

Centro Properties Group

2007 Taxation Percentage Profile Summary

The 30 June 2007 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 2007 was:

	Ordinary Distribution	Special Distribution
Trust distribution - cents per security	39.80 cents	75.00 cents
Company dividend - cents per security	0.00 cents	0.00 cents
Total cents per security	39.80 cents	75.00 cents

TAXATION PERCENTAGE PROFILE SUMMARY

Australian Taxable Interest	3.497735%	0.000000%
Australian Taxable Other	0.000000%	0.000000%
Discounted Capital Gain – Australian ¹	12.819279%	0.000000%
Concession Capital Gain - Australian	12.819279%	0.000000%
Discounted Capital Gain - Foreign	0.178523%	0.000000%
Concession Capital Gain - Foreign	0.178523%	0.000000%
Index Method Capital Gain	0.000000%	0.000000%
Other Method Capital Gain – Australian ²	1.879652%	0.000000%
Franked Dividends	0.000002%	0.000000%
Unfranked Dividends	0.000489%	0.000000%
Tax Deferred Income	65.381217%	0.000000%
Special Distribution – Return of capital	0.000000%	100.000000%
Foreign Income - Interest	0.323962%	0.000000%
Foreign Income - Modified Passive	1.716884%	0.000000%
Foreign Income - Other	1.204455%	0.000000%
Total Trust Distribution	100.000000%	100.000000%
Company Dividend Unfranked	0.000000%	0.000000%
Company Dividend Franked	0.000000%	0.000000%
Total Company Dividend	0.000000%	0.000000%

FOREIGN TAX CREDITS

	For every \$ of distribution received	For every \$ of distribution received
Foreign Tax Credits – Interest	\$0.00172328	\$0.00000000
Foreign Tax Credits - Modified Passive	\$0.00515780	\$0.00000000

FRANKING CREDITS

Franking credits	\$0.00000070	\$0.00000000
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¹ Of the total ordinary distribution, these Discounted Capital Gains – Australian comprise Taxable Australian Real Property (8.510852%) and Non Taxable Australian Real Property (4.308427%).

² Of the total ordinary distribution, these Other Method Capital Gains – Australian comprise Taxable Australian Real Property (0.000000%) and Non Taxable Australian Real Property (1.879652%).

Important Information

Special Distribution

- If you were registered as a holder of Centro Properties Group stapled securities as at 12 October 2006, you will have been entitled to receive a special distribution of 75 cents per stapled security on 30 November 2006. Some investors may have elected to reinvest some or all of this special distribution into units in the Centro Direct Property Fund International ("CDPFI") or you may have received the special distribution in cash. Notwithstanding the fact that some or all of your special distribution may have been applied towards an investment in the CDPFI, the special distribution consisted entirely of a return of capital from Centro Property Trust. Consequently this amount should generally not be a taxable amount. As you acquired your units after 19 September 1985, you should reduce your cost base or indexed cost base by this special distribution amount in calculating any capital gain/loss when you sell your stapled securities.

To the extent the special distribution you were entitled to exceeds your cost base (reduced by any tax deferred distributions you have received in respect of your units held), the excess amount of the special distribution will be subject to tax under the capital gains tax provisions.

Income tax return preparation using the above data

- Centro recommends that investors wait until they are provided with their Annual Taxation Statement to assist them or their tax agents in preparing their 2007 income tax return. If investors wish to use the above information to assist in preparing their 2007 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 46.5% (due to rounding differences) will have been applied to the distributions and or dividends that have been received. This will impact the preparation of an investor's 2007 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 by you. This may impact on the preparation of an investor's income tax return.

Annual Taxation Statements will be forwarded to investors on 30 August 2007.