

Centro Properties Group

2002 Taxation Percentage Profile Summary

The 30 June 2002 taxation percentages for the Centro Properties Group have been completed and appear below:

GROSS DISTRIBUTIONS

The gross distribution per security for the financial year ended 30 June 2002 was:

Trust - cents per security	21.60 cents
Company dividend - cents per security	4.65 cents
Total cents per security	26.25 cents

TAXATION PERCENTAGE PROFILE SUMMARY

	%
Taxable Interest - Domestic	44.766559
Taxable Other - Domestic	14.215089
Discount Method Capital Gain	0.219214
Concession Capital Gain	0.219214
Index Method Capital Gain	0.100315
Other Method Capital Gain	0.050897
Tax Deferred	40.428712

Total Trust Distribution	100.000000
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Company Dividend Unfranked	100.000000
Company Dividend Franked	0.000000

Total Company Dividend	100.000000
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Centro recommends that investors wait until they are provided with their Annual Taxation Statement to assist them or their tax agents in preparing their 2002 income tax return. If investors wish to use the above information to assist in preparing their 2002 income tax return prior to receiving the Annual Taxation Statement, then please consider the following:

- If investors have not quoted their TFN or ABN or have not claimed an exemption from quoting them, then withholding tax of or around 48.5% (due to rounding differences) will have been applied to the distribution and or dividend that have been received. This will impact the preparation of an investor's 2002 income tax return.
- The company dividend received on 30 August 2002 would normally be assessable in the investor's 2003 income tax return.
- If investors are not a resident for Australian tax purposes, then withholding taxes will have been applied to some or all of the distributions or dividends that have been received. This may impact on the preparation of an investor's income tax return.

Annual Taxation Statements are expected to be forwarded to investors on 30 August 2002.