

This guide has been prepared to help investors in **Centro Properties Group** understand their Annual Taxation Statement and complete their 2005-06 income tax return. Separate guides have been prepared for other vehicles managed by Centro Properties Group including Centro Retail Trust, Centro MCS Syndicates, Centro Direct Property Fund and Centro Direct Property Fund International.

What You Will Need

You will need the following documents to assist you to complete your 2005-06 income tax return:

- A copy of the **TaxPack 2006**
- A copy of the **TaxPack 2006 Supplement booklet**
- A copy of the 'How to claim a foreign tax credit 2006' booklet
- Your Annual Taxation Statement for the Year Ended 30 June 2006

The first three publications listed above can be downloaded from the Australian Taxation Office (ATO) website at **www.ato.gov.au** or by calling the ATO Publication Distribution Service on **1300 720 092**.

Important Information

- This guide assumes you are an Australian resident individual taxpayer with stapled securities in **Centro Properties Group** comprising units in **Centro Property Trust** and shares in **Centro Properties Limited**. This guide should not be used for other investment income, nor should it be used for other types of taxpayers such as a company, trust, partnership or superannuation fund.
- This guide assumes that you do not have any current year or carried forward revenue losses, capital losses or foreign losses and that you hold your securities as an investment rather than as part of a business that trades in these types of investments.
- Your Annual Taxation Statement for the year ended 30 June 2006 summarises the trust distributions you received in respect to the 12 months ended 30 June 2006. You should note that the trust distributions are generally assessable in the year they are earned, regardless of when they are paid. Your Annual Taxation Statement summarises this information for you.
- No dividend has been declared or paid by Centro Properties Limited for the year ended 30 June 2006.
- Please refer to the back page of this tax guide for information regarding the Distribution Reinvestment Plan or if you have sold your investment during the year ended 30 June 2006.

Note

The taxation treatment of investment income can be complex. If you have any doubt about your tax position, we recommend you seek professional taxation advice from your accountant or taxation adviser. This guide should not be relied upon as taxation advice.

You should obtain a copy of the booklet '**How to claim a foreign tax credit 2006**' from the Australian Taxation Office and follow the steps set out in the booklet. The amount of the foreign tax credit you calculate that you are able to claim should be entered in **Box O** of **Question 19**.

Have you sold your investment?

If you have sold any of your securities during the year ended 30 June 2006, you may have made a capital gain or loss. You will need to obtain a copy of the booklet '**Personal investors guide to capital gains tax 2006**' from the Australian Tax Office to assist in calculating your gain or loss.

You should be aware that the information contained in your Annual Taxation Statement does not include any capital gains or losses that you may have realised relating to a disposal of your securities during the year ended 30 June 2006.

Distribution Reinvestment Plan

Even if you have reinvested your distributions as part of a Distribution Reinvestment Plan, the taxable components of your distribution should still be included in your 2005-06 individual income tax return.

Investor Services

Copies of Annual Tax Return Guides for all Centro managed funds are available on the Centro website.

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