

**EDT RETAIL TRUST**  
**(formerly known as Macquarie DDR Trust)**  
**ARSN 106 570 352**

**ADDITIONAL UNAUDITED US DOLLAR FINANCIAL INFORMATION**

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This financial information has not been subject to independent review by PricewaterhouseCoopers

**EDT RETAIL TRUST**  
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**ADDITIONAL UNAUDITED US DOLLAR INFORMATION ON THE**  
**INCOME STATEMENT**  
**FOR THE YEAR ENDED 30 JUNE 2010**

	Note	Consolidated 2010 US\$'000	2009 US\$'000
<b>Income</b>			
Property rental income		101,545	-
Property expenses		(35,726)	-
Net property income		65,819	-
Share of net loss from investments in jointly controlled entities	4(ii)	(2,736)	(569,836)
Property valuation losses - investment properties		(492)	-
Interest income		81	99
Net foreign currency gains		1,975	-
Total income / (loss) net of property expenses		64,647	(569,737)
<b>Expenses</b>			
Management base fee		4,229	-
Interest expense		37,599	37
Amortisation of borrowing costs		5,477	259
Net loss from derivative financial instruments		17,365	16,278
Net foreign currency losses		-	17,770
Other expenses		6,248	1,372
Loss on sale of assets		312	-
Total expenses		71,230	35,716
<b>Loss before tax</b>		<b>(6,583)</b>	<b>(605,453)</b>
Tax (expense) / benefit		(818)	136,461
<b>Loss for the year</b>		<b>(7,401)</b>	<b>(468,992)</b>
<b>Attributable to:</b>			
Owners of EDT Retail Trust		(7,403)	(468,992)
Non-controlling interests		2	-
<b>Loss for the year</b>		<b>(7,401)</b>	<b>(468,992)</b>
Basic earnings per unit (cents)		(0.68)	(49.84)
Diluted earnings per unit (cents)		(0.68)	(49.84)
Core earnings per unit (cents)		2.43	5.43

The above information should be read in conjunction with the accompanying note on basis of preparation of the US dollar financial information.

**EDT RETAIL TRUST**  
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**ADDITIONAL UNAUDITED US DOLLAR INFORMATION ON THE**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 JUNE 2010**

	Note	Consolidated 2010 US\$'000	2009 US\$'000
<b>Current assets</b>			
Cash and cash equivalents		32,937	773
Receivables		17,292	543
Other assets		8,939	12
<b>Total current assets</b>		<b>59,168</b>	<b>1,328</b>
<b>Non-current assets</b>			
Investment properties		1,268,480	-
Interest in jointly controlled entities:			
Investment properties / property held for sale		80,377	1,442,433
Less: Share of interest bearing liabilities		(77,615)	(1,164,281)
Add: Share of other net assets		855	48,555
Total interest in jointly controlled entities	4(i)	3,617	326,707
<b>Total non-current assets</b>		<b>1,272,097</b>	<b>326,707</b>
<b>Total assets</b>		<b>1,331,265</b>	<b>328,035</b>
<b>Current liabilities</b>			
Payables		24,272	1,441
Derivative financial instruments		-	36,825
Interest bearing liabilities		250,755	-
<b>Total current liabilities</b>		<b>275,027</b>	<b>38,266</b>
<b>Non-current liabilities</b>			
Interest bearing liabilities		596,739	1,046
<b>Total non-current liabilities</b>		<b>596,739</b>	<b>1,046</b>
<b>Total liabilities</b>		<b>871,766</b>	<b>39,312</b>
<b>Net assets</b>		<b>459,499</b>	<b>288,723</b>
<b>Equity</b>			
Contributed equity		857,774	691,524
Reserves		(23,104)	(34,943)
Accumulated losses		(375,260)	(367,858)
<b>Capital and reserves attributable to owners of EDT Retail Trust</b>		<b>459,410</b>	<b>288,723</b>
Non-controlling interests		89	-
<b>Total equity</b>		<b>459,499</b>	<b>288,723</b>

The above information should be read in conjunction with the accompanying note on basis of preparation of the US dollar financial information.

**EDT RETAIL TRUST**  
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**ADDITIONAL UNAUDITED US DOLLAR INFORMATION**  
**ON THE NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2010**

**1. Basis of preparation – additional US dollar financial information**

The additional US dollar financial information (US Financial Information) has been extracted from the financial statements of EDT Retail Trust (Trust) for the year ended 30 June 2010 which have been prepared in accordance with IFRS and converted to US dollars. The US Financial Information should be read in conjunction with the financial statements of the Trust. The basis of translation from the Australian dollar financial statements of the Trust is as follows:

**Financial information expressed in US dollars**

The amounts reported in US dollars have been taken directly from US dollar denominated transactions or translated from Australian dollars at the exchange rate ruling at the date of the transaction being the year end spot rate, the hedged rate or average exchange rate for the year as appropriate.

**2. Reconciliation of core earnings to the loss for the financial year**

	2010	2009
	\$'000	\$'000
<b>Loss for the year</b>	<b>(7,401)</b>	(468,992)
Property valuation losses	4,814	605,594
Mervyns investment adjustment*	5,535	-
(Gain) / loss on derivative financial instruments	(55,982)	41,203
Unrealised foreign exchange (gains) / losses	(1,975)	17,770
US capital gains tax benefit	-	(141,599)
Amortisation of borrowing costs	6,330	913
Straightlining of fixed rent increases	183	299
Realised loss / (gain) on derivatives close out	73,879	(13,507)
US capital gains tax paid on sale of investment property	-	4,001
Realised loss on sale of investment property	1,049	5,446
<b>Core earnings</b>	<b>26,432</b>	51,128

\* Adjustment to add back the non-cash equity accounted losses (excluding property valuation losses and amortisation of borrowing costs which have been adjusted separately) associated with the Single Box Portfolio. The investment in this portfolio was equity accounted to nil in the six months ended 31 December 2009 and there is no obligation to provide further funding of this portfolio.

**3. Net tangible assets**

	June	June
	2010	2009
	US\$'000	US\$'000
Net tangible assets are calculated as follows:		
Total assets	1,331,265	328,035
Less: Total liabilities	(871,766)	(39,312)
Less: non-controlling interests	(89)	-
<b>Net tangible assets</b>	<b>459,410</b>	288,723
Total number of units on issue	4,700,290,868	943,203,042
Net tangible asset backing per unit	US\$0.10	US\$0.31

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**ADDITIONAL UNAUDITED US DOLLAR INFORMATION**  
**ON THE NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2010**

**4. Share of net profits from investments in jointly controlled entities**

*(i) Carrying amount of investments in jointly controlled entities*

	Note	<b>Consolidated</b>	
		2010 US\$'000	2009 US\$'000
Carrying amount at the beginning of the year		326,707	912,830
Additions during the year		-	12,813
Share of profit before property valuation losses	4 (ii)	1,769	35,758
Share of property valuation losses	4 (ii)	(4,505)	(605,594)
Movement in share of cash flow hedge reserve		272	(5,477)
Distributions paid or payable for the year		(5,982)	(23,623)
Transfer to investment in controlled entities on consolidation		(314,644)	-
<b>Carrying amount at the end of the year</b>		<b>3,617</b>	<b>326,707</b>

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**FOR THE YEAR ENDED 30 JUNE 2010**

**4. Share of net profits from investments in joint venture entities (continued)**

(ii) *Results attributable to jointly controlled entities (Trust's share)*

	<b>Consolidated</b>	
	2010 US\$'000	2009 US\$'000
<b>Property income</b>		
Property income	52,647	187,519
Property expenses	(20,348)	(59,765)
<b>Net property income</b>	<b>32,299</b>	<b>127,754</b>
<b>Management fees</b>		
Management base fee	(2,260)	(7,560)
<b>Total management fee</b>	<b>(2,260)</b>	<b>(7,560)</b>
<b>Finance costs</b>		
Interest expense	(22,259)	(57,407)
Borrowing establishment costs - amortisation	(853)	(3,903)
<b>Total finance costs</b>	<b>(23,112)</b>	<b>(61,310)</b>
<b>Loss on sale of property</b>		
Loss on sale of property	(737)	(5,446)
<b>Total loss on sale of property</b>	<b>(737)</b>	<b>(5,446)</b>
<b>Other income and expenses</b>		
Interest income	12	234
Derivative financial instrument loss	(2,551)	(11,609)
Other operating expenses	(1,882)	(6,305)
<b>Total other income and expenses</b>	<b>(4,421)</b>	<b>(17,680)</b>
<b>Share of net profit / (loss) from investments in jointly controlled entities before property valuation losses</b>	<b>1,769</b>	<b>35,758</b>
<b>Property valuation losses</b>		
Revaluation of investment properties	-	9,567
Devaluation of investment properties	(4,322)	(615,459)
Revaluation of investment properties - adjustment for straight lining of fixed rent increases	(183)	298
<b>Total property valuation losses</b>	<b>(4,505)</b>	<b>(605,594)</b>
<b>Share of net loss from investments in jointly controlled entities</b>	<b>(2,736)</b>	<b>(569,836)</b>