

EXHIBIT 1

Westfield, LLC

Sugarfina - BK File Date 09/06/2019

AR Summary as of 10/08/2019

Landlord	Center	Retail Space	Storage Unit	Open Amount	Attorneys' Fees	Total Cure Amount
CENTURY CITY MALL, LLC	Century City	1865	SLL2770	32,352.40	1,000.00	33,352.40
UTC VENTURE LLC	UTC	H18	SH 45	19,372.68	1,000.00	20,372.68
SANTA ANITA SHOPPINGTOWN LP	Santa Anita	D14	S1280	14,038.05	1,000.00	15,038.05
NEW WTC RETAIL OWNER LLC	Center	LL2030	SLL4020C	96,781.99	1,000.00	97,781.99

Sugarfina - BK File Date 09/06/2019
 AR Summary as of 10/08/2019

Center: Century City

Unit: 1865 SLL2770

Open

Invoice Date	GL Offset	Amount	Pre-Pet	Post-Pet	Reference
8/1/2019	RET	1,359.55	1,359.55	0.00	Property Tax
8/1/2019	WTR	75.00	75.00	0.00	Water
8/1/2019	FDS	45.00	45.00	0.00	Fire Detection System
8/1/2019	MR3	9,282.88	9,282.88	0.00	Small Shop
8/1/2019	ELE	154.21	154.21	0.00	Electricity
8/1/2019	CME	3,858.79	3,858.79	0.00	Common Area Maint - JA JAN 5%
8/1/2019	PCH	321.56	321.56	0.00	Promotional Charge - P JAN 5%
8/1/2019	CPL	255.21	255.21	0.00	Central Plant JAN Esc
8/3/2019	STO	824.00	824.00	0.00	Storage Rent-3% every 3/1 MTM
9/1/2019	CPL	255.21	51.04	204.17	Central Plant JAN Esc
9/1/2019	WTR	75.00	15.00	60.00	Water
9/1/2019	FDS	45.00	9.00	36.00	Fire Detection System
9/1/2019	MR3	9,282.88	1,856.58	7,426.30	Small Shop
9/1/2019	ELE	154.21	30.84	123.37	Electricity
9/1/2019	CME	3,858.79	771.76	3,087.03	Common Area Maint - JA JAN 5%
9/1/2019	PCH	321.56	64.31	257.25	Promotional Charge - P JAN 5%
9/1/2019	RET	1,359.55	271.91	1,087.64	Property Tax
9/6/2019	STO	824.00	164.80	659.20	Storage Rent-3% every 3/1 MTM
		32,352.40	19,411.44	12,940.96	

Sugarfina - BK File Date 09/06/2019

AR Summary as of 10/08/2019

Center: UTC

Unit: H18/SH 45

		Open			Reference
Invoice Date	GL Offset	Amount	Pre-Pet	Post-Pet	
8/1/2019	CME	1,658.00	1,658.00	0.00	Common Area Maint Esc JAN 5%
8/1/2019	FDS	45.00	45.00	0.00	Fire Detection System
8/1/2019	WTR	75.00	75.00	0.00	Water
8/1/2019	MR3	5,321.67	5,321.67	0.00	Small Shop
8/1/2019	STO	1,326.13	1,326.13	0.00	Storage Rent - 3% Jan JAN 3%
8/1/2019	PCH	274.51	274.51	0.00	Promotional Charge - 3 JAN 3%
8/1/2019	CPL	224.44	224.44	0.00	Central Plant JAN Esc
8/1/2019	RET	761.59	761.59	0.00	Property Tax
9/1/2019	CME	1,658.00	331.60	1,326.40	Common Area Maint Esc JAN 5%
9/1/2019	FDS	45.00	9.00	36.00	Fire Detection System
9/1/2019	WTR	75.00	15.00	60.00	Water
9/1/2019	MR3	5,321.67	1,064.33	4,257.34	Small Shop
9/1/2019	STO	1,326.13	265.23	1,060.90	Storage Rent - 3% Jan JAN 3%
9/1/2019	PCH	274.51	54.90	219.61	Promotional Charge - 3 JAN 3%
9/1/2019	CPL	224.44	44.89	179.55	Central Plant JAN Esc
9/1/2019	RET	761.59	152.32	609.27	Property Tax
		19,372.68	11,623.61	7,749.07	

Sugarfina - BK File Date 09/06/2019
 AR Summary as of 10/08/2019

Center: Santa Anita

Unit: D14; S1280

Invoice Date	GL Offset	Open			Reference
		Amount	Pre-Pet	Post-Pet	
6/12/2019	STO	204.65	204.65	0.00	Storage Rent
8/1/2019	ELE	40.00	40.00	0.00	Electricity
8/1/2019	STO	755.00	755.00	0.00	Storage Rent
8/1/2019	PCH	279.39	279.39	0.00	Promotional Charge - 3 JAN 3%
8/1/2019	CME	1,733.37	1,733.37	0.00	Common Area M Esc - 5% JAN 5%
8/1/2019	WTR	40.00	40.00	0.00	Water
8/1/2019	FDS	35.00	35.00	0.00	Fire Detection System
8/1/2019	RET	390.06	390.06	0.00	Property Tax
8/1/2019	ELE	850.00	850.00	0.00	Electricity
8/1/2019	MR3	2,793.88	2,793.88	0.00	Small Shop
9/1/2019	PCH	279.39	55.88	223.51	Promotional Charge - 3 JAN 3%
9/1/2019	CME	1,733.37	346.67	1,386.70	Common Area M Esc - 5% JAN 5%
9/1/2019	WTR	40.00	8.00	32.00	Water
9/1/2019	STO	755.00	151.00	604.00	Storage Rent
9/1/2019	MR3	2,793.88	558.78	2,235.10	Small Shop
9/1/2019	ELE	40.00	8.00	32.00	Electricity
9/1/2019	ELE	850.00	170.00	680.00	Electricity
9/1/2019	RET	390.06	78.01	312.05	Property Tax
9/1/2019	FDS	35.00	7.00	28.00	Fire Detection System
		14,038.05	8,504.69	5,533.36	

Sugarfina - BK File Date 09/06/2019
AR Summary as of 10/08/2019

Center: World Trade Center

Unit: LL2030; SLL4020C

Invoice Date	GL Offset	Open			Reference
		Amount	Pre-Pet	Post-Pet	
8/1/2017	UC	-183.55	-183.55	0.00	SUGAR OP - ELE
1/2/2018	UC	-746.83	-746.83	0.00	SUGAR OP - STO
11/7/2017	CCH	28,036.80	28,036.80	0.00	Fire Watch Costs
1/1/2018	GAS	6.04	6.04	0.00	Hot Water - 3% Jan JAN 3%
2/7/2019	FDS	416.72	416.72	0.00	Fire Detection System
2/7/2019	FDS	416.72	416.72	0.00	Fire Detection System
3/19/2019	RPT	-823.42	-823.42	0.00	Y/E Tax Adjustment
3/19/2019	RIN	1,592.97	1,592.97	0.00	Y/E Insurance Adjustment
3/19/2019	RPT	-3,846.63	-3,846.63	0.00	Y/E Tax Adjustment
3/19/2019	RIN	6,359.53	6,359.53	0.00	Y/E Insurance Adjustment
3/19/2019	RIN	2,927.93	2,927.93	0.00	Y/E Insurance Adjustment
3/19/2019	RPT	-3,371.53	-3,371.53	0.00	Y/E Tax Adjustment
8/1/2019	STO	1,592.50	1,592.50	0.00	Storage Rent - 5% 1/13 JAN 5%
8/1/2019	SVS	141.01	141.01	0.00	Window Cleaning Sec.12.01e
8/1/2019	RET	1,037.93	1,037.93	0.00	Property Tax
8/1/2019	INS	2,726.57	2,726.57	0.00	Insurance
8/1/2019	ELE	321.12	321.12	0.00	Electricity
8/1/2019	CPL	359.51	359.51	0.00	UTL Infrast 12.02- 3% SEP 3%
8/1/2019	GAS	213.63	213.63	0.00	Hot Water - 3% Jan JAN 3%
8/1/2019	PCH	377.19	377.19	0.00	Promotional Charge - 5 FEB 5%
8/1/2019	FDS	416.72	416.72	0.00	Fire Detection System
8/1/2019	CON	670.00	670.00	0.00	Chilled Water
8/1/2019	WTR	74.58	74.58	0.00	Water
8/1/2019	MRG	25,057.07	25,057.07	0.00	Minimum Rent - Gross
9/1/2019	STO	1,592.50	318.50	1,274.00	Storage Rent - 5% 1/13 JAN 5%
9/1/2019	PCH	377.19	75.44	301.75	Promotional Charge - 5 FEB 5%
9/1/2019	RET	1,037.93	207.59	830.34	Property Tax
9/1/2019	MRG	25,057.07	5,011.41	20,045.66	Minimum Rent - Gross
9/1/2019	CPL	370.30	74.06	296.24	UTL Infrast 12.02- 3% SEP 3%
9/1/2019	GAS	213.63	42.73	170.90	Hot Water - 3% Jan JAN 3%
9/1/2019	ELE	321.12	64.22	256.90	Electricity
9/1/2019	INS	2,726.57	545.31	2,181.26	Insurance
9/1/2019	SVS	141.01	28.20	112.81	Window Cleaning Sec.12.01e
9/1/2019	WTR	74.58	14.92	59.66	Water
9/1/2019	CON	670.00	134.00	536.00	Chilled Water
9/1/2019	FDS	416.72	83.34	333.38	Fire Detection System
10/1/2019	CPL	10.79	0.00	10.79	UTL Infrast 12.02- 3% SEP 3%
		96,781.99	70,372.30	26,409.69	