



CENTRO
PROPERTIES
GROUP

Supplemental Information Full Year 2011

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Glossary

Currency	In the Australasian Portfolio section all figures are presented in Australian dollars. In the US Portfolio section all figures are provided in US dollars.
Time period	All data in this report is provided for the Australian financial year ending 30 June 2011.
GLA	GLA refers to Gross Lettable Area. In the Australian Portfolio section the GLA is provided in square metres. In the US Portfolio section the GLA is provided in square feet.
ABR	Annual Base Rent
PSM	Per Square Metre
PSF	Per Square Foot
NOI	Net Operating Income
Stabilised	All properties not currently under redevelopment.
SCCA	Shopping Centre Council of Australia
DDS	Discount Department Store

Centro Managed Funds

CNP	Centro Properties Group
CER	Centro Retail Trust
CAWF	Centro Australia Wholesale Fund
CSIF-A	Centro Security Investment Fund
CAF	Centro America Fund
DPF	Centro Direct Property Fund
DPFI	Centro Direct Property Fund International
CMCS	Centro MCS (Syndicates)
JV	External third party joint venture partner with which a Centro managed fund jointly owns an asset (or group of assets) and jointly holds debt (or a pool of debt). Referred to as "Other Managed" in the Debt Supplemental.

Australasian Portfolio

Supplemental Information

Full Year FY2011

(Period ended 30 June 2011)

Australasian Portfolio

Supplemental Information

Full Year FY2011

(Period ended 30 June 2011)

Centro Properties Group

Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011

Property Type Summary - Total Portfolio

	Number of Properties	GLA	Percent Leased	Leased GLA	Gross Rent (1)	NOI - Financial Year Ended 30/06/2011
Stabilised Properties						
Regional Centres	5	344,989	99.7%	343,958	\$ 194,037,311	\$ 144,442,195
Sub Regional Centres	44	875,378	99.5%	870,567	333,809,224	238,449,130
Convenience Centres	44	339,816	99.5%	338,174	128,178,680	90,805,470
Bulky Goods Centres	3	58,863	99.5%	58,581	10,485,472	8,916,526
CBD Retail Centres	2	36,573	100.0%	36,573	26,164,930	19,714,360
Other	3	63,974	100.0%	63,974	6,952,731	6,228,336
	101	1,719,594	99.5%	1,711,827	\$ 699,628,348	\$ 508,556,016
Redevelopment Properties						
Sub Regional Centres	2	52,279	99.4%	51,960	28,041,543	19,298,873
	2	52,279	99.4%	51,960	\$ 28,041,543	\$ 19,298,873

New Development Properties

There are currently no new development properties

TOTAL PORTFOLIO	103	1,771,873	99.5%	1,763,787	\$ 727,669,891	\$ 527,854,889
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TOTAL STABILISED PROPERTIES	101	1,719,594	99.5%	1,711,827	\$ 699,628,348
				Gross Rent	
	Leased GLA	Percent of Shopping Centres Leased GLA	Amount	PSM	Percent of Shopping Centres Gross Rent
Anchor Retailers	940,891	55.0%	\$ 218,220,531	\$ 231.93	31.2%
Non-anchor Retailers	770,936	45.0%	481,407,817	624.45	68.8%
	1,711,827	100.0%	\$ 699,628,348	\$ 408.70	100.0%

Note: All information presented in this report is in Australian dollars

(1) Gross rent excludes percentage rent

Centro Properties Group**Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011****Properties by State - Total Portfolio**

State / Country	Number of Properties	Percent Leased	GLA	Leased GLA	Gross Rent (1)	Percent of GLA	Percent of Gross Rent
1 New South Wales	23	99.4%	409,264	406,752	\$ 189,924,769	23.1%	26.1%
2 Queensland	24	99.3%	290,942	289,038	117,765,522	16.4%	16.2%
3 Victoria	21	99.7%	425,353	423,909	176,532,195	24.0%	24.3%
4 Western Australia	18	99.8%	317,915	317,356	148,068,264	17.9%	20.3%
5 South Australia	9	99.4%	248,380	246,955	72,978,324	14.0%	10.0%
6 Tasmania	5	99.7%	45,058	44,944	14,616,801	2.5%	2.0%
7 Northern Territory	1	99.4%	7,157	7,117	2,997,828	0.4%	0.4%
8 New Zealand	2	99.7%	27,805	27,716	4,786,189	1.6%	0.7%
	103	99.5%	1,771,873	1,763,787	\$ 727,669,891	100.0%	100.0%

(1) Gross rent excludes percentage rent

Centro Properties Group
Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011

Redevelopments

Property Name	Fund	Location	State	Project Description	Adjusted GLA	Construction		Expected Total Project Cost	Expected Stabilised Return on Cost
						Expected Start Date	Expected Completion Date		
<i>In-Progress Redevelopment Activities</i>									
1 Centro Toombul	50% CER / 50% CAWF	Toombul	QLD	Reposition asset to a sub-regional centre to better serve the surrounding demographics by replacing David Jones with a Target DDS and reconfigure lower level specialities into small food court	39,679	Sep-10	Aug-11	14,575,200	10.0%
2 Tweed	50% CER / 50% CAWF	Tweed Heads	QLD	Conversion of existing food court to mini major - Lincraft. Relocation of existing food court retailers to various locations in a revised food precinct.	19,624	Feb-11	Oct-11	5,309,000	10.9%
<i>Total / Weighted Average</i>								\$ 19,884,200	10.2%
<i>TOTAL CURRENT DEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE</i>								\$ 19,884,200	10.2%
<i>Completed 2010/11 Redevelopment Activities</i>									
<i>Sub Regional</i>									
1 Centro Box Hill (South)	50% CER / 50% CAWF	Box Hill	VIC	Replacement of Target with Big W	23,633	Mar-10	Dec-10	12,175,000	10.8%
<i>Total / Weighted Average</i>								\$ 12,175,000	10.8%
<i>TOTAL CURRENT DEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE</i>								\$ 12,175,000	10.8%

Centro Properties Group
Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011
New Developments Activities

Property Name	Fund	Location	State	Project Description	Adjusted GLA	Construction		Expected Total Project Cost (1)	Expected Stabilised Return on Cost (2)
						Expected	Expected		
						Start Date	Completion Date		
						(Quarter Ended)	(Quarter Ended)		
There are currently no new development properties									

Centro Properties Group

Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011

Top Ten Retailers Ranked by Gross Rent

Retailer	Number of Leases	GLA	GLA as a Percentage of Total Portfolio GLA	Gross Rent (1)	Gross Rent as a Percentage of Total Portfolio Gross Rent
1 Safeway/Woolworths	54	188,004	10.9%	\$ 54,218,781	7.5%
2 Coles	54	195,447	11.4%	50,869,833	7.0%
3 Kmart	27	186,418	10.8%	40,541,795	5.6%
4 Target	13	99,390	5.8%	19,360,581	2.7%
5 Big W	15	90,720	5.3%	15,767,036	2.2%
6 Myer	4	57,925	3.4%	12,280,312	1.7%
7 Metcash Trading Ltd	3	58,790	3.4%	6,158,987	0.8%
8 The Reject Shop	20	13,593	0.8%	5,370,338	0.7%
9 Millers Fashion Club	19	8,382	0.5%	5,296,300	0.7%
10 Terry White Chemist	45	5,333	0.3%	4,933,827	0.7%
Total Top 10	254	904,001	52.6%	\$ 214,797,790	29.5%

(1) Gross rent excludes percentage rent

Centro Properties Group

Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011

Lease Expiration Schedule - Total Portfolio

	Number of Leases Expiring	Leased GLA	Percent of GLA	Gross Rent (1) PSM	Percent of Total Gross Rent
Holdover	348	44,989	2.6%	\$ 679.13	4.2%
FY2012	1,030	137,243	8.0%	618.23	11.7%
FY2013	1,105	142,400	8.3%	615.13	12.0%
FY2014	1,053	201,787	11.7%	497.28	13.8%
FY2015	992	195,550	11.4%	505.29	13.6%
FY2016	945	269,050	15.7%	382.89	14.2%
FY2017	371	112,736	6.6%	416.48	6.5%
FY2018	264	97,081	5.6%	419.15	5.6%
FY2019	81	44,463	2.6%	298.21	1.8%
FY2020	63	54,553	3.2%	300.36	2.3%
FY2021+	151	418,417	24.4%	251.46	14.5%
	<u>6,403</u>	<u>1,718,269</u>	<u>100.0%</u>	<u>\$ 423.49</u>	<u>100.0%</u>

(1) Gross rent excludes percentage rent

Centro Properties Group
Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011

New and Renewal Lease Summary - Total Portfolio

	Number	GLA	Total New Gross Rent	Total New Gross Rent PSM	Total Former Gross Rent	Total Former Gross Rent PSM	Percent Increase
Financial Year Ended 30 June 2011							
Maintenance Leases - Comparable							
New leases - occupied	275	68,868	\$ 37,787,927	\$ 548.70	\$ 35,139,173	\$ 510.24	7.5%
Renewal leases	621	144,824	72,687,756	501.90	68,981,308	476.31	5.4%
	896	213,692	\$ 110,475,683	\$ 516.99	\$ 104,120,481	\$ 487.25	6.1%
Maintenance Leases - Non Comparable							
New leases - prior vacancy	221	23,206	\$ 14,649,809	\$ 631.29			
New leases - new GLA	71	3,180	2,182,739	686.42			
	292	26,386	\$ 16,832,549	\$ 637.93			
Total Maintenance Leases	1,188	240,078	\$ 127,308,231	\$ 530.28			
Development Leases							
New leases	21	4,878	\$ 3,121,794	640.04			
TOTAL	1,209	244,955	\$ 130,430,025	\$ 532.46			

Centro Properties Group
Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011

Same Property NOI Analysis - Total Portfolio

Excludes Non-Comparable Properties

(Dollars in thousands)

	Financial Year Ended		Percent
	30-Jun-11	30-Jun-10	Change
<i>Analysis Specific Property Statistics:</i>			
Number of properties included in analysis	91	91	
Gross leasable area	1,532,467	1,532,467	
SAME PROPERTY NOI	\$ 463,040	\$ 447,002	3.6%

Acquisitions

There were no acquisitions completed in the financial year ended 30 June 2011.

Centro Properties Group
Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011
Dispositions

Property Name	Property Type (1)	Fund	Location	State	Sale Date	Sale Amount	Book Value	Gain / Loss	Cap-Rate	GLA
<i>IH 2011 (2)</i>										
Centro Lake Macquarie	S	CMCS 24	Mount Hutton	NSW	30-Jul-10	56,000,000	-	-	-	16,931
Mount Hutton	S	CMCS 24	Mount Hutton	NSW	30-Jul-10	10,000,000	-	-	-	4,709
Four Hotels - Sale of last remaining outlet from portfolio of 4	O	CMCS 8	Various Qld	QLD	14-Sep-10	7,110,000	-	-	-	n.a.
Centro Maddington Village	S	CNP	Maddington	WA	01-Nov-10	7,500,000	-	-	-	4,246
Liquorland Outlets - Sale of 1 outlet from portfolio of 8 (only 1 of the original 8 outlets are still owned)	O	CMCS 17	Various Qld	QLD	17-Dec-10	17,400,000	-	-	-	n.a.
						<u>\$ 98,010,000</u>	<u>\$ 97,610,000</u>	<u>\$ 400,000</u>	<u>8.6%</u>	<u>25,886</u>
<i>2H 2011 (3)</i>										
Centrepoint Shopping Centre	S	CMCS 19 UT	Warragul	VIC	11-Jan-11	9,850,000	-	-	-	4,614
Centro St Agnes	S	CMCS 12	St Agnes	SA	01-Feb-11	35,450,000	-	-	-	10,211
Elizabeth Plaza	S	50% CMCS 19UT / 50% JV	Hobart	TAS	16-Feb-11	13,800,000	-	-	-	2,421
Centro Cat & Fiddle	S	CMCS 19 (30% NZ / 70% UT)	Hobart	TAS	16-Feb-11	25,000,000	-	-	-	4,248
Centro Hervey Bay	S	50% CAWF / 50% JV	Pialba	QLD	04-Apr-11	n.a.	-	-	-	15,569
Dianella - Land	L	CMCS 9	Dianella	WA	28-Apr-11	4,830,000	-	-	-	7,842
						<u>\$ 88,930,000</u>	<u>\$ 88,930,000</u>	<u>\$ -</u>	<u>8.5%</u>	<u>44,905</u>
<i>TOTAL - FINANCIAL YEAR ENDED 30 JUNE 2011</i>						\$ 186,940,000	\$ 186,540,000	\$ 400,000	8.5%	70,791
<i>Post 30 June Dispositions (4)</i>										
Liquorland Outlets - Sale of last remaining outlet from portfolio of 8	O	CMCS 17	Mudgeeraba	QLD	21-Jul-11	6,050,000	-	-	-	3,569
Centro Birallee	S	50% CER / 50% CSIF-A	Wodonga	VIC	25-Jul-11	11,700,000	-	-	-	5,669
Centro New Town	S	CMCS 5	New Town	TAS	01-Aug-11	23,150,000	-	-	-	11,449
						<u>\$ 40,900,000</u>	<u>\$ 41,300,000</u>	<u>\$ (400,000)</u>	<u>9.2%</u>	<u>181,288</u>
<i>TOTAL - POST 30 JUNE 2011</i>						\$ 227,840,000	\$ 227,840,000	\$ -	8.7%	207,174

(1) S - Shopping Centre; L - Land; O - Other

(2) Book value as of 30 June 2010

(3) Book value as of 31 December 2010

(4) Book value as of 30 June 2011

Centro Properties Group
Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011
Property Portfolio

Property Name	Fund	Suburb	State	Year Built (1)	Valuation (\$m)	CAP Rate	GLA (2)	Percent Leased	Gross Rent (3)	Anchor Tenant
TOTAL PORTFOLIO										
Stabilised Properties										
Regional Centres										
1 Centro Bankstown	50% CAWF / 50% CMCS 28	Bankstown	NSW	2008	555.0	6.8%	85,689	99.6%	51,679,254	Myer, Big W, Target, Kmart, Woolworths, Franklins
2 Centro Colonnades	50% CER / 50% CAWF	Noarlunga	SA	2007	297.4	7.3%	65,578	99.1%	27,128,568	Myer, Big W, Kmart, Coles, Woolworths
3 Centro Galleria	50% CER / 50% CAWF	Morley	WA	2008	615.0	6.0%	73,122	100.0%	49,149,882	Myer, Kmart, Target, Woolworths, Coles
4 Centro Roselands	50% CAWF / 50% CMCS 21	Roselands	NSW	2000	325.9	7.0%	61,439	100.0%	31,693,531	Myer, Target, Coles, Food for Less
5 Centro The Glen	50% CER / 50% CAWF	Glen Waverley	VIC	2005	411.5	6.3%	59,161	100.0%	34,386,076	David Jones, Target, Coles, Woolworths
					2,204.8	6.6%	344,989	99.7%	\$194,037,311	
Sub Regional Centres										
1 Belmont Shopping Village	CMCS 5	Belmont	VIC	1970	38.0	7.8%	14,027	100.0%	3,830,015	Kmart, Coles
2 Centro Burnie	CMCS 33	Burnie	TAS	1982	18.0	9.8%	8,680	99.8%	2,272,079	Kmart, Coles
3 Centro Albury	CMCS 37	Albury	NSW	2000	54.4	8.0%	15,855	100.0%	6,326,804	Kmart, Coles
4 Centro Armidale	50% CER / 50% CSIF-A	Armidale	NSW	2007	39.0	8.5%	14,627	100.0%	4,295,548	Big W, Woolworths
5 Centro Arndale	50% CAWF / 50% CMCS 33	Kilkenny	SA	1999	97.0	8.5%	40,529	99.7%	13,982,481	Harris Scarfe, Big W, Woolworths, Coles
6 Centro Box Hill North	50% CER / 50% CAWF	Box Hill	VIC	2007	61.1	8.0%	14,232	100.0%	6,751,088	Coles, Harris Scarfe
7 Centro Box Hill (South)	50% CER / 50% CAWF	Box Hill	VIC	2010	108.5	7.8%	23,470	100.0%	12,751,113	Big W, Woolworths
8 Centro Brandon Park	CMCS 6	Mulgrave	VIC	2003	110.0	7.8%	22,499	99.3%	11,581,741	Kmart, Coles, Aldi
9 Centro Buranda	50% CER / 50% CSIF-A	Buranda	QLD	2005	34.0	7.8%	11,585	100.0%	4,238,430	Target, Woolworths
10 Centro Cranbourne	50% CER / 50% CAWF	Cranbourne	VIC	1998	120.0	7.5%	33,892	100.0%	12,786,109	Kmart, Coles, Safeway, Harris Scarfe
11 Centro Dubbo	CMCS 23	Dubbo	NSW	1993	37.0	8.3%	12,748	99.7%	3,972,658	Target, Coles
12 Centro Goulburn	50% CER / 50% CAWF	Goulburn	NSW	2005	48.0	8.8%	13,802	97.2%	5,876,685	Kmart, Coles
13 Centro Gympie	CMCS 9	Gympie	QLD	2007	61.5	7.8%	14,029	99.6%	6,524,881	Big W, Woolworths
14 Centro Hollywood	CMCS 9	Salisbury Downs	SA	2001	77.0	8.8%	31,186	100.0%	9,973,338	Target, Coles, Woolworths
15 Centro Karingal	50% CER / 50% CAWF	Frankston	VIC	2006	180.0	7.3%	41,582	100.0%	17,483,611	Big W, Safeway, Safeway, Village Cinema
16 Centro Karratha	50% CAWF / 50% CMCS 25	Karratha	WA	2005	94.0	7.8%	23,852	99.4%	9,443,181	Kmart, Coles, Woolworths
17 Centro Keilor	CMCS 33	Keilor Downs	VIC	2004	69.3	8.3%	19,348	100.0%	7,807,521	Kmart, Coles, Aldi
18 Centro Kurralt	CMCS 5	Kurralt Park	SA	2000	30.2	7.5%	10,675	100.0%	2,875,344	Kmart, Coles
19 Centro Lansell	50% CER / 50% CSIF-A	Kangaroo Flat	VIC	1999	34.0	9.0%	18,227	98.1%	4,580,046	Kmart, Coles, Safeway
20 Centro Launceston	CMCS 5	Launceston	TAS	2000	29.5	9.0%	10,361	100.0%	3,458,804	Kmart, Coles
21 Centro Lavington	50% CER / 50% CAWF	Lavington	NSW	2006	61.0	7.8%	20,052	99.3%	7,199,357	Big W, Safeway, Aldi
22 Centro Maddington	76.4% CMCS 26 / 23.6% JV	Maddington	WA	2004	91.0	8.5%	27,600	99.1%	10,341,340	Kmart, Coles, Woolworths
23 Centro Mandurah	50% CER / 50% CAWF	Mandurah	WA	1995	236.1	7.3%	39,735	100.0%	22,067,691	Big W, Kmart, Coles, Woolworths
24 Centro Mildura	50% CER / 50% CAWF	Mildura	VIC	2005	89.7	8.0%	20,157	99.5%	9,279,080	Target, Woolworths
25 Centro Mornington	50% CER / 50% CAWF	Mornington	VIC	2000	54.0	7.5%	11,670	99.1%	5,224,299	Target, Coles
26 Centro Mount Gambier	CER	Mount Gambier	SA	1986	37.5	9.5%	12,648	98.0%	4,998,876	Kmart, Fishers Supa IGA
27 Centro Nepean	CMCS 3	Penrith	NSW	1999	102.0	7.5%	20,869	97.0%	10,204,078	Kmart, Coles
28 Centro New Town	CMCS 5	New Town	TAS	2000	23.2	9.0%	11,449	99.2%	2,630,531	Kmart, Coles
29 Centro Newton	CMCS 37	Newton	SA	2004	32.6	7.8%	13,579	100.0%	3,598,039	Target, Foodland
30 Centro Northgate	CMCS 8	Geraldton	WA	2000	46.5	8.3%	15,905	100.0%	5,498,066	Target, Coles
31 Centro Port Pirie	CMCS 34	Port Pirie	SA	2008	23.7	8.8%	10,952	98.2%	2,629,445	Kmart, Coles
32 Centro Somerville	CNP	Somerville	VIC	2008	38.5	8.3%	16,521	99.3%	4,236,141	Target, Coles
33 Centro Springwood	50% CER / 50% CAWF	Springwood	QLD	2002	52.0	8.0%	15,431	100.0%	5,432,594	Target, Woolworths
34 Centro Taigum	50% CER / 50% CAWF	Taigum	QLD	2001	77.3	7.5%	22,798	100.0%	8,170,822	Big W, Woolworths
35 Centro Toormina	CMCS 16	Toormina	NSW	2008	63.5	8.5%	21,336	100.0%	8,378,632	Kmart, Coles, Woolworths
36 Centro Townsville	CMCS 17	Townsville	QLD	2005	35.5	8.4%	13,671	100.0%	4,446,458	Kmart, Coles
37 Centro Warriewood	50% CER / 50% CAWF	Warriewood	NSW	1999	134.6	7.3%	22,153	100.0%	12,722,402	Kmart, Coles, Woolworths
38 Centro Warwick	50% CER / 50% CAWF	Warwick	WA	2003	127.5	7.8%	29,983	100.0%	13,549,134	Kmart, Coles, Woolworths, Harvey Norman
39 Centro Westside	50% CER / 50% CSIF-A	Broken Hill	NSW	2004	34.6	9.5%	16,682	100.0%	4,529,936	Big W, Woolworths
40 Centro Whitsunday	50% CER / 50% CAWF	Cannonvale	QLD	2006	49.9	8.3%	22,337	95.7%	5,093,798	Big W, Woolworths, Harvey Norman
41 Centro Wodonga	50% CER / 50% CSIF-A	Wodonga	VIC	1996	41.5	9.0%	17,587	99.7%	5,532,877	Target, Coles, Safeway
42 Maitland Hunter Mall	CMCS 10	Maitland	NSW	2002	12.0	9.8%	11,994	99.5%	2,213,541	Kmart, Foodworks
43 Sunshine Marketplace	CMCS 27	Sunshine	VIC	2004	89.0	8.0%	33,954	98.7%	10,328,527	Big W, Woolworths
44 Victoria Gardens Shopping Centre	50% CAWF / 50% JV	Richmond	VIC	2003	167.0	7.0%	31,108	99.6%	14,692,080	Kmart, Coles
					3,060.5	7.9%	875,378	99.5%	\$333,809,224	

Centro Properties Group
Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011

Property Portfolio

Property Name	Fund	Suburb	State	Year Built (1)	Valuation (\$m)	CAP Rate	GLA (2)	Percent Leased	Gross Rent (3)	Anchor Tenant
Convenience Centres										
1 Altone Park Shopping Centre	CMCS 19 UT	Beechboro	WA	2007	15.7	9.3%	8,024	100.0%	2,166,865	Woolworths, Supa IGA
2 Centro Albany	CMCS 8	Albany Creek	QLD	2001	40.5	8.3%	10,238	100.0%	4,624,984	Coles
3 Centro Albany (WA)	CER	Albany	WA	2007	26.8	8.5%	12,309	99.8%	2,120,588	Woolworths
4 Centro Albion Park	CMCS 17	Albion Park	NSW	1998	15.2	8.6%	5,570	99.0%	1,668,840	Woolworths
5 Centro Birallee	50% CER / 50% CSIF-A	Wodonga	VIC	2002	11.7	9.5%	5,669	100.0%	1,708,942	Coles
6 Centro Dianella	CMCS 9	Dianella	WA	2002	58.5	8.5%	20,270	99.5%	6,393,177	Woolworths, Progressive Supa IGA
7 Centro Emerald Market	50% CMCS 25 / 50% CMCS 34	Emerald	QLD	1997	15.0	8.5%	6,510	100.0%	2,047,793	Coles
8 Centro Emerald Village	50% CMCS 25 / 50% CMCS 34	Emerald	QLD	1995	25.3	8.8%	7,290	100.0%	3,258,950	Woolworths
9 Centro Flinders	CMCS 33	Yokine	WA	2007	18.0	8.3%	5,779	100.0%	2,267,442	Coles
10 Centro Gladstone	CMCS 19 (30% NZ / 70% UT)	Gladstone	QLD	1971	16.6	8.8%	6,096	97.9%	2,012,852	Woolworths
11 Centro Glenorchy	CMCS 12	Glenorchy	TAS	2007	19.0	8.8%	6,911	100.0%	2,351,430	Woolworths
12 Centro Halls Head	50% CER / 50% CAWF	Halls Head	WA	2001	28.8	8.0%	5,978	100.0%	2,347,125	IGA Progressive
13 Centro Hilton	CMCS 18	Hilton	SA	1998	18.2	7.3%	4,442	95.0%	1,633,247	Woolworths
14 Centro Kalamunda	CMCS 14	Kalamunda	WA	2002	22.6	8.8%	8,274	100.0%	2,621,618	Coles
15 Centro Kiama	CMCS 19 UT	Kiama	NSW	1998	24.2	8.0%	5,209	98.4%	2,557,206	Woolworths
16 Centro Lennox	CMCS 10	Emu Plains	NSW	2002	48.5	7.8%	9,757	99.4%	4,855,934	Woolworths, Aldi
17 Centro Lismore	CMCS 34	Lismore	NSW	1986	15.9	9.5%	8,397	100.0%	2,399,618	Woolworths
18 Centro Lutwyche	50% CMCS 33 / 50% CSIF-A	Lutwyche	QLD	2008	60.0	7.8%	19,518	100.0%	7,440,774	Coles, Aldi
19 Centro Meadow Mews	CMCS 15	Kings Meadow	TAS	2003	37.0	8.3%	7,657	100.0%	3,903,957	Coles
20 Centro Milton	CMCS 33	Milton	QLD	1974	17.0	8.0%	2,780	98.5%	2,052,679	IGA Milton
21 Centro Monier Village	CMCS 37	Darra	QLD	2004	12.8	8.0%	3,999	94.2%	1,125,014	Woolworths
22 Centro Newcomt	CMCS 17	Geelong	VIC	2007	26.6	8.0%	8,616	100.0%	2,863,938	Safeway, Aldi
23 Centro North Shore	CSIF-A	Pacific Paradise	QLD	2003	17.5	7.8%	4,046	100.0%	1,681,089	Bi Lo
24 Centro Oakleigh	CMCS 12	Oakleigh	VIC	2008	41.5	8.5%	13,846	100.0%	5,103,496	Coles, Woolworths
25 Centro Oxenford	CMCS 25	Oxenford	QLD	2001	21.6	8.0%	5,808	100.0%	2,219,492	Woolworths
26 Centro Pinelands	CMCS 34	Sunnybank	QLD	1998	28.1	8.5%	5,897	100.0%	3,149,639	Coles
27 Centro Raymond Terrace	CMCS 25	Raymond Terrace	NSW	2000	27.0	9.0%	7,232	100.0%	3,276,796	Woolworths
28 Centro Seven Hills	CMCS 4	Seven Hills	NSW	2003	91.5	8.3%	19,671	100.0%	10,310,161	Woolworths, Coles, Aldi
29 Centro Stirlings	CMCS 14	Geraldton	WA	2001	28.1	8.5%	6,761	100.0%	3,543,112	Woolworths
30 Centro Victoria Park	CSIF-A	Dianella	WA	2004	22.8	8.0%	5,480	100.0%	2,637,778	Woolworths
31 Centro Warnbro	CER	Warnbro	WA	1998	47.5	7.8%	11,331	100.0%	4,884,381	Coles, Woolworths
32 Centro Warners Bay	CMCS 19 (30% NZ / 70% UT)	Warners Bay	NSW	2001	23.5	8.3%	5,087	99.1%	2,587,306	Coles
33 Centro Warrnambool	CSIF-A	Warrnambool	VIC	2007	11.5	8.8%	4,491	100.0%	1,400,401	Coles
34 Centro Whites Hill	CMCS 37	Camp Hill	QLD	2003	15.8	7.8%	3,991	100.0%	1,623,874	Woolworths
35 Centro Woodlands	CMCS 30	Deeragun	QLD	1985	15.6	8.5%	4,952	100.0%	1,869,108	Woolworths
36 Coles Morwell	CMCS 34	Morwell	VIC	1998	9.5	9.3%	5,266	100.0%	n/a	Coles
37 Deniliquin Plaza Shopping Centre	CMCS 19 UT	Deniliquir	NSW	1997	8.0	9.0%	4,212	96.5%	806,515	Coles
38 Goldfields Plaza	CSIF-A	Gympie	QLD	2001	19.3	9.3%	8,285	97.6%	2,671,373	Coles
39 Katherine Oasis Shopping Centre	CSIF-A	Katherine	NT	2002	24.6	9.0%	7,157	99.4%	2,997,828	Woolworths
40 Kelston Shopping Centre	CMCS 20	Kelston, Auckland	NZ	1996	17.6	8.5%	9,818	99.1%	1,982,049	Countdown
41 Melville Plaza Shopping Centre	CMCS 19 UT	Melville	WA	1999	24.3	8.3%	8,832	100.0%	3,268,351	Coles
42 The Gateway Shopping Village	CMCS 18	Langwarrin	VIC	1998	26.5	8.5%	10,029	100.0%	3,231,808	Coles
43 Tweed Supermarket	CMCS 26	Tweed Heads	NSW	2008	14.5	7.0%	3,660	100.0%	n/a	Woolworths
44 Centro Woodcroft	CMCS 34	Woodcroft	NSW	1993	21.6	8.3%	4,674	96.4%	2,348,688	Coles
					1,131.6	8.3%	339,816	99.5%	\$126,016,217	
Bulky Goods										
1 Centro Gladstone Home	CMCS 37	Gladstone	QLD	2007	26.2	8.5%	21,791	100.0%	2,827,664	Bunnings Warehouse, Harvey Normar
2 Centro Indooroopilly	CMCS 26	Indooroopilly	QLD	2003	44.2	8.8%	19,085	98.5%	4,853,669	
3 Porirua MegaCentre	CMCS 20	Wellington	NZ	1999	24.2	9.0%	17,987	100.0%	2,804,140	The Warehouse
					94.6	8.7%	58,863	99.5%	\$10,485,472	

Centro Properties Group
Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011
Property Portfolio

Property Name	Fund	Suburb	State	Year Built (1)	Valuation (\$m)	CAP Rate	GLA (2)	Percent Leased	Gross Rent (3)	Anchor Tenant
CBD Retail										
1 Centro Surfers Paradise	CMCS 11	Surfers Paradise	QLD	2001	183.0	8.6%	23,507	100.0%	20,445,917	Woolworths
2 City Central	50% CMCS 28 / 50% CSIF-A	Perth	WA	2002	56.7	8.5%	13,067	100.0%	5,719,012	Woolworths
					239.7	8.6%	36,573	100.0%	\$26,164,930	
Other										
1 Chapman Way Arcade	CMCS 14	Geralton	WA	1974	1.6	N/A	1,616	100.0%	49,520	Wallaby Hotel
2 Kidman Park	CMCS 22	Kidman Park	SA	2002	39.0	10.3%	58,790	100.0%	n/a	
3 Liquorland Outlets - Wallaby Hotel	CMCS 17		QLD	n/a	6.5	9.5%	3,569	100.0%	n/a	
					47.1	9.8%	63,974	100.0%	\$49,520	
					6,778.2	10.1%	1,719,594	99.5%	\$690,562,674	
Redevelopment Properties										
Sub Regional Centres										
1 Centro Toombul	50% CER / 50% CAWF	Toombul	QLD	2011	198.4	8.0%	33,731	n.a.	19,209,445	Kmart, Coles, Bi Lo, Aldi, Target (u/c)
2 Centro Tweed	50% CER / 50% CAWF	Tweed Heads	NSW	2005	73.0	8.3%	18,549	n.a.	8,832,098	Target, Coles
					271.4	8.1%	52,279	n.a.	\$28,041,543	
Development Properties										
There are currently no development properties					0	0	0	0.0%	\$0	
TOTAL PROPERTY PORTFOLIO					7,050	7.60%	1,771,873	99.5%	\$718,604,217	

(1) Year of most recent redevelopment or year built if no redevelopment has occurred

(2) GLA for the property represents current GLA for the property at this point in time; ABR is based on leases executed.

(3) Gross rent excludes percentage rent. Total gross rent presented in this table will not match total gross rent shown in previous tables due to the exclusion of centres with less than 5 retailers due to the commercial sensitivity of this information

Centro Properties Group
Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011

Portfolio Sales Summary

Property Name	Fund	Suburb	Centre Type	State	MAT (1) \$m	MAT per sq.m	SCCA Comp MAT Growth (2)	Specialty Sales per sq.m	Specialty Occupancy Costs
TOTAL PORTFOLIO									
1 Centro Bankstown	50% CAWF / 50% CMCS 28	Bankstown	Regional	NSW	416.6	4,862	1.1%	7,726	19.6%
2 Centro Colonnades	50% CER / 50% CAWF	Noarlunga	Regional	SA	286.8	4,373	-2.3%	5,989	18.7%
3 Centro Galleria	50% CER / 50% CAWF	Morley	Regional	WA	482.3	6,596	2.2%	10,160	17.8%
4 Centro Roselands	50% CAWF / 50% CMCS 21	Roselands	Regional	NSW	296.0	4,817	1.7%	8,115	18.6%
5 Centro The Glen	50% CER / 50% CAWF	Glen Waverley	Regional	VIC	331.1	5,597	0.5%	8,407	17.7%
6 Belmont Shopping Village	CMCS 5	Belmont	Sub Regional	VIC	102.6	7,314	0.5%	5,322	10.2%
7 Centro Burnie	CMCS 33	Burnie	Sub Regional	TAS	40.3	4,647	-1.1%	5,868	12.5%
8 Centro Albury	CMCS 37	Albury	Sub Regional	NSW	81.0	5,111	5.8%	6,675	12.4%
9 Centro Armidale	50% CSIF-B / 50% CSIF-A	Armidale	Sub Regional	NSW	96.5	6,597	7.8%	5,039	14.0%
10 Centro Arndale	50% CAWF / 50% CMCS 33	Kilkenny	Sub Regional	SA	162.0	3,997	n.a.	6,484	16.2%
11 Centro Box Hill North	50% CSIF-B / 50% CAWF	Box Hill	Sub Regional	VIC	70.7	4,965	0.1%	4,999	16.7%
12 Centro Box Hill (South)	50% CSIF-B / 50% CAWF	Box Hill	Sub Regional	VIC	122.4	5,215	n.a.	7,170	15.3%
13 Centro Brandon Park	CMCS 6	Mulgrave	Sub Regional	VIC	122.5	5,444	-1.3%	5,880	17.1%
14 Centro Buranda	50% CER / 50% CSIF-A	Buranda	Sub Regional	QLD	75.4	6,508	5.5%	7,563	13.0%
15 Centro Cranbourne	50% CER / 50% CAWF	Cranbourne	Sub Regional	VIC	192.5	5,679	4.8%	8,121	12.6%
16 Centro Dubbo	CMCS 23	Dubbo	Sub Regional	NSW	71.5	5,609	0.5%	7,597	10.4%
17 Centro Goulburn	50% CER / 50% CAWF	Goulburn	Sub Regional	NSW	98.4	7,127	7.2%	7,686	12.3%
18 Centro Gympie	CMCS 9	Gympie	Sub Regional	QLD	119.3	8,505	2.6%	9,199	10.6%
19 Centro Hollywood	CMCS 9	Salisbury Downs	Sub Regional	SA	143.8	4,610	-1.0%	6,907	12.2%
20 Centro Karingal	50% CER / 50% CAWF	Frankston	Sub Regional	VIC	229.8	5,528	0.0	7,048	13.5%
21 Centro Karratha	50% CAWF / 50% CMCS 25	Karratha	Sub Regional	WA	246.4	10,332	5.8%	9,625	9.5%
22 Centro Keilor	CMCS 33	Keilor Downs	Sub Regional	VIC	96.8	5,002	1.2%	5,349	16.7%
23 Centro Kurralta	CMCS 5	Kurralta Park	Sub Regional	SA	68.8	6,446	4.7%	6,424	13.9%
24 Centro Lansell	50% CSIF-B / 50% CSIF-A	Kangaroo Flat	Sub Regional	VIC	85.7	4,701	3.7%	5,473	10.8%
25 Centro Launceston	CMCS 5	Launceston	Sub Regional	TAS	101.1	9,756	2.5%	7,924	10.4%
26 Centro Lavington	50% CSIF-B / 50% CAWF	Lavington	Sub Regional	NSW	119.1	5,938	-4.7%	7,168	12.8%
27 Centro Maddington	76.4% CMCS 26 / 23.6% JV	Maddington	Sub Regional	WA	181.4	6,571	3.8%	6,369	14.9%
28 Centro Mandurah	50% CSIF-B / 50% CAWF	Mandurah	Sub Regional	WA	354.3	8,917	2.4%	9,632	14.0%
29 Centro Mildura	50% CER / 50% CAWF	Mildura	Sub Regional	VIC	143.7	7,127	6.5%	6,472	10.9%
30 Centro Mornington	50% CER / 50% CAWF	Mornington	Sub Regional	VIC	93.6	8,019	2.1%	9,482	15.0%
31 Centro Mount Gambier	CSIF-B	Mount Gambier	Sub Regional	SA	61.7	4,876	-4.2%	9,372	10.0%
32 Centro Nepean	CMCS 3	Penrith	Sub Regional	NSW	175.9	8,427	2.7%	8,470	12.0%
33 Centro New Town	CMCS 5	New Town	Sub Regional	TAS	66.7	5,830	1.8%	7,672	9.7%
34 Centro Newton	CMCS 37	Newton	Sub Regional	SA	73.5	5,414	3.5%	6,124	8.5%
35 Centro Northgate	CMCS 8	Geraldton	Sub Regional	WA	94.2	5,924	10.0%	7,962	10.3%

Centro Properties Group
Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011

Portfolio Sales Summary

	Property Name	Fund	Suburb	Centre Type	State	MAT (1)	MAT	SCCA Comp	Specialty Sales	Specialty
						\$m	per sq.m	MAT Growth (2)	per sq.m	Occupancy Costs
36	Centro Port Pirie	CMCS 34	Port Pirie	Sub Regional	SA	65.1	5,945	7.6%	8,369	8.1%
37	Centro Somerville	CNP	Somerville	Sub Regional	VIC	61.3	3,713	14.8%	4,581	13.1%
38	Centro Springwood	50% CER / 50% CAWF	Springwood	Sub Regional	QLD	78.0	5,057	-2.5%	7,195	12.5%
39	Centro Taigum	50% CER / 50% CAWF	Taigum	Sub Regional	QLD	122.2	5,359	1.7%	5,989	14.1%
40	Centro Toormina	CMCS 16	Toormina	Sub Regional	NSW	127.3	5,965	6.4%	6,302	11.5%
41	Centro Townsville	CMCS 17	Townsville	Sub Regional	QLD	84.0	6,148	6.3%	6,800	12.5%
42	Centro Warriewood	50% CER / 50% CAWF	Warriewood	Sub Regional	NSW	166.9	7,533	2.3%	9,357	16.5%
43	Centro Warwick	50% CSIF-B / 50% CAWF	Warwick	Sub Regional	WA	190.3	6,346	1.1%	7,536	13.6%
44	Centro Westside	50% CER / 50% CSIF-A	Broken Hill	Sub Regional	NSW	108.0	6,474	3.0%	8,598	8.2%
45	Centro Whitsunday	50% CSIF-B / 50% CAWF	Cannonvale	Sub Regional	QLD	99.5	4,454	n.a.	7,629	10.1%
46	Centro Wodonga	50% CER / 50% CSIF-A	Wodonga	Sub Regional	VIC	95.0	5,401	1.3%	6,191	12.2%
47	Maitland Hunter Mall	CMCS 10	Maitland	Sub Regional	NSW	40.1	3,340	n.a.	7,305	11.0%
48	Sunshine Marketplace	CMCS 27	Sunshine	Sub Regional	VIC	132.4	3,899	1.7%	6,246	12.6%
49	Victoria Gardens Shopping Centre	50% CAWF / 50% JV	Richmond	Sub Regional	VIC	161.8	5,200	-2.3%	8,421	14.0%
50	Altone Park Shopping Centre	CMCS 19 UT	Beechboro	Convenience	WA	46.7	5,815	n.a.	8,666	6.0%
51	Centro Albany	CMCS 8	Albany Creek	Convenience	QLD	81.4	7,948	7.5%	5,768	15.1%
52	Centro Albany (WA)	CER	Albany	Convenience	WA	50.6	4,110	n.a.	4,351	10.3%
53	Centro Albion Park	CMCS 17	Albion Park	Convenience	NSW	51.2	9,201	4.0%	9,338	6.9%
54	Centro Birallee	50% CSIF-B / 50% CSIF-A	Wodonga	Convenience	VIC	41.6	7,344	7.5%	5,320	9.9%
55	Centro Dianella	CMCS 9	Dianella	Convenience	WA	90.6	4,469	n.a.	4,952	13.7%
56	Centro Emerald Market	50% CMCS 25 / 50% CMCS 34	Emerald	Convenience	QLD	30.6	4,696	n.a.	3,682	9.4%
57	Centro Emerald Village	50% CMCS 25 / 50% CMCS 34	Emerald	Convenience	QLD	94.3	12,935	21.0%	11,908	6.3%
58	Centro Flinders	CMCS 33	Yokine	Convenience	WA	45.4	7,859	13.8%	4,624	11.4%
59	Centro Gladstone	CMCS 19 (30% NZ / 70% UT)	Gladstone	Convenience	QLD	48.0	7,866	14.1%	6,955	7.9%
60	Centro Glenorchy	CMCS 12	Glenorchy	Convenience	TAS	55.2	7,989	-3.8%	5,687	10.8%
61	Centro Halls Head	50% CSIF-B / 50% CAWF	Halls Head	Convenience	WA	36.6	6,114	-2.5%	5,039	13.6%
62	Centro Hilton	CMCS 18	Hilton	Convenience	SA	42.8	9,626	2.2%	7,327	10.4%
63	Centro Kalamunda	CMCS 14	Kalamunda	Convenience	WA	60.3	7,284	0.9%	4,547	12.2%
64	Centro Kiama	CMCS 19 UT	Kiama	Convenience	NSW	53.9	10,351	5.5%	6,435	9.1%
65	Centro Lennox	CMCS 10	Emu Plains	Convenience	NSW	41.3	4,237	n.a.	7,012	13.0%
66	Centro Lismore	CMCS 34	Lismore	Convenience	NSW	51.5	6,129	0.3%	4,113	12.5%
67	Centro Lutwyche	50% CMCS 33 / 50% CSIF-A	Lutwyche	Convenience	QLD	73.8	3,779	1.9%	4,579	12.5%
68	Centro Meadow Mews	CMCS 15	Kings Meadow	Convenience	TAS	76.1	9,934	9.3%	7,087	12.2%
69	Centro Milton	CMCS 33	Milton	Convenience	QLD	22.8	8,200	3.2%	11,510	10.5%
70	Centro Monier Village	CMCS 37	Darra	Convenience	QLD	31.9	7,974	-4.1%	5,531	11.0%
71	Centro Newcomb	CMCS 17	Geelong	Convenience	VIC	56.3	6,534	1.1%	7,614	8.0%
72	Centro North Shore	CSIF-A	Pacific Paradise	Convenience	QLD	43.3	10,711	6.2%	5,070	13.9%
73	Centro Oakleigh	CMCS 12	Oakleigh	Convenience	VIC	110.7	7,997	18.4%	4,201	15.4%
74	Centro Oxenford	CMCS 25	Oxenford	Convenience	QLD	67.3	11,588	8.1%	12,496	6.8%
75	Centro Pinelands	CMCS 34	Sunnybank	Convenience	QLD	28.9	4,901	5.3%	5,065	17.1%

Centro Properties Group
Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2011

Portfolio Sales Summary

	Property Name	Fund	Suburb	Centre Type	State	MAT (1)	MAT	SCCA Comp	Specialty Sales	Specialty
						\$m	per sq.m	MAT Growth (2)	per sq.m	Occupancy Costs
76	Centro Raymond Terrace	CMCS 25	Raymond Terrace	Convenience	NSW	61.3	8,476	-0.3%	6,698	10.9%
77	Centro Seven Hills	CMCS 4	Seven Hills	Convenience	NSW	120.8	6,139	2.2%	5,943	16.1%
78	Centro Stirlings	CMCS 14	Geraldton	Convenience	WA	94.4	13,967	4.1%	13,760	5.9%
79	Centro Victoria Park	CSIF-A	Dianella	Convenience	WA	59.5	10,863	18.7%	5,412	13.0%
80	Centro Warnbro	CSIF-B	Warnbro	Convenience	WA	99.3	8,765	1.9%	7,953	12.1%
81	Centro Warners Bay	CMCS 19 (30% NZ / 70% UT)	Warners Bay	Convenience	NSW	62.9	12,355	-0.7%	9,943	9.2%
82	Centro Warrnambool	CSIF-A	Warrnambool	Convenience	VIC	37.3	8,316	8.4%	6,645	7.2%
83	Centro Whites Hill	CMCS 37	Camp Hill	Convenience	QLD	46.4	11,621	0.8%	5,566	17.0%
84	Centro Woodlands	CMCS 30	Deeragun	Convenience	QLD	54.9	11,087	-0.9%	11,919	3.5%
85	Coles Morwell	CMCS 34	Morwell	Convenience	VIC	30.6	5,807	n.a.	933	19.2%
86	Deniliquin Plaza Shopping Centre	CMCS 19 UT	Deniliquin	Convenience	NSW	27.2	6,454	8.5%	4,748	6.2%
87	Goldfields Plaza	CSIF-A	Gympie	Convenience	QLD	47.3	5,715	4.9%	9,269	7.9%
88	Katherine Oasis Shopping Centre	CSIF-A	Katherine	Convenience	NT	76.5	10,695	4.7%	8,525	8.9%
89	Kelston Shopping Centre	CMCS 20	Kelston, Auckland	Convenience	NZ	n.a.	n.a.	n.a.	n.a.	n.a.
90	Melville Plaza Shopping Centre	CMCS 19 UT	Melville	Convenience	WA	66.0	7,477	10.4%	9,400	10.3%
91	The Gateway Shopping Village	CMCS 18	Langwarrin	Convenience	VIC	53.3	5,313	20.5%	3,914	9.9%
92	Tweed Supermarket	CMCS 26	Tweed Heads	Convenience	NSW	43.2	11,807	n.a.	n.a.	n.a.
93	Centro Woodcroft	CMCS 34	Woodcroft	Convenience	NSW	39.1	8,369	12.1%	7,725	12.9%
94	Centro Gladstone Home	CMCS 37	Bulky Goods	Bulky Goods	QLD	42.7	1,960	22.1%	n.a.	n.a.
95	Centro Indooroopilly	CMCS 26	Bulky Goods	Bulky Goods	QLD	36.0	1,888	-3.1%	7,023	8.7%
96	Porirua MegaCentre	CMCS 20	Wellington	Bulky Goods	NZ	n.a.	n.a.	n.a.	n.a.	n.a.
97	Centro Surfers Paradise	CMCS 11	CBD Retail	CBD Retail	QLD	130.6	5,557	-3.4%	8,974	22.9%
98	City Central	50% CMCS 28 / 50% CSIF-A	CBD Retail	CBD Retail	WA	57.0	4,361	-7.7%	7,872	18.7%
99	Chapman Way Arcade	CMCS 14	Geraldton	Other	WA	n.a.	n.a.	n.a.	n.a.	n.a.
100	Kidman Park	CMCS 22	Kidman Park	Other	SA	n.a.	n.a.	n.a.	n.a.	n.a.
101	Liquorland Outlets - Wallaby Hotel	CMCS 17		Other	QLD	28.8	8,063	n.a.	42,348	22.5%
102	Centro Toombul	50% CER / 50% CAWF	Toombul	Sub Regional	QLD	205.8	6,101	n.a.	6,975	16.9%
103	Centro Tweed	50% CER / 50% CAWF	Tweed Heads	Sub Regional	NSW	102.6	5,531	n.a.	5,632	16.9%
TOTAL PROPERTY PORTFOLIO						10,092.6	5,696	2.9%	7,314	14.3%

(1) Moving Annual Turnover

(2) SCCA Standards include only stable properties

Centro Properties Group
Australian Supplemental Portfolio Data - Financial Year Ended 30 June 2011

Portfolio Sales Composition

Sales Composition	MAT (1) \$m	MAT per sq.m	SCCA Comp MAT Growth (2)
Department Stores	253.5	2,718	-3.2%
Discount Department Stores	1,323.1	3,487	-2.2%
Supermarkets	4,547.8	10,866	4.6%
Total Majors	6,124.5	6,872	2.7%
Mini Majors	595.9	3,811	2.9%
Specialties	2,826.9	7,255	2.8%
Other	545.4	1,630	5.6%
Total Portfolio	10,092.6	5,696	2.9%

(1) Moving Annual Turnover

(2) SCCA Standards include only stable properties

US Portfolio

Supplemental Information

Full Year FY2011

(Period ended 30 June 2011)

Centro Properties Group

US Supplemental Portfolio Data - Year Ended June 30, 2011

Property Portfolio

Property Name	City	State	Year Built (1)	Year Acquired	GLA (2)	Percent Leased (3)	ABR	Anchor Tenant (4)	Anchor Tenant Not Owned (4)
1 Eagle Rock Plaza	Los Angeles	CA	2007	2006	460,951	98%	\$ 3,588,118	Macy's, Target	
2 Westland Towne Center	Westland	CO	1993	2007	328,243	95%	2,207,734	Gordmans, Lowe's	Sears
3 Enfield Square Mall	Enfield	CT	2003	2006	548,886	96%	4,988,386	Enfield 12 Cinemas, Macy's Men's & Home, Sears,	Macy's
4 West Park Mall	Cape Girardeau	MO	1981	2006	407,427	95%	3,362,210	Barnes & Noble, Macy's	JC Penney
5 Independence Mall	Wilmington	NC	2001	2006	482,933	85%	7,110,151	JC Penney	Belk, Dillard's, Sears
6 Midway Mall	Elyria	OH	1990	2007	748,144	62%	3,998,766	Atlas Cinemas, Best Buy, JC Penney, Staples	Macy's, Sears
7 Richland Mall	Mansfield	OH	1998	2006	401,709	94%	3,109,263	JC Penney, Macy's	Sears, Sears Auto
					3,378,293	87%	28,364,628		

(1) Year of most recent redevelopment or year built if no redevelopment has occurred

(2) Includes building square footage for ground leases

(3) Includes all leases in effect on June 30, 2011, including those that are fully executed, but not yet open

(4) Anchor tenants include 1) major discount stores, 2) major grocers, 3) tenants with square footage greater than 10,000 square feet if the shopping center GLA is less than 125,000 square feet and tenants with square footage greater than 25,000 square feet if the shopping center GLA is greater than 125,000 square feet and 4) tenants with square footage greater than 10 percent of the shopping center GLA, but not less than 5,000 square feet, whose lease term is greater than one year.

Debt

Supplemental Information

Full Year FY2011

(Period ended 30 June 2011)

Reconciliation of Debt Between Statutory Accounts and Debt Supplementals

(A\$'000)	Secured	Unsecured	Capital Lease	Current Debt	Secured	Unsecured	Capital Lease	Non Current Debt	Total Debt
Group Debt Principal - Centro FUM	5,721.8	27.8	-	5,749.6	1,749.0	-	3.3	1,752.3	7,501.9
Joint Venture Associated Debt	146.6	-	-	146.6	-	-	-	-	146.6
Syndicates	963.4	-	-	963.4	28.6	-	-	28.6	992.0
External Debt	33.0	27.8	-	60.8	-	-	-	-	60.8
Group Debt Not Consolidated	1,143.0	27.8	-	1,170.8	28.6	-	-	28.6	1,199.4
Consolidated Debt Principal - CNP	4,578.8	-	-	4,578.8	1,720.4	-	3.3	1,723.7	6,302.6
Straight Line of Interest Expense	-	-	-	-	37.4	-	-	37.4	37.4
Market-to-Market & Fair Value Adjustments	(6.3)	-	0.1	(6.1)	3.6	-	(0.1)	3.5	(2.6)
Outside Equity Interest on Equity Notes	-	-	-	-	7.9	-	-	7.9	7.9
Deferred Debt & Loan Acquisition Costs	(2.3)	-	-	(2.3)	(1.0)	-	-	(1.0)	(3.3)
Liquidation Adjustment	402.2	-	3.3	405.5	(1,768.3)	-	(3.3)	(1,771.5)	(1,366.0)
Total Adjustments	393.6	-	3.4	397.0	(1,720.4)	-	(3.3)	(1,723.7)	(1,326.7)
Centro Consolidated Debt as per CNP financial report (Note 7)	4,972.5	-	3.4	4,975.9	-	-	-	-	4,975.9

Centro Properties Group

Supplemental Debt Data - Period Ended 30 June 2011

Summary of Outstanding Debt - Centro FUM

(Dollars in millions)

	Fund	Maturity	US\$m Debt	NZ\$m Debt	A\$m Debt	Total Debt (A\$m) (1)	Interest Rate(2)
Fixed Rate Debt:							
Capital Lease							
Lazarus (Richland)	CNP	30-Jul-26	\$3.4	-	-	\$3.2	6.00%
Lazarus (Richland)	JV Partner	30-Jul-26	\$0.2	-	-	\$0.2	6.00%
TOTAL FIXED RATE CAPITAL LEASE			\$3.6	-	-	\$3.3	6.00%
Fixed Rate Debt:							
Hybrid Securities							
Hybrid Securities	CNP	15-Jan-16	\$276.8	-	\$746.3	\$1,004.4	5.00%
TOTAL HYBRID SECURITIES			\$276.8	-	\$746.3	\$1,004.4	5.00%
Fixed Rate Debt:							
Other Secured Mortgages							
Senior Term Loan	CNP	15-Dec-11	\$325.2	-	-	\$303.3	5.71%
TOTAL FIXED RATE OTHER SECURED MORTGAGES			\$325.2	-	-	\$303.3	5.71%
Fixed Rate Debt:							
Secured Mortgage Indebtedness							
CER Syndicated Finance Facility	CER	16-Dec-11	-	-	\$171.0	\$171.0	8.69%
CER/CAWF Syndicated Loan Facility	CAWF	04-Dec-12	-	-	\$50.0	\$50.0	9.79%
CER/CAWF Syndicated Loan Facility	CER	04-Dec-12	-	-	\$50.0	\$50.0	9.79%
CMCS 15 Facility	CMCS15	07-Oct-18	-	-	\$4.7	\$4.7	9.10%
CMCS17 Facility I	CMCS17	17-Dec-18	-	-	\$10.0	\$10.0	9.03%
CMCS27 Senior Debt Finance Facility	CMCS27	13-Dec-13	-	-	\$55.0	\$55.0	8.20%
Independence Mall	CNP	01-Nov-16	\$78.7	-	-	\$73.4	6.17%
Independence Mall	JV Partner	01-Nov-16	\$31.3	-	-	\$29.2	6.17%
TOTAL FIXED RATE SECURED MORTGAGE INDEBTEDNESS			\$110.0	-	\$340.7	\$443.3	8.30%
Fixed Rate Debt:							
Secured Mortgage Indebtedness - CMBS							
CWAR 9 CMBS	CNP	01-Jul-16	\$228.0	-	-	\$212.6	6.04%
CWAR 9 CMBS	JV Partner	01-Jul-16	\$12.0	-	-	\$11.2	6.04%
Richland Mall	CNP	01-Aug-16	\$35.2	-	-	\$32.8	6.09%
Richland Mall	JV Partner	01-Aug-16	\$1.9	-	-	\$1.7	6.09%
TOTAL FIXED RATE SECURED MORTGAGE INDEBTEDNESS - CMBS			\$277.0	-	-	\$258.3	6.05%
Fixed Rate Debt:							
Unsecured Loan							
Premium Fund - Bank	JV Partner	15-Jun-12	-	-	\$27.8	\$27.8	8.40%
TOTAL FIXED UNSECURED LOAN			-	-	\$27.8	\$27.8	8.40%
TOTAL FIXED RATE DEBT			\$992.6	-	\$1,114.7	\$2,040.5	6.00%
Variable Rate Debt							
Other Secured Mortgages							
Senior Term Loan	CNP	15-Dec-11	\$1,142.5	-	\$1,503.3	\$2,568.9	3.79%
TOTAL VARIABLE RATE OTHER SECURED MORTGAGES			\$1,142.5	-	\$1,503.3	\$2,568.9	3.79%

Centro Properties Group

Supplemental Debt Data - Period Ended 30 June 2011

Summary of Outstanding Debt - Centro FUM

(Dollars in millions)

	Fund	Maturity	US\$m Debt	NZ\$m Debt	A\$m Debt	Total Debt (A\$m) (1)	Interest Rate(2)
Variable Rate Debt							
Secured Mortgage Indebtedness							
Bank CMCS 25 Cash Advance Facility	CMCS25	21-Dec-11	-	-	\$21.3	\$21.3	5.80%
CAWF Facility	CAWF	15-Dec-11	-	-	\$610.9	\$610.9	6.89%
CER Commercial Bill Facility	CER	30-Nov-11	-	-	\$89.0	\$89.0	8.06%
CER/CAWF Syndicated Loan Facility	CAWF	04-Dec-12	-	-	\$100.0	\$100.0	9.57%
CER/CAWF Syndicated Loan Facility	CER	04-Dec-12	-	-	\$100.0	\$100.0	9.57%
CMCS 14 Facility	CMCS14	30-Sep-11	-	-	\$17.2	\$17.2	8.20%
CMCS 16 - Tranche A, B and C	CMCS16	15-Dec-11	-	-	\$43.1	\$43.1	7.06%
CMCS 19 Facility	(3) CMCS19NZ	30-Sep-11	-	-	\$0.3	\$0.3	7.92%
CMCS 19 Facility	(3) CMCS19UT	30-Sep-11	-	-	\$31.2	\$31.2	7.92%
CMCS 20 Facility	CMCS20	15-Dec-11	-	\$26.5	-	\$20.5	4.70%
CMCS 28 Facility	CMCS28	15-Dec-11	-	-	\$171.9	\$171.9	7.03%
CMCS 33 Facility	CMCS33	15-Dec-11	-	-	\$117.9	\$117.9	6.89%
CMCS 9 - Tranche A, B, C, D	CMCS09	15-Dec-11	-	-	\$100.0	\$100.0	6.86%
CMCS Capital (Club Facility)	CMCS03	15-Dec-11	-	-	\$36.4	\$36.4	7.00%
CMCS Capital (Club Facility)	CMCS04	15-Dec-11	-	-	\$39.8	\$39.8	7.00%
CMCS Capital (Club Facility)	CMCS05	15-Dec-11	-	-	\$49.2	\$49.2	7.00%
CMCS Capital (Club Facility)	CMCS06	15-Dec-11	-	-	\$44.3	\$44.3	7.00%
CMCS Capital (Club Facility)	CMCS08	15-Dec-11	-	-	\$43.1	\$43.1	7.00%
CMCS Capital (Club Facility)	CMCS11	15-Dec-11	-	-	\$68.2	\$68.2	7.00%
CMCS Capital (Club Facility)	CMCS12	15-Dec-11	-	-	\$29.9	\$29.9	7.00%
CMCS17 Facility II	(4) CMCS17	28-Feb-14	-	-	\$6.0	\$6.0	8.54%
CMCS18 Commercial Property Facility	CMCS18	16-Dec-13	-	-	\$7.9	\$7.9	8.54%
CMCS30 Facility	(5) CMCS30	30-Sep-11	-	-	\$9.5	\$9.5	8.30%
CNP Facility	CSIF-A	15-Dec-11	-	-	\$186.0	\$186.0	6.89%
CSIF B (Club Facility)	CER	11-Nov-11	-	-	\$209.0	\$209.0	8.44%
Tuggeranong Facility	CAWF	15-Dec-11	-	-	\$113.6	\$113.6	7.03%
Vic Gardens	CAWF	15-Dec-11	-	-	\$33.0	\$33.0	7.08%
Vic Gardens	JV Partner	15-Dec-11	-	-	\$33.0	\$33.0	7.08%
TOTAL VARIABLE RATE SECURED MORTGAGE INDEBTEDNESS			-	\$26.5	\$2,311.8	\$2,332.2	7.35%
Variable Rate Debt							
Secured Mortgage Indebtedness - CMBS							
CMBS 2006-1 (Aust)	CER	20-Dec-11	-	-	\$155.4	\$155.4	9.58%
CMBS 2006-1 (Aust)	CMCS10	20-Dec-11	-	-	\$32.5	\$32.5	8.49%
CMBS 2006-1 (Aust)	CMCS21	20-Dec-11	-	-	\$73.6	\$73.6	8.49%
CMBS 2006-1 (Aust)	CMCS22	20-Dec-11	-	-	\$16.2	\$16.2	5.62%
CMBS 2006-1 (Aust)	CMCS23	20-Dec-11	-	-	\$21.7	\$21.7	5.67%
CMBS 2006-1 (Aust)	CMCS25	20-Dec-11	-	-	\$41.1	\$41.1	5.59%
CMBS 2006-1 (Aust)	CMCS26	20-Dec-11	-	-	\$54.4	\$54.4	5.59%
CMBS 2006-1 (Aust)	CMCS34	20-Dec-11	-	-	\$72.5	\$72.5	5.62%
CMBS 2006-1 (Aust)	CMCS37	20-Dec-11	-	-	\$92.7	\$92.7	5.62%
TOTAL VARIABLE RATE SECURED MORTGAGE INDEBTEDNESS - CMBS			-	-	\$560.3	\$560.3	7.26%
TOTAL VARIABLE RATE DEBT			\$1,142.5	\$26.5	\$4,375.3	\$5,461.4	5.67%
TOTAL DEBT			\$2,135.2	\$26.5	\$5,490.1	\$7,501.9	5.76%

Related party loans between Centro Properties Group managed funds are not included.

Debt schedule represents pro-rata interest across relevant facilities.

(1) Conversion rate of 1.0722 for US to Aus and 1.2930 for NZ to Aus for Total A\$ debt.

(2) Interest rates on variable rate facilities are exclusive of hedging.

(3) Short-term extension to 30 November 2011 approved by financier.

(4) Facility to be fully repaid by 30 August 2011.

(5) Subsequent to 30 June 2011, facility extended to 30 April 2012.

Centro Properties Group

Supplemental Debt Data - Period Ended 30 June 2011

Summary of Outstanding Debt - CNP

(Dollars in millions)

	Maturity	US\$m Debt	NZ\$m Debt	A\$m Debt	Total Debt (A\$m) (1)	Interest Rate (2)
Capital Lease						
Lazarus (Richland)	30-Jul-26	\$3.4	-	-	\$3.2	6.00%
TOTAL FIXED RATE CAPITAL LEASE		\$3.4	-	-	\$3.2	6.00%
Fixed Rate Debt:						
Hybrid Securities						
Hybrid Securities	15-Jan-16	\$276.8	-	\$746.3	\$1,004.4	5.00%
TOTAL HYBRID SECURITIES		\$276.8	-	\$746.3	\$1,004.4	5.00%
Other Secured Mortgages						
Senior Term Loan	15-Dec-11	\$325.2	-	-	\$303.3	5.71%
TOTAL FIXED RATE OTHER SECURED MORTGAGES		\$325.2	-	-	\$303.3	5.71%
Fixed Rate Debt:						
Secured Mortgage Indebtedness						
CER Syndicated Finance Facility	16-Dec-11	-	-	\$171.0	\$171.0	8.69%
CER/CAWF Syndicated Loan Facility	04-Dec-12	-	-	\$100.0	\$100.0	9.79%
CMCS27 Senior Debt Finance Facility	13-Dec-13	-	-	\$55.0	\$55.0	8.20%
Independence Mall	01-Nov-16	\$78.7	-	-	\$73.4	6.17%
TOTAL FIXED RATE SECURED MORTGAGE INDEBTEDNESS		\$78.7	-	\$326.0	\$399.4	8.43%
Fixed Rate Debt:						
Secured Mortgage Indebtedness - CMBS						
CWAR 9 CMBS	01-Jul-16	\$228.0	-	-	\$212.6	6.04%
Richland Mall	01-Aug-16	\$35.2	-	-	\$32.8	6.09%
TOTAL FIXED RATE SECURED MORTGAGE INDEBTEDNESS - CMBS		\$263.2	-	-	\$245.4	6.05%
TOTAL FIXED RATE DEBT		\$947.3	-	\$1,072.3	\$1,955.7	5.94%
Variable Rate Debt						
Other Secured Mortgages						
Senior Term Loan	15-Dec-11	\$1,142.5	-	\$1,503.3	\$2,568.9	3.79%
TOTAL VARIABLE RATE OTHER SECURED MORTGAGES		\$1,142.5	-	\$1,503.3	\$2,568.9	3.79%

Centro Properties Group

Supplemental Debt Data - Period Ended 30 June 2011

Summary of Outstanding Debt - CNP

(Dollars in millions)

	Maturity	US\$m Debt	NZ\$m Debt	A\$m Debt	Total Debt (A\$m) (1)	Interest Rate (2)
Variable Rate Debt						
Secured Mortgage Indebtedness						
Bank CMCS 25 Cash Advance Facility	21-Dec-11	-	-	\$21.3	\$21.3	5.80%
CAWF Facility	15-Dec-11	-	-	\$610.9	\$610.9	6.89%
CER Commercial Bill Facility	30-Nov-11	-	-	\$89.0	\$89.0	8.06%
CER/CAWF Syndicated Loan Facility	04-Dec-12	-	-	\$200.0	\$200.0	9.57%
CMCS Capital (Club Facility)	15-Dec-11	-	-	\$66.3	\$66.3	7.00%
CMCS30 Facility (3)	30-Sep-11	-	-	\$9.5	\$9.5	8.30%
CNP Facility	15-Dec-11	-	-	\$186.0	\$186.0	6.89%
CSIF B (Club Facility)	11-Nov-11	-	-	\$209.0	\$209.0	8.44%
TOTAL VARIABLE RATE SECURED MORTGAGE INDEBTEDNESS		-	-	\$1,392.0	\$1,392.0	7.58%
Variable Rate Debt						
Secured Mortgage Indebtedness - CMBS						
CMBS 2006-1 (Aust)	20-Dec-11	-	-	\$343.6	\$343.6	7.40%
TOTAL VARIABLE RATE SECURED MORTGAGE INDEBTEDNESS - CMBS		-	-	\$343.6	\$343.6	7.40%
TOTAL VARIABLE RATE DEBT		\$1,142.5	-	\$3,238.9	\$4,304.5	5.30%
TOTAL DEBT		\$2,089.8	-	\$4,311.2	\$6,260.3	5.50%

Related party loans between Centro Properties Group managed funds are not included.

Debt schedule represents pro-rata interest across relevant facilities.

(1) Conversion rate of 1.0722 for US to Aus and 1.2930 for NZ to Aus for Total A\$ debt.

(2) Interest rates on variable rate facilities are exclusive of hedging.

(3) Subsequent to 30 June 2011, facility extended to 30 April 2012.

Disclaimer

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