that the financial year of the Trust coincides with the financial year of SML.

By an order dated 5 November 2001 made by the Australian Securities and Investments Commission, the Directors of Scentre Management Limited as responsible entity of Scentre Group Trust 1 (SGT1) have been relieved from compliance with the requirement to ensure that the financial year of the Trust coincides with the financial year of SGT1.

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

Frank Lowy AC  
Chairman  
23 February 2016

Michael Ihlein  
Director

# DIRECTORY

## **CARINDALE PROPERTY TRUST**

ABN 29 192 934 520

ARSN 093 261 744

## **RESPONSIBLE ENTITY**

Scentre Management Limited

ABN 41 001 670 579

AFS Licence 230329

## **REGISTERED OFFICE**

Level 30

85 Castlereagh Street

Sydney NSW 2000

Telephone +61 2 9358 7000

Facsimile +61 2 9358 7077

## **SECRETARIES**

Maureen T McGrath

Paul F Giugni

## **AUDITORS**

Ernst & Young

The Ernst & Young Centre

680 George Street

Sydney NSW 2000

## **INVESTOR INFORMATION**

Carindale Property Trust

Level 30

85 Castlereagh Street

Sydney NSW 2000

Telephone +61 2 9358 7877

Free Call 1800 222 242 (Australia only)

Facsimile +61 2 9358 7881

E-mail [investor@scentregroup.com](mailto:investor@scentregroup.com)

Website [www.carindalepropertytrust.com.au](http://www.carindalepropertytrust.com.au)

## **UNIT REGISTRY**

Computershare Investor Services Pty Limited

Level 19

307 Queen Street

Brisbane QLD 4001

GPO Box 523

Brisbane QLD 4001

Telephone +61 3 9415 4070

Toll Free 1300 132 211 (Australia only)

Facsimile +61 3 9473 2500

E-mail [web.queries@computershare.com.au](mailto:web.queries@computershare.com.au)

Website [www.computershare.com](http://www.computershare.com)

## **LISTINGS**

ASX - CDP