

27 April 2010

Mr James Gerraty
Manager, Issuers (Melbourne)
Market Supervision
Australian Stock Exchange Limited
Level 45, South Tower, Rialto
525 Collins Street
MELBOURNE VIC 3000

Dear Mr Gerraty

Centro Properties Group (CNP or the Group) – Price Query

I refer to your letter of 23 April 2010 regarding the change in price and volume of CNP securities trading and provide the following responses to your questions:

1. No, the Group is not aware of any information concerning it that it has not announced which, if known, could be an explanation for recent trading in securities in the Group. We would like to advise that the Group investor base has more than doubled since December 2007 to over 32,000 investors. Ownership of the Group's securities has shifted from predominantly a group of institutional, long-term investors to a predominantly retail investor base. These investors more frequently invest for a shorter time frame and often base their investment decisions on different criteria to that of institutional investors. This may result in more volatility in stock prices and trade volumes.

Further, as we advised the market on 16 January 2009, no distributions to ordinary securityholders are permitted to be paid for the duration of Centro's senior debt facility and it is unlikely that any distributions will be paid prior to any redemption or conversion of the hybrid securities.

2. As the answer to question 1 is no, this question is not applicable.
3. At this time, the Group expects that there will be a change in its operating results before abnormal items (defined as asset revaluations, impairments, mark to market and settlement of derivatives, foreign exchange impact and restructuring costs) and income tax so that the figure for the financial year to 30 June 2010 would vary from the previous corresponding period by more than 15%. The figure is currently expected to be 25-35% lower.

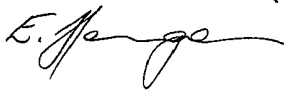
It should be noted, however, that in its release of 12 November 2009, the Group advised that it expected that operating results for the financial year ending 30 June 2010 would be approximately 45% lower than for the financial year ended 30 June 2009. For the purposes of responding to this price query and in the time available, the Group has conducted a limited review of financial information and expectations for the balance of the current financial year and, as noted in the paragraph above, currently expects its operating results to be 25-35% below the prior year. The expected favourable variance to the 12 November 2009 announcement is primarily due to actual and projected interest rates in the US being lower than previously forecast.

4. The Group does expect that it will record material abnormal or extraordinary items for the financial year ending 30 June 2010. The existence and nature of these abnormal items are consistent with those disclosed in prior periods as outlined below.

For the half year ended 31 December 2009, the Group recorded and announced abnormal items including asset revaluations, foreign exchange and derivative mark-to-market items. These items are likely to again exist for the second half of the 2010 financial year but their size cannot be determined until after the conclusion of the reporting period.

5. The Group is not aware of any other explanation for the price change in its securities.
6. I confirm that the Group is in compliance with the listing rules.

Yours faithfully,



Elizabeth Hourigan
Company Secretary