SCENTRE GROUP

4 November 2015

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

Dear Sir/Madam

SCENTRE GROUP (ASX:SCG / ADR:SCTRY)
3rd QUARTER UPDATE 2015

Attached is the Group's 3rd Quarter Update.

Yours faithfully
SCENTRE GROUP

Maureen McGrath
Company Secretary

Encl.

SCENTRE GROUP

MEDIA RELEASE

4 November 2015

SCENTRE GROUP REPORTS 3rd QUARTER UPDATE WITH 5.9% GROWTH IN SPECIALTY SALES FOR THE NINE MONTHS TO 30 SEPTEMBER 2015

Scentre Group (ASX: SCG) today announced its third quarter operational update for the 9 months to 30 September 2015, with the Group's operations continuing to perform well.

Mr Peter Allen, CEO, said: "2015 will be Scentre Group's first full year of operations as an independent entity, and the Group is undertaking a number of initiatives that demonstrate our commitment to creating extraordinary places connecting and enriching communities.

"Scentre Group has delivered continued strong portfolio performance, commenced $830 million of development starts in 2015, introduced several new technology initiatives and reallocated capital to higher quality assets."

Operational Performance

As at 30 September 2015, the portfolio remained more than 99.5% leased, and had specialty sales growth of 5.9% for the nine months and 5.4% for the quarter. In particular, the Footwear, Leisure, Jewellery and Technology and Appliances retail categories have performed well over the period. The strong growth in specialty sales for the period outpaced the growth in specialty store rents, and reduced specialty store occupancy cost to 17.9%.

In Australia, average specialty retail sales increased to $10,666 per square metre and comparable specialty store sales growth was 5.8% for the 9 months to 30 September 2015. In New Zealand, average specialty retail sales increased to NZ$10,534 per square metre, and comparable specialty store sales growth was 6.5% for the nine months.

The Group is focused on curating the right retailers in our centres and preparing our assets for the future development pipeline that is in excess of $3 billion. For the nine months, re-leasing spreads were down 2.5%, an improvement from a year ago when re-leasing spreads were down 4.2%. Comparable NOI growth for the 12 months to 31 December 2015 is expected to be at the high end of the guidance range of 2.0-2.5%.

Development Activity

The Group has commenced $830 million of developments in 2015 (SCG share: $583 million), creating additional value for the business with development yields in a target range of 7.0-7.5%. These starts include new projects at Westfield Chatswood, Hurstville, North Lakes, Kotara, Casey and Warringah. These projects are focused on expanding the food, dining and entertainment precincts, as well as introducing new domestic and international retailers that will resonate with the local community. The developments continue to progress well, with the projects at Westfield Hurstville, Chatswood, Kotara and North Lakes on track to have openings prior to Christmas this year.

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 80 145 743 682 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
Level 30, 85 Castlereagh Street, Sydney NSW 2000 Australia · GPO Box 4004 Sydney NSW 2001 Australia · T +61 (02) 9358 7000 · scentregroup.com

Scentre Group's $670 million design and construction project being undertaken at Pacific Fair continues to make good progress.

Outlook

Scentre Group reconfirms its forecast FFO of 22.5 cents per security, representing 3.5% growth with a distribution forecast of 20.9 cents per security for the twelve months ending 31 December 2015.

ENDS

Scentre Group (ASX Code: SCG) is the owner and operator of Westfield in Australia and New Zealand employing approximately 2,700 staff in Australia and New Zealand. Scentre Group has interests in and operates 43 centres located in Australia and New Zealand, encompassing approximately 12,100 retail outlets and total assets under management of $40.7 billion.

Non IFRS financial information has not been audited or reviewed.

This release contains forward-looking statements, including statements regarding future earnings and distributions that are based on information and assumptions available to us as of the date of these results. 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.

SCENTRE GROUP

Owner and Operator of Westfield in Australia and New Zealand

THIRD QUARTER UPDATE

AS AT 30 SEPTEMBER 2015

Scentre Group Limited ABN 66 001 671 496
All amounts in Australian dollars unless otherwise specified

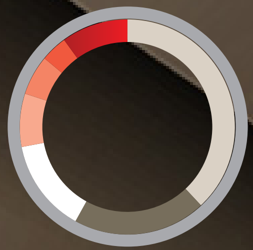
The financial information included in this release is based on the Scentre Group's IFRS financial statements. Non IFRS financial information included in this release has not been audited or reviewed.
This release contains forward-looking statements, including statements regarding future earnings and distributions 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.

OUR OPERATIONS

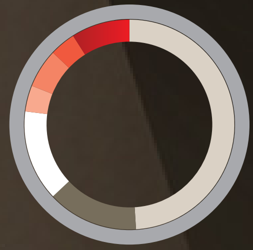
As at 30 June 2015	Australia[1]	New Zealand	Total[2]
Centres	34	9	43
Number of Retail Outlets	10,762	1,401	12,163
Gross Lettable Area (m sqm)	3.3	0.4	3.7
SCG Interest (bn)[3]	$27.4	NZ$1.9	$29.0
JV Partner Interests (bn)[3]	$10.7	NZ$1.1	$11.7
Assets Under Management (bn)[3]	$38.1	NZ$3.0	$40.7
Weighted Average Capitalisation Rate	5.72%	7.30%	5.81%

1. Pro forma post sale of four Australian assets, settlement occurred Q3 2015
2. Period end exchange rate AUD/NZD 1.1285
3. Includes construction in progress and assets held for development

PORTFOLIO BY GLA[1]



PORTFOLIO BY ASSET VALUE (SCG SHARE)[1]



1. Pro forma post sale of four Australian assets, settlement occurred Q3 2015

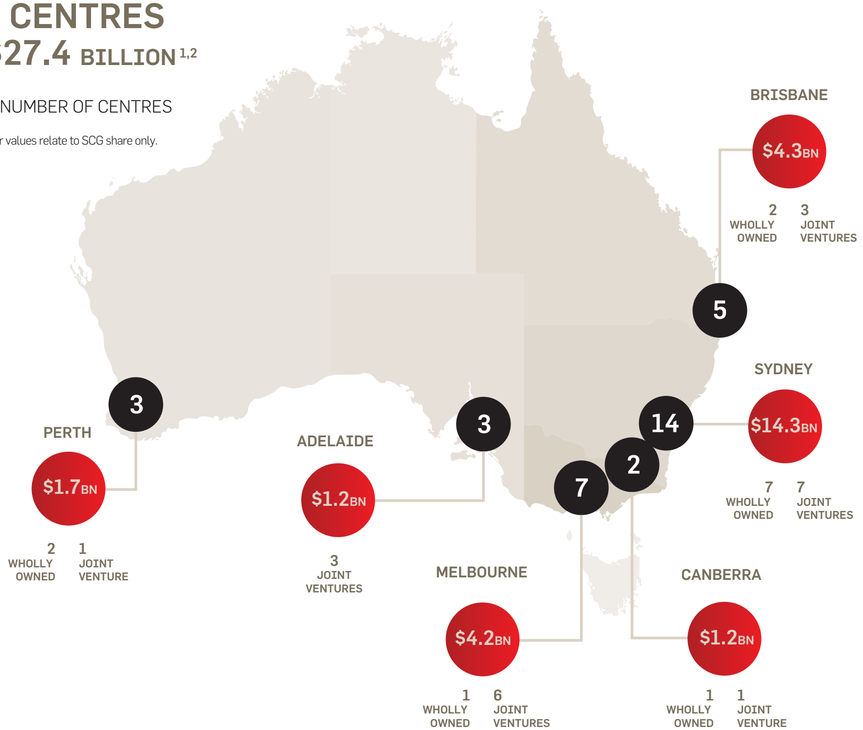
As at 30 September 2015

- The portfolio remained in excess of 99.5% occupied
- Comparable MAT Specialty Retail Sales Growth of 5.2% in Australia to $10,666 psm, and 5.6% in New Zealand to NZ$10,534 psm
- 17.9% Specialty Store Occupancy Cost

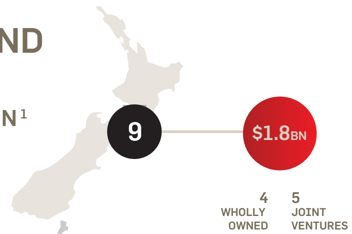
AUSTRALIA
34 CENTRES
A$27.4 BILLION[1,2]

NUMBER OF CENTRES

All dollar values relate to SCG share only.



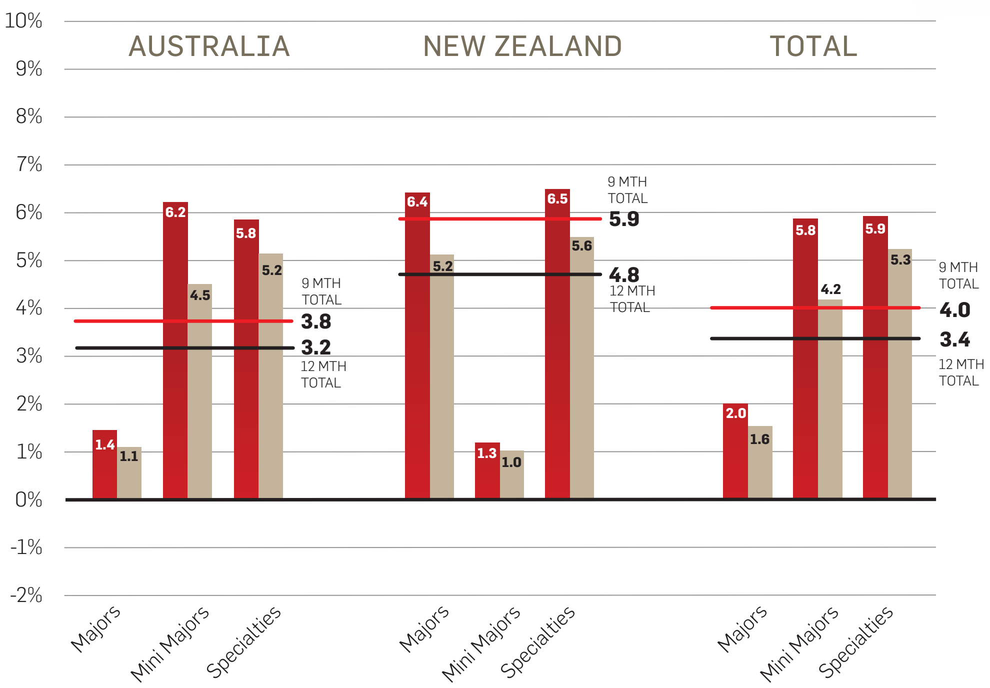
NEW ZEALAND
9 CENTRES
NZ$1.9 BILLION[1]



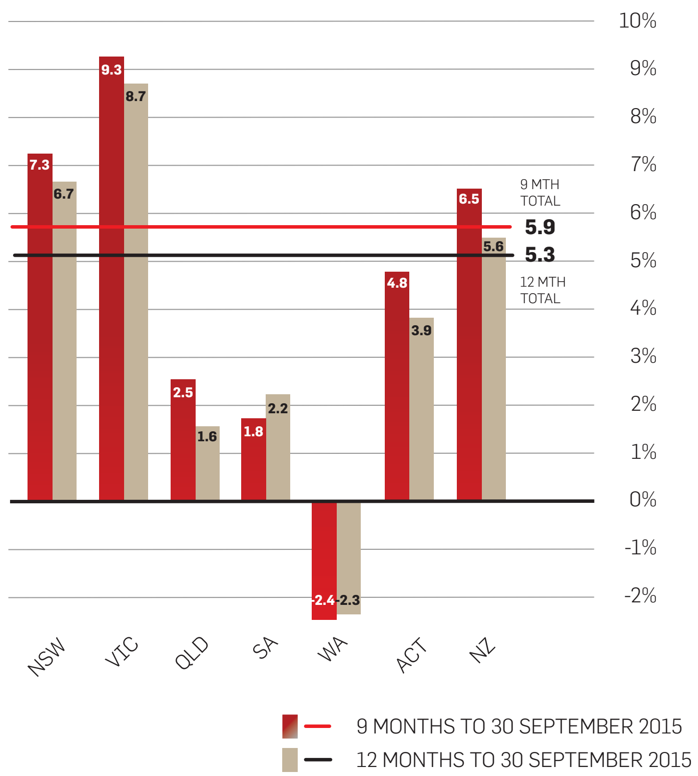
1. Includes construction in progress and assets held for redevelopment
2. Pro forma post sale of four Australian assets, settlement occurred Q3 2015

COMPARABLE RETAIL SALES GROWTH

BY TYPE[1]



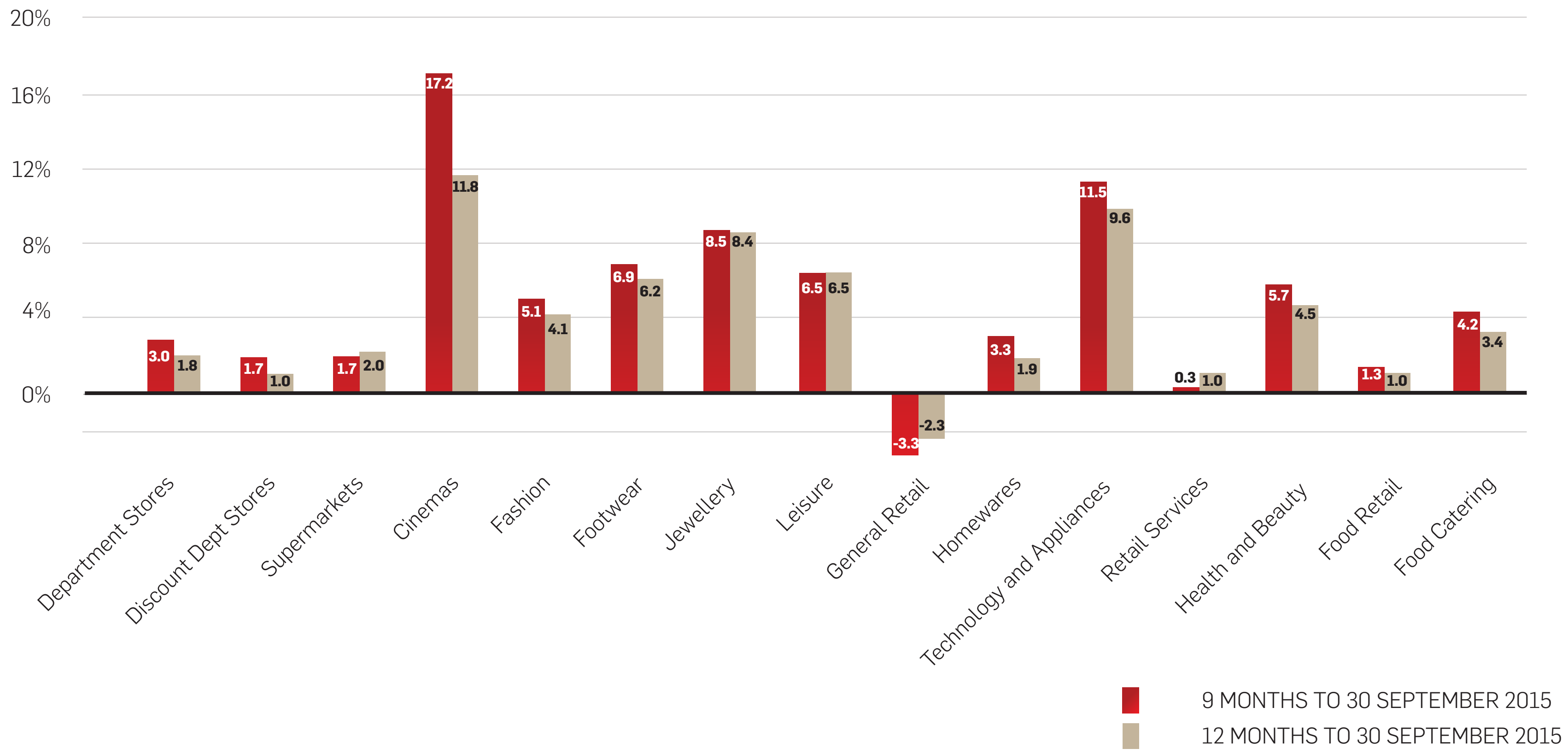
BY REGION - SPECIALTY SALES[1]



1. Pro forma post sale of four Australian assets, settlement occurred Q3 2015

COMPARABLE RETAIL SALES GROWTH

BY CATEGORY[1, 2]



1. Pro forma post sale of four Australian assets, settlement occurred Q3 2015
2. Total portfolio including mini-majors and specialties

OPERATING PERFORMANCE

As at 30 September 2015 [1]	Australia	New Zealand	Total
Moving Annual Turnover (incl. GST) bn	$20.3	NZ $2.4	$22.6
Specialty Store Retail Sales (incl. GST) (psm) [2]	$10,666	NZ $10,534	$10,547
Specialty Store Rent (psm)	$1,605	NZ $1,153	$1,536
Portfolio Leased			>99.5%
Specialty Store Occupancy Cost			17.9%
Lease Deals Completed Number			2,002
Lease Deals Completed Area (sqm)			283,363

1. Pro forma post sale of four Australian assets, settlement occurred Q3 2015
2. For the 12 months to 30 September 2015

PROJECT DETAILS

FUTURE PIPELINE
> $3 BILLION

$830 million development starts in 2015 (SCG share: $583m)

	Total Project m	SCG Share m	Project Yield Range	Anticipated Completion
Scentre Group				
Miranda	$500	$250		2014/2015
Chatswood	$125	$125		2015/2016
Hurstville	$105	$53		2015
North Lakes	$80	$40		2015
Kotara	$55	$55		2015
Casey	$155	$155		2016
Warringah	$310	$155		2016
Total	$1,330	$833	7.00%-7.50%	
Third Party				
Pacific Fair	$670			2016
Total	$2,000	$833		

The Group is undertaking pre-development activity on future development opportunities in excess of $3bn.

- Albany (NZ)
- Carousel (WA)
- Chermside (QLD)
- Coomera (QLD)
- Innaloo (WA)
- Knox (VIC)
- Marion (SA)
- Newmarket (NZ)
- North Lakes Stage 2 (QLD)
- Plenty Valley (VIC)
- St Lukes (NZ)
- Tea Tree Plaza (SA)
- Warringah Stage 2 (NSW)
- Whitford City (WA)