

TEN YEAR HISTORY

		1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Members' equity	\$m	722.6	760.7	792.0	857.8	873.8	920.7	1,130.1	1,179.3	2,337.5	2,642.7
Total assets	\$m	805.0	843.7	863.3	932.3	1,073.2	1,124.9	1,278.4	1,683.1	3,386.2	3,327.1
Gross revenue	\$m	149.7	168.9	180.5	184.2	192.5	214.7	250.6	345.0	631.5	837.3
Net profit	\$m	75.2	82.2	86.3	87.7	88.4	92.2	100.8	115.1	198.2	249.8
Distribution/dividend paid	\$m	74.8	80.2	83.8	87.3	88.6	90.6	99.5	111.8	192.4	241.3
Units/shares on issue											
- ordinary	m	286.0	299.7	311.1	325.2	327.7	371.8	422.6	429.2	770.0	832.1
- convertible preference	m	38.0	38.0	34.3	34.3	31.8	-	-	-	-	-
- options	m	9.9	8.3	-	-	-	-	-	-	-	-
Payout per unit/share	¢	23.9	24.0	24.35	24.50	24.51	24.71	25.11	26.11	28.3	29.7
Net assets per unit/share	\$	2.23	2.25	2.29	2.39	2.43	2.48	2.67	2.70	3.01	3.14
Closing market price	\$	3.13	3.05	3.28	2.90	3.48	3.69	3.45	3.52	4.02	4.39
Lettable area - ,000 sq.m.											
- retail		177.5	169.2	166.9	209.4	236.0	238.6	238.9	228.7	356.8	371.8
- commercial		61.1	61.1	60.1	60.3	76.2	97.4	97.4	158.3	360.0	321.9
- office parks/industrial		-	-	-	-	-	-	-	12.2	703.2	707.2
Residential development inventory	\$m	93.7	115.4	131.2	141.3	134.1	170.0	210.6	406.1	412.2	542.4