

CENTRO PROPERTIES GROUP

ANNUAL TAXATION STATEMENT

30 JUNE 2009

Dear Securityholder

In order to assist Securityholders in completing their 30 June 2009 Australian Income Tax Return, Centro Properties Limited and Centro Property Trust (Centro) confirms that Centro has not paid or declared a company dividend or a trust distribution on ordinary securities in respect of the year ended 30 June 2009.

As a consequence, Securityholders will generally not be required to include any amounts in their 30 June 2009 Income Tax Return in respect of their investment in Centro, unless Securityholders have disposed of some or all of their securities during the year ended 30 June 2009. In this instance, Securityholders 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 2009" from the Australian Taxation Office to assist in calculating your gain or loss.

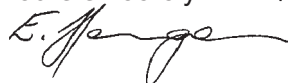
You may like to print a copy of this letter and provide it to your accountant or taxation adviser to assist with the preparation of your 30 June 2009 income tax return.

Please note that this letter assumes that you are a resident individual taxpayer and you do not have any current year or carried forward revenue losses, capital losses, foreign losses or quarantined foreign tax offsets. It also assumes that you hold your securities as an investment rather than as part of a business that trades in these types of investments.

In addition, the taxation treatment of investments can be complex. If you have any doubt about your tax position, we recommend that you seek professional taxation advice from your accountant or taxation adviser. This letter should not be relied upon as taxation advice.

If you have any questions, please call Centro Investor Services on **1800 802 400**.

Yours sincerely



Elizabeth Hourigan
Company Secretary