

7 May 2009



## Centro March Quarter 2009 Managed Portfolio Results

Centro Properties Group (Centro) today announced March quarter 2009 results for its managed portfolio.

### Portfolio Statistics & Results

Australian Portfolio	As at 31 Mar 2009	As at 31 Dec 2008
Number of Properties	122	123
GLA (millions of square metres)	2.0	2.1
Comparable NOI Growth – Stabilised*	2.2%	2.5%
Comparable NOI Growth – Incl. Developments*	3.7%	4.2%
Portfolio Occupancy Rate – Stabilised	99.0%	99.2%
Portfolio Occupancy Rate – Developments	n/a	n/a
Leasing Deals*	969	711
Rental Income Growth*	4.0%	6.5%
*NOI Growth, Leasing Deals and Rental Income Growth are for the nine month period ended 31 Mar 2009 and for the six month period ended 31 Dec 2008		

US Portfolio	As at 31 Mar 2009	As at 31 Dec 2008
Number of Properties	622	633
GLA (millions of square feet)	100.8	102.8
Comparable NOI Growth – Stabilised*	-3.1%	-2.8%
Comparable NOI Growth – Incl. Developments*	-2.5%	-2.3%
Portfolio Occupancy Rate – Stabilised	88.5%	90.7%
Portfolio Occupancy Rate – Developments	76.5%	78.3%
Leasing Deals*	1,519	942
Rental Income Growth*	3.9%	5.6%
*NOI Growth, Leasing Deals and Rental Income Growth are for the nine month period ended 31 Mar 2009 and for the six month period ended 31 Dec 2008		

### Australian Portfolio Sales Results

MAT sales for Centro's managed portfolio were \$10.7 billion with growth of 5.3% through March 2009.

Category	SCCA Standards Comparable Annual Growth (%)
Supermarkets	4.2
Discount Department Stores	1.6
Department Stores	-5.2
Specialty Stores	9.9
Mini Majors	6.8
Other*	7.0
<b>Total</b>	<b>5.3</b>
*Includes cinemas and travel	

## US Retail Sales

The US Census Bureau reported an overall decline in retail sales for March 2009 compared with February 2009 and various other periods as follows:

Period	Overall Retail Sales Growth (%)	Grocery Store Sales Growth (%)
Mar 2009 vs Feb 2009	-1.1	0.4
Mar 2009 vs Mar 2008	-9.4	1.1
Mar Qtr 2009 vs Dec Qtr 2008	-1.2	0.5

Four of Centro's top ten retailers in the United States (ranked by annual base rental income) are supermarket companies. Kroger, Centro's second largest tenant and the second largest grocer in the US, reported a 3.8% identical store sales increase (excluding fuel) for their quarter ending January 31, 2009. Kroger recently announced that it had gained 61 basis points of additional market share in 2008, the fourth consecutive year of significant market share gains.

## Retailer Update

A number of retailers in the United States have entered into bankruptcy protection over the last year. Under this process, retailers have the ability to reject leases and close stores. For the period from July 2008 to March 2009, a total of 88 leases aggregating 2.4 million square feet, including 24 Circuit City leases, 16 Linens 'n Things leases, 13 Goody's Family Clothing leases and 11 Steve & Barry's leases have been rejected across the US managed portfolio. The rejected leases account for US\$25.0 million or 2.7% of annual base rental income.

In Australia, a small number of retailers have entered into administration over the past 12 months. For the period from July 2008 to March 2009, a total of 52 leases aggregating 2,972 square metres and representing A\$2.6 million or 0.4% of annual base rental income have been impacted by retailers which have entered into administration. These numbers exclude Australian Discount Retail Group (ADR), which operates 23 Crazy Clark's, Go-Lo and Sam's Warehouse within Centro's managed portfolio. ADR has been purchased by Retail Adventures Pty Ltd, and Centro expects the majority of their stores to continue to operate normally.

## Asset Sales

Centro and its managed funds sold a total of 55 assets in the period from 1 July 2008 – 30 April 2009 as follows:

Location	# of Assets	Aggregate Sale Amount (millions)	Comparison to Book Value <sup>1</sup>
Australia	5	AUD\$200.9	-12.0%
New Zealand	2	NZ\$50.0	-1.2%
United States	48	US\$411.5	-3.6%

<sup>1</sup>Book values as at 30 June 2008 for assets sold 1 July – 31 December 2008; book values as at 31 December 2008 for assets sold since 1 January 2009.

## **About Centro Properties Group (ASX: CNP)**

Centro Properties Group specialises in the ownership, management and development of shopping centres. Centro is Australia's largest manager of retail property investment syndicates and is a manager of direct property funds and wholesale funds which invest in Centro's quality retail properties in Australasia and the United States. For more information, please visit [centro.com.au](http://centro.com.au).

### **For further information**

Media:  
Mitchell Brown  
Corporate Marketing Manager  
+61 3 8847 1890  
[mitchell.brown@centro.com.au](mailto:mitchell.brown@centro.com.au)

Analysts:  
Adam Soffer  
Centro Fund Manager  
+61 3 8847 0932  
[adam.soffer@centro.com.au](mailto:adam.soffer@centro.com.au)

### **Investors:**

Centro Investor Services  
In Australia: 1800 802 400  
International: +61 3 8847 1802  
[investor@centro.com.au](mailto:investor@centro.com.au)