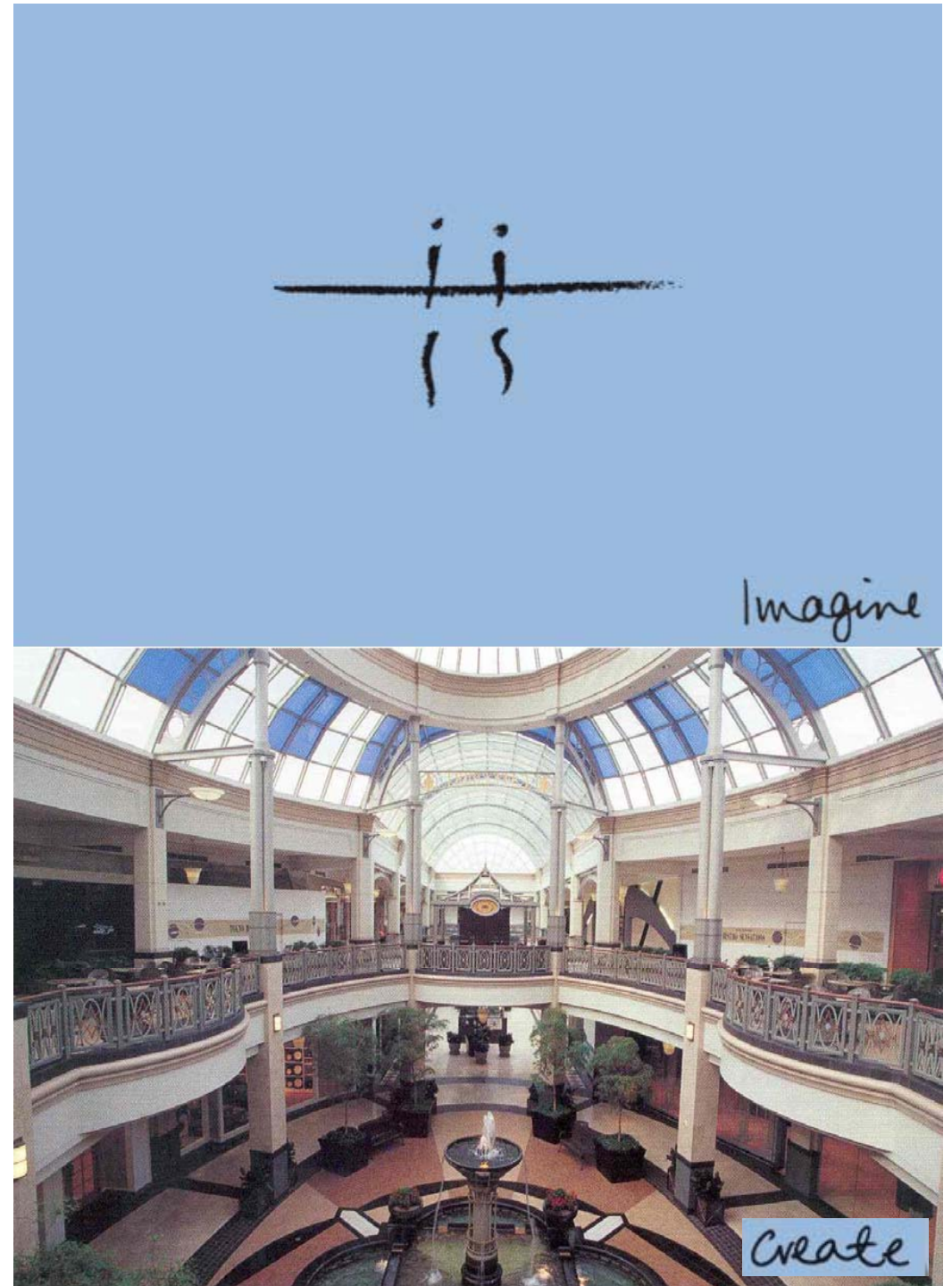




King of Prussia Mall

Investor Roadshow
US - May 14, 2006



King of Prussia Mall, Pennsylvania



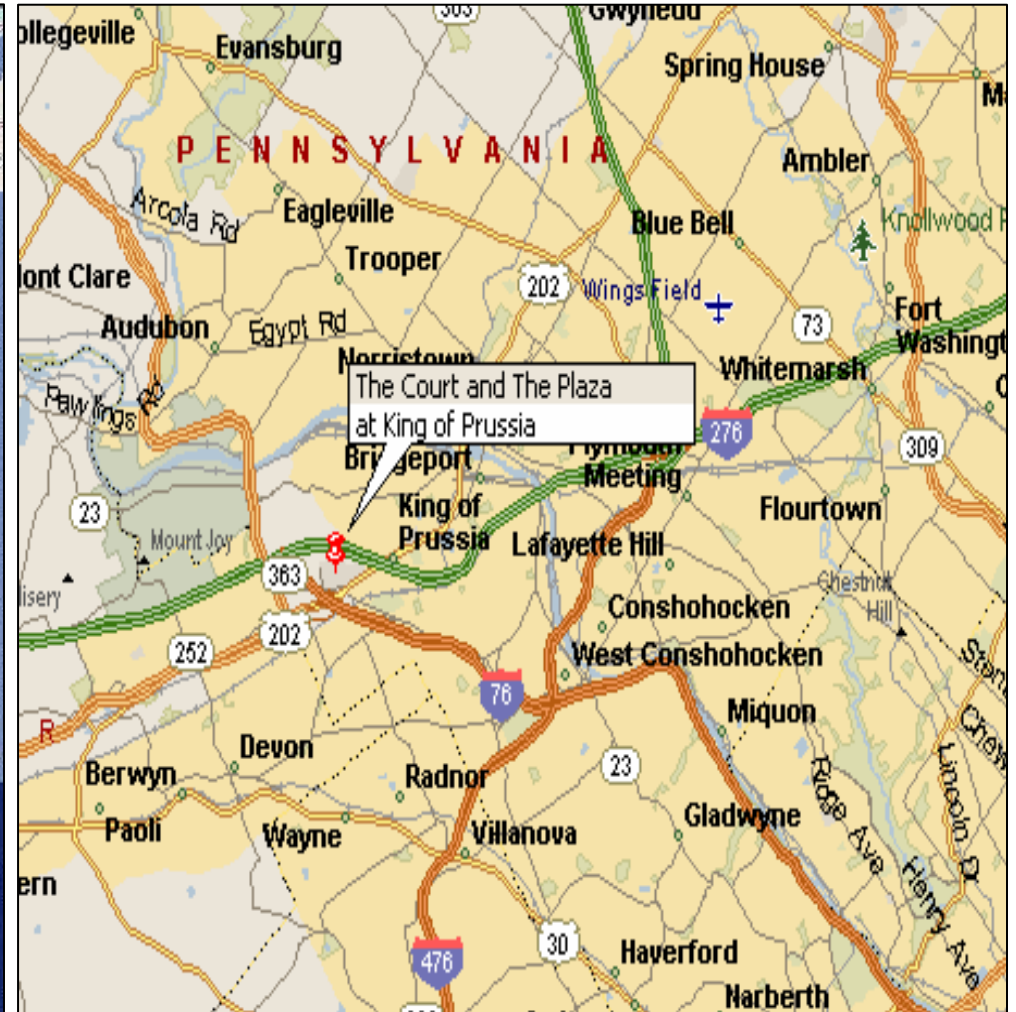
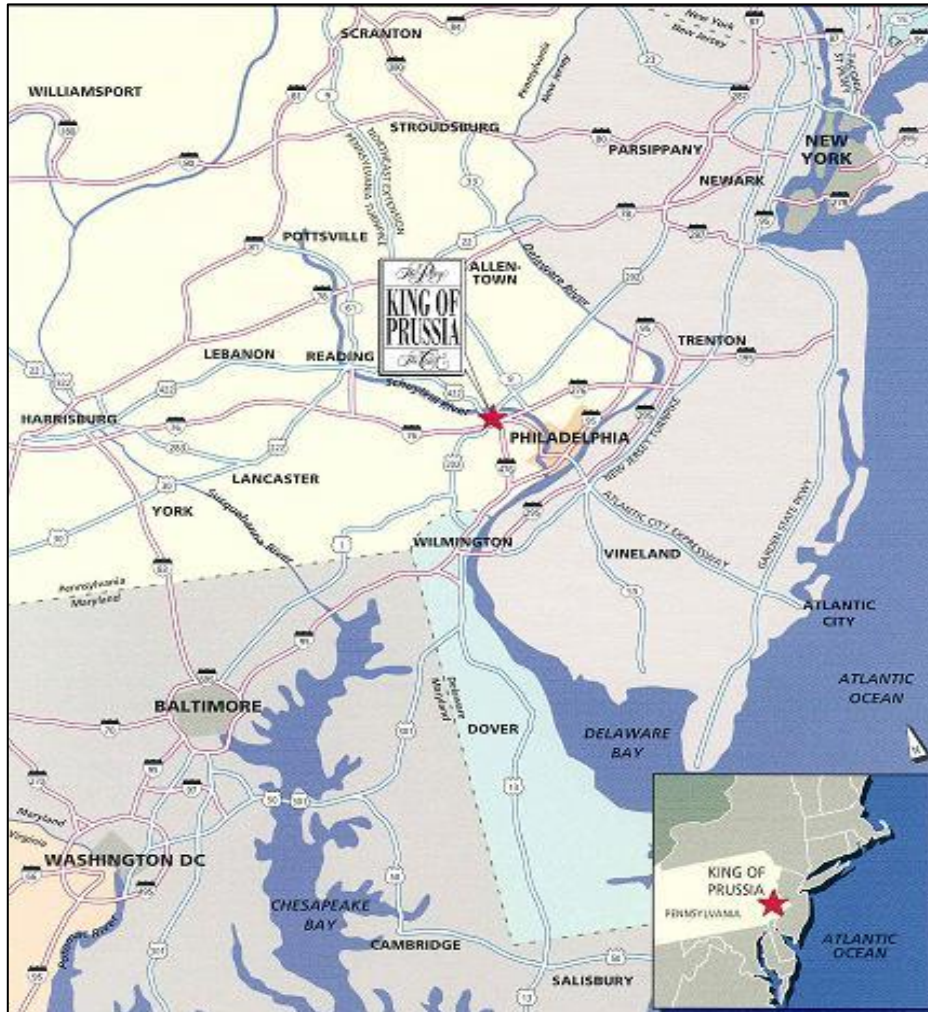
King of Prussia Mall - King of Prussia, PA

- Built: The Plaza 1961; The Court 1981
- Square footage: 2.8 million (incl. Pavilion)
- Purchased: 50% in December 1996 by Lend Lease for \$110M (US\$)
- Joint Owner: Kingmak Associates
- The largest enclosed retail shopping mall in the eastern U.S. Only Mall of the Americas is larger in US
- Eight department stores, 350 specialty shops, and 35 restaurants.

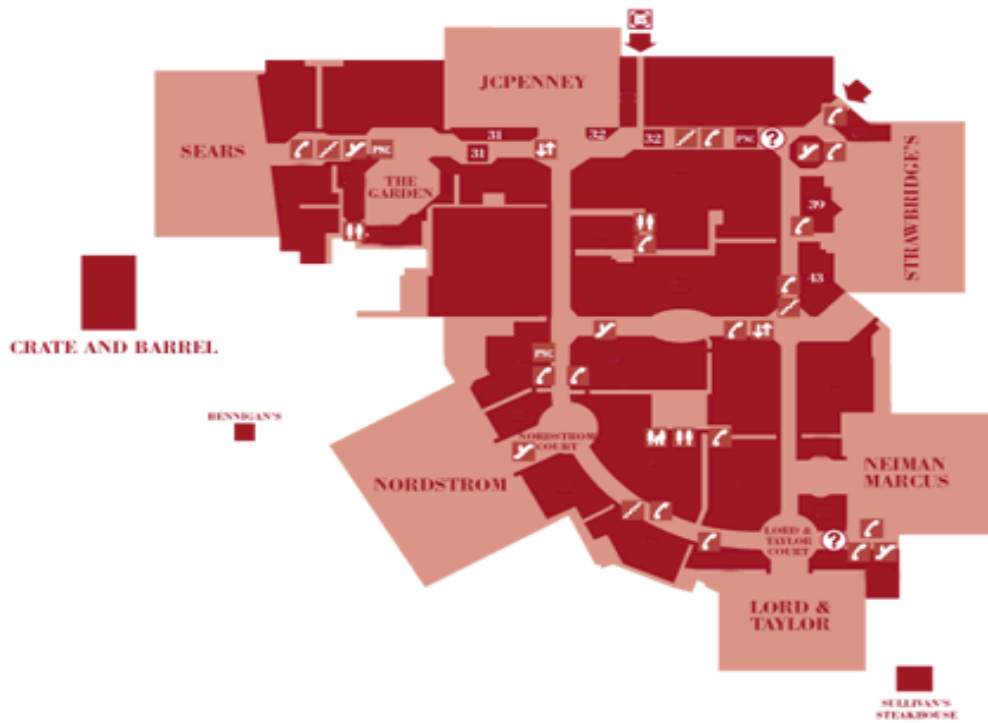
Aerial Photograph



Regional and Area Maps



Mall Layout



The Plaza – 2 Levels

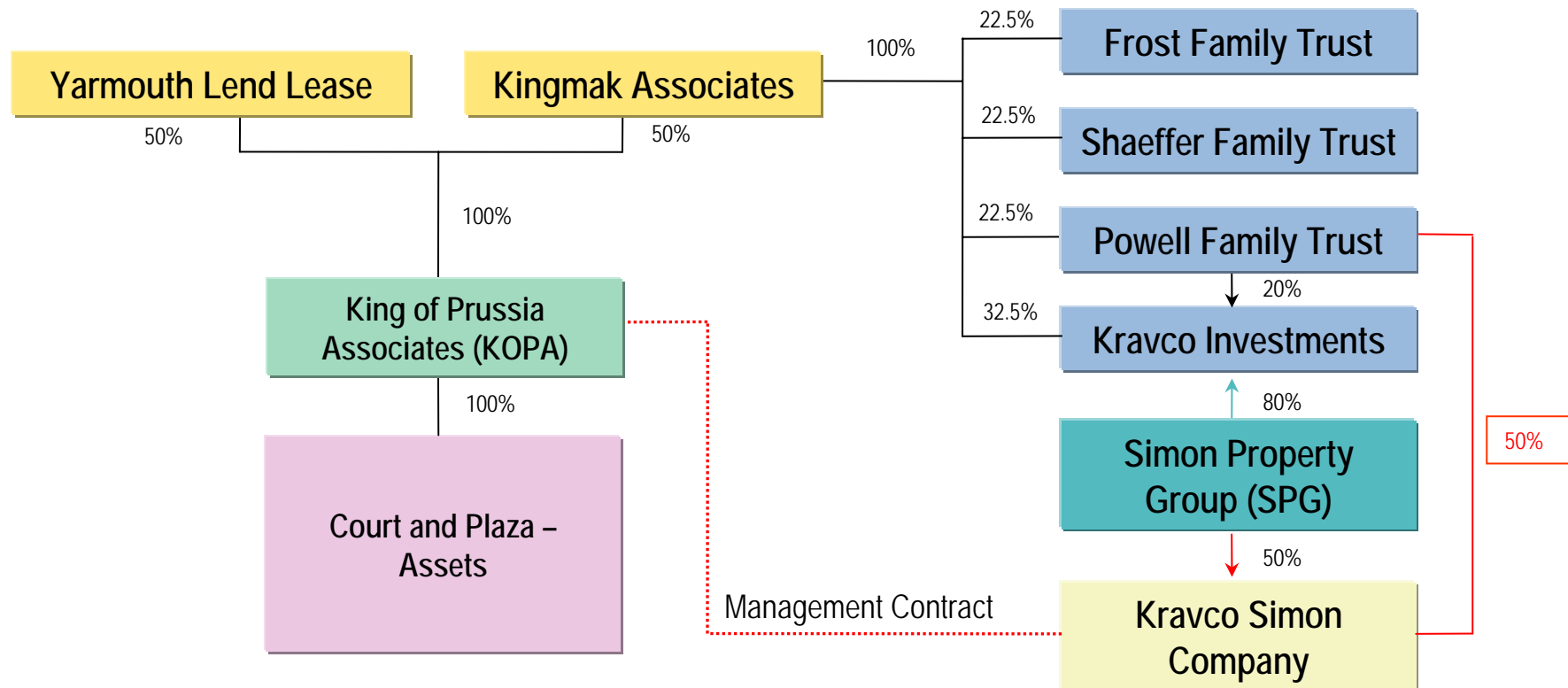
- JC Penney
- Sears
- Lord & Taylor
- Strawbridge
- Neiman Marcus
- Nordstrom
- 250 specialty stores

The Court – 2 Levels

- Macy's
- Bloomingdales
- 100 specialty stores



Ownership Structure



Trade Area Summary



Philadelphia is 5th largest metro area
Total population ~ 5.8 million

- The Plaza trade area extends approximately 22 miles East/West, 16 miles North, 15 miles South
- The Court trade area extends approximately 20 miles East/West, 17 miles North, 13 miles South

King of Prussia is the single most dominant mall in Philadelphia region

	The Plaza	The Court	Combined
Total Trade Area Population (million) *	2.5	1.7	4.2
Primary Trade Area (% of sales)	21.2	34.1	26.4
Secondary Trade Area (% of sales)	53.5	32.0	44.8
Tertiary Trade Area (% of sales)	25.3	33.9	28.8
Number of Households (million)	1.0	0.7	1.7
Median Household Income (\$)	55,092	60,160	
Average Household Income (\$)	72,807	77,267	
Median Age	37.1	37.5	
Median Household Income % Growth (2003-08 Est)	4.58	4.66	
Annual Population % Growth (2003-08 Est)	0.94	0.31	

Competition Summary



Competition	Proximity to KOP	Anchors	000 Sq Ft	Comparison
Exton Square Mall	15 miles W	4	986	Does not offer much variety of high-end tenants
Montgomery Mall	20 miles NE	4	1335	Lower unique upscale fashion appeal
Plymouth Meeting Mall	10 miles E	2	944	Smaller, similar to Montgomery
Franklin Mills	30 miles E	Outlets	1763	Appealing entertainment, strong tourism layout difficult to shop, little "in-season" merchandise
Willow Grove Park Mall	20 miles E	4	977	Renovated 2001, 3 levels, limited luxury tenants
Suburban Square	10 miles SE	1	285	In upscale Main Line area, but size limits promotion

- Following weak job growth and population loss in the mid 1990's, Philadelphia turned around with net positive migration, resulting from job market growth (professional & business services, trade, educational and health services sectors) and revitalization of downtown, including expanded convention center.
- Consensus view is that slowing housing and refinancing markets, which had driven consumer lead expansion for the last five years, will reduce growth in retail sales from 5.6% in 2005 to 2.4% percent 2006.
- Whilst warehouse super stores have squeezed department store sales, retailers, such as many of these at KoP, who have differentiated their product or service through quality, selection or design, should be well placed.

Tenancy Summary

Tenancy as of December 31, 2005



	Owned by KOPA Sq Ft	Un-owned Sq Ft *	Total Sq Ft	Occupancy %
The Plaza				
In-Line Tenants	719,439	-		96.2
Kiosks, Storage, Office Space	16,584	-		100
JC Penney	171,558	-		100
Strawbridge's	193,500	-		100
Neiman Marcus	-	138,775		100
Nordstrom	-	225,000		100
Sears	-	215,252		100
Lord & Taylor	-	120,000		100
Subtotal	1,101,081	699,027	1,800,108	98.5
The Court				
In-Line Tenants	245,487	-		92.5
Kiosks, Storage	3,434	-		100
Bloomingdale's	-	229,484		100
Macy's	-	252,243		100
Subtotal	248,921	481,727	730,648	97.5
Outparcels	83,584	-	83,584	100
Total Court and Plaza Tenants	1,433,586	1,180,754	2,614,340	98.3
Pavilion **		230,059	230,059	
Total King of Prussia Tenants	1,433,586	1,410,813	2,844,399	
Total In-Line Tenants	964,926		964,926	

* These Anchors own their own stores ** Owned by Kingmak Associates, not King of Prussia Associates

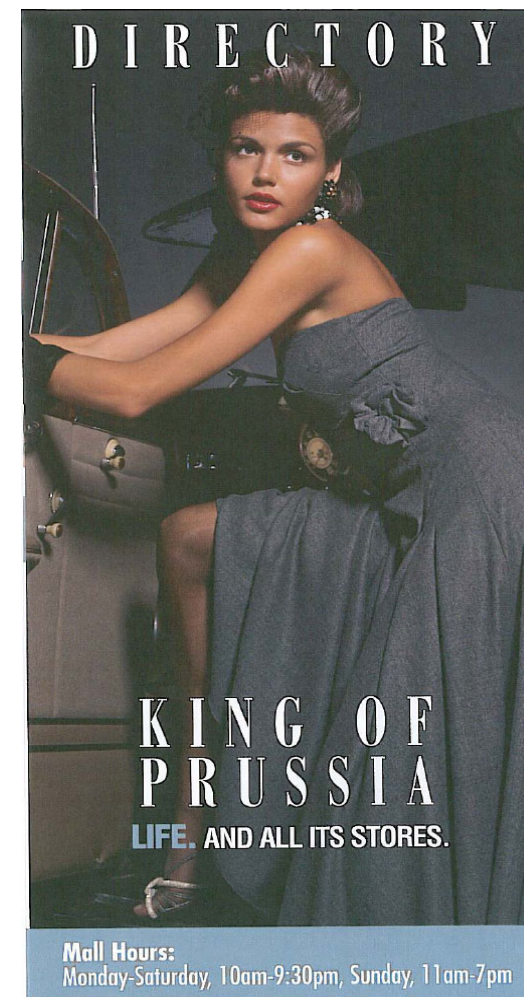
Lease Expiry Profile



In-line Tenancy Rollover Statistics

— The Court & The Plaza

Calendar Year	SF Rolling	Percentage Rolling %	Cumulative Rolling %
Vacant	45,751	4.7	4.7
2006	142,933	14.8	19.6
2007	72,075	7.5	27.0
2008	83,476	8.7	35.7
2009	147,801	15.3	51.0
2010	136,238	14.1	65.1
2011	86,361	9.0	74.1
2012	35,135	3.6	77.7
2013	89,246	9.2	87.0
2014	60,570	6.3	93.2
2015+	65,340	6.8	100.0
Total	964,926	100.0 %	

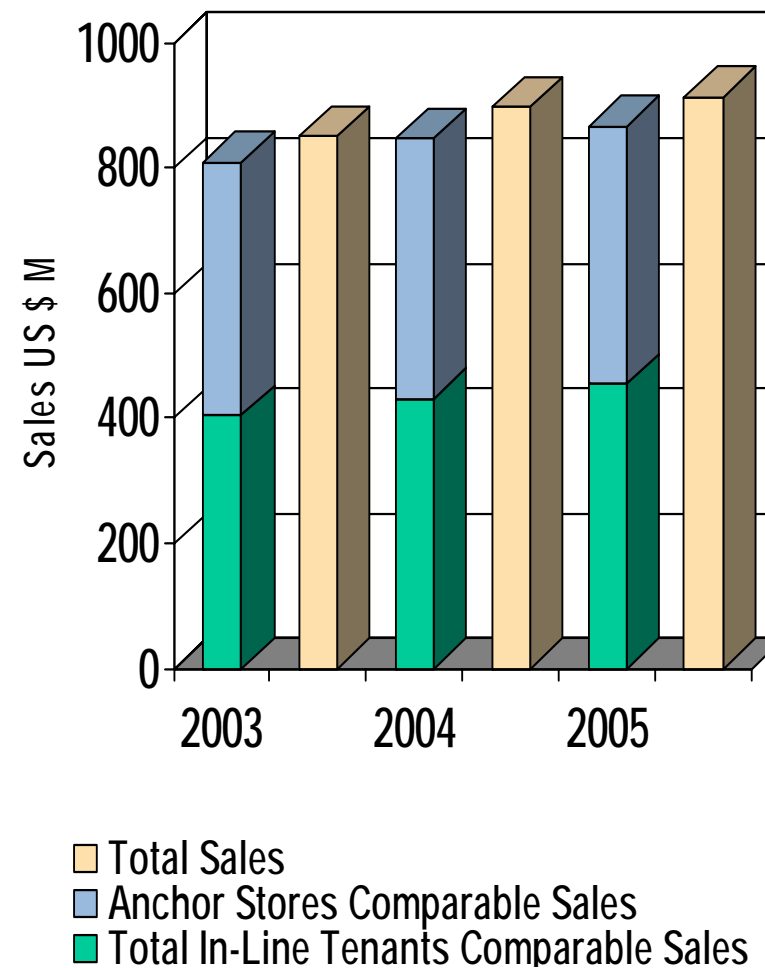


Strong Sales Performance



Strong In-Line tenant sales growth has driven rent increases

	2003	2004	2005
The Plaza In-Line Tenants			
- Comparable Sales \$m	317	338	359
- per Sq Ft	516	555	578
The Court In-Line Tenants			
- Comparable Sales \$m	89	93	96
- per Sq Ft	440	457	453
Total In-Line Tenants Comparable Sales \$m	405	431	455
Anchor Stores			
- Comparable Sales \$m	404	416	412
Total Comparable Sales \$m	809	848	867
- % change		4.8%	2.3%
Total Sales \$m	851	897	914
- % change		5.4%	1.9%



Strong Operating Performance



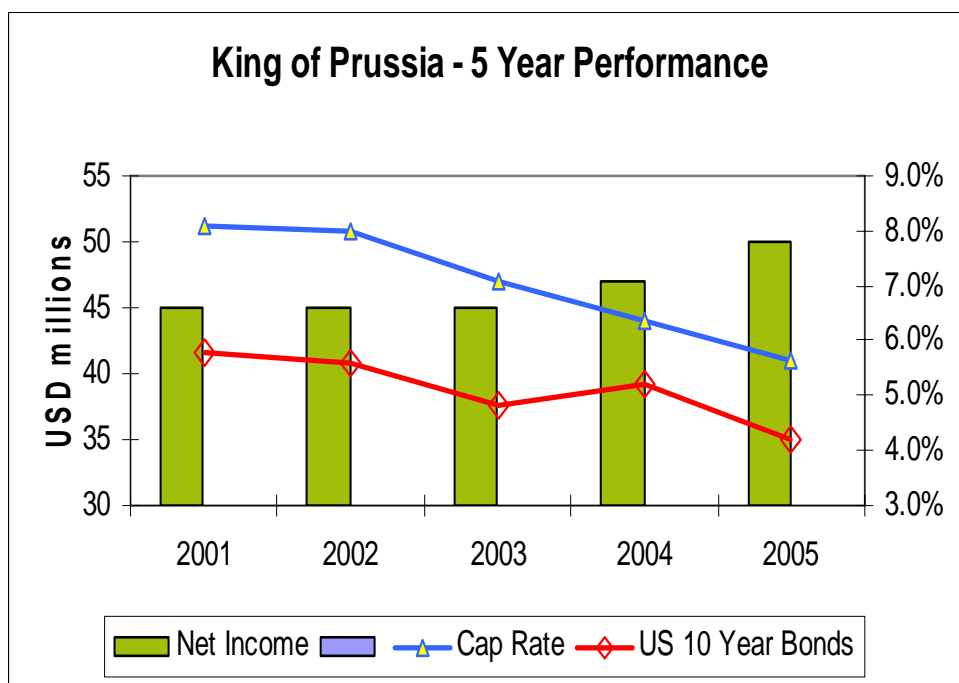
Lend Lease 50% Share (US\$ million)	FY01	FY02	FY03	FY04	FY05
In-Line Tenancy Occupancy	91.9%	95.6%	94.1%	96.3%	95.3%
Net Operating Income	20.4	22.6	22.2	23.2	25.8
Interest Expense	(8.7)	(8.4)	(8.1)	(7.8)	(7.4)
Investment Income	11.7	14.2	14.1	15.4	18.4
Loan Principal Amortization	3.7	4.0	4.3	4.6	5.0
Lend Lease Cost Basis	126.2	132.4	138.5	144.5	150.8
Lend Lease Fair Value	N/A	N/A	N/A	232.6	276.0

- Net growth from 2006-2010 should benefit from the rollover of 65% of in-Line Tenancy, which are generally below current market rents achievable.
- A significant renovation in 1996 results in many leases (typically 10 year term) rolling this year. In some instances management is taking steps to relocate tenants to mall locations that improve overall merchandising mix and flow.
- Net growth is expected to be maintained or improved upon resolution of the impacts of the Strawbridge's closure.

Strong Capital Growth



Both rent growth and firmer capitalization rate have underpinned strong growth



Valuation (US\$ million)	2001	2002	2003	2004	2005
Net Operating Income (projected)	\$45.3	\$45.3	\$45.0	\$47.2	\$50.4
Valuation 'Cap Rate' %	8.07	7.98	7.10	6.35	5.80
100% Market Value Free & Clear	\$561	\$568	\$633	\$744	\$869
% Change		1.2%	11.4%	17.5%	16.8%

100% Debt (at Fair Value) *			\$257	\$227	\$219
-----------------------------	--	--	-------	-------	-------

Lend Lease 50% Interest at Fair Value				\$232	\$276
% Change					11.9%

* 100% of mortgage principal owed as at June 2005 totalled \$191.5million

Management and Structure

- “Evergreen” management contract to Kravco Simon Company (50% owned by Simon – 285 properties in US)
- Property is subject to two fully amortizing loans maturing in 2017 at fixed rates of 7.5% and 8.5%

Performance

- King of Prussia has performed very strongly over the past three years
- Ranked in the top 10 most productive centres in the US (sales/SF)
- Below benchmark occupancy cost (10% - 12% vs. Industry 13%+)
- Above benchmark sales (\$500/SF – \$580/SF vs. Industry ~\$366/SF)

Anchor Stores

- Federated Stores merged with May Dept Stores in 2005, and announced the closure of the Strawbridge’s in The Plaza. This is likely to occur later in 2006.
- Implications are under review, including discussions with other potential anchors, and other income enhancing opportunities.
- Ultimately, the loss of the Strawbridge’s is seen ultimately as creating positive opportunity for the asset.