



APPENDIX 4E

Annual results for the 12 months
ended 30 June 2014

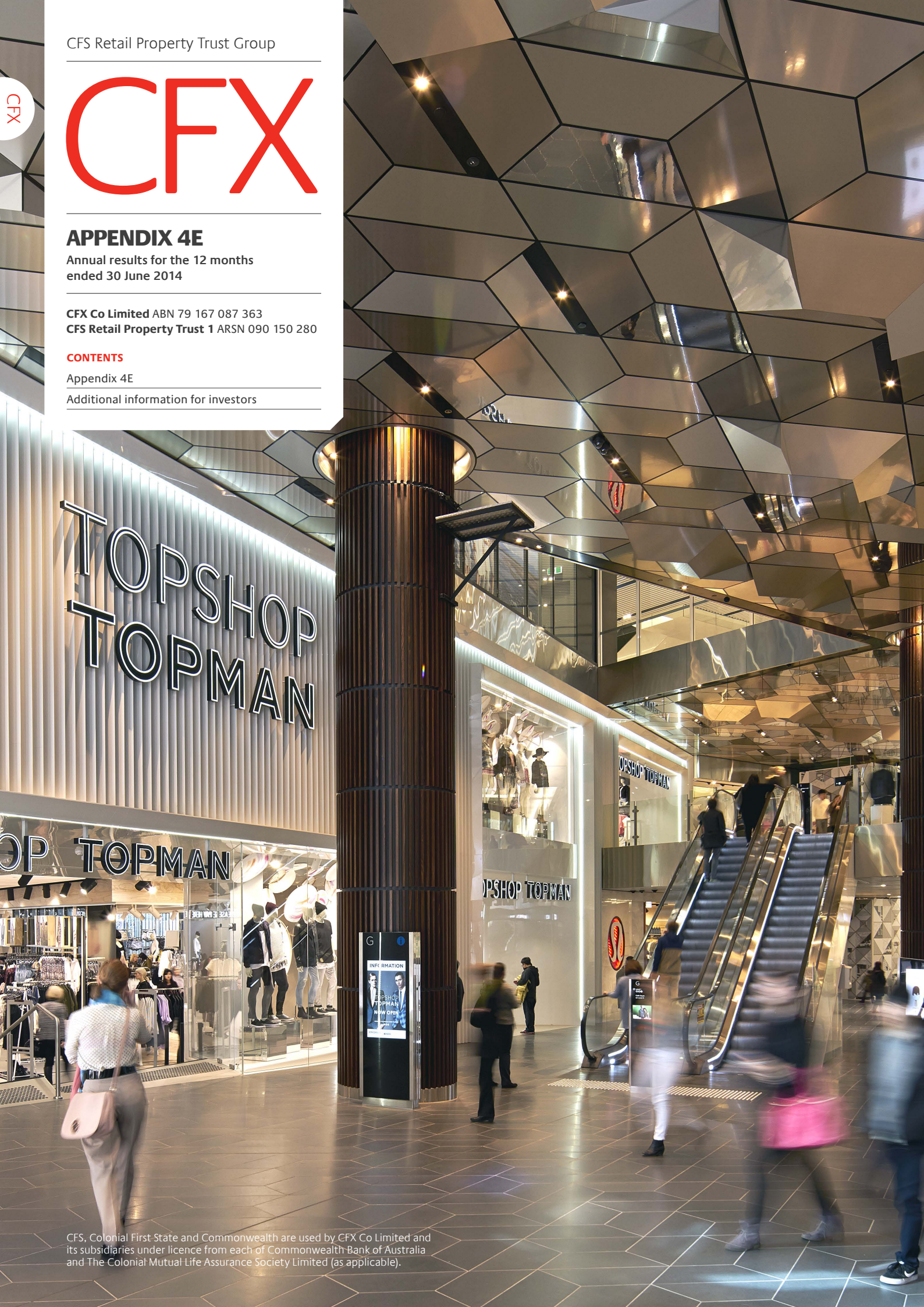
CFX Co Limited ABN 79 167 087 363

CFS Retail Property Trust 1 ARSN 090 150 280

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Appendix 4E

Additional information for investors



ASX Appendix 4E Reference		12 months to		Variance	
		30-Jun-14 \$m	30-Jun-13 \$m	\$m	%
2.1	Revenue from ordinary activities (excluding investment property and equity accounted investment revaluations)	763.9	741.9	22.0	
	Investment property revaluations	70.2	-	70.2	
	Share of equity accounted investment revaluations	0.6	(1.9)	2.5	
	Total revenue from ordinary activities	834.7	740.0	94.7	12.8
	Expenses from ordinary activities (excluding investment property and financial derivatives revaluations)	411.4	380.4	(31.0)	
	Investment property revaluations	-	61.2	61.2	
	Financial derivatives revaluations	23.0	3.5	(19.5)	
	Total expenses from ordinary activities	434.4	445.1	10.7	2.4
	Income tax expense/(benefit)	0.2	(0.1)	(0.3)	300.0
2.2	Profit from ordinary activities after tax	400.1	295.0	105.1	35.6
2.3	Net profit	400.1	295.0	105.1	35.6
2.4/2.5	Distribution per stapled security	Cents²	Record date	Payment date	
	Interim	6.80	31-Dec-13	28-Feb-14	
	Final	6.80	30-Jun-14	29-Aug-14	
	Total	13.60			

2.6 For explanation of figures in 2.1 to 2.4 refer to the following documents: ASX announcement, Annual Report 2014 and enclosed Additional information for investors.

Other information required under ASX Listing Rule 4.3A

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The information presented above is based upon the audited Financial Report for 30 June 2014 (Rule 4.3A Item No. 15). Refer to page 149 - Independent Auditor's Report.

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Michelle Brady
Company Secretary

Date: 21 August 2014

Notes

1. CFS Retail Property Trust Group (CFX) comprises CFS Retail Property Trust 1 (ARSN 090 150 280) and CFX Co Limited (ABN 79 167 087 363).
2. The franked amount per security for the year ended 30 June 2014 is 0.0455 cents. Details of the full-year tax components of distributions will be provided in the Annual Tax Statements which will be sent to securityholders on 29 August 2014.

CFS Retail Property Trust Group
Key occupancy statistics by property - Direct Portfolio
As at 30 June 2014



Property	Retail vacancies by area ¹		FY15 expiries by area ²
	(%)	(No.)	(%)
Altona Gate Shopping Centre	0.4	1	46.5
Bayside Shopping Centre	0.9	4	22.5
Brimbank Shopping Centre	0.0	0	23.5
Broadmeadows Shopping Centre	0.4	2	31.5
Castle Plaza Shopping Centre	0.9	2	44.9
Chadstone Shopping Centre	0.1	1	28.7
Chatswood Chase Sydney	0.0	0	26.2
Clifford Gardens Shopping Centre	0.0	0	32.2
Corio Shopping Centre	0.3	1	30.6
Eastlands Shopping Centre	1.1	4	48.3
Elizabeth Shopping Centre	0.3	3	27.4
The Entertainment Quarter	0.0	0	56.5
Forest Hill Chase	1.2	3	26.0
Grand Plaza Shopping Centre	0.0	0	28.2
Lake Haven Shopping Centre	0.0	0	37.8
The Myer Centre Brisbane	0.2	2	26.1
Northgate Shopping Centre	0.5	1	35.9
Northland Shopping Centre	0.3	2	30.4
Post Office Square	22.9	5	40.8
QueensPlaza	0.0	0	17.5
Rockingham Shopping Centre	0.1	1	47.6
Roxburgh Park Shopping Centre	0.0	0	1.8
Runaway Bay Shopping Village	0.9	4	41.3
Shopping centre portfolio	0.4	36	31.4
DFO retail outlet centres			
DFO Essendon	0.0	0	11.1
DFO Homebush	0.0	0	2.6
DFO Moorabbin	0.0	0	22.6
DFO South Wharf	0.0	0	53.2
Total retail portfolio	0.3	36	29.9

Notes:

1. Vacancies do not include holdovers.
2. Proportion of specialty store leases expiring in the 12 months to 30 June 2015, including vacancies and holdovers.

Property	MAT 30-Jun-14 (\$m)	MAT 30-Jun-13 (\$m)	MAT growth (%)	MAT 30-Jun-14 (\$/sqm)
Bayside Shopping Centre	382.4	382.8	(0.1)	4,682
Broadmeadows Shopping Centre	277.8	296.2	(6.2)	5,125
Castle Plaza Shopping Centre	151.0	151.6	(0.4)	7,151
Chadstone Shopping Centre	1,429.9	1,386.6	3.1	9,467
Chatswood Chase Sydney	526.5	510.0	3.2	9,360
Clifford Gardens Shopping Centre	205.4	211.4	(2.8)	8,027
Corio Shopping Centre	162.7	163.9	(0.8)	6,517
Eastlands Shopping Centre	217.3	213.9	1.6	6,867
The Entertainment Quarter	42.9	49.2	(12.9)	1,904
Grand Plaza Shopping Centre	351.0	353.3	(0.7)	6,991
Lake Haven Shopping Centre	254.1	269.9	(5.8)	8,056
The Myer Centre Brisbane	354.6	359.1	(1.2)	5,844
Northgate Shopping Centre	127.0	127.2	(0.2)	7,265
Northland Shopping Centre	497.8	499.5	(0.4)	5,803
Post Office Square	22.8	24.9	(8.5)	15,730
QueensPlaza	267.4	261.5	2.2	7,537
Rockingham Shopping Centre	486.1	486.0	0.0	8,534
Runaway Bay Shopping Village	277.7	273.9	1.4	7,833
Comparable shopping centre portfolio¹	6,034.4	6,020.9	0.2	7,149
Development impacted centres				
Altona Gate Shopping Centre	118.2	128.6	(8.1)	5,203
Brimbank Shopping Centre	174.5	154.6	12.8	5,289
Elizabeth Shopping Centre	350.8	352.6	(0.5)	5,519
Forest Hill Chase	284.9	270.8	5.2	5,323
Roxburgh Park Shopping Centre	133.6	104.8	27.5	6,768
Total shopping centre portfolio	7,096.4	7,032.3	0.9	6,846

Notes:

1. Comparable centres refer to those centres that are not undergoing or have not undergone substantial redevelopment in either period of comparison.

CFS Retail Property Trust Group

Retail specialty store sales - Direct Portfolio of shopping centres¹

For the year ended 30 June 2014



Property	MAT 30-Jun-14 (\$m)	MAT 30-Jun-13 (\$m)	MAT growth (%)	MAT 30-Jun-14 (\$/sqm)	MAT Urbis retail Avg 12/13 (\$/sqm)	Occ cost ² 30-Jun-14 (%)	Occ cost ² Urbis retail Avg 12/13 (%)
Bayside Shopping Centre	151.5	149.7	1.2	6,850	9,278	19.4	19.1
Broadmeadows Shopping Centre	91.5	94.9	(3.5)	6,326	7,969	18.5	15.7
Castle Plaza Shopping Centre	42.3	42.8	(1.3)	8,603	7,895	14.5	13.5
Chadstone Shopping Centre	796.1	763.1	4.3	15,376	11,522	17.3	18.5
Chatswood Chase Sydney	274.8	258.5	6.3	12,727	11,522	15.8	18.5
Clifford Gardens Shopping Centre	67.8	67.0	1.2	9,520	7,895	12.8	13.5
Corio Shopping Centre	43.0	43.3	(0.7)	5,542	7,895	16.0	13.5
Eastlands Shopping Centre	62.3	65.9	(5.4)	7,171	7,969	15.4	15.7
The Entertainment Quarter	15.2	17.7	(14.2)	4,888	n.a.	16.1	n.a.
Grand Plaza Shopping Centre	106.8	104.2	2.5	9,000	7,969	16.8	15.7
Lake Haven Shopping Centre	69.7	72.1	(3.4)	8,814	7,895	14.0	13.5
The Myer Centre Brisbane	142.8	145.2	(1.6)	11,327	11,800	20.6	21.4
Northgate Shopping Centre	52.1	54.3	(4.1)	9,088	7,895	13.1	13.5
Northland Shopping Centre	226.6	227.7	(0.5)	8,205	9,278	22.1	19.1
Post Office Square	16.7	18.5	(10.1)	12,341	11,863	19.4	21.7
QueensPlaza	136.9	124.2	10.3	19,091	11,800	15.5	21.4
Rockingham Shopping Centre	166.2	160.1	3.8	9,243	7,969	14.7	15.7
Runaway Bay Shopping Village	69.2	66.7	3.6	8,329	7,969	14.5	15.7
Comparable shopping centre portfolio³	2,531.5	2,475.9	2.2	10,457	10,121	17.1	17.8
Development impacted centres							
Altona Gate Shopping Centre	40.2	42.0	(4.2)	6,030	7,895	15.6	13.5
Brimbank Shopping Centre	41.8	36.0	16.0	5,578	7,895	17.1	13.5
Elizabeth Shopping Centre	122.2	121.6	0.5	7,069	7,969	16.8	15.7
Forest Hill Chase	81.3	77.3	5.1	6,145	7,969	17.6	15.7
Roxburgh Park Shopping Centre	27.1	17.2	58.1	5,187	6,760	14.5	13.5
Total shopping centre portfolio	2,844.1	2,770.0	2.7	9,740	9,870	17.1	17.5

Notes:

1. Retail specialty stores are sales reporting tenancies under 400 sqm excluding travel agents, auto accessories, Lotto and other entertainment and non-retail stores.
2. Occupancy cost includes GST and marketing levy.
3. Comparable centres refer to those centres that are not undergoing or have not undergone substantial redevelopment in either period of comparison.

Category	Comparable MAT ¹			Actual MAT		
	30-Jun-14 (\$m)	30-Jun-13 (\$m)	Growth (%)	30-Jun-14 (\$m)	30-Jun-13 (\$m)	Growth (%)
Department stores	631.3	630.7	0.1	649.0	650.6	(0.3)
Discount department stores	584.5	618.7	(5.5)	702.3	742.9	(5.5)
Supermarkets	1,245.5	1,244.6	0.1	1,644.8	1,612.5	2.0
Mini-majors	639.7	633.6	1.0	759.5	751.4	1.1
Retail specialty stores	2,531.5	2,475.9	2.2	2,844.1	2,770.0	2.7
Other retail ²	401.9	417.4	(3.7)	496.7	504.9	(1.6)
Shopping centre portfolio	6,034.4	6,020.9	0.2	7,096.4	7,032.3	0.9
DFO retail outlet centres	466.4	421.8	10.6	659.7	572.6	15.2
Total Direct Portfolio	6,500.7	6,442.7	0.9	7,756.0	7,605.1	2.0

Notes:

1. Comparable centres refer to those centres that are not undergoing or have not undergone substantial redevelopment in either period of comparison.
2. Other retail includes cinemas and sales reporting tenancies under 400 sqm including travel agents, auto accessories, Lotto and other entertainment and non-retail stores.

Total centre sales	MAT 30-Jun-14	MAT 30-Jun-13	MAT growth	MAT 30-Jun-14
Property	(\$m)	(\$m)	(%)	(\$/sqm)
DFO Essendon ¹	146.7	143.1	2.5	7,605
DFO Moorabbin	118.2	113.2	4.4	5,136
DFO South Wharf ¹	201.5	165.5	21.7	6,917
Comparable DFO retail outlet centre portfolio²	466.4	421.8	10.6	6,529
Development impacted centres				
DFO Homebush	193.3	150.8	28.2	9,718
DFO retail outlet centre portfolio	659.7	572.6	15.2	7,223

Retail specialty store sales³	MAT 30-Jun-14	MAT 30-Jun-13	MAT growth	MAT 30-Jun-14	Occ cost⁴ 30-Jun-14
Property	(\$m)	(\$m)	(%)	(\$/sqm)	(%)
DFO Essendon ¹	137.7	135.3	1.8	7,972	11.3
DFO Moorabbin	102.8	98.1	4.7	5,609	12.6
DFO South Wharf ¹	157.9	132.3	19.3	7,590	11.7
Comparable DFO retail outlet centre portfolio²	398.4	365.7	8.9	7,063	11.8
Development impacted centres					
DFO Homebush	156.3	122.9	27.2	12,174	9.4
DFO retail outlet centre portfolio	554.7	488.6	13.5	8,011	11.1

Notes:

1. Excluding Homemaker Hub as not all tenancies report sales.
2. Comparable centres refer to those centres that are not undergoing or have not undergone substantial redevelopment in either period of comparison.
3. Retail specialty stores are sales reporting tenancies under 400 sqm excluding travel agents, auto accessories, Lotto and other entertainment and non-retail stores.
4. Occupancy cost includes GST and marketing levy.

Property	Valuation company	Valuation date	Independent valuation (\$m)	Passing income (\$m)	Discount rate ¹ (%)	Terminal yield (%)	Capitalisation rate (%)
Altona Gate Shopping Centre ²	m3 Property	Nov 13	73.9	6.6	9.75	8.50	8.25
	m3 Property	Nov 12	76.0	6.7	9.75	8.50	8.25
Bayside Shopping Centre ³	Jones Lang LaSalle	Jun 14	561.2	36.8	8.50	6.50	6.25
	Knight Frank	Jun 13	583.5	36.9	9.00	6.25	6.25
Brimbank Shopping Centre	Urbis	Jun 14	156.4	12.1	9.25	8.00	7.75
	Knight Frank	Jun 13	160.0	12.5	9.35	8.00	7.75
Broadmeadows Shopping Centre ³	Jones Lang LaSalle	Jun 14	316.0	24.3	9.00	7.75	7.50
	Jones Lang LaSalle	Jun 13	325.0	24.5	9.00	7.75	7.50
Castle Plaza Shopping Centre ³	Savills	Nov 13	145.0	10.1	9.75	8.25	8.00
	Savills	Nov 12	144.5	9.8	9.75	8.25	8.00
Chadstone Shopping Centre ⁴ (50% interest)	Jones Lang LaSalle	Dec 13	1,675.0	88.2	8.00	5.50	5.25
	CBRE	Dec 12	1,655.0	87.7	8.00	5.50	5.25
Chatswood Chase Sydney	CBRE	May 14	889.2	51.3	8.25	5.75	5.50
	Jones Lang LaSalle	May 13	845.0	47.7	8.50	6.00	5.75
Clifford Gardens Shopping Centre	Urbis	Jun 14	168.6	13.2	9.25	7.75	7.50
	Urbis	Jun 13	160.9	12.7	9.50	8.00	7.75
Corio Shopping Centre	Urbis	Nov 13	117.1	10.4	9.25	8.50	8.25
	m3 Property	Nov 12	115.8	9.4	9.50	8.25	8.00
DFO Essendon ³	Savills	Jun 14	141.5	15.1	9.50	7.75	7.50
	Savills	Jun 13	134.0	14.2	10.00	8.00	7.75
DFO Homebush ²	Savills	Dec 13	250.0	18.6	9.00	7.00	6.75
	CBRE	Dec 12	150.7	18.7	9.50	7.50	7.25
DFO Moorabbin	Savills	Jun 14	100.0	10.3	9.50	8.50	8.00
	Savills	Jun 13	102.0	10.0	10.00	8.75	8.25
DFO South Wharf ^{3,5} (75% interest)	Savills	Jun 14	272.4	22.8	9.50	7.25	7.00
	Savills	Jun 13	177.5	14.5	10.00	7.75	7.50
Eastlands Shopping Centre	Urbis	Nov 13	161.2	11.5	9.50	7.50	7.25
	Urbis	Nov 12	165.5	12.0	9.50	7.50	7.25
Elizabeth Shopping Centre ³	CBRE	Jun 14	357.5	27.7	8.75	7.25	7.00
	CBRE	Jun 13	361.0	26.7	9.00	7.25	7.00
Emporium Melbourne ² (50% interest)	Savills	Jun 14	442.0	n.a.	8.50	5.75	5.50
	Jones Lang LaSalle	Jun 13	325.0	n.a.	n.a.	n.a.	n.a.
The Entertainment Quarter (50% interest)	Colliers International	Jun 14	34.5	4.1	9.00	8.88	7.88
	CBRE	Dec 13	31.5	3.4	11.00	10.50	10.00
Forest Hill Chase ³	CBRE	May 14	270.0	19.8	8.75	7.50	7.25
	Jones Lang LaSalle	May 13	278.5	20.7	9.00	7.50	7.25
Grand Plaza Shopping Centre (50% interest)	Savills	Jun 14	173.0	12.1	9.00	7.00	6.75
	Savills	Dec 13	171.8	12.0	9.00	7.00	6.75
Lake Haven Shopping Centre ³	Savills	Nov 13	251.4	19.4	9.00	7.75	7.50
	Savills	Nov 12	248.0	19.3	9.25	7.75	7.50
Myer Bourke Street (33% interest)	Knight Frank	Dec 13	114.4	6.9	8.50	6.15	6.00
	Knight Frank	Dec 12	111.7	6.7	8.50	6.25	6.00
The Myer Centre Brisbane (50% interest)	Knight Frank	Nov 13	374.0	24.2	8.75	6.38	6.25
	CBRE	Nov 12	368.8	25.5	8.75	6.75	6.50
Northgate Shopping Centre	m3 Property	May 14	90.6	7.8	10.00	8.50	8.25
	Colliers International	May 13	88.5	7.4	10.00	8.50	8.25
Northland Shopping Centre ² (50% interest)	Knight Frank	Jun 14	477.5	30.0	8.35	5.85	5.80
	Knight Frank	Dec 13	470.5	30.2	8.65	6.00	6.00
Post Office Square	Savills	Nov 13	71.0	5.6	9.50	8.50	8.00
	Savills	Nov 12	73.0	6.0	9.50	8.25	8.00
QueensPlaza	CBRE	May 14	635.0	36.4	8.25	5.75	5.50
	Knight Frank	May 13	570.0	33.8	8.50	6.00	5.75
Rockingham Shopping Centre ³ (50% interest)	CBRE	Jun 14	273.5	17.3	8.75	6.50	6.25
	Jones Lang LaSalle	Dec 13	268.9	16.9	8.75	6.50	6.25
Roxburgh Park Shopping Centre ³	Colliers International	Jun 14	94.4	7.2	8.75	8.00	7.75
	Urbis	Jun 13	95.0	7.0	9.50	8.00	7.75
Runaway Bay Shopping Village ³ (50% interest)	Knight Frank	Jun 14	119.3	8.8	9.00	7.50	7.25
	CBRE	Dec 13	117.9	8.9	9.00	7.50	7.25
15 Bowes Street, Woden	Knight Frank	May 14	11.0	2.4	12.00	12.75	12.50
	Knight Frank	Nov 13	12.6	2.3	11.50	12.25	12.00

Notes:

- Used to calculate discounted cash flow over 10 years.
- Valuation represents the market value assuming development works were complete at the date of valuation less the cost to complete those works. Forecast income on completion is used to determine value on completion.
- Property values include ancillary assets.
- Including houses on adjacent land.
- On 9 May 2014 CFX increased its stake in DFO South Wharf from 50% to 75%. Therefore the 30 June 2013 valuation represents a 50% interest only.

Property	Book value 30-Jun-13	Acquisitions/ (Divestments)	Capex and incentives	Straight-lining revenue	Independent valuation changes	AIFRS revaluation changes	Book value 30-Jun-14
Investment properties							
Altona Gate Shopping Centre	76.5	-	5.2	(0.1)	(3.2)	0.1	78.5
Bayside Shopping Centre	583.5	-	5.0	-	(27.3)	-	561.2
Brimbank Shopping Centre	160.0	-	(0.6)	-	(3.0)	-	156.4
Broadmeadows Shopping Centre	325.0	-	5.0	0.2	(14.0)	(0.2)	316.0
Castle Plaza Shopping Centre	151.4	-	4.4	-	(4.0)	-	151.8
Chadstone Shopping Centre	1,667.0	-	8.6	(1.3)	6.7	1.3	1,682.3
Chatswood Chase Sydney	845.2	-	11.6	(0.9)	32.9	0.9	889.7
Clifford Gardens Shopping Centre	160.9	-	0.5	(0.2)	7.2	0.2	168.6
Corio Shopping Centre	121.4	-	(0.1)	(0.1)	(4.3)	0.1	117.0
DFO Essendon	134.0	-	1.9	0.1	5.6	(0.1)	141.5
DFO Homebush	187.0	-	58.3	1.3	25.6	(1.3)	270.9
DFO Moorabbin	102.0	-	3.9	0.1	(5.9)	(0.1)	100.0
DFO South Wharf	177.5	87.6	5.2	(0.7)	2.1	0.7	272.4
Eastlands Shopping Centre	170.2	-	2.0	0.2	(7.0)	(0.2)	165.2
Elizabeth Shopping Centre	361.1	-	2.3	(0.5)	(5.9)	0.5	357.5
Emporium Melbourne	325.0	-	116.5	1.2	0.5	(1.2)	442.0
Forest Hill Chase	281.7	-	3.3	0.6	(14.7)	(0.6)	270.3
Grand Plaza Shopping Centre	171.7	-	0.8	0.1	1.5	(0.1)	174.0
Lake Haven Shopping Centre	249.5	-	3.2	-	0.5	-	253.2
Myer Bourke Street	111.7	-	-	-	2.8	-	114.5
Myer Centre Brisbane	370.4	-	5.7	(0.7)	(1.1)	0.7	375.0
Northgate Shopping Centre	88.8	-	1.8	-	-	-	90.6
Northland Shopping Centre	463.6	-	7.5	(1.9)	6.4	1.9	477.5
Post Office Square	73.2	-	0.1	-	(2.2)	-	71.1
QueensPlaza	570.2	-	1.4	1.0	63.4	(1.0)	635.0
Rockingham Shopping Centre	266.9	-	(0.9)	(0.6)	7.5	0.6	273.5
Rosebud Plaza Shopping Centre ¹	98.3	(100.0)	1.2	-	0.5	-	-
Roxburgh Park Shopping Centre	95.0	-	(1.8)	0.5	1.2	(0.5)	94.4
Runaway Bay Shopping Village	118.9	-	0.4	0.1	-	(0.1)	119.3
Bowes Street, Woden	12.6	-	-	-	(1.6)	-	11.0
Sundry ²	6.4	(4.9)	0.1	-	(1.6)	-	-
Total	8,526.6	(17.3)	252.5	(1.6)	68.6	1.6	8,830.4
Property held via investment in associate							
Bent Street Trust (The Entertainment Quarter) ³	33.6	-	1.0	-	0.6	-	35.2
Grand total	8,560.2	(17.3)	253.5	(1.6)	69.2	1.6	8,865.6

Notes:

1. Rosebud Plaza Shopping Centre was sold during the period for \$100 million.
2. Sundry property at Victoria Avenue, Chatswood was sold during the period for \$4.9 million.
3. CFX holds 50% of The Entertainment Quarter via units in Bent Street Trust. CFX's equity accounted investment includes its share of the non-property assets and liabilities of Bent Street Trust.

Key debt statistics^{1,2}

Total borrowings ³	\$2,925m
Borrowings as a proportion of total assets ⁴	30.9%
Weighted average interest rate (including margins and line fees)	5.4%
Weighted average debt maturity	3.5 years
Portion of debt hedged ⁵	83.9%
Weighted average interest rate on hedged debt (excluding margins and fees) ⁵	4.8%
Weighted average maturity of hedged debt ⁵	3.7 years

Credit rating

	Short term	Long term
Standard & Poor's	A-1	A

Debt position as at 30 June 2014 (AUD)¹

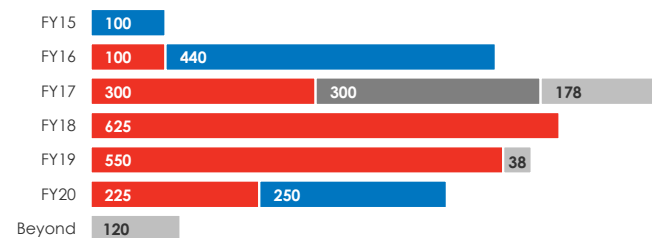
Type	Maturity	Facility size (\$m)	Drawn (\$m)	Undrawn (\$m)
Bank debt facility	Aug-15	100.0	85.0	15.0
Bank debt facility	Nov-16	100.0	100.0	-
Bank debt facility	May-17	100.0	92.3	7.7
Bank debt facility	May-17	100.0	67.0	33.0
Bank debt facility	Mar-18	250.0	230.0	20.0
Bank debt facility	May-18	250.0	250.0	-
Bank debt facility	May-18	125.0	125.0	-
Bank debt facility ⁶	Jul-18	150.0	100.0	-
Bank debt facility	Aug-18	100.0	100.0	-
Bank debt facility ⁶	Aug-18	300.0	250.0	-
Bank debt facility	Nov-19	225.0	-	225.0
Short term notes (STNs)	Jul/Aug/Sep-14	- ⁶	100.0	- ⁶
Medium term notes (MTNs)	Dec-14	100.0	100.0	-
Medium term notes (MTNs)	May-16	440.0	440.0	-
Medium term notes (MTNs)	Dec-19	250.0	250.0	-
Convertible notes	Jul-16	300.0	300.0	-
US Private Placement ⁷	Feb-17	177.5	177.5	-
US Private Placement ⁷	Feb-19	38.0	38.0	-
US Private Placement ⁸	Jul-22	40.0	40.0	-
US Private Placement ⁹	Jul-24	60.9	60.9	-
US Private Placement ⁹	Jul-27	19.3	19.3	-
Total		3,225.7	2,925.0	300.7

Notes:

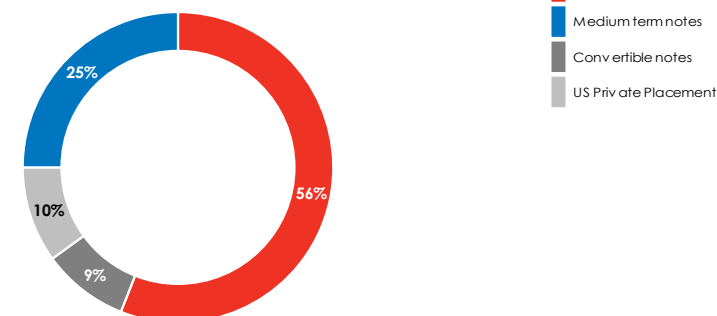
- Adjusted for the repayment of August 2014 convertible notes.
- Adjusted for additional \$300 million interest rate swaps executed in July 2014.
- Borrowings is the amount of debt drawn as per Note 13 of the Financial Report equal to \$2,914.6 million, adjusted for the fair value of cross-currency swaps of \$10.4 million.
- Total assets excludes the fair value of derivative financial instruments of \$1.4 million.
- Including all fixed-rate debt.
- The bank debt facilities expiring in July 2018 and August 2018 include same day funding facilities. The STNs are backed by these facilities and as such, do not add to the overall capacity of CFX, and for this reason are not included in the debt charts.
- Converted to AUD at AUD/USD 0.7885.
- This tranche of the USPP is denominated in AUD.
- Converted to AUD at AUD/USD 0.9855.

Debt structure^{1,6}

Debt maturity profile(\$m):



Sources of debt:



Hedge maturity profile for the financial years ended^{2,5}

