

Appendix 4D

Half-year report

Name of entity

Centro Properties Group comprising **Centro Properties Limited** and **Centro Property Trust**

ABN or equivalent company reference

Half yearly
(tick)

Preliminary
final (tick)

Half year/financial year ended ('current period')

Centro Properties Limited 078 590 682
CPT Manager Ltd (RE for Centro
Property Trust) 054 494 307



31 December 2008

Results for announcement to the market

	% change	Note	31 Dec 08 \$'000	31 Dec 07 \$'000
Revenues and income	331.85%	1	1,103,192	255,460
Loss after tax attributable to members of Centro Properties Group	(115.67%)	2	(2,399,059)	(1,112,384)

1. Revenues and income increased during the half-year ended 31 December 2008 primarily due to the business combinations of the Direct Property Fund International and Direct Property Fund in January and May 2008 respectively. The business combinations resulted in the Group consolidating rather than equity accounting a number of funds under management in the second half of the 2008 financial year.
2. Loss after tax attributable to members increased during the half-year ended 31 December 2008 in comparison to the corresponding period last year due to non-cash items including write downs on US and Australian property investments, decreases in mark-to-market value of derivatives and foreign exchange translation losses.

It is recommended that the Appendix 4D be considered together with any public announcements made on 16 January 2009 by Centro Properties Group in relation to completion of its debt refinancing.

Dividends (distributions)	Amount per security (distribution from Trust)	Amount per security (dividend from Company)
Interim distribution	-¢	-¢
Previous corresponding period	-¢	-¢

Record date for determining entitlements to the dividend (in the case of a trust, distribution):

n/a

CENTRO PROPERTIES LIMITED

**Comprising Centro Properties Limited and its
controlled entities (including Centro Property Trust) which is known as the
ASX listed stapled entity, Centro Properties Group**

**Financial Report
For the Half-Year Ended
31 December 2008**

Directors of Centro Properties Limited

Paul Cooper (Chairman)
Graham Goldie
Sam Kavourakis
Peter Wilkinson
Jim Hall
Rob Wylie

Secretary of Centro Properties Limited

Elizabeth Hourigan

Auditor

PricewaterhouseCoopers
Freshwater Place
2 Southbank Boulevard
Southbank, Vic 3006

Security Registrar

Link Market Services Limited
Level 9, 333 Collins Street
Melbourne, Vic 3000

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DIRECTORS' REPORT

The Directors of Centro Properties Limited present their report on the financial report of Centro Properties Group for the half-year ended 31 December 2008.

Centro Properties Group

The ASX listed entity, Centro Properties Group (the "Group" or "Centro") consists of Centro Properties Limited (the "Company") and its controlled entities (which for statutory reporting purposes includes Centro Property Trust (the "Trust")). Although separate entities, the securities of each are permanently 'stapled' to ensure that they are traded as a single interest.

Directors

The following persons were Directors of Centro Properties Limited during the whole of the half-year and up to the date of this report unless otherwise stated:

Paul Cooper (Chairman)

Graham Goldie

Sam Kavourakis

Peter Wilkinson

Jim Hall

Rob Wylie (appointed 17 October 2008)

Elizabeth Hourigan continues as the Company Secretary at the date of this report.

Significant Matters

On 16 December 2008, the Group announced that agreement was reached in principle with its financiers to achieve a long term refinancing and stabilisation plan for certain facilities held by the Group. A one month interim extension was granted to all of Centro's facilities expiring on 15 December 2008 in order for the completion of documentation for the refinancing and stabilisation to occur. On 16 January 2009, the Group further announced the successful completion of this agreement and a longer term financing and stabilisation plan is now in place (refer note 13 of the Financial Report - Events Occurring After Reporting Date).

The comparability of 31 December 2007 and 31 December 2008 as presented in this financial report is limited due to the increase in voting interest held by the Group in a number of its managed funds, including Centro Retail Trust, in the second half of the 2008 financial year. The increased voting interest has resulted in a change in control and required the Group to consolidate rather than equity account its interest in these funds.

Review of Operations

The Directors report a consolidated loss of \$3,617.3 million for the half-year ended 31 December 2008, an increase of 225.6% over the loss of \$1,110.9 million for the same period last year.

Loss after tax increased during the half-year ended 31 December 2008, primarily due to non-cash items. The non-cash items include:

- Write downs on Australian and US property investments totalling \$1,228.5 million based on valuations as at 31 December 2008;
- Unfavourable movements on mark-to-market of financial instruments of \$1,122.4 million primarily due to the significant decline in Australian and US interest rates during the half-year; and
- Foreign exchange translation losses of \$1,064.1 million due to the weakening in the value of the Australian dollar against the US dollar during the half-year. This loss is offset by a gain in the foreign currency translation reserve of \$1,091.6 million.

During the period the underlying property investments that Centro held continued to perform solidly, with the underlying services business also contributing a significant profit, albeit the services business results have largely been eliminated through the consolidation of the majority of Centro's funds under management.

The operating loss attributable to members was \$2,399.1 million, an increase of 115.7% compared to a loss of \$1,112.4 million for the same period last year.

Rounding of amounts

The Company is of a kind referred to in Class Order 98/100, issued by the Australian Securities and Investments Commission, relating to the "rounding off" of amounts in the directors' report and financial report. Amounts in the directors' report and financial report have been rounded off, in accordance with that class order, to the nearest thousand dollars or in certain cases, to the nearest dollar.

Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 3.

Signed at Melbourne on 26th February 2009 in accordance with a resolution of the Directors.

A handwritten signature in black ink, appearing to be 'P. Cooper', written over a light grey rectangular background.

P. Cooper
Director

PricewaterhouseCoopers
ABN 52 780 433 757

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2 Southbank Boulevard
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Auditor's Independence Declaration

As lead auditor for the review of Centro Properties Limited for the half year ended 31 December 2008, I declare that to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- b) no contraventions of any applicable code of professional conduct in relation to the review.

This declaration is in respect of Centro Properties Limited and the entities it controlled during the period.



Chris Dodd
Partner
PricewaterhouseCoopers

Melbourne
26 February 2009

Consolidated Income Statement

for the half-year ended 31 December 2008

		Centro Properties Limited and its Controlled Entities	
	Notes	31.12.08 \$'000	31.12.07 \$'000
REVENUE			
Property ownership revenue		1,024,599	23,353
Property services revenue		29,318	168,265
Distribution revenue		36,573	42,206
Total Revenue		1,090,490	233,824
INCOME			
Other income		12,702	21,636
Total Income		12,702	21,636
TOTAL REVENUE AND INCOME		1,103,192	255,460
Property revaluation (decrement)/increment for directly owned properties	3(d)	(1,228,534)	363
Fair value adjustment on financial assets at fair value through profit or loss	3(c)	(126,701)	(23,641)
Share of net losses of associates & joint venture partnerships accounted for using the equity method	3(b)	(97,861)	(460,585)
Impairment of investment in joint venture		-	(578,189)
Financing costs		(550,665)	(144,712)
Net movement on mark to market of derivatives	6	(1,122,443)	(173,967)
Foreign exchange (losses)/gains	7	(1,064,115)	88,649
Direct property expenses		(301,992)	(3,678)
Employee benefits expense		(71,359)	(41,745)
Advisor fees		(70,254)	(4,902)
Withholding and franchise taxes		(17,827)	(6,681)
Rent, rates, taxes and insurance		(12,179)	(2,171)
Depreciation and amortisation expense		(10,124)	(2,134)
Bad and doubtful debts		(14,911)	(27)
Other expenses from ordinary activities		(23,562)	(12,968)
LOSS BEFORE INCOME TAX EXPENSE		(3,609,335)	(1,110,928)
Income tax expense		(7,993)	-
NET LOSS		(3,617,328)	(1,110,928)
Net loss/(profit) attributable to minority interest		1,218,269	(1,456)
NET LOSS ATTRIBUTABLE TO MEMBERS OF CENTRO PROPERTIES GROUP		(2,399,059)	(1,112,384)
Basic loss per security (cents)		(292.23)	(136.25)
Diluted loss per security (cents)		(292.23)	(136.25)

The above Consolidated Income Statement should be read in conjunction with the accompanying notes.

Consolidated Balance Sheet

as at 31 December 2008

Centro Properties Limited and its Controlled Entities			
	Notes	31.12.08 \$'000	30.06.08 \$'000
CURRENT ASSETS			
Cash assets and cash equivalents		304,778	201,127
Restricted cash		123,561	81,383
Derivative financial instruments	6	222,039	458,808
Trade and other receivables		621,464	431,347
Non current assets classified as held for sale	3(a)	215,994	768,751
Total current assets		1,487,836	1,941,416
NON CURRENT ASSETS			
Investments accounted for using the equity method	3(b)	929,964	988,402
Financial assets carried at fair value through profit or loss	3(c)	449,164	584,852
Derivative financial instruments	6	50,688	-
Other financial assets	3(c)	2,515	21,357
Investment property	3(d)	20,181,080	16,324,967
Plant and equipment		41,602	36,131
Intangible assets	4	757,984	668,774
Trade and other receivables		57,096	10,973
Total non current assets		22,470,093	18,635,456
TOTAL ASSETS		23,957,929	20,576,872
CURRENT LIABILITIES			
Trade and other payables		814,053	634,103
Interest bearing liabilities	5	11,559,310	8,327,900
Derivative financial instruments	6	1,375,366	460,332
Provisions		22,907	81,613
Total current liabilities		13,771,636	9,503,948
NON CURRENT LIABILITIES			
Trade and other payables		73,213	4,281
Interest bearing liabilities	5	8,180,413	6,807,369
Non-interest bearing liabilities		25,695	7,893
Derivative financial instruments	6	133,060	-
Deferred tax liabilities		113,678	104,002
Provisions		3,860	7,169
Total non current liabilities		8,529,919	6,930,714
TOTAL LIABILITIES		22,301,555	16,434,662
NET ASSETS		1,656,374	4,142,210

Consolidated Balance Sheet as at 31 December 2008 (cont.)

		Centro Properties Limited and its Controlled Entities	
	Notes	31.12.08 \$'000	30.06.08 \$'000
EQUITY			
Parent entity interest			
Contributed equity		2,270,078	2,248,241
Reserves	8	681,525	(67,557)
Accumulated losses		(3,297,647)	(890,924)
Total parent entity interest		(346,044)	1,289,760
Minority interests		2,002,418	2,852,450
TOTAL EQUITY		1,656,374	4,142,210

The above Consolidated Balance Sheet should be read in conjunction with the accompanying notes.

Consolidated Cash Flow Statement

for the half-year ended 31 December 2008

	Centro Properties Limited and its Controlled Entities	
	31.12.08 \$'000	31.12.07 \$'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers (inclusive of Goods and Services Tax)	967,235	189,614
Payments to suppliers and employees (inclusive of Goods and Services Tax)	(412,350)	(113,836)
	554,885	75,778
Distributions received from associates and managed investments	35,616	125,352
Interest received	5,476	10,284
Interest paid/derivative settlements	(539,129)	(107,529)
Net Cash Inflow from Operating Activities	56,848	103,885
CASH FLOWS FROM INVESTING ACTIVITIES		
Loans repaid by other related parties	6,286	154,971
Proceeds from/(payments for) other investments	351,267	(445,045)
Payments for plant & equipment	(9,680)	(6,511)
Payments for acquisition and development of property investments	(143,732)	(24,257)
Net Cash Inflow/(Outflow) from Investing Activities	204,141	(320,842)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from borrowings	224,710	1,314,082
Repayments of borrowings	(376,174)	(879,101)
Proceeds from issues of securities net of capital raising costs	2,956	-
Payment for purchase of securities	-	(66,222)
Distributions paid to external parties of controlled entities	-	(182,398)
Distributions paid to minority interest of controlled entities	(39,456)	-
Net Cash (Outflow)/Inflow from Financing Activities	(187,964)	186,361
Net Increase/(Decrease) in Cash and Cash Equivalents	73,025	(30,596)
Cash and cash equivalents at the beginning of the half-year	201,127	191,371
Effects of exchange rate changes on cash and cash equivalents	30,626	(1,839)
Cash and Cash Equivalents at 31 December	304,778	158,936

The above Consolidated Cash Flow Statement should be read in conjunction with the accompanying notes.

Consolidated Statement of Changes in Equity for the half-year ended 31 December 2008

		Centro Properties Limited and its Controlled Entities	
	Notes	31.12.08 \$'000	31.12.07 \$'000
Changes in equity attributable to members of Centro Properties Group			
Opening balance at the beginning of the half-year		1,289,760	3,536,678
Share based payments reserve			
Net movement in share based payments reserve	8(b)	1,643	7,835
Foreign currency translation reserve			
Net exchange differences on translation of foreign operations	8(a)	747,439	4,377
Net profit recognised directly in equity		749,082	12,212
Net loss attributable to members of Centro Properties Group		(2,399,059)	(1,112,384)
Total income and expense for the half-year attributable to the members of Centro Properties Group		(1,649,977)	(1,100,172)
Contributed equity			
Distribution reinvestment		19,583	-
Employee loan repayments/(securities acquired) on market classified as options under Australian Equivalents to International Financial Reporting Standards (AIFRS)		2,254	(68,522)
Retained profits			
Distributions provided for or paid (preference unitholders)		(7,664)	(16,299)
Closing Balance of Equity Attributable to Members of Centro Properties Group		(346,044)	2,351,685
Changes in equity attributable to external minority interests			
Opening balance at the beginning of the half-year		2,852,450	28,445
Minority interest in foreign currency translation reserve		344,192	-
Net profit recognised directly in equity		344,192	-
(Loss)/profit attributable to minority interest		(1,218,269)	1,456
Total income and expense for the half-year attributable to external minority interests		(874,077)	1,456
Movement in minority interest on disposal of subsidiaries		-	(5,544)
Minority interest in share capital		-	32,000
Distributions provided for or paid		24,045	859
Closing Balance of Equity Attributable to External Minority Interests		2,002,418	57,216
Total Equity at 31 December		1,656,374	2,408,901

The above Consolidated Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Notes to and Forming Part of the Consolidated Financial Statements for the half-year ended 31 December 2008

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Preparation of Financial Statements

This general-purpose financial report for the interim half-year reporting period ended 31 December 2008 has been prepared in accordance with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Act 2001*.

The interim financial report does not include all the notes normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual report for the year ended 30 June 2008 and any public announcements made by Centro Properties Group during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

The comparability of 31 December 2007 and 31 December 2008 as presented in this financial report is limited due to the increase in voting interest held by the Group in a number of its managed funds, including Centro Retail Trust, in the second half of the 2008 financial year. The increased voting interests has resulted in a change in control and required the Group to consolidate rather than equity account its interest in these funds.

The accounting policies adopted are consistent with those followed in the preparation of the Group's annual report for the year ended 30 June 2008. The primary reporting segment disclosed in note 2 has been updated to reflect the new group structure.

The financial report has been prepared on a going concern basis.

A significant uncertainty exists in relation to the Group's ability to continue as a going concern and therefore whether it will realise its assets and extinguish its liabilities in the normal course of business at the amounts stated in the financial report. The Group remains reliant on the support of its lenders through the extension or refinancing of certain loan facilities, including \$3.9 billion attributable to Centro Property Trust in Australia, beyond existing expiry dates and the continuation of distributions from its investment portfolio. On 16 December 2008 the Group announced it had agreed to a stabilisation plan with its financiers but had not yet completed the transaction. A one month interim extension to the Group's financing facilities was granted to achieve this completion. With consideration to the agreement announced on 16 December 2008, and after taking into account all available information, the Directors have concluded that there are reasonable grounds to believe:

- Maturing facilities will be able to be extended and/or refinanced;
- The Group will be able to pay its debts as and when they become due and payable; and
- The basis of preparation of the financial report on a going concern basis is appropriate.

The Directors have formed this view based on a number of factors including:

- The knowledge that the long term refinancing and debt stabilisation agreement, including the creation of a hybrid security, announced on 16 December 2008 was consummated in January 2009 (refer note 13, Events Occurring After Reporting Date);
- The underlying performance of the Group's investment portfolio and services business;
- Management's expectations that the Group will be able to meet its financial commitments or obtain appropriate alternative finance from its lenders; and
- Consideration of the Group's exposure to guarantees and covenants.

No adjustments were made to the financial report in relation to this uncertainty.

2. SEGMENT INFORMATION

(a) Accounting policies for Segment Information

Segment information is prepared in conformity with the accounting policies of the Group as disclosed in Note 1 to the Group's annual report for the year ended 30 June 2008 and Accounting Standard AASB 114 *Segment Reporting*. The Group's primary reporting segment has been updated from a business segment to a geographical segment. This reflects the new group structure following the increase in voting interests held by the Group in a number of its managed funds, including Centro Retail Trust, in the second half of the 2008 financial year which resulted in the Group consolidating approximately 80% of its funds under management. The comparative information has been restated to reflect the new primary reporting segment.

The Group operates in two major geographical segments, being Australasia and the United States.

Australasia

The Group has investments in properties in Australia from which it derives revenue and also in New Zealand.

United States

The Group has investments in Real Estate Investment Trusts held in the United States from which it derives revenue.

PRIMARY REPORTING - GEOGRAPHIC SEGMENT

Half-year ended 31 December 2008 Centro Properties Limited and its Controlled Entities	Australasia \$'000	United States \$'000	Group \$'000
Revenue	278,074	812,416	1,090,490
Total segment revenue	278,074	812,416	1,090,490
Other income	5,958	6,744	12,702
Total segment revenue and income	284,032	819,160	1,103,192
Property revaluations/fair value through profit & loss	(609,217)	(746,018)	(1,355,235)
Share of net losses of associates and joint venture partnerships accounted for using the equity method	(102,852)	4,991	(97,861)
Other segment expenses	(398,565)	(2,310,201)	(2,708,766)
Segment result	(826,602)	(2,232,068)	(3,058,670)
Unallocated revenue less unallocated expense ⁽ⁱ⁾			(550,665)
Loss from ordinary activities before income tax			(3,609,335)
Income tax expense			(7,993)
Net loss			(3,617,328)

⁽ⁱ⁾ Represents financing costs.

2. SEGMENT INFORMATION (CONT.)

Half-year ended 31 December 2007 Centro Properties Limited and its Controlled Entities	Australasia \$'000	United States \$'000	Group \$'000
Revenue	148,096	85,728	233,824
Total segment revenue	148,096	85,728	233,824
Other income	19,991	1,645	21,636
Total segment revenue and income	168,087	87,373	255,460
Property revaluations/fair value through profit & loss	40,982	(64,260)	(23,278)
Share of net losses of associates and joint venture partnerships accounted for using the equity method	51,149	(511,734)	(460,585)
Impairment losses recognised	-	(578,189)	(578,189)
Other segment expenses	(95,460)	(64,164)	(159,624)
Segment result	164,758	(1,130,974)	(966,216)
Unallocated revenue less unallocated expense ⁽ⁱ⁾			(144,712)
Loss from ordinary activities before income tax			(1,110,928)
Income tax expense			-
Net loss			(1,110,928)

⁽ⁱ⁾ Represents financing costs.

3. INVESTMENTS

	Centro Properties Limited and its Controlled Entities	
	31.12.08 \$'000	31.12.07 \$'000
Included in the balance sheet as:		
Non current assets classified as held for sale – current (a)	215,994	1,167,899
Investments accounted for using the equity method – non current (b)	929,964	3,659,140
Other financial assets – non current (c)	451,679	896,142
Investment property – non current (d)	20,181,080	518,047
	21,778,717	6,241,228
a) Non Current Asset Classified as Held for Sale - Current		
Movements:		
Opening balance at beginning of the half-year	768,751	785,438
Transfer from other financial assets	-	1,167,899
Transfer to investment property	(768,751)	(120,600)
Transfer from investment property	204,245	-
Transfer to investment accounted for using equity method	-	(272,093)
Transfer from investments accounted for using equity method	11,749	-
Disposal	-	(392,745)
Closing balance at 31 December	215,994	1,167,899
b) Investments Accounted for Using the Equity Method		
Movements:		
Carrying amount at the beginning of the half-year	988,402	3,748,895
Impairment of investment in joint venture	-	(578,189)
Share of net loss	(97,861)	(460,585)
Distribution of net income	(20,814)	(111,602)
Transfer from non current assets classified as held for sale	-	272,093
Transfer to non current assets classified as held for sale	(11,749)	-
Transfer from financial assets carried at fair value through profit and loss	-	184,717
Additional investment during the half-year	6,826	1,527,762
Disposal	-	(923,951)
Share of decrement in foreign currency translation reserve of associates	65,160	-
Closing balance at 31 December	929,964	3,659,140

3. INVESTMENTS (CONT.)

	Centro Properties Limited and its Controlled Entities	
	31.12.08 \$'000	31.12.07 \$'000
c) Other Financial Assets – Non Current		
Movements:		
Carrying amount at the beginning of the half-year	606,209	2,116,424
Fair value losses	(126,701)	(23,641)
(Disposals)/additions	(27,829)	155,975
Transfer to non current assets classified as held for sale	-	(1,167,899)
Transfer to investments accounted for using the equity method	-	(184,717)
Closing balance at 31 December	451,679	896,142
d) Investment Property		
Movements:		
Opening balance at beginning of half-year	16,324,967	392,211
Capitalised subsequent expenditure	159,912	12,875
Transfer from non current assets classified as held for sale	768,751	120,600
Transfer to non current assets classified as held for sale	(204,245)	-
Disposal	(356,068)	(49,433)
Net (loss)/gain from fair value adjustment	(1,228,534)	363
Foreign currency translation movements	4,706,582	41,431
Straight-lining of rent adjustment	12,539	-
Tenant allowance amortisation	(2,824)	-
Closing balance at 31 December	20,181,080	518,047

Investment properties are carried at fair value. At 31 December 2008, 35% of Centro's Australian consolidated properties and 24% of Centro's US consolidated properties were independently valued by members of the Australian Property Institute, United States Office of Cushman and Wakefield, Colliers and Weiser Realty Advisors LLC and CB Richard Ellis. The remaining properties have been subjected to director valuation supported by the extrapolation of independent valuation on similar properties.

Uncertainty around property valuations

The global market for many types of real estate has been severely affected by the recent volatility in global financial markets. The lower levels of liquidity and volatility in the banking sector have translated into a general weakening of market sentiment towards real estate and the number of real estate transactions has significantly reduced.

Fair value of investment property is the price at which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction. The best evidence of fair value is given by current prices in an active market for similar property in a comparable location and condition.

The current lack of comparable market evidence relating to pricing assumptions and market drivers means that there is less certainty in regard to valuations and the assumptions applied to valuation inputs. The period of time needed to negotiate a sale in this environment may also be significantly prolonged.

The fair value of investment property has been adjusted to reflect market conditions at the end of the reporting period. While this represents the best estimates of fair value as at the balance sheet date, the current market uncertainty means that if investment property is sold in future the price achieved may be higher or lower than the most recent valuation, or higher or lower than the fair value recorded in the financial statements.

4. IMPAIRMENT TESTING

Goodwill is allocated to the Group's cash-generating units (CGUs) identified according to country of operation.

A segment-level summary of the goodwill allocation is presented below.

31 December 2008	Australia \$'000	US \$'000	Total \$'000
Goodwill	276,427	481,557	757,984
30 June 2008	Australia \$'000	US \$'000	Total \$'000
Goodwill	276,427	392,347	668,774

Goodwill is allocated to the Group's CGUs identified according to country of operation. The recoverable amount of a CGU is determined as the higher of the value in use and fair value less cost to sell. Centro has determined the recoverable amount of a CGU based on fair value less cost to sell calculations. These calculations use cash flow projections based on past performance and market expectations for the future. All impairment testing is conducted on a ten year cash flow period. The terminal growth rates used (generally between 2% and 3%) do not exceed the long-term growth rates for the business in which the CGU operates. Average base discount rates of between 8.8% and 15.4% were used in the impairment review calculations with higher rates applied to certain cashflows. Movements in the carrying value of goodwill in the US CGU are solely the result of changes in foreign exchange rates.

Based on the detailed impairment testing performed as at 31 December 2008 goodwill was not impaired.

Any reasonably possible change in key assumptions used would not cause the carrying amount of the intangible assets to exceed their recoverable amount as at 31 December 2008.

5. INTEREST BEARING LIABILITIES

	Centro Properties Limited and its Controlled Entities	
	31.12.08 \$'000	30.06.08 \$'000
Current		
Bank loans – secured	10,623,190	8,150,147
Bank loans – unsecured	225,608	-
Commercial mortgage backed securities	710,512	177,753
Total current interest bearing liabilities	11,559,310	8,327,900
Non Current		
Bank loans – secured	1,721,372	1,622,210
Bank loans – unsecured	1,094,280	891,481
Commercial mortgage backed securities	5,364,761	4,293,678
Total non-current interest bearing liabilities	8,180,413	6,807,369
Total interest bearing liabilities ⁽ⁱ⁾	19,739,723	15,135,269

⁽ⁱ⁾ In accordance with the Super LLC Extension Agreements, the assets and credit of Super LLC are not available to satisfy the debts and other obligations of any consolidated entity within the Group (except as permitted under their respective agreements).

The increase in interest bearing liabilities during the half-year ended 31 December 2008 is primarily due to the weakening in the value of the Australian dollar against the US dollar during the half-year ended 31 December 2008 in respect of the Group's US dollar denominated interest bearing liabilities.

On 16 January 2009 the Group completed a long term refinancing and debt stabilisation agreement. Refer to note 13 for further details.

6. DERIVATIVE FINANCIAL INSTRUMENTS

	Centro Properties Limited and its Controlled Entities	
	31.12.08 \$'000	30.06.08 \$'000
Derivative Assets		
Current		
Interest rate swap contracts	193,144	168,777
Cross currency contracts	-	11,432
Forward foreign exchange contracts	28,895	278,599
Total current derivative financial instrument assets	222,039	458,808
Non Current		
Interest rate swap contracts	44,899	-
Forward foreign exchange contracts	5,789	-
Total non current derivative financial instrument assets	50,688	-
Total derivative financial instrument assets	272,727	458,808
Derivative Liabilities		
Current		
Interest rate swap contracts	894,223	336,902
Cross currency contracts	318,936	2,642
Forward foreign exchange contracts	56,241	75,261
Other derivatives	105,966	45,527
Total current derivative financial instrument liabilities	1,375,366	460,332
Non Current		
Interest rate swap contracts	70,089	-
Cross currency contracts	43,497	-
Forward foreign exchange contracts	19,474	-
Total non current derivative financial instrument liabilities	133,060	-
Total derivative financial instrument liabilities	1,508,426	460,332
Net derivative financial instrument liabilities	1,235,699	1,524

The net loss on mark to market of derivatives for the half-year ended 31 December 2008 of \$1,122.4 million reflects the movement in the net derivative financial instrument balance above, adjusted for the impact of settlements and close outs during the half-year.

7. FOREIGN EXCHANGE LOSSES

The Group recorded foreign exchange translation losses of \$1,064.1 million due to the weakening in the value of the Australian dollar against the US dollar during the half-year ended 31 December 2008. The loss primarily arises from the net US dollar liability position of Centro Property Trust being translated at the USD/AUD spot rate of 0.6928 at 31 December 2008 compared to 0.9626 at 30 June 2008.

This loss is offset by a gain in the foreign currency translation reserve of \$1,091.6 million which is derived from the translation of the Group's consolidated foreign entities.

8. RESERVES

	Centro Properties Limited and its Controlled Entities	
	31.12.08 \$'000	31.12.07 \$'000
Foreign currency translation reserve ⁽ⁱ⁾	644,046	4,377
Share based payment reserve ⁽ⁱⁱ⁾	37,479	32,488
	681,525	36,835
(a) Foreign currency translation reserve		
Balance at the beginning of the half-year	(103,393)	-
Net exchange differences on translation of foreign entities	747,439	4,377
Closing balance at 31 December	644,046	4,377
(b) Share based payments reserve		
Balance at the beginning of the half-year	35,836	24,653
Options expense	1,643	7,835
Closing balance at 31 December	37,479	32,488

Nature and purpose of reserves

(i) Foreign currency translation reserve

Exchange differences arising on translation of the foreign controlled entity are taken to the foreign currency translation reserve. The reserve also includes the Group's share of its associates translation reserve. The reserve is recognised in the income statement when the net investment is disposed of.

(ii) Share based payments reserve

The reserve is used to recognise the fair value of options issued (at date of issue) but not exercised, under the Centro Properties Group Employee Security Plan (ESP).

9. DISTRIBUTIONS TO ORDINARY SECURITY HOLDERS

	Centro Properties Limited and its Controlled Entities	
	31.12.08 \$'000	31.12.07 \$'000
Distributions declared during the half-year	-	-
Distribution from the Trust – nil cents (2007: nil cents)	-	-
Distribution from the Company – nil cents (2007: nil cents)	-	-

Distributions paid to preference unitholders during the half-year ended 31 December 2008 totalled \$7.7 million (2007: \$16.3 million). The entire distribution for the half-year ended 31 December 2008 along with prior period unpaid distributions totalling \$19.6 million have been reinvested by preference unitholders.

10. EQUITY SECURITIES ISSUED

	31.12.08 Securities	31.12.07 Securities	Centro Properties Limited and its Controlled Entities 31.12.08 \$'000	31.12.07 \$'000
Issues of ordinary securities during the half-year⁽ⁱ⁾				
Employee security plan ⁽ⁱ⁾	11,247,978	(10,620,678)	2,956	(83,952)

⁽ⁱ⁾ Securities issued under the ESP are deemed to be options under AASB 2 *Share-based Payment*. During the half-year ended 31 December 2008 11,247,978 securities were acquired from employees under the Centro Employee Security Plan and sold on market (2007: 10,620,678 securities acquired on market and issued under the Centro Employee Security Plan).

11. NET TANGIBLE ASSET BACKING

	31.12.08	30.06.08
Net tangible (liabilities)/assets attributable to members of Centro Properties Group (\$'000)	(1,104,028)	620,986
Number of securities outstanding at the end of the period used in the calculation of net tangible asset backing per security ('000) ^{(i), (ii)}	896,421	896,421
Net tangible (liabilities)/asset backing per security - basic	(\$1.23)	\$0.69
Diluted net tangible asset backing per security is not materially different from basic net tangible asset backing.		

⁽ⁱ⁾ Adjusted to add back securities issued under the ESP that are deemed to be options under AASB 2 *Share-based Payment*.

⁽ⁱⁱ⁾ Includes preference units based on potential entitlement to ordinary securities. NTA attributable to ordinary unitholders, after allowing for preference units, is (\$2.16) per security (30 June 2008: \$0.12 per security).

12. CONTINGENT LIABILITIES

The following disclosures are relevant in relation to contingent liabilities of the Group as at 31 December 2008:

Litigation

In May 2008 two separate representative proceedings were commenced in the Federal Court against Centro Properties Limited and CPT Manager Limited. The statements of claim in each proceeding allege that Centro Properties Limited and CPT Manager Limited (as responsible entity for Centro Property Trust), engaged in misleading or deceptive conduct and/or breached continuous disclosure obligations in relation to:

- the classification of certain liabilities as non-current liabilities in Centro's consolidated financial statements, which were published in Centro's Preliminary Financial Report and Annual Report for the year ended 30 June 2007;
- Centro's operating distributable profit per security (DPS) forecasts for the 2008 financial year; and
- the refinancing of Australian and United States debt.

The claims have been made on behalf of persons or entities who acquired Centro stapled securities, in the instance of the first proceeding, between 9 August 2007 to 15 February 2008 and, in the instance of the second proceeding, between 5 April 2007 to 28 February 2008.

In both claims the applicants seek unspecified damages, declarations, interests and costs.

The proceedings are being vigorously defended (with defences filed) and no amount has been provided for in the financial report.

Court orders were made on 17 December 2008 which requires the parties to mediate the issues relating to both class actions.

Similar proceedings were commenced against Centro Retail Limited and Centro MCS Manager Limited.

12. CONTINGENT LIABILITIES (CONT.)

Guarantees

- As at 31 December 2008, a guarantee of US\$1,862 million in respect of Super LLC debt. Pursuant to the Super LLC Agreement, US\$664 million of this debt is allocated to Centro Retail Group (CER). Following the completion of the long term refinancing and debt stabilisation agreement on 16 January 2009, this guarantee no longer exists.
- As at 31 December 2008, a guarantee of US\$350 million revolver debt, in respect of Centro NP LLC, a subsidiary of Super LLC. Pursuant to the Super LLC Agreement, US\$252 million of this debt is allocated to CER. Following the completion of the long term refinancing and debt stabilisation agreement on 16 January 2009, this guarantee no longer exists.
- As at 31 December 2008, a limited guarantee of US\$424 million, in respect of the US\$424 million loan to US subsidiaries of Super LLC, limited to amounts necessary to bring the loan into compliance with certain specified debt service coverage ratios under specified circumstances. Following the completion of the long term refinancing and debt stabilisation agreement on 16 January 2009, this guarantee no longer exists.
- Bank guarantees of \$5 million each have been arranged by the Group in the name of CPT Manager Limited, Centro MCS Manager Limited and Centro Funds Management Limited to guarantee obligations under Australian Financial Services Licence and responsible entity requirements.

Other Contingent Liabilities

The Victorian SRO has assessed Centro MCS Syndicate Investment Fund (CSIF) in relation to its acquisition of Victorian property interests on the establishment of the fund. The assessed amount, including penalties and interest, is approximately \$13 million. CSIF considers that there is no basis for the assessment and has lodged a written objection to the assessment with the SRO. No provision has been made in respect of this assessment.

Contingent Commitments

Centro is a co-investor into some of its managed funds. In recognition of the potential liquidity requirements of co-investors in its unlisted managed funds, Centro has provided limited exit mechanisms to investors at the then net asset backing of the relevant fund. Liquidity mechanisms generally fall into three categories; syndicate liquidity, syndicate rollovers and open ended fund liquidity mechanisms. A summary of these exit mechanisms is detailed below.

- The Group has provided a net asset backing guarantee to Direct Property Fund (DPF) and Direct Property Fund International (DPFI) in relation to their investment in Centro Retail Investment Trust (CRIT). The guarantee may be called upon on the seventh anniversary of the establishment of CRIT or on the occurrence of certain liquidity trigger events. The Group expects to settle this obligation through the redemption of units held in DPF and DPFI in return for units in CRIT. The Group's exposure in respect of this guarantee is the difference between net asset backing and the fair value less costs to sell of CRIT. A liability of \$3.5 million has been recognised on the Group's balance sheet for this potential exposure.
- Liquidity guarantees of \$50 million each have been issued to DPF and DPFI. These guarantees are subject to increases of up to \$51 million in total across the DPF and DPFI in the event that the Group's total economic interest in either fund falls below 35%. The Group currently consolidates both these funds.
- Centro's more recent CMCS syndicates include limited liquidity mechanisms for investors after the third anniversary of the establishment of the syndicate. Syndicates to which this mechanism applies include CMCS 37, CMCS 38, Centro Australia Wholesale Fund and Centro America Fund. Based on current net asset backing and external ownership interest, this arrangement may result in Centro acquiring annually up to three million units, in aggregate, in these syndicates at their then net asset backing.

In addition to the liquidity mechanisms detailed above the Group has provided limited liquidity mechanisms in the form of put options to certain investors at historic net asset backing. The fair value of these put options is reflected as a financial liability on the Group's balance sheet.

- The Group has provided put options and limited liquidity mechanisms over \$42.8 million of units in Centro Premium Fund to third party investors and the financier of those investors. The limited liquidity mechanisms are held by the investors and may be exercised on the second anniversary of the fund, being between April 2009 and June 2009, while the put options may be exercised in the first 22 months of the fund or by the financier on the occurrence of certain trigger events. A liability of \$13.1 million has been recognised on the Group balance sheet for this potential exposure.

Redemptions

- There was the opportunity for redemption in relation to certain outside equity interests within Centro NP LLC, a subsidiary of Super LLC, from April 2008. The maximum redemption was US\$85 million however this was contingent on unitholders exercising their right for redemption. As of the date of this report, unitholders of US\$60 million of these units have elected redemption, of which US\$50 million has been paid, with US\$10 million remaining outstanding. The total outstanding as at the date of this report is approximately US\$35 million. This has been recorded as a liability on the Group balance sheet.

13. EVENTS OCCURRING AFTER REPORTING DATE

(a) Long term refinancing and debt stabilisation agreement

On 16 January 2009, the Group completed a long term refinancing and debt stabilisation agreement. The key features of the refinancing and debt stabilisation include:

- A three year extension on \$3.9 billion of the Australian debt facility.
- Extension of the debt facilities with Super LLC (the Group's US joint venture investment with Centro Retail Trust (CER) and CMCS 40) and Centro Shopping America Trust totalling \$US1.1 billion.
- A \$1.05 billion Hybrid Security to improve cash flow servicing.
- If converted in full, the Hybrid Securities would convert into 90.1% of the post-conversion (fully diluted) ordinary stapled securities of Centro (inclusive of the 14.8% new securities referred to below).
- Issuance of 14.8% new stapled securities to the Group's lenders for partial settlement of lender fees.
- A new \$35 million liquidity facility to assist in the ongoing cash flow requirements of the Group.
- A simplification of the Group's borrowing structure, with the removal of existing lending guarantees to Super LLC.
- Agreement for the extension of debt facilities for many of the Group's managed funds.
- Reduced pressure to sell property assets within the Group and its managed funds.
- Loan to Value Ratio (LVR) covenants have been increased to 65% for a number of the Group's managed funds.

Some of Centro's lenders have converted part of their US\$ denominated debt into A\$ debt to achieve a matching of the currencies required by Centro to service debt with the currencies received from operations.

Under the terms of the debt stabilisation agreement, surplus cash will be used to repay senior secured debt and facilities have consistent and simplified financial covenant structures.

As a result of the debt stabilisation and refinancing within Super LLC, Centro has also secured the release of a number of guarantees it had provided to various US lenders, including a US\$1.8 billion guarantee provided to the Super LLC lender group as a whole. This has been achieved through the provision by Centro of additional collateral to the Super lenders. This additional collateral comprises other investments and US based assets outside Centro's Super interests together with the corresponding income streams. A new facility of US\$370 million has been provided to Super LLC by the existing US lenders with a maturity of 31 December 2010.

Any conversion of the Hybrid Securities to ordinary stapled securities will be subject to a number of conditions, including the approval of Centro ordinary security holders. Centro anticipates that an Extraordinary General Meeting of ordinary shareholders will be held for this purpose during 2009.

As part of the debt stabilisation and refinancing Centro has restructured its external hedge book to better match Centro's underlying exposures.

These and other modifications to hedging arrangements have had a positive outcome for Centro's cash flows and capital management. The outcomes are summarised as follows:

- Forecast foreign income 100% naturally hedged.
- Interest rates on Centro's debt are fixed for a period of 3 years subject to certain counterparty break rights.
- In respect of Centro's US\$ denominated net asset position, it has US\$ denominated liabilities that exceed US\$ denominated assets by approximately US\$1.0 billion, which is currently unhedged.

The agreement has the effect of increasing cash flow through the restructuring of debt arrangements, easing covenants and consequently minimising asset sale requirements. The long term debt refinancing significantly reduces the Group's debt maturity risk. In addition, new liquidity facilities provide the Group with additional ongoing cash flow support.

Centro continues to be prohibited from paying distributions due to electing not to make payment of the 3.5% coupon on its Exchangeable Notes at 30 June 2008 and 31 December 2008.

13. EVENTS OCCURRING AFTER REPORTING DATE (CONT.)

Following the completion of this refinancing and debt stabilisation agreement on 16 January 2009 the maturity profile of the Group's interest bearing liabilities as at 31 December 2008 would be reclassified as follows:

	Centro Properties Limited and its Controlled Entities	
	31.12.08 \$'000	Reclassified 31.12.08 \$'000
Current		
Bank loans – secured	10,623,190	1,140,969
Bank loans – unsecured	225,608	218,127
Commercial mortgage backed securities	710,512	710,512
Total current interest bearing liabilities	11,559,310	2,069,608
Non Current		
Bank loans – secured	1,721,372	11,203,594
Bank loans – unsecured	1,094,280	1,101,760
Commercial mortgage backed securities	5,364,761	5,364,761
Total non current interest bearing liabilities	8,180,413	17,670,115
Total interest bearing liabilities	19,739,723	19,739,723

(b) Asset sales

Since 1 January 2009, the Group has sold the following interests in US assets:

- Six US assets within the Centro Shopping America Trust (otherwise known as CSF or Centro GA America LLC) for gross proceeds of \$US112.9 million. The Shoppes at Letson Farms, Cortlandt Towne Center, Conway Towne Centre, Springs Crossing, Henderson Square and Goff Brooks Shops had been revalued at 31 December 2008. Collectively, these assets have been sold at a discount of 0.7% to 31 December 2008 book values;
- Two US assets within Super LLC for gross proceeds of US\$14.49 million (including Super LLC's portion of assets disposed of through a joint venture); and
- One US asset held by Centro Saturn LLC for gross proceeds of US\$6.50 million.

DIRECTORS' DECLARATION

In the directors' opinion:

- (a) the financial statements and notes set out on pages 4 to 20 are in accordance with the *Corporations Act 2001*, including:
 - (i) complying with Accounting Standards, the Corporations Regulations 2001 and other mandatory professional reporting requirements; and
 - (ii) giving a true and fair view of the consolidated entity's financial position as at 31 December 2008 and of its performance, as represented by the results of its operations, changes in equity and its cash flows, for the half-year ended on that date; and
- (b) there are reasonable grounds to believe that Centro Properties Limited will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the directors.



P. Cooper

Director

Signed in Melbourne, 26th February 2009

Independent auditor's review report to the members of Centro Properties Limited

Report on the Half-Year Financial Report

We have reviewed the accompanying half-year financial report of Centro Properties Limited (the company), which comprises the balance sheet as at 31 December 2008, and the income statement, statement of changes in equity and cash flow statement for the half-year ended on that date, other selected explanatory notes and the directors' declaration for Centro Properties Group (the consolidated entity). The consolidated entity comprises both the company and the entities it controlled during that half-year.

Directors' responsibility for the half-year financial report

The directors of the company are responsible for the preparation and fair presentation of the half-year financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the half-year financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's responsibility

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of an Interim Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the consolidated entity's financial position as at 31 December 2008 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of Centro Properties Limited, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. It also includes reading the other information included with the financial report to determine whether it contains any material inconsistencies with the financial report. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

For further explanation of a review, visit our website <http://www.pwc.com/au/financialstatementaudit>.

While we considered the effectiveness of management's internal controls over financial reporting when determining the nature and extent of our procedures, our review was not designed to provide assurance on internal controls.

**Independent auditor's review report to the members of
Centro Properties Limited (continued)**

Our review did not involve an analysis of the prudence of business decisions made by directors or management.

Independence

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.

Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of Centro Properties Limited is not in accordance with the *Corporations Act 2001* including:

- (a) giving a true and fair view of the consolidated entity's financial position as at 31 December 2008 and of its performance for the half-year ended on that date; and
- (b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and *Corporations Regulations 2001*.

Material uncertainty regarding continuation as a going concern

Without qualification to the conclusion expressed above, we draw attention to Note 1 in the half-year financial report which indicates there is significant uncertainty as to whether the consolidated entity will continue as a going concern while the Group remains reliant on the continuing support of lenders through the extension or refinancing of certain loan facilities and, therefore, whether the consolidated entity will realise its assets and extinguish its liabilities in the normal course of business and at the amounts stated in the half-year financial report.



PricewaterhouseCoopers



Chris Dodd
Partner

Melbourne
26 February 2009

Control gained over entities having material effect

Name of entity (or group of entities)	N/A
Consolidated profit (loss) after tax of the controlled entity (or group of entities) since the date in the current period on which control was acquired	N/A
Date from which such profit has been calculated	N/A
Profit (loss) after tax of the controlled entity (or group of entities) for the whole of the previous corresponding period	N/A

Loss of control of entities having material effect

Name of entity (or group of entities)	N/A
Consolidated profit (loss) after tax of the controlled entity (or group of entities) for the current period to the date of loss of control	N/A
Date to which the profit (loss) has been calculated	
Consolidated profit (loss) after tax of the controlled entity (or group of entities) while controlled during the whole of the previous corresponding period	N/A
Contribution to consolidated profit (loss) from sale of interest leading to loss of control	N/A

Dividends (in the case of a trust, distributions)

Date the dividend (distribution) is payable	-
Record date to determine entitlements to the dividend (distribution) (ie, on the basis of proper instruments of transfer received by 5.00 pm if securities are not CHES approved, or security holding balances established by 5.00 pm or such later time permitted by SCH Business Rules if securities are CHES approved)	-
If it is a final dividend, has it been declared?	N/A

Amount per security

	Amount per security	Franked amount per security at 30% tax	Amount per security of foreign source dividend
Interim distribution to ordinary security holders:			
Current year			
Distribution from Trust	-¢	-	-¢
Dividend from Company	-¢	-	-¢
Total distribution	-¢		
Previous year			
Distribution from Trust	-¢		
Dividend from Company	-¢	-	-¢
Total distribution	-¢	-	-¢

The dividend or distribution plans shown below are in operation.

Distribution Reinvestment Plan

The last date(s) for receipt of election notices for the dividend or distribution plans

N/A

Any other disclosures in relation to dividends (distributions).

Details of aggregate share of profits (losses) of associates and joint venture entities

Group's share of associates' and joint venture entities':	Current period	Previous corresponding period
	\$A'000	\$A'000
16.1 Profit (loss) before tax	(97,861)	(460,585)
16.2 Income tax	-	-
16.3 Profit (loss) after tax	(97,861)	(460,585)
16.4 Extraordinary items net of tax	-	-
16.5 Net profit (loss)	(97,861)	(460,585)
16.6 Adjustments	-	-
16.7 Share of net profit (loss) of associates and joint venture entities	(97,861)	(460,585)

Material interests in entities which are not controlled entities

The economic entity has an interest (that is material to it) in the following entities. *(Where the interest was acquired or disposed of during either the current or previous corresponding period, the date of acquisition ("from dd/mm/yy") or disposal ("to dd/mm/yy") is shown below.)*

Name of entity	Percentage of ownership interest held at end of period or date of disposal		Contribution to net profit (loss)	
	Current period	Previous corresponding period	Current period	Previous corresponding period
	%	%	\$A'000	\$A'000
Equity accounted associates and joint venture entities				
Bankstown Partnership ¹	50.0	Nil	(41,753)	Nil
Roselands Investment Trust ¹	50.0	Nil	(10,173)	Nil
Centro Arndale Property Trust ¹	50.0	Nil	(6,819)	Nil
Tuggeranong Town Centre Trust ¹	50.0	Nil	(27,755)	Nil
Hervey Bay Holding Trust ¹	50.0	Nil	(4,579)	Nil
Victoria Gardens Retail Trust No.1 ¹	50.0	Nil	804	Nil
Centro Lutwyche Sub Trust ¹	50.0	Nil	(5,509)	Nil
Centro Perth City Property Trust ¹	50.0	Nil	(5,163)	Nil
Emerald Village ¹	50.0	Nil	(1,067)	Nil
US Joint Ventures	50.0	Nil	4,992	Nil
Centro Direct Property Fund No. 1 ²	53.6	46.8	Nil	(17,372)
Centro Super LLC 1, ²	100.0	50.0	Nil	(281,440)
Centro DPF International ³	90.9	48.0	Nil	(104,321)
Centro Syndicate Investment Fund A	82.4	71.3	Nil	7,815
Centro Karingal Holding Trust ⁴	Nil	Nil	Nil	1,409
Centro Retail Trust ²	50.6	24.7	Nil	(66,676)
Other	Nil	Nil	(839)	Nil
Total			(97,861)	(460,585)

¹ Accounted for as an associate after the Centro Direct Property Fund business combination on 9 May 2008.

² Consolidated as a controlled entity after the Centro Direct Property Fund business combination on 9 May 2008.

³ Consolidated as a controlled entity after the Centro Direct Property Fund International business combination on 25 January 2008.

⁴ The Group transferred its 50% interest to a related entity on 22 October 2007.

Compliance statement

This report is based on accounts to which one of the following applies.

(Tick one)

- | | | | |
|--------------------------|--|-------------------------------------|--|
| <input type="checkbox"/> | The accounts have been audited. | <input checked="" type="checkbox"/> | The accounts have been subject to review. |
| <input type="checkbox"/> | The accounts are in the process of being audited or subject to review. | <input type="checkbox"/> | The accounts have <i>not</i> yet been audited or reviewed. |

The entity has a formally constituted audit committee.



Sign here:

Date: 26 February 2009

(Director)

Print name: P. Cooper