

11 August 2009

Further Centro Interest Rate Hedges Closed Out

Centro Properties Group (Centro) announced today that a further portion of its interest rate swaps have terminated in accordance with arrangements entered into as part of its debt stabilisation agreement. Following these terminations, 66% of Centro's headstock debt is now subject to variable interest rates.

Centro has headstock debt of \$3.8 billion (at the current spot rate) and a further AUD \$1 billion of hybrid debt. Of the \$3.8 billion, \$2.0 billion is denominated in AUD and \$1.8 billion in USD. At the time of the stabilisation agreement, \$3.4 billion of this headstock debt was fully hedged through interest swaps with the remaining \$0.4 billion being fixed rate debt.

As a result of the termination of further interest rate swaps, all of Centro's AUD denominated debt and 29% of Centro's USD denominated debt is now subject to variable interest rates.

Centro's remaining USD interest rate hedges are subject to termination when the mark-to-market values of the hedges reach zero which may occur if the forward interest rate yield curve continues to move higher.

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.

For Further Information

Media:

Nerida Mossop
Hintons
+61 3 9600 1979 or +61 437 361 433
nmossop@hintons.com.au

Analysts:

Adam Soffer
Centro Fund Manager
+61 3 8847 0932
adam.soffer@centro.com.au

Investors:

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