

Responsible Entity  
**CPT Manager Limited**  
ABN 37 054 494 307



**Centro Properties Limited**  
ABN 45 078 590 682  
**Centro Property Trust**  
ARSN 091 043 793

3 September 2010

Companies Announcements Office  
Australian Stock Exchange Limited  
10<sup>th</sup> Floor, 20 Bond Street  
Sydney NSW 2000

Dear Sir

**Centro Properties Group (CNP) – Amended FY10 Group Supplemental Information**

Attached as Appendix A is an amended Centro Properties Group Supplemental Information. This replaces the document of the same name lodged on 31 August 2010.

Investors should note that there are no material amendments and none of the amendments impact the FY10 financial statements lodged on 31 August 2010.

The amendments consist of revisions to footnotes detailing refinancing which occurred post 30 June 2010 and consequent additional information relating to the subject facilities. The amendments are isolated to pages 52, 53, 54, 55, 56, 57, 58, 59, 60, 61 of the document. Copies of those pages with amendments marked up are also attached as Appendix B.

Yours faithfully,

Elizabeth Hourigan  
Company Secretary

## Appendix A



**CENTRO**  
PROPERTIES  
GROUP

# Supplemental Information FY10

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# Glossary

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|--|---|
| <b>Currency</b>                        | In the Australasian Portfolio section all ABR and NOI figures are presented in Australian dollars.<br>In the US Portfolio section all ABR and NOI figures are provided in US dollars.                                       |
| <b>Time period</b>                     | All data in this report is provided for the first half of the Australian financial year 2009.   |
| <b>GLA</b>                             | GLA refers to Gross Lettable Area. In the Australian Portfolio section the GLA is provided in square metres.<br>In the US Portfolio section the GLA is provided in square feet.   |
| <b>ABR</b>                             | Annual Base Rent  |
| <b>PSM</b>                             | Per Square Metre  |
| <b>PSF</b>                             | Per Square Foot   |
| <b>NOI</b>                             | Net Operating Income  |
| <b>Stabilised</b>                      | All properties not currently under redevelopment.   |
| <b>SCCA</b>                            | Shopping Centre Council of Australia  |
| <b>DDS</b>                             | Discount Department Store   |
| <br><b><u>Centro Managed Funds</u></b> |   |
| <b>CNP</b>                             | Centro Properties Group   |
| <b>CER</b>                             | Centro Retail Trust   |
| <b>CAWF</b>                            | Centro Australia Wholesale Fund   |
| <b>CAF</b>                             | Centro America Fund   |
| <b>DPF</b>                             | Centro Direct Property Fund   |
| <b>DPFI</b>                            | Centro Direct Property Fund International   |
| <b>CMCS</b>                            | Centro MCS (Syndicates)   |
| <b>JV</b>                              | 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

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Supplemental Information

Full Year FY10

(Period ended 30 June 2010)

**Centro Properties Group**

**Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2010**

**Property Type Summary - Total Portfolio**

|                                 | Number of<br>Properties | GLA              | Percent<br>Leased | Leased<br>GLA    | ABR                   | NOI - Financial Year<br>Ended 30/06/2010 |
|---------------------------------|-------------------------|------------------|-------------------|------------------|-----------------------|--|
| <b>Stabilised Properties</b>    |                         |                  |                   |                  |                       |  |
| Regional Centres                | 6                       | 389,781          | 99.8%             | 389,117          | \$ 174,948,433        | \$ 154,093,294                           |
| Sub Regional Centres            | 46                      | 911,533          | 99.5%             | 906,967          | 283,505,807           | 239,486,302                              |
| Convenience Centres             | 48                      | 362,390          | 99.2%             | 359,380          | 112,207,051           | 92,654,798                               |
| Bulky Goods Centres             | 3                       | 58,832           | 99.1%             | 58,304           | 10,354,420            | 8,647,479                                |
| CBD Retail Centres              | 4                       | 43,557           | 99.7%             | 43,427           | 28,604,422            | 23,627,944                               |
| Other                           | 4                       | 79,185           | 100.0%            | 79,185           | 9,861,662             | 9,759,632                                |
|                                 | <u>111</u>              | <u>1,845,278</u> | <u>99.5%</u>      | <u>1,836,380</u> | <u>\$ 619,481,795</u> | <u>\$ 528,269,450</u>                    |
| <b>Redevelopment Properties</b> |                         |                  |                   |                  |                       |  |
| Sub Regional Centres            | <u>1</u>                | <u>23,712</u>    | <u>100.0%</u>     | <u>23,712</u>    | <u>8,047,525</u>      | <u>7,215,243</u>                         |
|                                 | <u>1</u>                | <u>23,712</u>    | <u>100.0%</u>     | <u>23,712</u>    | <u>\$ 8,047,525</u>   | <u>\$ 7,215,243</u>                      |

**New Development Properties**

There are currently no new development properties

|                        |     |           |       |           |                |                |
|------------------------|-----|-----------|-------|-----------|----------------|----------------|
| <b>TOTAL PORTFOLIO</b> | 112 | 1,868,990 | 99.5% | 1,860,092 | \$ 627,529,320 | \$ 535,484,692 |
|------------------------|-----|-----------|-------|-----------|----------------|----------------|

|                                    |               |  |                |           |                                       |
|------------------------------------|---------------|--|----------------|-----------|---------------------------------------|
| <b>TOTAL STABILISED PROPERTIES</b> | 111           | 1,845,278                                    | 99.5%          | 1,836,380 | \$ 619,481,795                        |
|                                    |               |  |                | ABR       |                                       |
|                                    | Leased<br>GLA | Percent of<br>Shopping Centers<br>Leased GLA | Amount         | PSM       | Percent of<br>Shopping Centers<br>ABR |
| Anchor Retailers                   | 986,236       | 53.7%  | \$ 173,617,494 | \$ 176.04 | 28.0%                                 |
| Non-anchor Retailers               | 850,143       | 46.3%  | 445,864,301    | 524.46    | 72.0%                                 |
|                                    | 1,836,380     | 100.0%                                       | \$ 619,481,795 | \$ 337.34 | 100.0%                                |

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

**Centro Properties Group****Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2010****Properties by State - Total Portfolio**

| State / Country      | Number of<br>Properties | Percent<br>Leased | GLA       | Leased<br>GLA | ABR            | Percent of<br>GLA | Percent of<br>ABR |
|----------------------|-------------------------|-------------------|-----------|---------------|----------------|-------------------|-------------------|
| 1 New South Wales    | 25                      | 99.5%             | 433,523   | 431,229       | \$ 165,076,630 | 23.2%             | 26.3%             |
| 2 Queensland         | 26                      | 99.6%             | 334,072   | 332,826       | 114,147,240    | 17.9%             | 18.2%             |
| 3 Victoria           | 22                      | 99.5%             | 429,554   | 427,586       | 145,685,238    | 23.0%             | 23.2%             |
| 4 Western Australia  | 19                      | 99.9%             | 326,470   | 326,110       | 118,860,919    | 17.5%             | 18.9%             |
| 5 South Australia    | 10                      | 99.2%             | 258,665   | 256,501       | 62,032,366     | 13.8%             | 9.9%              |
| 6 Tasmania           | 7                       | 99.2%             | 51,775    | 51,367        | 15,311,058     | 2.8%              | 2.4%              |
| 7 Northern Territory | 1                       | 100.0%            | 7,155     | 7,155         | 2,746,778      | 0.4%              | 0.4%              |
| 8 New Zealand        | 2                       | 98.4%             | 27,777    | 27,319        | 3,669,091      | 1.5%              | 0.6%              |
|                      | 112                     | 99.5%             | 1,868,990 | 1,860,092     | \$ 627,529,320 | 100.0%            | 100.0%            |

**Centro Properties Group**  
**Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2010**

**Redevelopments**

| Property Name   | Fund               | Location | State | Project Description              | Adjusted<br>GLA | Construction           |                             | Expected<br>Total<br>Project Cost | Expected<br>Stabilised Return<br>on Cost |
|---|--------------------|----------|-------|----------------------------------|-----------------|------------------------|-----------------------------|-----------------------------------|--|
|   |                    |          |       |                                  |                 | Expected<br>Start Date | Expected<br>Completion Date |                                   |  |
|   |                    |          |       |                                  |                 | (Quarter Ended)        | (Quarter Ended)             |                                   |  |
| In-Progress Redevelopment Activities                    |                    |          |       |                                  |                 |                        |                             |                                   |  |
| Sub Regional  |                    |          |       |                                  |                 |                        |                             |                                   |  |
| 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%                                    |
| Total / Weighted Average                                |                    |          |       |                                  |                 |                        |                             | \$ 12,175,000                     | 10.8%                                    |
| TOTAL CURRENT DEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE |                    |          |       |                                  |                 |                        |                             | \$ 12,175,000                     | 10.8%                                    |

**Centro Properties Group**  
**Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2010**  
**New Developments Activities**

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

**Centro Properties Group****Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2010****Top Ten Retailers Ranked by ABR**

| Retailer               | Number of<br>Leases | GLA     | GLA as a<br>Percentage of Total<br>Portfolio GLA | ABR            | ABR as a<br>Percentage of Total<br>Portfolio ABR |
|------------------------|---------------------|---------|--|----------------|--|
| 1 Woolworths / Safeway | 57                  | 191,863 | 10.7%  | \$ 50,009,747  | 8.0%   |
| 2 Coles                | 58                  | 207,777 | 11.6%  | 41,396,877     | 6.7%   |
| 3 Kmart                | 28                  | 186,268 | 10.4%  | 24,543,393     | 3.9%   |
| 4 Big W                | 13                  | 88,873  | 5.0%   | 14,691,681     | 2.4%   |
| 5 Target               | 17                  | 104,982 | 5.9%   | 13,292,350     | 2.1%   |
| 6 Myer                 | 4                   | 57,925  | 3.2%   | 7,455,276      | 1.2%   |
| 7 Metcash Trading      | 3                   | 58,790  | 3.3%   | 5,143,653      | 0.8%   |
| 8 The Reject Shop      | 23                  | 14,216  | 0.8%   | 4,858,661      | 0.8%   |
| 9 Millers Fashion Club | 51                  | 9,001   | 0.5%   | 4,696,514      | 0.8%   |
| 10 Best & Less         | 24                  | 18,569  | 1.0%   | 4,581,958      | 0.7%   |
| Total Top 10           | 278                 | 938,263 | 52.4%  | \$ 170,670,110 | 27.4%  |

**Centro Properties Group****Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2010****Lease Expiration Schedule - Total Portfolio**

|          | Number of<br>Leases Expiring | Leased<br>GLA    | Percent of<br>GLA | ABR<br>PSM       | Percent of<br>Total ABR |
|----------|------------------------------|------------------|-------------------|------------------|-------------------------|
| Holdover | 279                          | 52,137           | 2.9%              | \$ 351.85        | 2.9%                    |
| FY2011   | 1,020                        | 155,411          | 8.7%              | 482.07           | 12.0%                   |
| FY2012   | 1,099                        | 191,013          | 10.7%             | 427.46           | 13.1%                   |
| FY2013   | 1,158                        | 172,909          | 9.7%              | 451.27           | 12.5%                   |
| FY2014   | 1,069                        | 198,510          | 11.1%             | 428.26           | 13.7%                   |
| FY2015   | 965                          | 177,191          | 9.9%              | 433.21           | 12.3%                   |
| FY2016   | 412                          | 206,558          | 11.5%             | 241.48           | 8.0%                    |
| FY2017   | 274                          | 93,272           | 5.2%              | 339.08           | 5.1%                    |
| FY2018   | 120                          | 89,188           | 5.0%              | 288.36           | 4.1%                    |
| FY2019+  | 233                          | 454,299          | 25.4%             | 220.07           | 16.1%                   |
|          | <u>6,629</u>                 | <u>1,790,489</u> | <u>100.0%</u>     | <u>\$ 347.35</u> | <u>100.0%</u>           |

**Centro Properties Group**

**Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2010**

**New and Renewal Lease Summary - Total Portfolio**

|  | Number | GLA     | Total New<br>Gross Rent | Total New<br>Gross Rent PSM | Total Former<br>Gross Rent | Total Former<br>Gross Rent PSM | Percent<br>Increase |
|--|--------|---------|-------------------------|-----------------------------|----------------------------|--------------------------------|---------------------|
| <b>Financial Year Ended 30 June 2010</b>   |        |         |                         |                             |                            |                                |                     |
| <b>Maintenance Leases - Comparable</b>     |        |         |                         |                             |                            |                                |                     |
| New leases - occupied                      | 234    | 50,986  | \$ 27,048,097           | \$ 530.50                   | \$ 25,000,344              | \$ 490.34                      | 8.2%                |
| Renewal leases                             | 715    | 159,507 | 75,637,582              | 474.20                      | 72,427,807                 | 454.07                         | 4.4%                |
|  | 949    | 210,493 | \$ 102,685,679          | \$ 487.83                   | \$ 97,428,151              | \$ 462.86                      | 5.4%                |
| <b>Maintenance Leases - Non Comparable</b> |        |         |                         |                             |                            |                                |                     |
| New leases - prior vacancy                 | 235    | 28,181  | \$ 13,922,047           | \$ 494.02                   |                            |                                |                     |
| New leases - new GLA                       | 48     | 1,810   | 1,614,815               | 892.26                      |                            |                                |                     |
|  | 283    | 29,991  | \$ 15,536,862           | \$ 518.05                   |                            |                                |                     |
| <b>Total Maintenance Leases</b>            | 1,232  | 240,484 | \$ 118,222,541          | \$ 491.60                   |                            |                                |                     |
| <b>Development Leases</b>                  |        |         |                         |                             |                            |                                |                     |
| New leases                                 | 7      | 18,408  | \$ 4,562,250            | 247.85                      |                            |                                |                     |
| <b>TOTAL</b>                               | 1,239  | 258,891 | \$ 122,784,790          | \$ 474.27                   |                            |                                |                     |

**Centro Properties Group****Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2010****Same Property NOI Analysis - Total Portfolio****Excludes Non-Comparable Properties****(Dollars in thousands)**

|   | Financial Year Ended |                   | Percent<br>Change | Half Year Ended   |                   | Percent<br>Change |
|---|----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|   | 30-Jun-10            | 30-Jun-09         |                   | 31-Dec-09         | 31-Dec-08         |                   |
| <i>Analysis Specific Property Statistics:</i> |                      |                   |                   |                   |                   |                   |
| Number of properties included in analysis     | 99                   | 99                |                   | 113               | 113               |                   |
| Gross leasable area                           | 1,673,541            | 1,673,541         |                   | 1,860,037         | 1,860,037         |                   |
| <b>SAME PROPERTY NOI</b>                      | <b>\$ 487,413</b>    | <b>\$ 472,389</b> | <b>3.2%</b>       | <b>\$ 264,761</b> | <b>\$ 259,921</b> | <b>1.9%</b>       |

**Centro Properties Group****Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2010****Same Property NOI Analysis - Total Portfolio****Includes Redevelopment Properties****(Dollars in thousands)**

|   | Financial Year Ended     |                          | Percent<br>Change  | Half Year Ended          |                          | Percent<br>Change  |
|---|--------------------------|--------------------------|--------------------|--------------------------|--------------------------|--------------------|
|   | 30-Jun-10                | 30-Jun-09                |                    | 31-Dec-09                | 31-Dec-08                |                    |
| <i>Analysis Specific Property Statistics:</i> |                          |                          |                    |                          |                          |                    |
| Number of properties included in analysis     | 103                      | 103                      |                    | 117                      | 117                      |                    |
| Gross leasable area                           | 1,746,231                | 1,746,231                |                    | 1,925,999                | 1,925,999                |                    |
| <b>SAME PROPERTY NOI</b>                      | <u><u>\$ 505,880</u></u> | <u><u>\$ 488,134</u></u> | <u><u>3.6%</u></u> | <u><u>\$ 272,514</u></u> | <u><u>\$ 265,167</u></u> | <u><u>2.8%</u></u> |

***Acquisitions***

There were no acquisitions completed in the financial year ended 30 June 2010.

**Centro Properties Group**

**Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2010**

**Dispositions**

| Property Name  | Property Type (1) | Fund                 | Location       | State | Sale Date | Sale Amount           | Book Value            | Gain / Loss         | Cap-Rate    | GLA           |
|--|-------------------|----------------------|----------------|-------|-----------|-----------------------|-----------------------|---------------------|-------------|---------------|
| <b>1H 2010 (2)</b>   |                   |                      |                |       |           |                       |                       |                     |             |               |
| Centro Warringal   | S                 | CMCS 14              | Heidelberg     | VIC   | 14-Sep-09 | 30,600,000            | -                     | -                   | -           | 11,760        |
| Centro Rosebud   | S                 | CMCS 18              | Rosebud        | VIC   | 21-Sep-09 | 13,150,000            | -                     | -                   | -           | 5,082         |
| Centro Samuel Village                                      | S                 | CMCS 37              | Manunda        | QLD   | 21-Sep-09 | 6,200,000             | -                     | -                   | -           | 1,284         |
| Alice Springs - land                                       | L                 | CMCS 10              | Alice Springs  | NT    | 21-Sep-09 | 700,000               | -                     | -                   | -           | n.a.          |
| Liquorland Outlets - Sale of 5 outlets from portfolio of 8 | O                 | CMCS 17              | Various Qld    | QLD   | Nov-09    | 31,749,500            | -                     | -                   | -           | n.a.          |
|  |                   |                      |                |       |           | <b>\$ 82,399,500</b>  | <b>\$ 78,354,783</b>  | <b>\$ 4,044,717</b> | <b>8.1%</b> | <b>18,126</b> |
| <b>2H 2010 (3)</b>   |                   |                      |                |       |           |                       |                       |                     |             |               |
| David Jones Perth  | S                 | CMCS 28              | Perth          | WA    | 20-Jan-10 | 114,500,000           | -                     | -                   | -           | 24,076        |
| Liquorland Outlets - Sale of 1 outlet from portfolio of 8  | O                 | CMCS 17              |                | QLD   | 17-Mar-10 | 8,000,000             | -                     | -                   | -           | n.a.          |
| Centro Nerang  | S                 | 50% CER / 50% CSIF-A | Nerang         | QLD   | 31-Mar-10 | 38,500,000            | -                     | -                   | -           | 9,983         |
| Centro Murray Bridge                                       | S                 | CNP                  | Murray Bridge  | SA    | 01-Apr-10 | 21,750,000            | -                     | -                   | -           | 8,313         |
| Centro Meadow Heights                                      | S                 | CMCS 18              | Meadow Heights | VIC   | 13-May-10 | 12,300,000            | -                     | -                   | -           | 5,373         |
| Alice Springs Kmart  | S                 | CMCS 10              | Alice Springs  | NT    | 15-Jun-10 | 15,850,000            | -                     | -                   | -           | 7,191         |
| Four Hotels - Sale of 3 outlets from portfolio of 4        | O                 | CMCS 8               | Various Qld    | QLD   | 15-Jun-10 | 19,050,000            | -                     | -                   | -           | n.a.          |
| Centro Croydon   | S                 | CMCS 8               | Croydon        | VIC   | 21-Jun-10 | 31,500,000            | -                     | -                   | -           | 9,753         |
|  |                   |                      |                |       |           | <b>\$ 261,450,000</b> | <b>\$ 257,450,000</b> | <b>\$ 4,000,000</b> | <b>7.8%</b> | <b>64,689</b> |
| <b>TOTAL - FINANCIAL YEAR ENDED 30 JUNE 2010</b>           |                   |                      |                |       |           | <b>\$ 343,849,500</b> | <b>\$ 335,804,783</b> | <b>\$ 8,044,717</b> | <b>7.9%</b> | <b>82,815</b> |

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

(2) Book value as of 30 June 2009.

(3) Book value as of 31 December 2009.

**Centro Properties Group**  
**Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2010**  
**Property Portfolio**

| Property Name                | Fund                     | Suburb          | State | Year<br>Built (1) | Date<br>Acquired | GLA (2) | Percent<br>Leased | ABR (3)       | Anchor Tenant  |
|------------------------------|--------------------------|-----------------|-------|-------------------|------------------|---------|-------------------|---------------|--|
| <b>TOTAL PORTFOLIO</b>       |                          |                 |       |                   |                  |         |                   |               |  |
| <i>Stabilised Properties</i> |                          |                 |       |                   |                  |         |                   |               |  |
| <b>Regional Centres</b>      |                          |                 |       |                   |                  |         |                   |               |  |
| 1 Centro Bankstown           | 50% CAWF / 50% CMCS 28   | Bankstown       | NSW   | 2008              | 2003             | 83,994  | 100%              | 43,805,394    | Myer, Big W, Target, Kmart, Woolworths, Franklin       |
| 2 Centro Colonnades          | 50% CER / 50% CAWF       | Noarlunga       | SA    | 2007              | 2003             | 65,675  | 99%               | 23,554,412    | Myer, Big W, Kmart, Coles, Woolworth                   |
| 3 Centro Galleria            | 50% CER / 50% CAWF       | Morley          | WA    | 2008              | 2003             | 73,222  | 100%              | 38,462,044    | Myer, Kmart, Target, Woolworths, Coles, Greater Union  |
| 4 Centro Roselands           | 50% CAWF / 50% CMCS 21   | Roselands       | NSW   | 2000              | 2003             | 61,388  | 100%              | 24,156,319    | Myer, Target, Coles, Food for Less                     |
| 5 Centro The Glen            | 50% CER / 50% CAWF       | Glen Waverley   | VIC   | 2005              | 1994             | 58,990  | 100%              | 28,504,699    | David Jones, Target, Coles, Woolworth                  |
| 6 Centro Toombul             | 50% CER / 50% CAWF       | Toombul         | QLD   | 2003              | 2003             | 46,511  | 100%              | 16,465,564    | David Jones, Kmart, Coles, Aldi, Bi Lc                 |
|                              |                          |                 |       |                   |                  | 389,781 | 99.8%             | \$174,948,433 |  |
| <b>Sub Regional Centres</b>  |                          |                 |       |                   |                  |         |                   |               |  |
| 1 Belmont Shopping Village   | CMCS 5                   | Belmont         | VIC   | 1970              | 2003             | 14,027  | 100%              | 3,310,467     | Kmart, Coles   |
| 2 Centro Burnie              | CMCS 33                  | Burnie          | TAS   | 1982              | 2003             | 8,687   | 100%              | 1,290,596     | Kmart, Coles   |
| 3 Centro Albury              | CMCS 37                  | Albury          | NSW   | 2000              | 2005             | 15,775  | 100%              | 4,540,646     | Kmart, Coles   |
| 4 Centro Armidale            | 50% CER / 50% CSIF-A     | Armidale        | NSW   | 2007              | 2007             | 15,205  | 100%              | 3,951,028     | Big W, Woolworths                                      |
| 5 Centro Arndale             | 50% CAWF / 50% CMCS 33   | Kilkenny        | SA    | 1999              | 2004             | 40,389  | 99%               | 9,961,237     | Harris Scarfe, Big W, Woolworths, Coles, Greater Union |
| 6 Centro Box Hill (North)    | 50% CER / 50% CAWF       | Box Hill        | VIC   | 2007              | 2001             | 14,259  | 99%               | 5,451,944     | Coles, Harris Scarfe                                   |
| 7 Centro Brandon Park        | CMCS 6                   | Mulgrave        | VIC   | 2003              | 2003             | 22,398  | 100%              | 9,875,823     | Kmart, Coles, Aldi                                     |
| 8 Centro Buranda             | 50% CER / 50% CSIF-A     | Buranda         | QLD   | 2005              | 2000             | 11,585  | 100%              | 3,677,767     | Target, Woolworths                                     |
| 9 Centro Cranbourne          | 50% CER / 50% CAWF       | Cranbourne      | VIC   | 1998              | 2000             | 33,807  | 100%              | 10,896,979    | Kmart, Coles, Safeway, Harris Scarfe                   |
| 10 Centro Dubbo              | CMCS 23                  | Dubbo           | NSW   | 1993              | 2003             | 12,742  | 100%              | 3,551,461     | Target, Coles  |
| 11 Centro Goulburn           | 50% CER / 50% CAWF       | Goulburn        | NSW   | 2005              | 2000             | 13,865  | 99%               | 4,903,331     | Kmart, Coles   |
| 12 Centro Gympie             | CMCS 9                   | Gympie          | QLD   | 2007              | 2003             | 14,029  | 100%              | 5,647,450     | Big W, Woolworths                                      |
| 13 Centro Hervey Bay         | 50% CAWF / 50% JV        | Pialba          | QLD   | 1995              | 2002             | 15,569  | 100%              | 4,926,248     | Target, Supa IGA                                       |
| 14 Centro Hollywood          | CMCS 9                   | Salisbury Downs | SA    | 2001              | 2003             | 31,175  | 97%               | 8,291,923     | Target, Coles, Woolworth                               |
| 15 Centro Karingal           | 50% CER / 50% CAWF       | Frankston       | VIC   | 2006              | 1985             | 41,565  | 99%               | 16,172,155    | Big W, Safeway, Safeway, Village Cinema                |
| 16 Centro Karratha           | 50% CAWF / 50% CMCS 25   | Karratha        | WA    | 2005              | 2003             | 23,852  | 100%              | 7,150,668     | Kmart, Target Country, Coles, Woolworth                |
| 17 Centro Keilor             | CMCS 33                  | Keilor Downs    | VIC   | 2004              | 1990             | 19,348  | 100%              | 6,348,017     | Kmart, Coles, Aldi                                     |
| 18 Centro Kurralta           | CMCS 5                   | Kurralta Park   | SA    | 2000              | 2003             | 10,675  | 100%              | 2,136,287     | Kmart, Coles   |
| 19 Centro Lake Macquarie     | CMCS 24                  | Mout Hutton     | NSW   | 2008              | 2003             | 16,931  | 99%               | 6,033,797     | Big W, Woolworths                                      |
| 20 Centro Lansell            | 50% CER / 50% CSIF-A     | Kangaroo Flat   | VIC   | 1999              | 2000             | 18,519  | 99%               | 3,745,653     | Kmart, Coles, Safeway                                  |
| 21 Centro Launceston         | CMCS 5                   | Launceston      | TAS   | 2000              | 2003             | 10,361  | 100%              | 2,211,947     | Kmart, Coles   |
| 22 Centro Lavington          | 50% CER / 50% CAWF       | Lavington       | NSW   | 2006              | 1994             | 20,052  | 100%              | 6,333,629     | Big W, Safeway, Aldi                                   |
| 23 Centro Maddington         | 76.4% CMCS 26 / 23.6% JV | Maddington      | WA    | 2004              | 2002             | 29,283  | 100%              | 8,285,397     | Kmart, Coles, Woolworths                               |
| 24 Centro Mandurah           | 50% CER / 50% CAWF       | Mandurah        | WA    | 1995              | 1985             | 39,665  | 100%              | 17,772,751    | Big W, Kmart, Coles, Woolworths                        |
| 25 Centro Mildura            | 50% CER / 50% CAWF       | Mildura         | VIC   | 2005              | 1998             | 19,678  | 97%               | 7,686,950     | Target, Woolworths                                     |
| 26 Centro Mornington         | 50% CER / 50% CAWF       | Mornington      | VIC   | 2000              | 1999             | 11,670  | 100%              | 4,306,115     | Target, Coles  |
| 27 Centro Mount Gambier      | CER                      | Mount Gambier   | SA    | 1986              | 2007             | 12,794  | 100%              | 3,920,242     | Kmart, Fishers Supa IGA                                |
| 28 Centro Nepean             | CMCS 3                   | Penrith         | NSW   | 1999              | 2003             | 23,169  | 100%              | 7,872,977     | Kmart, Coles   |
| 29 Centro New Town           | CMCS 5                   | New Town        | TAS   | 2000              | 2003             | 11,449  | 98%               | 2,020,594     | Kmart, Coles   |
| 30 Centro Newton             | CMCS 37                  | Newton          | SA    | 2004              | 2000             | 13,590  | 100%              | 2,332,278     | Target, Foodland                                       |
| 31 Centro Northgate          | CMCS 8                   | Geralton        | WA    | 2000              | 2003             | 15,905  | 100%              | 4,212,126     | Target, Coles  |
| 32 Centro Pirie              | CMCS 34                  | Port Pirie      | SA    | 2008              | 2000             | 10,923  | 97%               | 2,411,506     | Kmart, Coles   |
| 33 Centro Somerville         | CNP                      | Somerville      | VIC   | 2008              | 2006 (4)         | 16,607  | 100%              | 3,498,796     | Target, Coles  |
| 34 Centro Springwood         | 50% CER / 50% CAWF       | Springwood      | QLD   | 2002              | 1998             | 15,446  | 100%              | 4,656,767     | Target, Woolworths                                     |
| 35 Centro Taigum             | 50% CER / 50% CAWF       | Taigum          | QLD   | 2001              | 1998             | 22,699  | 100%              | 7,683,817     | Big W, Woolworths                                      |
| 36 Centro Toormina           | CMCS 16                  | Toormina        | NSW   | 2008              | 2003             | 21,448  | 99%               | 7,729,049     | Kmart, Coles, Woolworths                               |
| 37 Centro Townsville         | CMCS 17                  | Townsville      | QLD   | 2005              | 2003             | 13,666  | 99%               | 3,401,877     | Kmart, Coles   |
| 38 Centro Tweed              | 50% CER / 50% CAWF       | Tweed Heads     | NSW   | 2005              | 1998             | 18,595  | 99%               | 7,212,415     | Target, Coles  |
| 39 Centro Warriewood         | 50% CER / 50% CAWF       | Warriewood      | NSW   | 1999              | 1996             | 22,125  | 100%              | 10,248,504    | Kmart, Coles, Woolworths                               |
| 40 Centro Warwick            | 50% CER / 50% CAWF       | Warwick         | WA    | 2003              | 2001             | 32,202  | 100%              | 11,192,768    | Kmart, Coles, Woolworths, Harvey Norman                |
| 41 Centro Westside           | 50% CER / 50% CSIF-A     | Broken Hill     | NSW   | 2004              | 2000             | 16,680  | 99%               | 3,939,127     | Big W, Woolworths                                      |
| 42 Centro Whitsunday         | 50% CER / 50% CAWF       | Cannonvale      | QLD   | 2006              | 2005 (4)         | 22,028  | 99%               | 5,125,606     | Big W, Woolworths                                      |
| 43 Centro Wodonga            | 50% CER / 50% CSIF-A     | Wodonga         | VIC   | 1996              | 2000             | 17,587  | 100%              | 4,381,812     | Target, Coles, Safeway                                 |
| 44 Maitland Hunter Mall      | CMCS 10                  | Maitland        | NSW   | 2002              | 2003             | 14,540  | 99%               | 2,529,398     | Kmart, Foodworks                                       |
| 45 Sunshine Marketplace      | CMCS 27                  | Sunshine        | VIC   | 2004              | 2003             | 33,850  | 100%              | 9,068,901     | Big W, Woolworths, Village Cinema                      |
| 46 Victoria Gardens          | 50% CAWF / 50% JV        | Richmond        | VIC   | 2003              | 2003             | 31,120  | 100%              | 11,606,983    | Kmart, Coles, Hoyts                                    |
|                              |                          |                 |       |                   |                  | 911,533 | 99.5%             | \$283,505,807 |  |

**Centro Properties Group**  
**Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2010**  
**Property Portfolio**

| Property Name                       | Fund                      | Suburb            | State | Year<br>Built (1) | Date<br>Acquired | GLA (2) | Percent<br>Leased | ABR (3)       | Anchor Tenant                    |
|-------------------------------------|---------------------------|-------------------|-------|-------------------|------------------|---------|-------------------|---------------|----------------------------------|
| <b>Convenience Centres</b>          |                           |                   |       |                   |                  |         |                   |               |                                  |
| 1 Altone Park Shopping Centre       | CMCS 19 UT                | Beechboro         | WA    | 2007              | 2003             | 8,024   | 100%              | 1,510,480     | Woolworths                       |
| 2 Centrepoint Shopping Centre       | CMCS 19 UT                | Warragul          | VIC   | 2001              | 2003             | 4,614   | 100%              | 871,667       | Coles                            |
| 3 Centro Albany (QLD)               | CMCS 8                    | Albany Creek      | QLD   | 2001              | 2003             | 10,238  | 100%              | 3,881,770     | Coles                            |
| 4 Centro Albany (WA)                | CER                       | Albany            | WA    | 2007              | 2007             | 12,310  | 100%              | 1,927,144     | Woolworths                       |
| 5 Centro Albion Park                | CMCS 17                   | Albion Park       | NSW   | 1998              | 2003             | 5,570   | 100%              | 1,633,887     | Woolworths                       |
| 6 Centro Birallee                   | 50% CER / 50% CSIF-A      | Wodonga           | VIC   | 2002              | 2001             | 5,669   | 100%              | 1,347,644     | Coles                            |
| 7 Centro Dianella                   | CMCS 9                    | Dianella          | WA    | 2002              | 2003             | 20,270  | 99%               | 5,743,044     | Woolworths, Progressive Supa IGA |
| 8 Centro Emerald Market             | 50% CMCS 25 / 50% CMCS 34 | Emerald           | QLD   | 1997              | 2000             | 6,510   | 100%              | 1,597,324     | Coles, Target Country            |
| 9 Centro Emerald Village            | 50% CMCS 25 / 50% CMCS 34 | Emerald           | QLD   | 1995              | 2001             | 7,290   | 100%              | 2,198,819     | Woolworths                       |
| 10 Centro Flinders                  | CMCS 33                   | Yokine            | WA    | 2007              | 2004             | 5,846   | 100%              | 1,252,479     | Coles                            |
| 11 Centro Gladstone                 | CMCS 19 (30% NZ / 70% UT) | Gladstone         | QLD   | 1971              | 2003             | 6,108   | 98%               | 1,862,483     | Woolworths                       |
| 12 Centro Glenorchy                 | CMCS 12                   | Glenorchy         | TAS   | 2007              | 2003             | 6,911   | 100%              | 2,069,593     | Woolworths                       |
| 13 Centro Halls Head                | 50% CER / 50% CAWF        | Halls Head        | WA    | 2001              | 2001             | 6,037   | 100%              | 1,668,032     | IGA Progressive                  |
| 14 Centro Hilton                    | CMCS 18                   | Hilton            | SA    | 1998              | 2003             | 4,442   | 100%              | 1,551,890     | Woolworths                       |
| 15 Centro Kalamunda                 | CMCS 14                   | Kalamunda         | WA    | 2002              | 2003             | 8,231   | 100%              | 2,120,288     | Coles                            |
| 16 Centro Kiama                     | CMCS 19 UT                | Kiama             | NSW   | 1998              | 2003             | 5,209   | 100%              | 2,044,216     | Woolworths                       |
| 17 Centro Lennox                    | CMCS 10                   | Emu Plains        | NSW   | 2002              | 2003             | 9,030   | 98%               | 4,108,036     | Woolworths, Aldi                 |
| 18 Centro Lismore                   | CMCS 34                   | Lismore           | NSW   | 1986              | 2000             | 8,357   | 97%               | 2,066,671     | Woolworths                       |
| 19 Centro Lutwyche                  | 50% CMCS 33 / 50% CSIF-A  | Lutwyche          | QLD   | 2008              | 2001             | 19,531  | 100%              | 6,830,508     | Coles, Aldi                      |
| 20 Centro Meadow Mews               | CMCS 15                   | Kings Meadow      | TAS   | 2003              | 2003             | 7,695   | 99%               | 2,921,376     | Coles                            |
| 21 Centro Milton                    | CMCS 33                   | Milton            | QLD   | 1974              | 2000             | 2,780   | 100%              | 1,844,679     | IGA Milton                       |
| 22 Centro Monier Village            | CMCS 37                   | Darra             | QLD   | 2004              | 2005             | 3,999   | 100%              | 1,119,918     | Woolworths                       |
| 23 Centro Newcomb                   | CMCS 17                   | Geelong           | VIC   | 2007              | 2003             | 8,616   | 100%              | 2,524,804     | Safeway, Aldi                    |
| 24 Centro North Shore               | CSIF-A                    | Pacific Paradise  | QLD   | 2003              | 2005             | 4,039   | 99%               | 1,402,827     | Bi Lo                            |
| 25 Centro Oakleigh                  | CMCS 12                   | Oakleigh          | VIC   | 2008              | 2003             | 13,777  | 99%               | 4,121,756     | Coles, Woolworths                |
| 26 Centro Oxenford                  | CMCS 25                   | Oxenford          | QLD   | 2001              | 2003             | 5,808   | 100%              | 2,108,594     | Woolworths                       |
| 27 Centro Pinelands                 | CMCS 34                   | Sunnybank         | QLD   | 1998              | 2000             | 5,897   | 100%              | 2,943,441     | Coles                            |
| 28 Centro Raymond Terrace           | CMCS 25                   | Raymond Terrace   | NSW   | 2000              | 2003             | 7,231   | 96%               | 2,369,720     | Woolworths                       |
| 29 Centro Seven Hills               | CMCS 4                    | Seven Hills       | NSW   | 2003              | 2003             | 19,281  | 100%              | 8,744,546     | Woolworths, Coles, Ald           |
| 30 Centro Stirlings                 | CMCS 14                   | Geralton          | WA    | 2001              | 2003             | 6,741   | 98%               | 3,085,179     | Woolworths                       |
| 31 Centro Victoria Park             | CSIF-A                    | Dianella          | WA    | 2004              | 2004             | 5,460   | 99%               | 2,177,954     | Woolworths                       |
| 32 Centro Warnbro                   | CER                       | Warnbro           | WA    | 1998              | 2007             | 11,331  | 100%              | 4,201,918     | Coles, Woolworths                |
| 33 Centro Warners Bay               | CMCS 19 (30% NZ / 70% UT) | Warners Bay       | NSW   | 2001              | 2003             | 5,086   | 99%               | 2,257,269     | Coles                            |
| 34 Centro Warnambool                | CSIF-A                    | Warnambool        | VIC   | 2007              | 2006 (4)         | 4,445   | 93%               | 1,077,683     | Coles                            |
| 35 Centro Whites Hill               | CMCS 37                   | Camp Hill         | QLD   | 2003              | 2005             | 3,991   | 100%              | 1,594,862     | Woolworths                       |
| 36 Centro Woodlands                 | CMCS 30                   | Deeragun          | QLD   | 1985              | 2003             | 4,952   | 100%              | 1,615,684     | Woolworths                       |
| 37 Coles Morwell                    | CMCS 34                   | Morwell           | VIC   | 1998              | 2001             | 5,266   | 100%              | 0             | Coles                            |
| 38 Deniliquin Plaza                 | CMCS 19 UT                | Deniliquin        | NSW   | 1997              | 2004             | 4,212   | 100%              | 792,778       | Coles                            |
| 39 Goldfields Plaza Shopping Centre | CSIF-A                    | Gympie            | QLD   | 2001              | 2006             | 8,279   | 99%               | 2,458,125     | Coles                            |
| 40 Katherine Oasis Shopping Centre  | CSIF-A                    | Katherine         | NT    | 2002              | 2006             | 7,155   | 100%              | 2,746,778     | Woolworths                       |
| 41 Kelston Shopping Centre          | CMCS 20                   | Kelston, Auckland | NZ    | 1996              | 2003             | 9,821   | 98%               | 558,859       | Countdown                        |
| 42 Maddington Village               | CNP                       | Maddington        | WA    | 2005              | 2006             | 4,246   | 100%              | 1,171,762     | Farmer Jacks                     |
| 43 Melville Plaza Shopping Centre   | CMCS 19 UT                | Melville          | WA    | 1999              | 2003             | 8,807   | 100%              | 2,260,329     | Coles                            |
| 44 Mount Hutton                     | CMCS 24                   | Moutn Hutton      | NSW   | 1982              | 2006             | 4,709   | 92%               | 1,081,253     | Coles                            |
| 45 St Agnes Shopping Centre         | CMCS 12                   | St Agnes          | SA    | 2002              | 2003             | 10,211  | 99%               | 2,728,939     | Coles                            |
| 46 The Gateway Shopping Village     | CMCS 18                   | Langwarrin        | VIC   | 1998              | 2003             | 10,029  | 95%               | 2,838,867     | Coles                            |
| 47 Tweed Supermarket                | CMCS 26                   | Tweed Heads       | NSW   | 2008              | 2003             | 3,660   | 100%              | 1,170,000     | Woolworths                       |
| 48 Woodcroft Plaza                  | CMCS 34                   | Woodcroft         | NSW   | 1993              | 2000             | 4,670   | 100%              | 2,001,179     | Coles                            |
|                                     |                           |                   |       |                   |                  | 362,390 | 99.2%             | \$112,207,051 |                                  |
| <b>Bulky Goods</b>                  |                           |                   |       |                   |                  |         |                   |               |                                  |
| 1 Centro Gladstone Home             | CMCS 37                   | Gladstone         | QLD   | 2007              | 2006 (4)         | 21,791  | 100%              | 2,640,211     | Bunnings Warehouse               |
| 2 Centro Indooroopilly              | CMCS 26                   | Indooroopilly     | QLD   | 2003              | 2003             | 19,085  | 99%               | 4,603,976     |                                  |
| 3 Porirua MegaCentre                | CMCS 20                   | Wellington        | NZ    | 1999              | 2003             | 17,955  | 99%               | 3,110,232     | The Warehouse                    |
|                                     |                           |                   |       |                   |                  | 58,832  | 99.1%             | \$10,354,420  |                                  |

**Centro Properties Group**  
**Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2010**

**Property Portfolio**

| Property Name                                 | Fund                      | Suburb           | State | Year<br>Built (1) | Date<br>Acquired | GLA (2)          | Percent<br>Leased | ABR (3)              | Anchor Tenant                   |
|---|---------------------------|------------------|-------|-------------------|------------------|------------------|-------------------|----------------------|---------------------------------|
| <b>CBD Retail</b>                             |                           |                  |       |                   |                  |                  |                   |                      |                                 |
| 1 Centro Cat & Fiddle                         | CMCS 19 (30% NZ / 70% UT) | Hobart           | TAS   | 1994              | 2003             | 4,283            | 98%               | 3,065,595            |                                 |
| 2 Centro Surfers Paradise                     | CMCS 11                   | Surfers Paradise | QLD   | 2001              | 2003             | 23,462           | 100%              | 19,206,441           | Woolworths                      |
| 3 City Central Perth                          | 50% CMCS 28 / 50% CSIF-A  | Perth            | WA    | 2002              | 2006             | 13,424           | 100%              | 4,601,029            | Woolworths                      |
| 4 Elizabeth Plaza                             | 50% CMCS 19UT / 50% JV    | Hobart           | TAS   | 1970              | 2005             | 2,388            | 100%              | 1,731,358            |                                 |
|   |                           |                  |       |                   |                  | <u>43,557</u>    | <u>99.7%</u>      | <u>\$28,604,422</u>  |                                 |
| <b>Other</b>                                  |                           |                  |       |                   |                  |                  |                   |                      |                                 |
| 1 Chapman Way Arcade                          | CMCS 14                   | Geralton         | WA    | 1974              | 2006             | 1,616            | 100%              | 65,528               |                                 |
| 2 Four Hotels                                 | CMCS 8                    |                  | QLD   | n/a               | 2003             | 10,821           | 100%              | 2,405,178            | Mansfield Tavern                |
| 3 Kidman Park                                 | CMCS 22                   | Kidman Park      | SA    | 2002              | 2003             | 58,790           | 100%              | 5,143,653            |                                 |
| 4 Liquorland Outlets                          | CMCS 17                   |                  | QLD   | n/a               | 2003             | 7,958            | 100%              | 2,247,304            | Runaway Bay Hotel, Wallaby Hote |
|   |                           |                  |       |                   |                  | <u>79,185</u>    | <u>100.0%</u>     | <u>\$9,861,662</u>   |                                 |
| <b>STABILISED PROPERTIES</b>                  |                           |                  |       |                   |                  | <u>1,845,278</u> | <u>99.5%</u>      | <u>\$619,481,795</u> |                                 |
| <b>Redevelopment Properties</b>               |                           |                  |       |                   |                  |                  |                   |                      |                                 |
| <b>Sub Regional Centres</b>                   |                           |                  |       |                   |                  |                  |                   |                      |                                 |
| 1 Centro Box Hill (South)                     | 50% CER / 50% CAWF        | Box Hill         | VIC   | 2010              | 2000             | 23,712           | 100%              | 8,047,525            | Big W (u/c), Safeway            |
| <b>REDEVELOPMENT PROPERTIES</b>               |                           |                  |       |                   |                  | <u>23,712</u>    | <u>100.0%</u>     | <u>\$8,047,525</u>   |                                 |
| <b>Development Properties</b>                 |                           |                  |       |                   |                  |                  |                   |                      |                                 |
| There are currently no development properties |                           |                  |       |                   |                  |                  |                   |                      |                                 |
| <b>DEVELOPMENT PROPERTIES</b>                 |                           |                  |       |                   |                  | <u>0</u>         | <u>0.0%</u>       | <u>\$0</u>           |                                 |
| <b>TOTAL PROPERTY PORTFOLIO</b>               |                           |                  |       |                   |                  | <u>1,868,990</u> | <u>99.5%</u>      | <u>\$627,529,320</u> |                                 |

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

(4) Land only acquired in this year.

**Centro Properties Group**  
**Australasian Supplemental Portfolio Data - Financial Year Ended 30 June 2010**

**CNP Direct Property Portfolio**

| Property Name                                   | Fund | Suburb     | State | Year<br>Built (1) | Date<br>Acquired | GLA (2) | Percent<br>Leased | ABR (3)     | Anchor Tenant |
|---|------|------------|-------|-------------------|------------------|---------|-------------------|-------------|---------------|
| <b>TOTAL PORTFOLIO</b>                          |      |            |       |                   |                  |         |                   |             |               |
| <i>Stabilised Properties</i>                    |      |            |       |                   |                  |         |                   |             |               |
| <b>Sub Regional Centres</b>                     |      |            |       |                   |                  |         |                   |             |               |
| 1 Centro Somerville                             | CNP  | Somerville | VIC   | 2008              | 2006 (4)         | 16,607  | 100%              | 3,498,796   | Target, Coles |
|   |      |            |       |                   |                  | 16,607  | 100.0%            | \$3,498,796 |               |
| <b>Convenience Centres</b>                      |      |            |       |                   |                  |         |                   |             |               |
| 1 Maddington Village                            | CNP  | Maddington | WA    | 2005              | 2006             | 4,246   | 100%              | 1,171,762   | Farmer Jacks  |
|   |      |            |       |                   |                  | 4,246   | 100.0%            | \$1,171,762 |               |
| <b>STABILISED PROPERTIES</b>                    |      |            |       |                   |                  | 20,853  | 100.0%            | 4,670,558   |               |
| <i>Redevelopment Properties</i>                 |      |            |       |                   |                  |         |                   |             |               |
| There are currently no redevelopment properties |      |            |       |                   |                  |         |                   |             |               |
| <b>REDEVELOPMENT PROPERTIES</b>                 |      |            |       |                   |                  | 0       | 0.0%              | \$0         |               |
| <i>Development Properties</i>                   |      |            |       |                   |                  |         |                   |             |               |
| There are currently no development properties   |      |            |       |                   |                  |         |                   |             |               |
| <b>DEVELOPMENT PROPERTIES</b>                   |      |            |       |                   |                  | 0       | 0.0%              | \$0         |               |
| <b>TOTAL PROPERTY PORTFOLIO</b>                 |      |            |       |                   |                  | 20,853  | 100.0%            | \$4,670,558 |               |

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

(4) Land only acquired in this year.

# US Portfolio

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## Supplemental Information

### Full Year FY10

(Period ended 30 June 2010)

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Property Type Summary - Total Portfolio**

|   | Number of<br>Properties | GLA               | Percent<br>Leased | Leased<br>GLA     | ABR                   | NOI - Twelve Months<br>Ended 6/30/10 |
|---|-------------------------|-------------------|-------------------|-------------------|-----------------------|--------------------------------------|
| <b>Stabilized Properties</b>                |                         |                   |                   |                   |                       |                                      |
| Community and Neighborhood Shopping Centers | 565                     | 91,925,639        | 88.6%             | 81,490,577        | \$ 826,652,410        | \$ 716,170,801                       |
| Malls and Lifestyle Centers                 | 8                       | 3,708,866         | 85.6%             | 3,175,291         | 37,626,020            | 33,939,931                           |
| Miscellaneous Properties                    | 11                      | 515,091           | 45.9%             | 236,468           | 3,748,280             | 2,194,675                            |
| Miscellaneous Land                          | 9                       | -                 | -                 | -                 | -                     | (22,200)                             |
|   | <u>593</u>              | <u>96,149,596</u> | <u>88.3%</u>      | <u>84,902,336</u> | <u>\$ 868,026,709</u> | <u>\$ 752,283,207</u>                |
| <b>Redevelopment Properties</b>             |                         |                   |                   |                   |                       |                                      |
| Community and Neighborhood Shopping Centers | 6                       | 1,866,179         | 71.5%             | 1,334,401         | \$ 11,503,580         | \$ 9,228,310                         |
| Malls and Lifestyle Centers                 | 1                       | 400,243           | 72.8%             | 291,447           | 5,095,287             | 2,802,473                            |
|   | <u>7</u>                | <u>2,266,422</u>  | <u>71.7%</u>      | <u>1,625,848</u>  | <u>\$ 16,598,867</u>  | <u>\$ 12,030,783</u>                 |
| <b>TOTAL PORTFOLIO</b>                      | 600                     | 98,416,018        | 87.9%             | 86,528,184        | \$ 884,625,576        | \$ 764,313,989                       |

|  |               |  |                |            |                                       |
|--|---------------|--|----------------|------------|---------------------------------------|
| <b>TOTAL COMMUNITY AND NEIGHBORHOOD SHOPPING CENTERS</b> | 571           | 93,791,818                                   | 88.3%          | 82,824,978 | \$ 838,155,990                        |
|  |               |  |                | ABR        |                                       |
|  | Leased<br>GLA | Percent of<br>Shopping Centers<br>Leased GLA | Amount         | PSF        | Percent of<br>Shopping Centers<br>ABR |
| Anchor Tenants (1)                                       | 51,163,329    | 61.8%  | \$ 385,313,524 | \$ 7.53    | 46.0%                                 |
| Non-anchor Tenants                                       | 31,661,649    | 38.2%  | 452,842,466    | 14.30      | 54.0%                                 |
|  | 82,824,978    | 100.0%                                       | \$ 838,155,990 | \$ 10.12   | 100.0%                                |

(1) 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.

Includes 100 percent of properties owned by unconsolidated joint ventures.

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Properties by State - Total Portfolio**

| State             | Number of<br>Properties | Percent<br>Leased | GLA        | Leased<br>GLA | ABR            | Percent of<br>GLA | Percent of<br>ABR |
|-------------------|-------------------------|-------------------|------------|---------------|----------------|-------------------|-------------------|
| 1 Alabama         | 7                       | 84.7%             | 1,529,404  | 1,295,335     | \$ 11,239,266  | 1.6%              | 1.3%              |
| 2 Arizona         | 5                       | 73.3%             | 804,791    | 589,619       | 4,869,415      | 0.8%              | 0.6%              |
| 3 California      | 29                      | 94.6%             | 5,779,200  | 5,467,071     | 73,258,291     | 5.9%              | 8.3%              |
| 4 Colorado        | 7                       | 88.6%             | 1,807,612  | 1,602,124     | 18,121,486     | 1.8%              | 2.0%              |
| 5 Connecticut     | 19                      | 89.0%             | 2,824,630  | 2,512,971     | 32,949,397     | 2.9%              | 3.7%              |
| 6 Delaware        | 1                       | 100.0%            | 191,855    | 191,855       | 1,864,442      | 0.2%              | 0.2%              |
| 7 Florida         | 44                      | 85.5%             | 7,512,694  | 6,426,194     | 72,466,931     | 7.6%              | 8.2%              |
| 8 Georgia         | 41                      | 84.5%             | 6,129,677  | 5,180,306     | 44,568,433     | 6.2%              | 5.0%              |
| 9 Illinois        | 27                      | 88.1%             | 5,184,125  | 4,568,417     | 48,890,498     | 5.3%              | 5.5%              |
| 10 Indiana        | 14                      | 87.4%             | 2,175,871  | 1,901,561     | 15,365,080     | 2.2%              | 1.7%              |
| 11 Iowa           | 5                       | 92.5%             | 777,680    | 719,722       | 4,448,140      | 0.8%              | 0.5%              |
| 12 Kansas         | 2                       | 79.3%             | 363,870    | 288,473       | 2,396,851      | 0.4%              | 0.3%              |
| 13 Kentucky       | 14                      | 91.9%             | 2,496,233  | 2,293,216     | 18,927,954     | 2.5%              | 2.1%              |
| 14 Louisiana      | 5                       | 90.7%             | 624,850    | 566,852       | 3,047,339      | 0.6%              | 0.3%              |
| 15 Maine          | 2                       | 100.0%            | 391,746    | 391,746       | 2,503,266      | 0.4%              | 0.3%              |
| 16 Maryland       | 4                       | 78.2%             | 559,132    | 437,330       | 5,087,599      | 0.6%              | 0.6%              |
| 17 Massachusetts  | 10                      | 91.5%             | 1,727,972  | 1,580,947     | 15,911,416     | 1.8%              | 1.8%              |
| 18 Michigan       | 25                      | 87.3%             | 4,119,232  | 3,595,302     | 30,492,279     | 4.2%              | 3.4%              |
| 19 Minnesota      | 13                      | 86.4%             | 1,929,642  | 1,667,066     | 16,424,401     | 2.0%              | 1.9%              |
| 20 Mississippi    | 4                       | 95.1%             | 501,436    | 476,774       | 4,564,781      | 0.5%              | 0.5%              |
| 21 Missouri       | 10                      | 85.1%             | 1,717,893  | 1,462,355     | 12,256,157     | 1.7%              | 1.4%              |
| 22 Nebraska       | 1                       | -                 | -          | -             | -              | -                 | -                 |
| 23 Nevada         | 4                       | 84.1%             | 776,959    | 653,526       | 7,824,994      | 0.8%              | 0.9%              |
| 24 New Hampshire  | 5                       | 94.8%             | 769,647    | 729,598       | 6,392,695      | 0.8%              | 0.7%              |
| 25 New Jersey     | 18                      | 89.4%             | 3,154,078  | 2,820,975     | 36,668,585     | 3.2%              | 4.1%              |
| 26 New Mexico     | 2                       | 100.0%            | 83,800     | 83,800        | 865,394        | 0.1%              | 0.1%              |
| 27 New York       | 41                      | 92.4%             | 4,934,540  | 4,559,339     | 59,556,319     | 5.0%              | 6.7%              |
| 28 North Carolina | 24                      | 87.2%             | 5,035,175  | 4,390,221     | 44,141,830     | 5.1%              | 5.0%              |
| 29 Ohio           | 36                      | 79.5%             | 7,565,486  | 6,017,066     | 53,906,610     | 7.7%              | 6.1%              |
| 30 Oklahoma       | 2                       | 98.8%             | 481,464    | 475,680       | 5,626,548      | 0.5%              | 0.6%              |
| 31 Pennsylvania   | 44                      | 90.2%             | 7,199,145  | 6,490,137     | 68,235,233     | 7.3%              | 7.7%              |
| 32 Rhode Island   | 1                       | 86.0%             | 148,126    | 127,315       | 1,228,013      | 0.2%              | 0.1%              |
| 33 South Carolina | 9                       | 84.2%             | 1,496,590  | 1,260,000     | 10,214,821     | 1.5%              | 1.2%              |
| 34 Tennessee      | 19                      | 85.5%             | 3,775,918  | 3,226,646     | 27,184,906     | 3.8%              | 3.1%              |
| 35 Texas          | 81                      | 90.7%             | 10,313,031 | 9,352,064     | 95,593,221     | 10.5%             | 10.8%             |
| 36 Vermont        | 1                       | 98.6%             | 224,514    | 221,294       | 1,814,221      | 0.2%              | 0.2%              |
| 37 Virginia       | 14                      | 88.6%             | 1,859,376  | 1,647,898     | 15,138,005     | 1.9%              | 1.7%              |
| 38 West Virginia  | 2                       | 94.4%             | 251,500    | 237,500       | 1,815,031      | 0.3%              | 0.2%              |
| 39 Wisconsin      | 8                       | 85.2%             | 1,197,124  | 1,019,889     | 8,765,727      | 1.2%              | 1.0%              |
|                   | 600                     | 87.9%             | 98,416,018 | 86,528,184    | \$ 884,625,576 | 100.0%            | 100.0%            |

Includes 100 percent of properties owned by unconsolidated joint ventures.

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Redevelopment / Outparcel Development**

|  |                     |                        |              |   |              | Construction                        |  |                             |  |
|--|---------------------|------------------------|--------------|---|--------------|-------------------------------------|--|-----------------------------|--|
| Property Name  | Fund                | Location               | Region       | Project Description   | Adjusted GLA | Expected Start Date (Quarter Ended) | Expected Completion Date (Quarter Ended) | Expected Total Project Cost | Expected Stabilized Return on Cost (1) |
| In-Process Redevelopment Activities                          |                     |                        |              |   |              |                                     |  |                             |  |
| Community and Neighborhood Shopping Centers                  |                     |                        |              |   |              |                                     |  |                             |  |
| 1 Liberty Plaza  | CER (Super LLC)     | Randallstown, MD       | Mid-Atlantic | Redevelopment of shopping center with the addition of a 162,000 SF Walmart Supercenter  | 220,800      | Sep-05                              | Dec-10                                   | \$ 18,356,845               | 8.7%                                   |
| 2 Green Acres  | CER*                | Saginaw, MI            | Midwest      | Addition of a new 72,000 SF Kroger and a freestanding 14,500 SF Rite Aid  | 277,187      | Sep-06                              | Dec-10                                   | 6,976,329                   | 8.8%                                   |
| 3 Hillcrest  | CER (Super LLC)     | Spartanburg, SC        | Southeast    | Phase II redevelopment with conversion of a section of the shopping center into a lifestyle / entertainment wing  | 351,687      | Sep-06                              | Sep-10                                   | 13,853,386                  | 9.3%                                   |
| 4 Southland Shopping Center                                  | CER*                | Middleburg Heights, OH | Midwest      | Construction of an 85,500 SF Giant Eagle; remerchandising of former 62,180 SF Giant Eagle into a multi-anchor retail space and façade improvements        | 718,248      | Mar-07                              | Dec-10                                   | 11,740,212                  | 9.8%                                   |
| 5 Lagniappe Village  | CNP (Super LLC)     | New Iberia, LA         | Southwest    | Redevelopment of former Walmart into a 58,424 SF Stage and two 25,000 SF junior anchors and façade improvements   | 213,108      | Jun-07                              | Dec-10                                   | 4,141,991                   | 8.5%                                   |
| 6 Sarasota Village   | CNP (Super LLC)     | Sarasota, FL           | South        | Expansion of Publix to 45,600 SF prototype and façade improvements  | 172,556      | Mar-10                              | Mar-12                                   | 6,113,767                   | 8.5%                                   |
| Total / Weighted Average                                     |                     |                        |              |   |              |                                     |  | \$ 61,182,529               | 9.0%                                   |
| Malls and Lifestyle Centers                                  |                     |                        |              |   |              |                                     |  |                             |  |
| 1 Pointe Orlando   | CNP/CER (Super LLC) | Orlando, FL            | -            | Remerchandise and significantly renovate property, including the creation of feature plazas on International Drive and the addition of restaurant anchors | 420,000      | Sep-05                              | Mar-11                                   | \$ 51,888,000               | 7.6%                                   |
| Total / Weighted Average                                     |                     |                        |              |   |              |                                     |  | \$ 51,888,000               | 7.6%                                   |
| TOTAL IN-PROCESS REDEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE |                     |                        |              |   |              |                                     |  | \$ 113,070,529              | 8.4%                                   |

|  |                     |                    |              |  |              | Construction               |                                 | Expected           | Expected                      |
|--|---------------------|--------------------|--------------|--|--------------|----------------------------|---------------------------------|--------------------|-------------------------------|
| Property Name  | Fund                | Location           | Region       | Project Description  | Adjusted GLA | Start Date (Quarter Ended) | Completion Date (Quarter Ended) | Total Project Cost | Stabilized Return on Cost (1) |
| Completed Redevelopment Activities - Twelve Months Ended June 30, 2010 |                     |                    |              |  |              |                            |                                 |                    |                               |
| Community and Neighborhood Shopping Centers                            |                     |                    |              |  |              |                            |                                 |                    |                               |
| 1 Merchants Park   | CNP (Super LLC)     | Houston, TX        | Southwest    | Expansion of Kroger to 80,000 SF prototype and construction of 11,500 SF of retail space   | 241,673      | Dec-07                     | Sep-09                          | \$ 5,071,393       | 8.1%                          |
| 2 Wabash Crossing  | CER (Super LLC)     | Wabash, IN         | Midwest      | Redevelopment of shopping center with the addition of a 176,000 SF Walmart Supercenter, a 26,369 SF Dunham's Sports and 22,000 SF of new retail shops    | 142,183      | Mar-06                     | Dec-09                          | 6,340,588          | 10.2%                         |
| 3 Germantown Square  | CNP-JV (Super LLC)  | Cordova, TN        | Southeast    | Redevelopment of former SuperK into a community shopping center anchored by a 54,000 SF Incredible Pizza, a 27,550 SF Hastings and a Red Robin outparcel | 119,457      | Mar-06                     | Dec-09                          | 11,560,079         | 9.3%                          |
| 4 Speedway Super Center  | CMCS 40 (Super LLC) | Speedway, IN       | Central      | Expansion of Kroger to 118,000 SF prototype  | 571,410      | Dec-07                     | Mar-10                          | 1,472,575          | 9.0%                          |
| 5 Hilltop Plaza  | CER*                | Virginia Beach, VA | Mid-Atlantic | Redevelopment of former Haynes Furniture into a 27,000 SF PetSmart, a 13,000 SF Trader Joe's and 6,000 SF of retail space and façade improvements        | 149,533      | Dec-07                     | Mar-10                          | 7,935,208          | 9.0%                          |
| 6 Surrey Square Mall   | CNP (Super LLC)     | Norwood, OH        | Midwest      | Redevelopment of partially enclosed shopping center into a large multi-anchored community center with a 76,000 SF Kroger                                 | 163,418      | Dec-05                     | Jun-10                          | 13,436,468         | 9.0%                          |
| 7 Stateline Square   | CNP-JV (Super LLC)  | Southaven, MS      | Southeast    | Redevelopment of former SuperK into a community shopping center anchored by an 80,000 SF Burlington Coat Factory   | 80,000       | Mar-06                     | Jun-10                          | 7,526,030          | 10.1%                         |
| Total / Weighted Average   |                     |                    |              |  |              |                            |                                 | \$ 53,342,341      | 9.3%                          |
| Malls and Lifestyle Centers  |                     |                    |              |  |              |                            |                                 |                    |                               |
| 1 Westgate   | CNP-JV (Super LLC)  | Fairview Park, OH  | -            | Redevelopment of existing enclosed mall into a large multi-anchored community shopping center, including an existing Kohl's and a 126,000 SF Target      | 408,867      | Jun-05                     | Dec-09                          | \$ 75,150,195      | 8.4%                          |
| Total / Weighted Average   |                     |                    |              |  |              |                            |                                 | \$ 75,150,195      | 8.4%                          |
| TOTAL COMPLETED REDEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE            |                     |                    |              |  |              |                            |                                 | \$ 128,492,536     | 8.8%                          |
| TOTAL REDEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE                      |                     |                    |              |  |              |                            |                                 | \$ 241,563,066     | 8.6%                          |

\* 95% of asset held by CER outside of Super LLC with remaining 5% ownership interest of asset held by CNP within Super LLC.

(1) Incremental projected income (new income less existing income) / incremental cost. Where a space is vacant and generating no current income, the estimated "as is" market rent is deducted from the projected new rent to determine incremental income. Does not include peripheral impacts, such as the impact on the long-term value of the property.

Includes 100 percent of properties owned by unconsolidated joint ventures.

Centro Properties Group

US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010

New Development Activities

|  |                 |                 |              |  |                 | Construction                              |  | Expected<br>Total<br>Project Cost (1) | Expected<br>Stabilized Return<br>on Cost (2) |
|--|-----------------|-----------------|--------------|--|-----------------|---|--|---------------------------------------|--|
| Property Name  | Fund            | Location        | Region       | Project Description                                      | Adjusted<br>GLA | Expected<br>Start Date<br>(Quarter Ended) | Expected<br>Completion Date<br>(Quarter Ended) |                                       |  |
| Completed New Development Activities - Twelve Months Ended June 30, 2010 |                 |                 |              |  |                 |   |  |                                       |  |
| Community and Neighborhood Shopping Centers                              |                 |                 |              |  |                 |   |  |                                       |  |
| 1 Apopka Commons   | CNP (Super LLC) | Apopka, FL      | South        | Develop 26,000 SF of retail shops anchored by Home Depot | 25,789          | Sep-05                                    | Jun-10   | \$ 11,398,019                         | 10.0%  |
| 2 the Shoppes at Cinnaminson   | CER (Super LLC) | Cinnaminson, NJ | Mid-Atlantic | Develop 260,000 SF of retail shops anchored by ShopRite  | 257,755         | Sep-06                                    | Jun-10   | 63,076,267                            | 8.3%   |
| TOTAL COMPLETED NEW DEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE            |                 |                 |              |  |                 |   |  | \$ 74,474,286                         | 8.5%   |
| TOTAL NEW DEVELOPMENT ACTIVITIES / WEIGHTED AVERAGE                      |                 |                 |              |  |                 |   |  | \$ 74,474,286                         | 8.5%   |

(1) Expected total project cost includes the costs incurred in acquiring the property.

(2) Projected income / expected total project cost.

Includes 100 percent of properties owned by unconsolidated joint ventures.

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Top Ten Retailers Ranked by ABR**

| Retailer                        | Number of<br>Leases | GLA        | GLA as a<br>Percentage of Total<br>Portfolio GLA | ABR            | ABR as a<br>Percentage of Total<br>Portfolio ABR |
|---------------------------------|---------------------|------------|--|----------------|--|
| 1 The TJX Companies (1)         | 98                  | 3,086,556  | 3.1%   | \$ 27,151,285  | 3.1%   |
| 2 The Kroger Co. (2)            | 66                  | 3,999,578  | 4.1%   | 26,717,574     | 3.0%   |
| 3 Ahold USA, Inc. (3)           | 26                  | 1,567,110  | 1.6%   | 15,653,184     | 1.8%   |
| 4 Sears Holding Corporation (4) | 40                  | 3,425,715  | 3.5%   | 15,564,814     | 1.8%   |
| 5 Wal-Mart Stores, Inc. (5)     | 27                  | 3,459,032  | 3.5%   | 13,292,013     | 1.5%   |
| 6 Dollar Tree Stores, Inc. (6)  | 119                 | 1,348,110  | 1.4%   | 12,122,064     | 1.4%   |
| 7 Safeway, Inc. (7)             | 22                  | 1,141,522  | 1.2%   | 10,956,372     | 1.2%   |
| 8 Staples, Inc.                 | 39                  | 884,357    | 0.9%   | 10,275,294     | 1.2%   |
| 9 Publix Super Markets (8)      | 22                  | 1,045,231  | 1.1%   | 8,804,386      | 1.0%   |
| 10 Best Buy Co., Inc. (9)       | 17                  | 704,986    | 0.7%   | 8,794,900      | 1.0%   |
|                                 | 476                 | 20,662,197 | 21.0%  | \$ 149,331,888 | 16.9%  |

(1) Includes A.J. Wright, HomeGoods, Marshalls and T.J. Maxx.

(2) Includes Dillons, Food 4 Less, King Soopers, Kroger, Pay Less, Ralphs and Smith's.

(3) Includes Giant Food, Martin's, Stop & Shop and Super Stop & Shop.

(4) Includes Kmart, Sears, Sears Essentials, Sears Hardware and Sears Outlet.

(5) Includes Discount Stores, Sam's Club and Supercenters.

(6) Includes Deal\$, Dollar Bills and Dollar Tree.

(7) Includes Dominick's, Genuardi's, Randalls, Tom Thumb and Vons.

(8) Includes Publix and Publix Sabor.

(9) Includes Best Buy and Pacific Sales.

Includes 100 percent of properties owned by unconsolidated joint ventures.

**Centro Properties Group****US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010****Lease Expiration Schedule - Total Portfolio**

|       | Number of<br>Leases Expiring | Leased<br>GLA     | Percent of<br>GLA | ABR PSF         | Percent of<br>Total ABR |
|-------|------------------------------|-------------------|-------------------|-----------------|-------------------------|
| 2010  | 1,462                        | 4,640,587         | 5.4%              | \$ 11.00        | 5.8%                    |
| 2011  | 2,090                        | 11,105,722        | 12.8%             | 10.63           | 13.3%                   |
| 2012  | 1,859                        | 10,822,182        | 12.5%             | 11.23           | 13.7%                   |
| 2013  | 1,584                        | 10,927,645        | 12.6%             | 10.60           | 13.1%                   |
| 2014  | 1,188                        | 10,532,663        | 12.2%             | 10.14           | 12.1%                   |
| 2015  | 957                          | 9,664,672         | 11.2%             | 9.48            | 10.4%                   |
| 2016  | 394                          | 6,139,454         | 7.1%              | 9.34            | 6.5%                    |
| 2017  | 248                          | 3,861,606         | 4.5%              | 11.12           | 4.9%                    |
| 2018  | 241                          | 3,451,232         | 4.0%              | 11.14           | 4.3%                    |
| 2019+ | 900                          | 15,382,421        | 17.8%             | 9.16            | 15.9%                   |
|       | <u>10,923</u>                | <u>86,528,184</u> | <u>100.0%</u>     | <u>\$ 10.22</u> | <u>100.0%</u>           |

Calendar year.

Does not assume exercise of renewal options or base rent escalations over lease term.

Includes 100 percent of properties owned by unconsolidated joint ventures.

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**New and Renewal Lease Summary - Total Portfolio**

|                             | Number | GLA       | Total New<br>ABR | Total New<br>ABR PSF | Total Former<br>ABR | Total Former<br>ABR PSF | Percent<br>Increase |
|-----------------------------|--------|-----------|------------------|----------------------|---------------------|-------------------------|---------------------|
| <b>1H 2010</b>              |        |           |                  |                      |                     |                         |                     |
| <b>Comparable Space (1)</b> |        |           |                  |                      |                     |                         |                     |
| New leases                  | 176    | 754,923   | \$ 9,182,247     | \$ 12.16             | \$ 10,368,192       | \$ 13.73                | -11.4%              |
| Renewal leases (2)          | 660    | 4,239,374 | 42,902,436       | 10.12                | 42,970,776          | 10.14                   | -0.2%               |
|                             | 836    | 4,994,297 | 52,084,683       | 10.43                | 53,338,968          | 10.68                   | -2.4%               |
| <b>Non-comparable Space</b> |        |           |                  |                      |                     |                         |                     |
| New leases                  | 127    | 643,194   | 6,572,397        | 10.22                | -                   | -                       | -                   |
| <b>TOTAL</b>                | 963    | 5,637,491 | \$ 58,657,080    | \$ 10.40             | -                   | -                       | -                   |
| <b>2H 2010</b>              |        |           |                  |                      |                     |                         |                     |
| <b>Comparable Space (1)</b> |        |           |                  |                      |                     |                         |                     |
| New leases                  | 209    | 952,092   | \$ 10,588,474    | \$ 11.12             | \$ 12,138,053       | \$ 12.75                | -12.8%              |
| Renewal leases (2)          | 752    | 4,761,304 | 48,007,577       | 10.08                | 47,509,382          | 9.98                    | 1.0%                |
|                             | 961    | 5,713,396 | 58,596,051       | 10.26                | 59,647,435          | 10.44                   | -1.8%               |
| <b>Non-comparable Space</b> |        |           |                  |                      |                     |                         |                     |
| New leases                  | 161    | 930,580   | 9,073,387        | 9.75                 | -                   | -                       | -                   |
| <b>TOTAL</b>                | 1,122  | 6,643,976 | \$ 67,669,438    | \$ 10.19             | -                   | -                       | -                   |

**TOTAL - TWELVE MONTHS ENDED JUNE 30, 2010**

|                             |       |            |                |          |               |          |        |
|-----------------------------|-------|------------|----------------|----------|---------------|----------|--------|
| <b>Comparable Space (1)</b> |       |            |                |          |               |          |        |
| New leases                  | 385   | 1,707,015  | \$ 19,770,721  | \$ 11.58 | \$ 22,506,245 | \$ 13.18 | -12.2% |
| Renewal leases (2)          | 1,412 | 9,000,678  | 90,910,013     | 10.10    | 90,480,158    | 10.05    | 0.5%   |
|                             | 1,797 | 10,707,693 | 110,680,734    | 10.34    | 112,986,403   | 10.55    | -2.0%  |
| <b>Non-comparable Space</b> |       |            |                |          |               |          |        |
| New leases                  | 288   | 1,573,774  | 15,645,784     | 9.94     | -             | -        | -      |
| <b>TOTAL</b>                | 2,085 | 12,281,467 | \$ 126,326,518 | \$ 10.29 | -             | -        | -      |

(1) Includes only those spaces that were occupied within the prior two years.

(2) Renewal leases include expiring leases renewed with the same tenant and the exercise of options. All other leases are categorized as new.

Data includes all leases in effect at June 30, 2010 and December 31, 2009, including those that are fully executed, but not yet open.

Includes 100 percent of properties owned by unconsolidated joint ventures.

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Same Property NOI Analysis - Total Portfolio**

**Excludes Non-Comparable Properties**

**(Dollars in thousands)**

|   | Twelve Months Ended |                   | Percent       | Half Year Ended   |                   | Percent       | Half Year Ended   |                   | Percent       |
|---|---------------------|-------------------|---------------|-------------------|-------------------|---------------|-------------------|-------------------|---------------|
|   | 6/30/10             | 6/30/09           | Change        | 6/30/10           | 6/30/09           | Change        | 12/31/09          | 12/31/08          | Change        |
| <b>Analysis Specific Property Statistics:</b> |                     |                   |               |                   |                   |               |                   |                   |               |
| Number of properties included in analysis     | 561                 | 561               |               | 569               | 569               |               | 560               | 560               |               |
| Gross leasable area                           | 91,676,816          | 91,676,816        |               | 92,995,772        | 92,995,772        |               | 91,040,578        | 91,040,578        |               |
| Percent leased                                | 88.2%               | 88.7%             | (0.5%)        | 88.2%             | 88.7%             | (0.4%)        | 88.8%             | 92.0%             | (3.2%)        |
| <b>SAME PROPERTY NOI</b>                      | <b>\$ 718,307</b>   | <b>\$ 749,771</b> | <b>(4.2%)</b> | <b>\$ 365,491</b> | <b>\$ 375,998</b> | <b>(2.8%)</b> | <b>\$ 357,480</b> | <b>\$ 377,234</b> | <b>(5.2%)</b> |

Includes 100 percent of properties owned by unconsolidated joint ventures.

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Same Property NOI Analysis - Total Portfolio**

**Includes Redevelopment Properties**

**(Dollars in thousands)**

|   | Twelve Months Ended |                   | Percent       | Half Year Ended   |                   | Percent       | Half Year Ended   |                   | Percent       |
|---|---------------------|-------------------|---------------|-------------------|-------------------|---------------|-------------------|-------------------|---------------|
|   | 6/30/10             | 6/30/09           | Change        | 6/30/10           | 6/30/09           | Change        | 12/31/09          | 12/31/08          | Change        |
| <b>Analysis Specific Property Statistics:</b> |                     |                   |               |                   |                   |               |                   |                   |               |
| Number of properties included in analysis     | 585                 | 585               |               | 587               | 587               |               | 584               | 584               |               |
| Gross leasable area                           | 97,298,622          | 97,298,622        |               | 97,751,604        | 97,751,604        |               | 96,246,737        | 96,246,737        |               |
| Percent leased                                | 87.9%               | 88.2%             | (0.3%)        | 87.9%             | 88.2%             | (0.3%)        | 88.2%             | 91.3%             | (3.1%)        |
| <b>SAME PROPERTY NOI</b>                      | <b>\$ 756,587</b>   | <b>\$ 782,192</b> | <b>(3.3%)</b> | <b>\$ 382,278</b> | <b>\$ 391,109</b> | <b>(2.3%)</b> | <b>\$ 375,574</b> | <b>\$ 391,568</b> | <b>(4.1%)</b> |

Includes 100 percent of properties owned by unconsolidated joint ventures.

*Centro Properties Group*

*US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010*

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*Acquisitions*

There were no acquisitions completed in the twelve months ended June 30, 2010.

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Dispositions**

| Property Name                                   | Property Type (1) | Fund            | Location         | Region    | Sale Date | Sale Amount           | Book Value            | Gain / (Loss)     | Cap-Rate    | GLA / Acres      |
|---|-------------------|-----------------|------------------|-----------|-----------|-----------------------|-----------------------|-------------------|-------------|------------------|
| <b>1H 2010 (2)</b>                              |                   |                 |                  |           |           |                       |                       |                   |             |                  |
| Harvest Place                                   | S                 | CER (Super LLC) | Stevensville, MI | Midwest   | 07/31/09  | \$ 4,200,000          | \$ -                  | \$ -              | -           | 61,965           |
| Mount Houston Square                            | S                 | CER*            | Houston, TX      | Southwest | 07/31/09  | 9,650,000             | -                     | -                 | -           | 173,080          |
| Bulloch Plaza                                   | S                 | CER*            | Statesboro, GA   | South     | 08/11/09  | 1,525,000             | -                     | -                 | -           | 39,264           |
| Las Colinas                                     | S                 | CMCS 39         | Irving, TX       | Southwest | 08/11/09  | 17,900,000            | -                     | -                 | -           | 104,682          |
| Queen Plaza                                     | S                 | CER*            | Southington, CT  | Northeast | 08/13/09  | 16,500,000            | -                     | -                 | -           | 171,989          |
| Springhurst Towne Center                        | S                 | CER*            | Louisville, KY   | Midwest   | 08/13/09  | 42,400,000            | -                     | -                 | -           | 422,035          |
| Plaza 66  | S                 | CER (Super LLC) | Kenneth City, FL | South     | 09/01/09  | 6,500,000             | -                     | -                 | -           | 95,320           |
| Merchants Exchange                              | S                 | CER*            | Marietta, GA     | Southeast | 10/01/09  | 17,000,000            | -                     | -                 | -           | 130,013          |
| Kmart Plaza                                     | S                 | CER*            | Vienna, WV       | Midwest   | 11/05/09  | 4,400,000             | -                     | -                 | -           | 106,258          |
| Village Center                                  | S                 | CER (Super LLC) | Smithtown, NY    | Northeast | 11/20/09  | 17,000,000            | -                     | -                 | -           | 97,401           |
| Suburban Plaza                                  | S                 | CER*            | Knoxville, TN    | Southeast | 12/07/09  | 10,000,000            | -                     | -                 | -           | 127,239          |
|   |                   |                 |                  |           |           | <u>\$ 147,075,000</u> | <u>\$ 146,175,000</u> | <u>\$ 900,000</u> | <u>9.9%</u> | <u>1,529,246</u> |
| <b>2H 2010 (3)</b>                              |                   |                 |                  |           |           |                       |                       |                   |             |                  |
| Oakdale Village Shopping Center                 | S                 | CER             | Oakdale, MN      | Central   | 01/14/10  | \$ 24,600,000         | \$ -                  | \$ -              | -           | 164,876          |
|   |                   |                 |                  |           |           | <u>\$ 24,600,000</u>  | <u>\$ 24,600,000</u>  | <u>\$ -</u>       | <u>9.1%</u> | <u>164,876</u>   |
| <b>TOTAL - TWELVE MONTH ENDED JUNE 30, 2010</b> |                   |                 |                  |           |           | <b>\$ 171,675,000</b> | <b>\$ 170,775,000</b> | <b>\$ 900,000</b> | <b>9.8%</b> | <b>1,694,122</b> |

\* 95% of asset held by CER outside of Super LLC with remaining 5% ownership interest of asset held by CNP within Super LLC.

(1) S - Shopping Center

(2) Book value as of June 30, 2009.

(3) Book value as of December 31, 2009.

Includes 100 percent of properties owned by unconsolidated joint ventures.

## Centro Properties Group

### US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010

#### Property Portfolio

| Property Name                                      | Fund                | City             | State | Region | Year Built (1) | Year Acquired | GLA (2) | Percent Leased (3) | ABR        | Anchor Tenant (4)  | Anchor Tenant Not Owned (4)      |
|--|---------------------|------------------|-------|--------|----------------|---------------|---------|--------------------|------------|--|----------------------------------|
| <b>Stabilized Properties</b>                       |                     |                  |       |        |                |               |         |                    |            |  |                                  |
| <b>Community and Neighborhood Shopping Centers</b> |                     |                  |       |        |                |               |         |                    |            |  |                                  |
| 1 Grants Mill Station                              | CNP (Super LLC)     | Irondale         | AL    | S      | 1991           | 2007          | 226,837 | 85%                | \$ 534,772 | Garden Ridge, Southeastern Salvage   |                                  |
| 2 Springdale                                       | CER*                | Mobile           | AL    | S      | 2004           | 2007          | 612,616 | 89%                | 3,331,573  | Belk, Best Buy, Burlington Coat Factory, Marshalls   | SAM'S CLUB                       |
| 3 The Plaza at EastChase                           | CNP-JV (Super LLC)  | Montgomery       | AL    | S      | 2003           | 2007          | 112,285 | 96%                | 1,491,286  | Cost Plus World Market, PetSmart, Pier 1 Imports, Ross Dress for Less                      | Kohl's, Target                   |
| 4 Payton Park                                      | CER (Super LLC)     | Sylacauga        | AL    | S      | 1995           | 2007          | 231,820 | 100%               | 1,522,510  | Walmart Supercenter  |                                  |
| 5 Glendale Galleria                                | CER*                | Glendale         | AZ    | W      | 1991           | 2007          | 119,525 | 71%                | 710,474    | Food City  | Bally Total Fitness              |
| 6 Broadway Mesa                                    | CER (Super LLC)     | Mesa             | AZ    | W      | 1985           | 2007          | 182,933 | 95%                | 650,902    | Furniture Factory  |                                  |
| 7 Southern Village Mesa                            | CER*                | Mesa             | AZ    | W      | 1987           | 2007          | 84,054  | 27%                | 243,953    | -  |                                  |
| 8 Metro Marketplace                                | CNP (Super LLC)     | Phoenix          | AZ    | W      | 2001           | 2007          | 249,694 | 56%                | 1,496,970  | OfficeMax, Toys"R"Us   |                                  |
| 9 Northmall Centre                                 | CER (Super LLC)     | Tucson           | AZ    | W      | 1996           | 2007          | 168,585 | 100%               | 1,767,117  | Cost Plus World Market, JC Penney Home Store, Pacific Sales, Stein Mart                    | SAM'S CLUB                       |
| 10 Bakersfield Plaza                               | CER (Super LLC)     | Bakersfield      | CA    | W      | 2007           | 2007          | 236,551 | 85%                | 2,190,801  | Burlington Coat Factory, Longs Drugs   | Mervyn's                         |
| 11 Carmen Plaza                                    | CER (Super LLC)     | Camarillo        | CA    | W      | 2000           | 2007          | 129,173 | 100%               | 1,823,764  | 24 Hour Fitness, CVS, Michaels   | Big Lots, Trader Joe's           |
| 12 Cudahy Plaza                                    | CER (Super LLC)     | Cudahy           | CA    | W      | 1994           | 2007          | 147,804 | 97%                | 1,244,826  | Big Lots, Kmart  |                                  |
| 13 University Mall                                 | CMCS 32/CER         | Davis            | CA    | W      | 1999           | 2003          | 98,505  | 88%                | 1,346,856  | Cost Plus World Market, Forever 21   |                                  |
| 14 Felicita Plaza                                  | CMCS 32/CER         | Escondido        | CA    | W      | 2001           | 2003          | 98,714  | 96%                | 1,088,047  | Vons   |                                  |
| 15 Arbor Faire                                     | CER (Super LLC)     | Fresno           | CA    | W      | 1993           | 2007          | 191,456 | 98%                | 2,101,191  | Home Depot, PetSmart, Smart & Final  |                                  |
| 16 Broadway Faire                                  | CNP (Super LLC)     | Fresno           | CA    | W      | 1995           | 2007          | 61,178  | 89%                | 1,017,109  | United Artists Theatres  |                                  |
| 17 Lompoc Shopping Center                          | CMCS 32/CER         | Lompoc           | CA    | W      | 2001           | 2007          | 179,495 | 87%                | 1,669,779  | Michaels, Staples, Vons  |                                  |
| 18 Briggsmore Plaza                                | CER (Super LLC)     | Modesto          | CA    | W      | 1998           | 2007          | 101,745 | 100%               | 888,423    | Big Lots, Dunhill Furniture, Grocery Outlet  | In Shape Health Club             |
| 19 Montebello Plaza                                | CER (Super LLC)     | Montebello       | CA    | W      | 1996           | 2007          | 283,631 | 97%                | 3,470,357  | 99¢ Only, Albertsons, CVS, Office Depot  |                                  |
| 20 California Oaks Center                          | CMCS 32/CER         | Murrieta         | CA    | W      | 1990           | 2003          | 127,122 | 90%                | 1,577,174  | Ralphs   |                                  |
| 21 Esplanade Shopping Center                       | CMCS 32/CER         | Oxnard           | CA    | W      | 2002           | 2003          | 356,864 | 91%                | 5,743,536  | Bally Total Fitness, Bed Bath & Beyond, Nordstrom Rack, T.J. Maxx                          | Home Depot                       |
| 22 Pacoima Center                                  | CMCS 32/CER         | Pacoima          | CA    | W      | 1995           | 2003          | 202,773 | 100%               | 1,735,498  | Big Lots, Food 4 Less, Target  |                                  |
| 23 Paradise Plaza                                  | CER*                | Paradise         | CA    | W      | 1997           | 2007          | 198,323 | 97%                | 833,464    | Kmart, Rite Aid, Save Mart   |                                  |
| 24 Metro 580                                       | CNP (Super LLC)     | Pleasanton       | CA    | W      | 2004           | 2007          | 176,510 | 100%               | 2,596,860  | Borders, Kohl's, Sports Chalet   | Walmart                          |
| 25 Rose Pavilion                                   | CNP (Super LLC)     | Pleasanton       | CA    | W      | 2005           | 2007          | 293,359 | 86%                | 5,140,587  | 99 Ranch Market, Golfsmith, Macy's Home Store  | Longs Drugs                      |
| 26 Puente Hills Town Center                        | CMCS 32/CER         | Rowland Heights  | CA    | W      | 1984           | 2003          | 259,162 | 91%                | 4,295,238  | Marshalls  |                                  |
| 27 San Bernardino Center                           | CMCS 32/CER         | San Bernardino   | CA    | W      | 2003           | 2003          | 143,082 | 100%               | 936,204    | Big Lots, Target   |                                  |
| 28 Ocean View Plaza                                | CMCS 32/CER         | San Clemente     | CA    | W      | 1997           | 2003          | 169,963 | 97%                | 3,729,178  | CVS, Fitness Elite for Women, Ralphs, Trader Joe's   |                                  |
| 29 Mira Mesa Mall                                  | CMCS 32/CER         | San Diego        | CA    | W      | 2003           | 2003          | 406,635 | 99%                | 7,135,464  | Bed Bath & Beyond, Kohl's, Marshalls, Mira Mesa Lanes,                                     |                                  |
| 30 San Dimas Plaza                                 | CER*                | San Dimas        | CA    | W      | 1986           | 2007          | 119,161 | 95%                | 2,474,924  | T.J. Maxx  | Ralphs, Rite Aid                 |
| 31 Bristol Plaza                                   | CER (Super LLC)     | Santa Ana        | CA    | W      | 2003           | 2007          | 111,403 | 100%               | 2,120,631  | Big Lots, PETCO, Rite Aid, Trader Joe's  | Golfsmith, Michaels              |
| 32 Gateway Plaza                                   | CMCS 32/CER         | Santa Fe Springs | CA    | W      | 2002           | 2003          | 289,268 | 100%               | 3,214,385  | El Super, LA Fitness, Walmart  | Target                           |
| 33 Santa Paula Shopping Center                     | CMCS 32/CER         | Santa Paula      | CA    | W      | 1995           | 2003          | 187,275 | 100%               | 1,595,679  | Big Lots, Heritage Hardware, Vons  |                                  |
| 34 Vail Ranch Center                               | CER*                | Temecula         | CA    | W      | 2003           | 2007          | 203,904 | 81%                | 2,072,522  | Stater Bros., Stein Mart   |                                  |
| 35 Country Hills Shopping Center                   | CMCS 32/CER         | Torrance         | CA    | W      | 1977           | 2007          | 56,750  | 87%                | 794,325    | Ralphs   |                                  |
| 36 Gateway Plaza                                   | CMCS 32/CER         | Vallejo          | CA    | W      | 1991           | 2003          | 398,049 | 97%                | 5,126,573  | Bed Bath & Beyond, Century Theaters, Marshalls, Old Navy, Ross Dress for Less              | Costco, Longs Drugs              |
| 37 Vallejo Corners                                 | CMCS 32/CER         | Vallejo          | CA    | W      | 1983           | 2005          | 90,480  | 90%                | 1,702,855  | Dollar Tree, Hancock Fabrics   | Target                           |
| 38 Arvada Plaza                                    | CER (Super LLC)     | Arvada           | CO    | W      | 1994           | 2007          | 98,272  | 97%                | 538,343    | Arc Thrift Store, King Soopers   |                                  |
| 39 Arapahoe Crossings                              | CNP-JV (Super LLC)  | Aurora           | CO    | W      | 2003           | 2007          | 466,363 | 94%                | 6,122,751  | Borders, Colorado Theaters, King Soopers, Kohl's, Marshalls, Old Navy, Ross Dress for Less |                                  |
| 40 Aurora Plaza                                    | CER*                | Aurora           | CO    | W      | 1996           | 2007          | 176,191 | 91%                | 891,951    | Cinema Latino, King Soopers  |                                  |
| 41 Villa Monaco                                    | CNP (Super LLC)     | Denver           | CO    | W      | 1978           | 2007          | 122,213 | 73%                | 874,352    | King Soopers   |                                  |
| 42 Westland Town Center                            | CMCS 38-JV          | Lakewood         | CO    | W      | 1993           | 2007          | 328,243 | 95%                | 2,179,820  | Gordmans, Lowe's   | Sears                            |
| 43 Superior Marketplace                            | CNP/CER (Super LLC) | Superior         | CO    | W      | 2004           | 2007          | 278,790 | 89%                | 3,707,931  | Ross Dress for Less, Sports Authority, T.J. Maxx, Whole Foods Market                       | Costco, Ethan Allen, SuperTarget |
| 44 Westminster City Center                         | CER*                | Westminster      | CO    | W      | 2005           | 2007          | 337,540 | 77%                | 3,806,338  | Babies"R"Us, Barnes & Noble, Gordmans  |                                  |
| 45 Freshwater - Stateline Plaza                    | CER*                | Enfield          | CT    | NE     | 2004           | 2007          | 295,528 | 84%                | 2,071,031  | Costco, Dick's Sporting Goods  | Home Depot                       |
| 46 The Shoppes at Fox Run                          | CNP (Super LLC)     | Glastonbury      | CT    | NE     | 2008           | 2007          | 104,551 | 82%                | 1,910,146  | Whole Foods Market   |                                  |
| 47 Grotton Square                                  | CER                 | Groton           | CT    | NE     | 1987           | 2005          | 196,802 | 96%                | 2,345,788  | Kohl's, Super Stop & Shop  |                                  |
| 48 Parkway Plaza                                   | CMCS 38             | Hamden           | CT    | NE     | 2006           | 2005          | 72,353  | 88%                | 869,792    | Cherry Hill Wine And Spirits, PriceRite  | Home Depot                       |
| 49 Killingly Plaza                                 | CMCS 36             | Killingly        | CT    | NE     | 1990           | 2005          | 75,376  | 27%                | 242,551    | -  |                                  |
| 50 Crossroads I, II & III                          | CMCS 39             | Manchester       | CT    | NE     | 1994           | 2006          | 174,412 | 94%                | 3,051,705  | Borders, Office Depot, Savers, Sports Authority  | Home Depot, SAM'S CLUB, Walmart  |
| 51 Hale Road                                       | CAF                 | Manchester       | CT    | NE     | 2001           | 2006          | 103,931 | 100%               | 1,480,401  | A.C. Moore, Babies"R"Us, Bed Bath & Beyond, Thomasville Furniture                          |                                  |

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Property Portfolio**

| Property Name                    | Fund                | City             | State | Region | Year Built (1) | Year Acquired | GLA (2) | Percent Leased (3) | ABR       | Anchor Tenant (4)  | Anchor Tenant Not Owned (4)     |
|----------------------------------|---------------------|------------------|-------|--------|----------------|---------------|---------|--------------------|-----------|--|---------------------------------|
| 52 Northern Hills                | CMCS 40 (Super LLC) | Manchester       | CT    | NE     | 1994           | 2006          | 12,000  | 100%               | 368,400   | Men's Wearhouse  | Lowe's, Target                  |
| 53 Slater Street                 | CMCS 39             | Manchester       | CT    | NE     | 1996           | 2006          | 51,370  | 79%                | 816,620   | Iparty, Plaza Azteca   | Best Buy                        |
| 54 Chamberlain Plaza             | CER*                | Meriden          | CT    | NE     | 2004           | 2007          | 55,264  | 69%                | 112,500   | Savers   |                                 |
| 55 Turnpike Plaza                | CER*                | Newington        | CT    | NE     | 2004           | 2007          | 150,741 | 99%                | 2,316,008 | Big Lots, Dick's Sporting Goods, Price Chopper   |                                 |
| 56 North Haven Crossing          | CER*                | North Haven      | CT    | NE     | 1993           | 2007          | 104,017 | 72%                | 1,314,111 | Barnes & Noble, Dollar Tree, PetSmart, Staples   |                                 |
| 57 Christmas Tree Plaza          | CMCS 36             | Orange           | CT    | NE     | 1996           | 2005          | 132,791 | 86%                | 1,788,932 | A.C. Moore, Christmas Tree Shops   |                                 |
| 58 Stratford Square              | CER                 | Stratford        | CT    | NE     | 1984           | 2005          | 161,539 | 99%                | 1,726,540 | Bally Total Fitness, Marshalls, Regal Cinemas  |                                 |
| 59 Torrington Plaza              | CMCS 40 (Super LLC) | Torrington       | CT    | NE     | 1994           | 2006          | 125,729 | 91%                | 1,311,105 | Staples, T.J. Maxx   |                                 |
| 60 Waterbury Plaza               | CER*                | Waterbury        | CT    | NE     | 2000           | 2007          | 197,206 | 89%                | 2,072,181 | Pretty Woman, Super Stop & Shop  | Target                          |
| 61 Waterford Commons             | CER*                | Waterford        | CT    | NE     | 2004           | 2007          | 237,082 | 83%                | 3,527,577 | Babies"R"Us, Dick's Sporting Goods   | Best Buy, Raymour & Flanigan    |
| 62 North Dover Shopping Center   | CMCS 38             | Dover            | DE    | MA     | 1989           | 2005          | 191,855 | 100%               | 1,864,442 | Acme, Staples, T.J. Maxx, Toys"R"Us  |                                 |
| 63 Apopka Commons                | CNP (Super LLC)     | Apopka           | FL    | S      | 2010           | 2007          | 25,789  | 84%                | 295,000   | Staples  | Home Depot                      |
| 64 Brooksville Square            | CNP (Super LLC)     | Brooksville      | FL    | S      | 2006           | 2007          | 150,661 | 70%                | 1,263,365 | Publix   |                                 |
| 65 Coastal Landing (5)           | CER*                | Brooksville      | FL    | S      | 2008           | 2007          | 148,267 | 98%                | 1,842,981 | Bed Bath & Beyond, Marshalls, Michaels, Old Navy,  |                                 |
| 66 Coastal Way                   | CER*                | Brooksville      | FL    | S      | 2004           | 2007          | 218,621 | 98%                | 1,283,494 | Belk, Sears  |                                 |
| 67 Clearwater Mall               | CNP/CER (Super LLC) | Clearwater       | FL    | S      | 2003           | 2007          | 301,578 | 96%                | 5,423,106 | hggregg, Ross Dress for Less   | Costco, Lowe's, SuperTarget     |
| 68 Coconut Creek                 | CER (Super LLC)     | Coconut Creek    | FL    | S      | 2005           | 2007          | 265,671 | 67%                | 2,417,687 | Big Lots, Publix   |                                 |
| 69 Century Plaza Shopping Center | CMCS 38             | Deerfield Beach  | FL    | S      | 2006           | 2005          | 90,523  | 85%                | 1,451,137 | Broward County Library   |                                 |
| 70 Northgate S.C.                | CER (Super LLC)     | DeLand           | FL    | S      | 1993           | 2007          | 186,396 | 96%                | 1,226,897 | Publix, Sears Essentials   |                                 |
| 71 Morse Shores                  | CER*                | Ft. Myers        | FL    | S      | 2001           | 2007          | 169,545 | 59%                | 747,158   | Balls Outlet, Big Lots   |                                 |
| 72 Sun Plaza                     | CER (Super LLC)     | Ft. Walton Beach | FL    | S      | 2004           | 2007          | 158,118 | 85%                | 1,373,807 | Office Depot, Publix, T.J. Maxx  |                                 |
| 73 Normandy Square               | CER*                | Jacksonville     | FL    | S      | 1996           | 2007          | 87,240  | 100%               | 677,074   | CVS, Family Dollar, Winn-Dixie   |                                 |
| 74 Regency Park                  | CNP/CER (Super LLC) | Jacksonville     | FL    | S      | 2006           | 2007          | 334,065 | 80%                | 2,320,508 | American Signature Furniture, Hobby Lobby  |                                 |
| 75 Riverplace Shopping Center    | CNP-JV (Super LLC)  | Jacksonville     | FL    | S      | 2008           | 2007          | 258,359 | 96%                | 3,118,780 | Sears, Stein Mart, T.J. Maxx   |                                 |
| 76 The Shoppes at Southside      | CER (Super LLC)     | Jacksonville     | FL    | S      | 2004           | 2007          | 109,113 | 100%               | 2,205,708 | Best Buy, David's Bridal, Sports Authority   |                                 |
| 77 Ventura Downs                 | CER (Super LLC)     | Kissimmee        | FL    | S      | 2005           | 2007          | 98,191  | 88%                | 1,052,550 | Publix Sabor   |                                 |
| 78 Marketplace at Wycliffe       | CER*                | Lake Worth       | FL    | S      | 2002           | 2007          | 133,520 | 84%                | 1,831,554 | Walgreens, Winn-Dixie  |                                 |
| 79 Venetian Isle Shopping Ctr    | CAF                 | Lighthouse Point | FL    | S      | 1992           | 2006          | 183,867 | 93%                | 1,688,440 | Publix, Rec Warehouse Pools and Spas, Staples, T.J. Maxx   |                                 |
| 80 Mall at 163rd Street          | CER (Super LLC)     | Miami            | FL    | S      | 2008           | 2007          | 370,300 | 69%                | 3,955,296 | Marshalls, Ross Dress for Less   | Home Depot, Walmart Supercenter |
| 81 Miami Gardens                 | CER (Super LLC)     | Miami            | FL    | S      | 1996           | 2007          | 244,719 | 100%               | 2,399,999 | Ross Dress for Less, Sears Essentials, Winn-Dixie  |                                 |
| 82 Freedom Square                | CER (Super LLC)     | Naples           | FL    | S      | 1995           | 2007          | 211,839 | 99%                | 1,813,665 | Publix   |                                 |
| 83 Naples Shopping Center        | CMCS 39             | Naples           | FL    | S      | 1997           | 2006          | 200,939 | 95%                | 2,173,826 | Marshalls, Office Depot, PGA Tour Superstore, Publix   |                                 |
| 84 Park Shore Shopping Center    | CMCS 39             | Naples           | FL    | S      | 1993           | 2006          | 232,820 | 70%                | 1,163,977 | HomeGoods, Kmart, The Fresh Market   |                                 |
| 85 Southgate                     | CNP/CER (Super LLC) | New Port Richey  | FL    | S      | 2004           | 2007          | 233,055 | 69%                | 1,647,819 | Big Lots, Publix   |                                 |
| 86 Presidential Plaza            | CNP (Super LLC)     | North Lauderdale | FL    | S      | 2006           | 2007          | 88,306  | 76%                | 622,996   | Family Dollar, Sedano's  |                                 |
| 87 Fashion Square                | CER*                | Orange Park      | FL    | S      | 1996           | 2007          | 36,029  | 76%                | 591,438   | Carrabba's Italian Grill, Ichiro Japanese Steakhouse, Miller's Orange Park Ale House, Ruby Tuesday | American Flooring               |
| 88 Colonial Marketplace          | CER (Super LLC)     | Orlando          | FL    | S      | 2006           | 2007          | 141,140 | 100%               | 2,087,014 | LA Fitness, OfficeMax  | Target                          |
| 89 23rd Street Station           | CNP (Super LLC)     | Panama City      | FL    | S      | 1995           | 2007          | 98,827  | 99%                | 1,126,749 | Publix   |                                 |
| 90 Panama City Square            | CER*                | Panama City      | FL    | S      | 1992           | 2007          | 289,119 | 83%                | 1,581,299 | Michaels, Sports Authority, T.J. Maxx  |                                 |
| 91 Pensacola Square              | CER (Super LLC)     | Pensacola        | FL    | S      | 1995           | 2007          | 142,501 | 67%                | 557,007   | OfficeMax  | Books-A-Million, Hobby Lobby    |
| 92 Shopper's Haven Shopping Ctr  | CAF                 | Pompano Beach    | FL    | S      | 1998           | 2006          | 206,330 | 92%                | 2,156,977 | A.C. Moore, Bed Bath & Beyond, Winn-Dixie  |                                 |
| 93 Riverwood                     | CER*                | Port Orange      | FL    | S      | 1996           | 2007          | 93,506  | 86%                | 482,652   | Winn-Dixie   |                                 |
| 94 Shoppes of Victoria Square    | CNP (Super LLC)     | Port St. Lucie   | FL    | S      | 1990           | 2007          | 95,243  | 92%                | 988,968   | Winn-Dixie   |                                 |
| 95 Cobblestone Village I and II  | CER*                | Royal Palm Beach | FL    | S      | 2005           | 2007          | 39,404  | 61%                | 611,761   | Crispers   | SuperTarget                     |
| 96 Atlantic Plaza                | CNP (Super LLC)     | Satellite Beach  | FL    | S      | 2008           | 2007          | 123,713 | 80%                | 1,187,878 | Publix   |                                 |
| 97 Seminole Plaza                | CER (Super LLC)     | Seminole         | FL    | S      | 1995           | 2007          | 146,579 | 99%                | 964,774   | Burlington Coat Factory, T.J. Maxx   |                                 |
| 98 Cobblestone Village           | CER*                | St. Augustine    | FL    | S      | 2003           | 2007          | 261,081 | 97%                | 3,204,216 | Beall's, Publix, Ross Dress for Less   |                                 |
| 99 Rutland Plaza                 | CER (Super LLC)     | St. Petersburg   | FL    | S      | 2002           | 2007          | 149,562 | 96%                | 1,177,914 | Big Lots, Winn-Dixie   |                                 |
| 100 Skyway Plaza                 | CER (Super LLC)     | St. Petersburg   | FL    | S      | 2002           | 2007          | 110,799 | 97%                | 937,008   | Dollar Tree, Sweetbay Supermarket, Walgreens   |                                 |
| 101 Tyrone Gardens               | CER/CNP-JV (Super)  | St. Petersburg   | FL    | S      | 1998           | 2007          | 209,337 | 87%                | 1,527,559 | Big Lots, Winn-Dixie   |                                 |
| 102 Downtown Publix              | CER (Super LLC)     | Stuart           | FL    | S      | 2000           | 2007          | 153,246 | 76%                | 1,211,942 | Publix   |                                 |
| 103 Tarpon Mall                  | CER (Super LLC)     | Tarpon Springs   | FL    | S      | 2003           | 2007          | 145,832 | 100%               | 1,809,249 | Publix, T.J. Maxx  |                                 |
| 104 Albany Plaza                 | CER*                | Albany           | GA    | S      | 1995           | 2007          | 114,169 | 89%                | 613,451   | Big Lots, Harveys  |                                 |
| 105 Mansell Crossing             | CMCS 35             | Alpharetta       | GA    | SE     | 2005           | 2004          | 332,364 | 98%                | 4,380,040 | AMC Theatres, Barnes & Noble, Macy's Furniture Gallery, Sports Authority, T.J. Maxx                | HomeGoods, Michaels, Toys"R"Us  |
| 106 Perlis Plaza                 | CER*                | Americus         | GA    | S      | 1972           | 2007          | 165,315 | 63%                | 586,023   | Belk   |                                 |
| 107 Northeast Plaza              | CER (Super LLC)     | Atlanta          | GA    | SE     | 2004           | 2007          | 442,991 | 92%                | 3,625,902 | Atlanta Ballroom, Goodwill, Mercado Del Pueblo   |                                 |
| 108 Augusta West Plaza           | CNP (Super LLC)     | Augusta          | GA    | SE     | 2006           | 2007          | 207,823 | 76%                | 1,080,317 | Burlington Coat Factory, Dollar Tree   |                                 |
| 109 Sweetwater Village           | CER (Super LLC)     | Austell          | GA    | SE     | 1985           | 2007          | 66,197  | 92%                | 425,724   | Family Dollar, Food Depot  |                                 |

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Property Portfolio**

| Property Name                         | Fund                | City              | State | Region | Year Built (1) | Year Acquired | GLA (2) | Percent Leased (3) | ABR       | Anchor Tenant (4)   | Anchor Tenant Not Owned (4)     |
|---------------------------------------|---------------------|-------------------|-------|--------|----------------|---------------|---------|--------------------|-----------|---|---------------------------------|
| 110 Cedar Plaza                       | CER (Super LLC)     | Cedartown         | GA    | SE     | 1994           | 2007          | 83,300  | 98%                | 620,150   | Gold's Gym, Kroger  |                                 |
| 111 Covered Bridge                    | CNP (Super LLC)     | Clayton           | GA    | SE     | 2001           | 2007          | 61,375  | 88%                | 420,775   | Family Dollar   |                                 |
| 112 Conyers Crossroads                | CNP-JV (Super LLC)  | Conyers           | GA    | SE     | 2000           | 2007          | 458,895 | 86%                | 4,092,550 | Eastwynn Cinemas, Kohl's, Old Navy                              |                                 |
| 113 Conyers Plaza                     | CER*                | Conyers           | GA    | SE     | 2001           | 2007          | 171,374 | 69%                | 1,382,998 | Appliance Recycling Center of America, PetSmart                 | Home Depot, Walmart Supercenter |
| 114 Cordele Square                    | CER*                | Cordele           | GA    | S      | 2002           | 2007          | 127,953 | 91%                | 781,380   | Belk, Harveys   |                                 |
| 115 Habersham Crossing                | CER (Super LLC)     | Cornelia          | GA    | SE     | 1990           | 2007          | 161,278 | 96%                | 636,662   | Peebles, Walmart  |                                 |
| 116 Covington Gallery                 | CER (Super LLC)     | Covington         | GA    | SE     | 1991           | 2007          | 174,857 | 99%                | 1,139,899 | Ingles, Kmart   |                                 |
| 117 Northside                         | CER*                | Dalton            | GA    | SE     | 2001           | 2007          | 73,931  | 94%                | 454,379   | BI-LO, Family Dollar  |                                 |
| 118 Cosby Station                     | CER*                | Douglasville      | GA    | SE     | 1994           | 2007          | 77,811  | 96%                | 776,093   | Publix  |                                 |
| 119 Midway Village                    | CER (Super LLC)     | Douglasville      | GA    | SE     | 1989           | 2007          | 74,728  | 28%                | 201,726   | -   |                                 |
| 120 Park Plaza                        | CMCS 36             | Douglasville      | GA    | SE     | 1986           | 2006          | 46,495  | 82%                | 501,052   | Peachstate Paint And Collision                                  | Kroger                          |
| 121 Westgate                          | CER (Super LLC)     | Dublin            | GA    | S      | 2004           | 2007          | 118,938 | 57%                | 392,987   | Beall's, Big Lots   | Home Depot                      |
| 122 Venture Pointe                    | CMCS 35             | Duluth            | GA    | SE     | 1995           | 2004          | 147,025 | 46%                | 445,816   | American Signature Furniture                                    |                                 |
| 123 Banks Station                     | CNP (Super LLC)     | Fayetteville      | GA    | SE     | 2006           | 2007          | 176,451 | 86%                | 1,305,492 | Cinemark, Food Depot, Staples                                   |                                 |
| 124 Village Shoppes of Flowery Branch | CNP-JV (Super LLC)  | Flowery Branch    | GA    | SE     | 2002           | 2007          | 92,985  | 94%                | 1,141,439 | Publix  |                                 |
| 125 Barrett Place                     | CMCS 35             | Kennesaw          | GA    | SE     | 1994           | 2004          | 218,818 | 81%                | 1,524,950 | Best Buy, Michaels, OfficeMax, PetSmart, Sports Authority       |                                 |
| 126 Mableton Walk                     | CER (Super LLC)     | Mableton          | GA    | SE     | 1994           | 2007          | 105,742 | 81%                | 880,290   | Publix  |                                 |
| 127 The Village @ Mableton            | CMCS 38             | Mableton          | GA    | SE     | 1998           | 2005          | 239,013 | 86%                | 1,148,294 | Kmart, The Shoppes at Mableton                                  |                                 |
| 128 North Park                        | CMCS 36             | Macon             | GA    | SE     | 1998           | 2005          | 195,355 | 91%                | 1,273,335 | Kmart, Kroger   |                                 |
| 129 Marshalls at Eastlake             | CER (Super LLC)     | Marietta          | GA    | SE     | 1982           | 2007          | 54,976  | 91%                | 431,127   | Marshalls   |                                 |
| 130 New Chastain Corners              | CER (Super LLC)     | Marietta          | GA    | SE     | 2004           | 2007          | 113,079 | 89%                | 996,126   | Kroger  |                                 |
| 131 Pavilions at Eastlake             | CER (Super LLC)     | Marietta          | GA    | SE     | 1996           | 2007          | 157,888 | 77%                | 1,532,765 | J. Christopher's, Kroger  |                                 |
| 132 Village at Southlake              | CNP (Super LLC)     | Morrow            | GA    | SE     | 1983           | 2007          | 53,384  | 40%                | 228,912   | Family Dollar   |                                 |
| 133 Merchants Crossing                | CNP (Super LLC)     | Newnan            | GA    | SE     | 2008           | 2007          | 174,059 | 55%                | 616,636   | Hastings, Kroger  |                                 |
| 134 Perry Marketplace                 | CER*                | Perry             | GA    | S      | 2004           | 2007          | 179,973 | 82%                | 877,816   | Ace Hardware, Beall's Outlet, Kroger                            |                                 |
| 135 Creekwood Village                 | CER (Super LLC)     | Rex               | GA    | SE     | 1990           | 2007          | 69,778  | 93%                | 535,011   | All American Quality Foods                                      |                                 |
| 136 Shops of Riverdale                | CNP (Super LLC)     | Riverdale         | GA    | SE     | 1995           | 2007          | 16,808  | 100%               | 254,732   | -   | Walmart Supercenter             |
| 137 Holcomb Bridge Crossing           | CMCS 36             | Roswell           | GA    | SE     | 1988           | 2006          | 105,420 | 81%                | 772,724   | PGA Tour Superstore   |                                 |
| 138 Eisenhower Square                 | CER (Super LLC)     | Savannah          | GA    | S      | 1997           | 2007          | 125,712 | 97%                | 981,705   | Eisenhower Cinema, Food Lion                                    |                                 |
| 139 Victory Square                    | CNP (Super LLC)     | Savannah          | GA    | S      | 2007           | 2007          | 116,339 | 93%                | 1,426,912 | Citi Trends, Dollar Tree, Staples, Trademark Cinemas            | Home Depot, Target              |
| 140 Wisteria Village                  | CER*                | Snellville        | GA    | SE     | 2004           | 2007          | 173,152 | 98%                | 1,104,719 | Hobby Lobby, Kmart  |                                 |
| 141 University Commons                | CNP (Super LLC)     | Statesboro        | GA    | S      | 1994           | 2007          | 59,814  | 98%                | 571,621   | -   |                                 |
| 142 Stockbridge Village               | CER (Super LLC)     | Stockbridge       | GA    | SE     | 2008           | 2007          | 188,203 | 82%                | 2,116,087 | Kroger  |                                 |
| 143 Stone Mountain Festival           | CNP (Super LLC)     | Stone Mountain    | GA    | SE     | 2006           | 2007          | 347,091 | 98%                | 2,041,011 | Hobby Lobby, Walmart Supercenter                                |                                 |
| 144 Tift-Town                         | CNP (Super LLC)     | Tifton            | GA    | S      | 1965           | 2007          | 58,818  | 82%                | 248,805   | DaVita Dialysis, Family Dollar, Salvation Army                  |                                 |
| 145 Davenport Retail Center           | CMCS 39             | Davenport         | IA    | C      | 1996           | 2006          | 62,588  | 100%               | 673,446   | Factory Card Outlet, PetSmart, Staples                          | SuperTarget                     |
| 146 Kimberly West Shopping Center     | CMCS 39             | Davenport         | IA    | C      | 1987           | 2006          | 113,713 | 90%                | 674,785   | Hy-Vee  |                                 |
| 147 Haymarket Mall                    | CNP (Super LLC)     | Des Moines        | IA    | C      | 2002           | 2007          | 241,572 | 97%                | 1,191,886 | Burlington Coat Factory, Hobby Lobby                            |                                 |
| 148 Haymarket Square                  | CER*                | Des Moines        | IA    | C      | 2002           | 2007          | 269,705 | 86%                | 1,167,770 | Big Lots, Dahl's Foods, Northern Tool + Equipment, Office Depot |                                 |
| 149 Warren Plaza                      | CMCS 39             | Dubuque           | IA    | C      | 1993           | 2006          | 90,102  | 98%                | 740,254   | Hy-Vee  | Target                          |
| 150 Annex of Arlington                | CER (Super LLC)     | Arlington Heights | IL    | C      | 1999           | 2007          | 197,328 | 63%                | 1,926,484 | Barnes & Noble, PetSmart, Trader Joe's                          |                                 |
| 151 Ridge Plaza                       | CER*                | Arlington Heights | IL    | C      | 2000           | 2007          | 151,643 | 76%                | 1,755,120 | Bang & Olufsen, XSport Fitness                                  | Kohl's                          |
| 152 Bartonville Square                | CAF                 | Bartonville       | IL    | C      | 2001           | 2006          | 61,678  | 98%                | 312,445   | Kroger  |                                 |
| 153 Festival Center                   | CNP (Super LLC)     | Bradley           | IL    | C      | 2006           | 2007          | 63,796  | 77%                | 264,691   | Big Lots, Dollar General  |                                 |
| 154 Southfield Plaza                  | CER (Super LLC)     | Bridgeview        | IL    | C      | 2006           | 2007          | 198,331 | 97%                | 2,157,365 | Hobby Lobby, Shop 'n Save                                       |                                 |
| 155 Commons of Chicago Ridge          | CAF                 | Chicago Ridge     | IL    | C      | 1998           | 2006          | 324,490 | 99%                | 3,990,839 | Home Depot, Marshalls, Office Depot, XSport Fitness             |                                 |
| 156 Rivercrest Shopping Center        | CMCS 39             | Crestwood         | IL    | C      | 1999           | 2006          | 488,680 | 98%                | 4,783,549 | Best Buy, PetSmart, T.J. Maxx                                   | Kohl's, Target                  |
| 157 The Commons of Crystal Lake       | CMCS 39             | Crystal Lake      | IL    | C      | 1998           | 2006          | 273,060 | 83%                | 2,667,184 | Jewel-Oscos, Marshalls, Toys"R"Us                               | Hobby Lobby                     |
| 158 Elk Grove Town Center             | CER (Super LLC)     | Elk Grove Village | IL    | C      | 1998           | 2007          | 131,849 | 94%                | 1,851,073 | Dominick's, Walgreens   |                                 |
| 159 Crossroads Centre                 | CMCS 39             | Fairview Heights  | IL    | C      | 1975           | 2006          | 242,320 | 94%                | 1,489,801 | KM Fairview Heights, T.J. Maxx                                  |                                 |
| 160 Freeport Plaza                    | CER (Super LLC)     | Freeport          | IL    | C      | 2000           | 2007          | 87,846  | 100%               | 502,193   | Cub Foods, Stone's Hallmark                                     |                                 |
| 161 Westview Center                   | CMCS 39             | Hanover Park      | IL    | C      | 1989           | 2006          | 326,372 | 88%                | 3,328,394 | LA Fitness, The Family Store, Ultra Foods                       | Value City                      |
| 162 The Quentin Collection            | CER (Super LLC)     | Kildeer           | IL    | C      | 2006           | 2007          | 157,446 | 99%                | 2,472,264 | Best Buy, DSW, PetSmart, Stein Mart, The Fresh Market           |                                 |
| 163 Butterfield Square                | CMCS 39             | Libertyville      | IL    | C      | 1997           | 2006          | 106,755 | 88%                | 1,373,196 | Sunset Foods  |                                 |
| 164 High Point Centre                 | CMCS 40 (Super LLC) | Lombard           | IL    | C      | 1992           | 2006          | 239,892 | 90%                | 2,113,070 | Babies"R"Us, Office Depot, Ultra Foods                          |                                 |
| 165 Marketplace at Matteson           | CER*                | Matteson          | IL    | C      | 2000           | 2007          | 309,864 | 79%                | 1,439,442 | A.J. Wright, Advance Auto Parts, Burlington Coat Factory        |                                 |
| 166 Long Meadow Commons               | CMCS 39             | Mundelein         | IL    | C      | 1997           | 2006          | 118,470 | 81%                | 1,436,805 | Dominick's  |                                 |
| 167 Heritage Square                   | CAF                 | Naperville        | IL    | C      | 1992           | 2006          | 210,752 | 85%                | 2,094,008 | Carson Furniture, Crib 2 College, DSW                           |                                 |

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Property Portfolio**

| Property Name                     | Fund                | City             | State | Region | Year Built (1) | Year Acquired | GLA (2) | Percent Leased (3) | ABR       | Anchor Tenant (4)   | Anchor Tenant Not Owned (4)     |
|-----------------------------------|---------------------|------------------|-------|--------|----------------|---------------|---------|--------------------|-----------|---|---------------------------------|
| 168 Westridge Court               | CNP/CER (Super LLC) | Naperville       | IL    | C      | 2002           | 2007          | 453,666 | 68%                | 3,836,026 | Borders, Hollywood Palms Cinema, Macy's Furniture Outlet, Marshalls |                                 |
| 169 Olympia Corners               | CER (Super LLC)     | Olympia Fields   | IL    | C      | 1988           | 2007          | 113,070 | 92%                | 973,009   | Jewel-Osco  |                                 |
| 170 Sterling Bazaar               | CMCS 39             | Peoria           | IL    | C      | 1992           | 2006          | 84,438  | 93%                | 764,242   | Kroger  |                                 |
| 171 Rollins Crossing              | CNP                 | Round Lake Beach | IL    | C      | 1998           | 2006          | 192,911 | 98%                | 1,858,982 | LA Fitness, Regal Cinemas, Sears Outlet                             | Kmart Super Center              |
| 172 Twin Oaks Shopping Center     | CMCS 40 (Super LLC) | Silvis           | IL    | C      | 1991           | 2006          | 114,342 | 96%                | 718,449   | Eye Surgeon Associate, Hy-Vee                                       |                                 |
| 173 Fairhills Mall                | CNP                 | Springfield      | IL    | C      | 2007           | 2006          | 106,528 | 80%                | 488,460   | Cub County Market   |                                 |
| 174 Parkway Pointe                | CMCS 39             | Springfield      | IL    | C      | 1994           | 2006          | 38,737  | 100%               | 567,120   | Dress Barn, Family Christian Stores, Shoe Carnival                  | Party Tree, Target, Walmart     |
| 175 Sangamon Center North         | CMCS 40 (Super LLC) | Springfield      | IL    | C      | 1996           | 2006          | 139,907 | 93%                | 1,169,443 | Schnucks, U.S. Post Office  |                                 |
| 176 Tinley Park Plaza             | CER (Super LLC)     | Tinley Park      | IL    | C      | 2005           | 2007          | 249,954 | 97%                | 2,556,845 | T.J. Maxx, Walt's   |                                 |
| 177 Meridian Village Plaza        | CMCS 40 (Super LLC) | Carmel           | IN    | C      | 1990           | 2006          | 130,769 | 87%                | 1,100,874 | Godby Home Furnishings  |                                 |
| 178 Columbus Center               | CER (Super LLC)     | Columbus         | IN    | C      | 2005           | 2007          | 143,200 | 98%                | 1,333,996 | Big Lots, MC Sports, OfficeMax, T.J. Maxx                           | Target                          |
| 179 Elkhart Plaza West            | CNP (Super LLC)     | Elkhart          | IN    | MW     | 1997           | 2007          | 81,651  | 98%                | 644,427   | CVS, Martin's Super Market  |                                 |
| 180 Apple Glen Crossing           | CAF                 | Fort Wayne       | IN    | MW     | 2002           | 2006          | 150,156 | 88%                | 1,704,986 | Best Buy, Dick's Sporting Goods, PetSmart                           | Kohl's, Walmart Supercenter     |
| 181 Elkhart Market Centre         | CER (Super LLC)     | Goshen           | IN    | MW     | 1994           | 2007          | 360,872 | 94%                | 2,047,281 | SAM'S CLUB, Walmart   |                                 |
| 182 Marwood Plaza                 | CER*                | Indianapolis     | IN    | C      | 1992           | 2007          | 107,080 | 79%                | 552,080   | Fashion Bug Plus, Kroger  |                                 |
| 183 Westlane Shopping Center      | CER*                | Indianapolis     | IN    | C      | 1982           | 2007          | 71,490  | 100%               | 465,278   | Family Dollar, Marsh Supermarket                                    |                                 |
| 184 Valley View Plaza             | CNP (Super LLC)     | Marion           | IN    | MW     | 1997           | 2007          | 29,974  | 96%                | 310,695   | Aaron's   | Walmart Supercenter             |
| 185 Bittersweet Plaza             | CMCS 40 (Super LLC) | Mishawaka        | IN    | MW     | 2000           | 2006          | 91,798  | 92%                | 654,844   | Martin's Super Market   |                                 |
| 186 Lincoln Plaza                 | CMCS 39             | New Haven        | IN    | MW     | 1968           | 2006          | 103,938 | 85%                | 728,743   | Kroger  |                                 |
| 187 Speedway Super Center         | CMCS 40 (Super LLC) | Speedway         | IN    | C      | 2010           | 2006          | 571,410 | 79%                | 4,077,558 | A.J. Wright, Kohl's, Kroger, Sears Outlet                           |                                 |
| 188 Knox Plaza                    | CNP (Super LLC)     | Vincennes        | IN    | C      | 1989           | 2007          | 72,914  | 77%                | 219,597   | Ashley Jordan's Furniture Store                                     |                                 |
| 189 Wabash Crossing               | CER (Super LLC)     | Wabash           | IN    | MW     | 2009           | 2007          | 142,183 | 90%                | 613,627   | Dunham's Sports, Tractor Supply                                     | Walmart Supercenter             |
| 190 Sagamore Park Centre          | CMCS 40 (Super LLC) | West Lafayette   | IN    | C      | 2003           | 2006          | 118,436 | 87%                | 911,094   | Pay Less  | Walgreens                       |
| 191 Westchester Square            | CMCS 40 (Super LLC) | Lenexa           | KS    | C      | 1987           | 2006          | 164,838 | 89%                | 1,241,160 | Hy-Vee  |                                 |
| 192 West Loop Shopping Center     | CMCS 39             | Manhattan        | KS    | C      | 1976           | 2006          | 199,032 | 72%                | 1,155,692 | American Academy Hair Design, Dillons                               |                                 |
| 193 Green River Plaza             | CER*                | Campbellsville   | KY    | MW     | 1989           | 2007          | 203,239 | 81%                | 1,069,937 | JC Penney, Kroger, Tractor Supply                                   |                                 |
| 194 Kmart Plaza                   | CER*                | Elizabethtown    | KY    | MW     | 1992           | 2007          | 130,466 | 100%               | 837,699   | Kmart, Staples  |                                 |
| 195 Florence Plaza                | CNP (Super LLC)     | Florence         | KY    | MW     | 1985           | 2007          | 169,814 | 87%                | 1,059,651 | Harbor Freight Tools, Hobby Lobby                                   | Toys"R"Us                       |
| 196 Florence Square               | CNP/CER (Super LLC) | Florence         | KY    | MW     | 2000           | 2007          | 381,669 | 88%                | 4,144,679 | Kroger, Staples, T.J. Maxx  | hgregg                          |
| 197 Highland Commons              | CER (Super LLC)     | Glasgow          | KY    | MW     | 1992           | 2007          | 130,466 | 99%                | 754,207   | Food Lion, Kmart  |                                 |
| 198 Harrodsburg Marketplace       | CNP                 | Harrodsburg      | KY    | MW     | 1990           | 2005          | 60,048  | 97%                | 428,044   | Kroger  | Walmart Supercenter             |
| 199 Jeffersontown Commons         | CER (Super LLC)     | Jeffersontown    | KY    | MW     | 2005           | 2007          | 209,958 | 90%                | 1,424,314 | King Pin Lanes, Louisville Athletic Club                            |                                 |
| 200 Mist Lake Plaza               | CER (Super LLC)     | Lexington        | KY    | MW     | 1993           | 2007          | 217,292 | 98%                | 1,471,673 | Gabriel Brothers, Walmart   |                                 |
| 201 London Marketplace            | CER*                | London           | KY    | MW     | 1994           | 2007          | 169,032 | 86%                | 921,648   | Kmart, Kroger   |                                 |
| 202 Eastgate Shopping Center      | CNP (Super LLC)     | Louisville       | KY    | MW     | 2002           | 2007          | 162,041 | 98%                | 1,447,259 | Kroger  |                                 |
| 203 Plainview Village             | CMCS 40 (Super LLC) | Louisville       | KY    | MW     | 1997           | 2006          | 164,367 | 90%                | 1,278,259 | Kroger  |                                 |
| 204 Stony Brook I & II            | CMCS 40 (Super LLC) | Louisville       | KY    | MW     | 1988           | 2006          | 137,012 | 93%                | 1,604,948 | Kroger  | hgregg                          |
| 205 Towne Square North            | CER (Super LLC)     | Owensboro        | KY    | MW     | 1988           | 2007          | 163,161 | 91%                | 1,059,306 | Books-A-Million, Hobby Lobby, Office Depot                          |                                 |
| 206 Lexington Road Plaza          | CER (Super LLC)     | Versailles       | KY    | MW     | 2007           | 2007          | 197,668 | 100%               | 1,426,330 | Kmart, Kroger   |                                 |
| 207 Karam Shopping Center         | CER*                | Lafayette        | LA    | SW     | 1998           | 2007          | 100,238 | 97%                | 330,119   | Conn's, Super 1 Foods   |                                 |
| 208 Iberia Plaza                  | CNP (Super LLC)     | New Iberia       | LA    | SW     | 1992           | 2007          | 132,465 | 89%                | 574,782   | Super 1 Foods   |                                 |
| 209 The Pines                     | CNP (Super LLC)     | Pineville        | LA    | SW     | 1991           | 2007          | 179,039 | 100%               | 1,059,955 | Kmart, Super 1 Foods  |                                 |
| 210 Points West                   | CNP/CER (Super LLC) | Brockton         | MA    | NE     | 2007           | 2007          | 139,255 | 81%                | 1,090,646 | Ocean State Job Lot, PriceRite                                      |                                 |
| 211 Burlington Square I, II & III | CNP                 | Burlington       | MA    | NE     | 1992           | 2006          | 86,290  | 66%                | 1,672,156 | Pyara Salon, Staples  |                                 |
| 212 Chicopee Marketplace          | CER*                | Chicopee         | MA    | NE     | 2005           | 2007          | 150,959 | 100%               | 2,338,319 | Dollar Tree, Marshalls, Staples                                     | Home Depot, Walmart Supercenter |
| 213 Holyoke Shopping Center       | CER (Super LLC)     | Holyoke          | MA    | NE     | 2000           | 2007          | 201,875 | 88%                | 1,216,686 | Ocean State Job Lot, Stop & Shop                                    |                                 |
| 214 WaterTower Plaza              | CMCS 39             | Leominster       | MA    | NE     | 2000           | 2006          | 296,320 | 82%                | 3,401,574 | Shaw's, T.J. Maxx   |                                 |
| 215 Lunenburg Crossing            | CER*                | Lunenburg        | MA    | NE     | 1994           | 2007          | 25,515  | 100%               | 278,721   | Fashion Bug   | Hannaford Bros., Walmart        |
| 216 Lynn Marketplace              | CAF                 | Lynn             | MA    | NE     | 1968           | 2006          | 78,092  | 100%               | 732,819   | Rainbow, Shaw's   |                                 |
| 217 Berkshire Crossing            | CAF                 | Pittsfield       | MA    | NE     | 1994           | 2006          | 442,334 | 100%               | 2,560,505 | Home Depot, Price Chopper, Walmart                                  |                                 |
| 218 Westgate Plaza                | CMCS 40 (Super LLC) | Westfield        | MA    | NE     | 1996           | 2006          | 103,903 | 89%                | 961,036   | Staples, T.J. Maxx  |                                 |
| 219 Perkins Farm Marketplace      | CER                 | Worcester        | MA    | NE     | 1998           | 2006          | 203,429 | 100%               | 1,658,955 | A.J. Wright, Building 19, Super Stop & Shop                         |                                 |
| 220 Campus Village                | CMCS 38             | College Park     | MD    | MA     | 1986           | 2005          | 25,529  | 91%                | 559,778   | -   |                                 |
| 221 Fox Run                       | CER                 | Prince Frederick | MD    | MA     | 1997           | 2005          | 292,849 | 95%                | 2,789,578 | Giant Food, Kmart, Peebles  |                                 |
| 222 Rising Sun Towne Centre       | CNP (Super LLC)     | Rising Sun       | MD    | MA     | 2009           | 2007          | 141,702 | 67%                | 1,457,621 | Family Dollar, Martin's Food  |                                 |
| 223 BJ's Plaza                    | CER*                | Portland         | ME    | NE     | 1991           | 2007          | 104,233 | 100%               | 750,477   | BJ's Wholesale Club   |                                 |
| 224 Pine Tree Shopping Center     | CMCS 39             | Portland         | ME    | NE     | 1958           | 2006          | 287,513 | 100%               | 1,752,789 | Big Lots, Lowe's, Marden's  |                                 |
| 225 Maple Village                 | CER (Super LLC)     | Ann Arbor        | MI    | MW     | 2000           | 2007          | 296,301 | 92%                | 2,124,167 | Dunham's Sports, Kmart, Plum Markets                                |                                 |
| 226 Grand Crossing                | CER (Super LLC)     | Brighton         | MI    | MW     | 2005           | 2007          | 85,389  | 100%               | 828,078   | ACO Hardware, VGS   |                                 |

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Property Portfolio**

| Property Name                            | Fund                | City             | State | Region | Year Built (1) | Year Acquired | GLA (2) | Percent Leased (3) | ABR       | Anchor Tenant (4)  | Anchor Tenant Not Owned (4)                 |
|--|---------------------|------------------|-------|--------|----------------|---------------|---------|--------------------|-----------|--|---|
| 227 Farmington Crossroads                | CER (Super LLC)     | Farmington       | MI    | MW     | 1986           | 2007          | 86,470  | 100%               | 764,650   | Dollar Tree, Harvest Fresh Market  |   |
| 228 Silver Lake                          | CNP (Super LLC)     | Fenton           | MI    | MW     | 1996           | 2007          | 77,302  | 100%               | 1,030,939 | Glik's, VG's   | Kmart                                       |
| 229 Silver Pointe Shopping Center        | CER (Super LLC)     | Fenton           | MI    | MW     | 1996           | 2007          | 86,141  | 64%                | 598,095   | Dunham's Sports  |   |
| 230 Fremont                              | CNP (Super LLC)     | Fremont          | MI    | MW     | 2007           | 2007          | 42,604  | 92%                | 178,920   | Dunham's Sports, Glik's, Peebles   |   |
| 231 Cascade East                         | CER (Super LLC)     | Grand Rapids     | MI    | MW     | 1983           | 2007          | 99,529  | 76%                | 577,420   | D&W Food Center  |   |
| 232 Kentwood                             | CNP (Super LLC)     | Kentwood         | MI    | MW     | 1987           | 2007          | 78,213  | 77%                | 350,505   | Dollar Tree  |   |
| 233 Delta Center                         | CER*                | Lansing          | MI    | MW     | 2005           | 2007          | 186,246 | 88%                | 1,417,260 | Bed Bath & Beyond, Gift & Bible Center, Hobby Lobby                              |   |
| 234 Musicland                            | CNP                 | Livonia          | MI    | MW     | 1988           | 2005          | 80,000  | 100%               | 360,000   | Big Lots, Dunham's Sports  |   |
| 235 Lakes Crossing                       | CNP                 | Muskegon         | MI    | MW     | 2008           | 2004          | 114,623 | 68%                | 971,588   | Jo-Ann Fabrics   | Kohl's                                      |
| 236 Meridian Towne Centre                | CNP-JV (Super LLC)  | Okemos           | MI    | MW     | 2004           | 2007          | 86,891  | 86%                | 562,813   | David's Bridal, Marshalls  | Kroger, Target                              |
| 237 Redford Plaza                        | CMCS 39             | Redford          | MI    | MW     | 1992           | 2006          | 293,827 | 99%                | 2,518,255 | A.J. Wright, Bally Total Fitness, Burlington Coat Factory, Kroger                |   |
| 238 Hampton Village Centre               | CER (Super LLC)     | Rochester Hills  | MI    | MW     | 2004           | 2007          | 454,704 | 93%                | 5,007,761 | Best Buy, Kohl's, Star Theatre, T.J. Maxx  | Target                                      |
| 239 Fashion Corner                       | CER*                | Saginaw          | MI    | MW     | 2004           | 2007          | 187,832 | 94%                | 1,472,388 | Bed Bath & Beyond, Best Buy, Dunham's Sports                                     |   |
| 240 Hall Road Crossing                   | CER (Super LLC)     | Shelby Township  | MI    | MW     | 1999           | 2007          | 175,763 | 99%                | 2,043,318 | Gander Mountain, Michaels, Old Navy, T.J. Maxx                                   |   |
| 241 Southfield Plaza                     | CNP/CER (Super LLC) | Southfield       | MI    | MW     | 2002           | 2007          | 106,948 | 50%                | 611,919   | Dollar Castle  | Burlington Coat Factory, Marshalls, Staples |
| 242 18 Mile & Ryan                       | CNP/CER (Super LLC) | Sterling Heights | MI    | MW     | 1997           | 2007          | 101,709 | 95%                | 1,192,706 | Murray's Auto Parts, True Value, VGS   |   |
| 243 Delco Plaza                          | CER (Super LLC)     | Sterling Heights | MI    | MW     | 1996           | 2007          | 154,853 | 100%               | 762,266   | Babies"R"Us, Bed Bath & Beyond, Dunham's Sports                                  |   |
| 244 Grand Traverse Crossing              | CMCS 40 (Super LLC) | Traverse City    | MI    | MW     | 1996           | 2006          | 412,755 | 95%                | 2,452,470 | Borders, Home Depot, Toys"R"Us, Walmart  |   |
| 245 West Ridge Shopping Center           | CER (Super LLC)     | Westland         | MI    | MW     | 1989           | 2007          | 163,131 | 69%                | 845,295   | Tile Shop  | Burlington Coat Factory, Target             |
| 246 Westland Crossing                    | CNP (Super LLC)     | Westland         | MI    | MW     | 1999           | 2007          | 141,738 | 73%                | 686,891   | Planet Fitness   | Toys"R"Us                                   |
| 247 Roundtree Place                      | CER*                | Ypsilanti        | MI    | MW     | 1992           | 2007          | 201,227 | 97%                | 1,228,484 | Walmart  |   |
| 248 Washtenaw Fountain Plaza             | CER*                | Ypsilanti        | MI    | MW     | 2005           | 2007          | 123,390 | 97%                | 818,954   | Dollar Tree, Dunham's Sports, Planet Fitness, Save-A-Lot                         |   |
| 249 Southport Centre I - VI              | CMCS 40 (Super LLC) | Apple Valley     | MN    | C      | 1985           | 2006          | 124,937 | 99%                | 1,939,755 | Best Buy, Dollar Tree, Walgreens   | Target                                      |
| 250 Austin Town Center                   | CNP                 | Austin           | MN    | C      | 1999           | 2006          | 110,680 | 73%                | 603,155   | Aldi, Jo-Ann Fabrics, Staples  | Target                                      |
| 251 Brookdale Square                     | CNP                 | Brooklyn Center  | MN    | C      | 1994           | 2006          | 185,883 | 53%                | 284,171   | Blue Star Productions, Brookdale 8 Theater, Miracle Empowerment Center, Pep Boys |   |
| 252 Central Valu Center                  | CMCS 40 (Super LLC) | Columbia Heights | MN    | C      | 1961           | 2006          | 126,665 | 100%               | 883,191   | Rainbow Foods, Slumberland Clearance Center                                      |   |
| 253 Burning Tree Plaza                   | CMCS 40 (Super LLC) | Duluth           | MN    | C      | 1987           | 2006          | 182,969 | 99%                | 1,756,383 | Best Buy, Dunham's Sports, T.J. Maxx   |   |
| 254 Elk Park Center                      | CAF                 | Elk River        | MN    | C      | 1999           | 2006          | 204,992 | 95%                | 1,816,325 | Cub Foods, OfficeMax   |   |
| 255 Westwind Plaza                       | CMCS 40 (Super LLC) | Minnetonka       | MN    | C      | 2007           | 2006          | 87,942  | 93%                | 1,055,997 | Walgreens  | Cub Foods                                   |
| 256 Richfield Hub & West Shopping Center | CAF                 | Richfield        | MN    | C      | 1992           | 2006          | 215,304 | 96%                | 2,324,625 | Marshalls, Michaels  |   |
| 257 Terrace Center                       | CMCS 40 (Super LLC) | Robbinsdale      | MN    | C      | 1993           | 2006          | 135,023 | 84%                | 902,532   | Northern Memorial Medical Center, Rainbow Foods                                  |   |
| 258 Roseville Center                     | CMCS 40 (Super LLC) | Roseville        | MN    | C      | 2000           | 2006          | 76,894  | 80%                | 866,870   | Blockbuster, Hancock Fabrics   | Rainbow Foods                               |
| 259 Marketplace @ 42                     | CMCS 39             | Savage           | MN    | C      | 1999           | 2006          | 117,873 | 94%                | 1,409,916 | Rainbow Foods  |   |
| 260 Sun Ray Shopping Center              | CMCS 40 (Super LLC) | St. Paul         | MN    | C      | 2003           | 2006          | 287,385 | 77%                | 1,981,003 | Cub Foods, T.J. Maxx, Valu Thrift Store  |   |
| 261 White Bear Hills Shopping Center     | CAF                 | White Bear Lake  | MN    | C      | 1996           | 2006          | 73,095  | 94%                | 600,477   | Dollar Tree, Festival Foods  |   |
| 262 Ellisville Square                    | CMCS 39             | Ellisville       | MO    | C      | 1989           | 2006          | 146,052 | 95%                | 1,249,086 | Kmart, Lukas Liquors   |   |
| 263 Clocktower Place                     | CNP                 | Florissant       | MO    | C      | 1987           | 2006          | 214,198 | 67%                | 1,195,192 | Aldi, Florissant Furniture, Office Depot   |   |
| 264 Prospect Plaza                       | CMCS 39             | Gladstone        | MO    | C      | 1999           | 2006          | 189,996 | 97%                | 1,384,346 | Hobby Lobby, Price Chopper, Salvation Army                                       |   |
| 265 Hub Shopping Center                  | CMCS 40 (Super LLC) | Independence     | MO    | C      | 1995           | 2006          | 160,423 | 100%               | 851,702   | Price Chopper  |   |
| 266 Marketplace Shopping Center          | CNP                 | Independence     | MO    | C      | 1998           | 2006          | 241,682 | 76%                | 1,366,031 | Big Lots, Price Chopper  |   |
| 267 Watts Mill Plaza                     | CMCS 40 (Super LLC) | Kansas City      | MO    | C      | 1997           | 2006          | 161,717 | 95%                | 1,431,023 | Ace Hardware, Price Chopper  |   |
| 268 Liberty Corners                      | CMCS 40 (Super LLC) | Liberty          | MO    | C      | 1987           | 2006          | 124,808 | 97%                | 957,626   | Fashion Bug, Price Chopper   | Sutherlands                                 |
| 269 Maplewood Square                     | CAF                 | Maplewood        | MO    | C      | 1998           | 2006          | 71,590  | 100%               | 552,381   | Shop 'n Save   |   |
| 270 Clinton Crossing                     | CNP (Super LLC)     | Clinton          | MS    | SW     | 2008           | 2007          | 112,148 | 98%                | 1,028,835 | Kroger   |   |
| 271 County Line Plaza                    | CAF                 | Jackson          | MS    | SW     | 1997           | 2006          | 221,567 | 90%                | 2,664,847 | Havertys, Office Depot, Old Navy   |   |
| 272 Jacksonian Plaza                     | CER*                | Jackson          | MS    | SW     | 1990           | 2007          | 87,721  | 100%               | 417,499   | Books-A-Million, Georgia Carpet Outlet, Office Depot                             | Kroger                                      |
| 273 Statelyne Square                     | CNP-JV (Super LLC)  | Southaven        | MS    | SE     | 2010           | 2007          | 80,000  | 100%               | 453,600   | Burlington Coat Factory  |   |
| 274 Devonshire Place                     | CER*                | Cary             | NC    | SE     | 1996           | 2007          | 104,441 | 100%               | 1,353,549 | Borders, Dollar Tree, Golf Galaxy, Lifestyle Family Fitness                      |   |
| 275 McMullen Creek Market                | CMCS 39             | Charlotte        | NC    | SE     | 2007           | 2006          | 283,324 | 86%                | 2,866,869 | Burlington Coat Factory  |   |
| 276 The Commons at Chancellor Park       | CMCS 39             | Charlotte        | NC    | SE     | 2005           | 2006          | 348,604 | 98%                | 2,224,702 | Big Lots, Hobby Lobby, Home Depot, Marshalls, Value City Furniture               |   |
| 277 Macon Plaza                          | CER (Super LLC)     | Franklin         | NC    | SE     | 2001           | 2007          | 92,787  | 93%                | 431,202   | BI-LO, Peebles   |   |
| 278 Franklin Square                      | CAF                 | Gastonia         | NC    | SE     | 2007           | 2006          | 318,435 | 89%                | 2,875,277 | Bed Bath & Beyond, Best Buy, Ross Dress for Less                                 | Walmart Supercenter                         |
| 279 Wendover Place                       | CMCS 40 (Super LLC) | Greensboro       | NC    | SE     | 2000           | 2006          | 406,772 | 90%                | 4,112,563 | Babies"R"Us, Dick's Sporting Goods, Kohl's, Michaels, PetSmart                   | Target                                      |
| 280 University Commons                   | CMCS 39             | Greenville       | NC    | SE     | 2007           | 2006          | 232,819 | 84%                | 2,306,548 | Barnes & Noble, Kroger, T.J. Maxx  | Target                                      |
| 281 Longview Crossing                    | CER*                | Hickory          | NC    | SE     | 1988           | 2007          | 40,598  | 88%                | 175,250   | Food Lion  |   |
| 282 Valley Crossing                      | CER*                | Hickory          | NC    | SE     | 1988           | 2007          | 186,088 | 72%                | 1,083,065 | Dollar Tree, Office Depot, Ollie's Bargain Outlet, T.J. Maxx                     |   |

# Centro Properties Group

## US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010

### Property Portfolio

| Property Name                            | Fund                | City               | State | Region | Year Built (1) | Year Acquired | GLA (2) | Percent Leased (3) | ABR       | Anchor Tenant (4)   | Anchor Tenant Not Owned (4) |
|--|---------------------|--------------------|-------|--------|----------------|---------------|---------|--------------------|-----------|---|-----------------------------|
| 283 Kinston Pointe                       | CER (Super LLC)     | Kinston            | NC    | SE     | 2001           | 2007          | 250,580 | 99%                | 802,421   | Dollar Tree, Walmart Supercenter                                      |                             |
| 284 Magnolia Plaza                       | CMCS 36             | Morganton          | NC    | SE     | 1990           | 2005          | 104,539 | 56%                | 443,446   | Ingles  | Walmart                     |
| 285 Wakefield Commons                    | CNP-JV (Super LLC)  | Raleigh            | NC    | SE     | 2005           | 2007          | 160,949 | 86%                | 1,896,186 | Kroger, Marquee Cinemas   |                             |
| 286 Roxboro Square                       | CNP (Super LLC)     | Roxboro            | NC    | SE     | 2005           | 2007          | 97,226  | 97%                | 1,102,607 | Person County   |                             |
| 287 Innes Street Market                  | CAF                 | Salisbury          | NC    | SE     | 2002           | 2005          | 349,433 | 99%                | 3,223,969 | Food Lion, Lowe's, Marshalls, Old Navy, Tinseltown                    |                             |
| 288 Siler Crossing                       | CNP (Super LLC)     | Siler City         | NC    | SE     | 1988           | 2007          | 132,639 | 65%                | 342,757   | Belk, Mighty Dollar   |                             |
| 289 Crossroads Center                    | CER (Super LLC)     | Statesville        | NC    | SE     | 1997           | 2007          | 340,190 | 87%                | 1,530,803 | Big Lots, Walmart Supercenter   |                             |
| 290 Thomasville Crossing                 | CNP (Super LLC)     | Thomasville        | NC    | SE     | 1996           | 2007          | 78,509  | 94%                | 648,167   | Lowes Foods, Rite Aid   |                             |
| 291 Anson Station                        | CNP (Super LLC)     | Wadesboro          | NC    | SE     | 1988           | 2007          | 132,353 | 64%                | 531,373   | Food Lion, Peebles, Tractor Supply                                    |                             |
| 292 Roanoke Landing                      | CER (Super LLC)     | Williamston        | NC    | SE     | 1991           | 2007          | 156,561 | 59%                | 348,209   | NuLife Fitness Center   | Belk                        |
| 293 New Centre Market                    | CAF                 | Wilmington         | NC    | SE     | 1998           | 2006          | 143,762 | 97%                | 1,644,883 | Marshalls, OfficeMax, PetSmart  | Target                      |
| 294 University Commons                   | CMCS 39             | Wilmington         | NC    | SE     | 2007           | 2006          | 235,345 | 95%                | 2,788,640 | HomeGoods, Lowes Foods, T.J. Maxx                                     |                             |
| 295 Parkway Plaza                        | CER*                | Winston-Salem      | NC    | SE     | 2005           | 2007          | 283,830 | 85%                | 2,370,284 | Citi Trends, Office Depot, Super Compare Foods                        |                             |
| 296 Stratford Commons                    | CER*                | Winston-Salem      | NC    | SE     | 1995           | 2007          | 72,308  | 95%                | 961,677   | Funigans, Golf Galaxy, Mattress Firm, OfficeMax                       |                             |
| 297 Bedford Grove                        | CAF                 | Bedford            | NH    | NE     | 1989           | 2006          | 216,941 | 100%               | 1,346,296 | Hannaford Bros., Walmart  |                             |
| 298 Capitol Shopping Center              | CMCS 39             | Concord            | NH    | NE     | 2001           | 2006          | 182,821 | 97%                | 1,150,054 | Burlington Coat Factory, Demoulas Supermarkets, Marshalls             |                             |
| 299 Willow Springs Plaza                 | CER*                | Nashua             | NH    | NE     | 1990           | 2007          | 131,248 | 100%               | 1,962,272 | JC Penney Home Store, Jordan's Warehouse, Namco Pool and Patio, PETCO | Home Depot                  |
| 300 Seacoast Shopping Center             | CER*                | Seabrook           | NH    | NE     | 1991           | 2007          | 91,690  | 92%                | 1,111,806 | Jo-Ann Fabrics, Shaw's  | Walmart                     |
| 301 Tri-City Plaza                       | CMCS 40 (Super LLC) | Somersworth        | NH    | NE     | 1990           | 2006          | 146,947 | 81%                | 822,267   | Demoulas Supermarkets, T.J. Maxx                                      |                             |
| 302 Laurel Square                        | CNP (Super LLC)     | Brick              | NJ    | MA     | 2003           | 2007          | 246,235 | 92%                | 1,910,348 | Kmart, Pathmark   |                             |
| 303 the Shoppes at Cinnaminson           | CER (Super LLC)     | Cinnaminson        | NJ    | MA     | 2010           | 2007          | 257,755 | 98%                | 3,128,542 | Burlington Coat Factory, Ross Dress For Less, ShopRite                |                             |
| 304 Colletgetown Shopping Center         | CER                 | Glassboro          | NJ    | MA     | 1995           | 2005          | 250,515 | 100%               | 1,636,522 | Acme, Kmart, Staples  |                             |
| 305 Hamilton Plaza-Kmart Plaza           | CER (Super LLC)     | Hamilton           | NJ    | MA     | 1972           | 2007          | 149,060 | 98%                | 815,252   | Kmart   |                             |
| 306 Suburban Plaza                       | CNP                 | Hamilton Township  | NJ    | MA     | 1999           | 2005          | 244,718 | 11%                | 284,495   | -   |                             |
| 307 Bennetts Mills Plaza                 | CER (Super LLC)     | Jackson            | NJ    | MA     | 2002           | 2007          | 127,230 | 100%               | 1,574,066 | Stop & Shop   |                             |
| 308 Lakewood Plaza                       | CMCS 38             | Lakewood           | NJ    | MA     | 1966           | 2005          | 203,547 | 92%                | 2,837,872 | ShopRite  |                             |
| 309 Marlton Crossing I & II              | CER                 | Marlton            | NJ    | MA     | 2001           | 2005          | 311,294 | 96%                | 4,253,909 | Burlington Coat Factory, DSW, HomeGoods, T.J. Maxx                    |                             |
| 310 Middletown Plaza                     | CNP (Super LLC)     | Middletown         | NJ    | MA     | 2002           | 2007          | 197,466 | 98%                | 3,166,329 | ShopRite  |                             |
| 311 Old Bridge Gateway                   | CAF                 | Old Bridge         | NJ    | MA     | 1995           | 2006          | 235,995 | 91%                | 3,293,124 | Bayshore Fitness & Wellness Center, Marshalls                         |                             |
| 312 Morris Hills Shopping Center         | CAF                 | Parsippany         | NJ    | MA     | 1994           | 2006          | 159,230 | 100%               | 2,731,936 | Clearview Cinema Group, Marshalls, Michaels                           |                             |
| 313 Rio Grande Plaza                     | CMCS 36             | Rio Grande         | NJ    | MA     | 1997           | 2005          | 141,355 | 90%                | 1,310,774 | JC Penney, Peebles, PetSmart  | ShopRite                    |
| 314 Ocean Heights Shopping Center        | CER                 | Somers Point       | NJ    | MA     | 2006           | 2005          | 173,011 | 99%                | 3,093,552 | ShopRite, Staples   |                             |
| 315 Tinton Falls Plaza                   | CER (Super LLC)     | Tinton Falls       | NJ    | MA     | 2006           | 2007          | 98,410  | 99%                | 1,210,824 | Dollar Tree, WOW Fitness  | A&P                         |
| 316 Cross Keys Commons                   | CMCS 39             | Turnersville       | NJ    | MA     | 1996           | 2006          | 216,428 | 97%                | 3,057,700 | Marshalls, Ross Dress for Less, Staples                               | Walmart Supercenter         |
| 317 Dover Park Plaza                     | CER*                | Yardville          | NJ    | MA     | 2005           | 2007          | 56,808  | 87%                | 675,550   | CVS, Dollar Buys  |                             |
| 318 St Francis Plaza                     | CMCS 39             | Santa Fe           | NM    | W      | 1993           | 2006          | 35,800  | 100%               | 405,594   | Walgreens, Whole Foods Market   |                             |
| 319 Galleria Commons                     | CER*                | Henderson          | NV    | W      | 2005           | 2007          | 275,013 | 93%                | 2,449,805 | Babies'R'Us, Burlington Coat Factory, Stein Mart, T.J.                |                             |
| 320 Montecito Marketplace I and II       | CNP-JV (Super LLC)  | Las Vegas          | NV    | W      | 2006           | 2007          | 190,434 | 92%                | 3,207,106 | Smith's, T.J. Maxx  |                             |
| 321 Renaissance Center East              | CER (Super LLC)     | Las Vegas          | NV    | W      | 2006           | 2007          | 144,216 | 90%                | 1,426,979 | Dollar Tree   |                             |
| 322 Kietzke Center                       | CNP (Super LLC)     | Reno               | NV    | W      | 2008           | 2007          | 167,296 | 55%                | 741,103   | Furniture Discounters   | Ashley Furniture            |
| 323 University Mall                      | CER*                | Canton             | NY    | NE     | 1967           | 2007          | 81,027  | 100%               | 351,640   | Fashion Kraze, Rexford's Hardware                                     |                             |
| 324 Parkway Plaza                        | CMCS 40 (Super LLC) | Carle Place        | NY    | NE     | 1993           | 2006          | 89,704  | 97%                | 2,118,734 | Eastern Mountain Sports, Minado, T.J. Maxx                            |                             |
| 325 Kmart Plaza                          | CNP (Super LLC)     | Dewitt             | NY    | NE     | 1970           | 2007          | 115,500 | 99%                | 581,925   | Kmart, OfficeMax  |                             |
| 326 Unity Plaza                          | CER (Super LLC)     | East Fishkill      | NY    | NE     | 2005           | 2007          | 67,462  | 93%                | 1,286,460 | A&P Fresh Market  |                             |
| 327 Suffolk Plaza                        | CAF                 | East Setauket      | NY    | NE     | 1998           | 2006          | 84,480  | 100%               | 971,956   | Waldbaum's  | Kohl's                      |
| 328 Three Village Shopping Center        | CAF                 | East Setauket      | NY    | NE     | 1991           | 2006          | 77,458  | 100%               | 1,712,885 | Ace Hardware, King Kullen   |                             |
| 329 Elmira Plaza                         | CNP (Super LLC)     | Elmira             | NY    | NE     | 2001           | 2007          | 50,803  | 100%               | 195,972   | Big Lots, Dollar General, Rent Way                                    |                             |
| 330 Stewart Plaza                        | CNP (Super LLC)     | Garden City        | NY    | NE     | 1990           | 2007          | 193,622 | 88%                | 2,344,166 | Burlington Coat Factory, K&G Men's Center                             |                             |
| 331 Genesee Valley Shopping Center       | CER*                | Geneseo            | NY    | NE     | 2007           | 2007          | 191,284 | 99%                | 1,566,567 | Tractor Supply, Wegmans   |                             |
| 332 Pyramid Mall                         | CNP (Super LLC)     | Geneva             | NY    | NE     | 2006           | 2007          | 198,596 | 65%                | 1,085,285 | Big Lots, Tops  |                             |
| 333 McKinley Plaza                       | CER*                | Hamburg            | NY    | NE     | 1991           | 2007          | 93,144  | 100%               | 1,137,558 | A.C. Moore, T.J. Maxx   | Wegmans                     |
| 334 Dalewood I, II & III Shopping Center | CMCS 40 (Super LLC) | Hartsdale          | NY    | NE     | 1995           | 2006          | 191,441 | 98%                | 4,787,523 | Christmas Tree Shops, Morton Williams, Pathmark, T.J.                 |                             |
| 335 Hornell Plaza                        | CER*                | Hornell            | NY    | NE     | 2005           | 2007          | 253,513 | 97%                | 1,828,928 | Walmart, Wegmans  |                             |
| 336 Turnpike Plaza                       | CNP                 | Huntington Station | NY    | NE     | 1995           | 2006          | 52,950  | 100%               | 740,920   | Rite Aid, Waldbaum's  |                             |
| 337 Cayuga Mall                          | CNP/CER (Super LLC) | Ithaca             | NY    | NE     | 1969           | 2007          | 203,888 | 93%                | 1,260,269 | P&C, Rite Aid, T.J. Maxx  |                             |
| 338 Kings Park Shopping Center           | CAF                 | Kings Park         | NY    | NE     | 1985           | 2006          | 71,940  | 100%               | 1,343,104 | Key Food Marketplace, T.J. Maxx                                       |                             |
| 339 DSW Plaza at Lake Grove              | CNP-JV (Super LLC)  | Lake Grove         | NY    | NE     | 1997           | 2007          | 251,222 | 100%               | 4,145,784 | Bally Total Fitness, DSW  |                             |
| 340 Falcaro's Plaza                      | CAF                 | Lawrence           | NY    | NE     | 2008           | 2006          | 61,295  | 80%                | 768,877   | Auto Barn, OfficeMax  |                             |
| 341 Shops at Seneca Mall                 | CER*                | Liverpool          | NY    | NE     | 2005           | 2007          | 231,024 | 94%                | 1,278,641 | Big Lots, Kmart   |                             |

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Property Portfolio**

| Property Name                    | Fund                | City                   | State | Region | Year Built (1) | Year Acquired | GLA (2) | Percent Leased (3) | ABR       | Anchor Tenant (4)   | Anchor Tenant Not Owned (4)     |
|----------------------------------|---------------------|------------------------|-------|--------|----------------|---------------|---------|--------------------|-----------|---|---------------------------------|
| 342 Village Square               | CER                 | Mamaroneck             | NY    | NE     | 1981           | 2006          | 17,000  | 100%               | 491,505   | Trader Joe's  |                                 |
| 343 Sunshine Square              | CNP/CER (Super LLC) | Medford                | NY    | NE     | 2007           | 2007          | 223,322 | 99%                | 2,475,807 | Savers, Super Stop & Shop, Ultimate Fitness   |                                 |
| 344 Walkkill Plaza               | CER (Super LLC)     | Middletown             | NY    | MA     | 2005           | 2007          | 203,800 | 64%                | 1,054,346 | Ashley Furniture, Big Lots  |                                 |
| 345 Monroe ShopRite Plaza        | CER (Super LLC)     | Monroe                 | NY    | MA     | 1985           | 2007          | 121,850 | 96%                | 1,638,153 | Retro-Fitness, Rite Aid, ShopRite, U.S. Post Office   |                                 |
| 346 Rockland Plaza               | CNP/CER (Super LLC) | Nanuet                 | NY    | MA     | 2006           | 2007          | 251,012 | 97%                | 5,859,222 | Marshalls   |                                 |
| 347 North Ridge Plaza            | CMCS 36             | New Rochelle           | NY    | NE     | 1971           | 2005          | 40,991  | 100%               | 1,228,690 | Harmon Discount, New Rochelle Health & Medical Center   |                                 |
| 348 Nesconset Shopping Center    | CMCS 39             | Port Jefferson Station | NY    | NE     | 1988           | 2006          | 122,996 | 80%                | 1,596,302 | HomeGoods   |                                 |
| 349 Roanoke Plaza                | CMCS 39             | Riverhead              | NY    | NE     | 2002           | 2006          | 99,131  | 100%               | 1,523,310 | Best Yet Market, CVS, T.J. Maxx   |                                 |
| 350 Rockville Centre             | CAF                 | Rockville Centre       | NY    | NE     | 1975           | 2006          | 44,131  | 100%               | 667,369   | HomeGoods, Rite Aid   |                                 |
| 351 Mohawk Acres                 | CER (Super LLC)     | Rome                   | NY    | NE     | 2005           | 2007          | 159,583 | 89%                | 1,325,123 | Price Chopper   |                                 |
| 352 College Plaza                | CMCS 40 (Super LLC) | Selden                 | NY    | NE     | 1994           | 2006          | 175,086 | 71%                | 926,472   | Bob's Stores, Rite Aid  |                                 |
| 353 Campus Plaza                 | CMCS 38             | Vestal                 | NY    | NE     | 2003           | 2005          | 160,661 | 97%                | 1,468,407 | Olum's Furniture & Appliances, Staples  |                                 |
| 354 Parkway Plaza                | CMCS 38             | Vestal                 | NY    | NE     | 1995           | 2005          | 167,376 | 100%               | 1,814,184 | Bed Bath & Beyond, Kohl's, PetSmart   | Target                          |
| 355 Pier 1 Shopping Center       | CMCS 38             | Vestal                 | NY    | NE     | 1995           | 2005          | 13,497  | 100%               | 303,384   | Pier 1 Imports  |                                 |
| 356 Shoppes at Vestal            | CMCS 38             | Vestal                 | NY    | NE     | 2000           | 2005          | 92,328  | 100%               | 1,314,132 | HomeGoods, Michaels, Old Navy   |                                 |
| 357 Town Square Mall             | CMCS 38             | Vestal                 | NY    | NE     | 1991           | 2005          | 279,583 | 91%                | 3,447,684 | Barnes & Noble, Dick's Sporting Goods, Lowes Cinemas, T.J. Maxx   | SAM'S CLUB, Walmart Supercenter |
| 358 The Plaza at Salmon Run      | CNP                 | Watertown              | NY    | NE     | 1993           | 2006          | 68,761  | 96%                | 1,110,282 | Hannafoord Bros., Pier 1 Imports  | Kmart, Lowe's                   |
| 359 Highridge Plaza              | CMCS 36             | Yonkers                | NY    | NE     | 1977           | 2005          | 88,501  | 92%                | 1,520,933 | Pathmark  |                                 |
| 360 Brunswick Town Center        | CER (Super LLC)     | Brunswick              | OH    | MW     | 2004           | 2007          | 123,000 | 94%                | 1,541,560 | Giant Eagle   | Home Depot                      |
| 361 30th Street Plaza            | CMCS 40 (Super LLC) | Canton                 | OH    | MW     | 1999           | 2005          | 157,055 | 92%                | 1,486,397 | Giant Eagle, Marc's   |                                 |
| 362 Springbrook Plaza            | CNP (Super LLC)     | Canton                 | OH    | MW     | 1989           | 2007          | 174,353 | 49%                | 657,678   | OfficeMax   | Pat Catan's Craft Centers       |
| 363 Brentwood Plaza              | CNP (Super LLC)     | Cincinnati             | OH    | MW     | 2004           | 2007          | 225,152 | 91%                | 1,947,856 | Conway Stores, Kroger   |                                 |
| 364 Delhi Shopping Center        | CNP (Super LLC)     | Cincinnati             | OH    | MW     | 2002           | 2007          | 166,316 | 81%                | 1,210,715 | Kroger  |                                 |
| 365 Harpers Station              | CER (Super LLC)     | Cincinnati             | OH    | MW     | 2000           | 2007          | 240,681 | 93%                | 2,574,680 | Bova Furniture, HomeGoods, LA Fitness, Stein Mart, T.J. Maxx  |                                 |
| 366 Western Hills Plaza          | CNP (Super LLC)     | Cincinnati             | OH    | MW     | 2009           | 2007          | 307,080 | 100%               | 3,213,530 | Bed Bath & Beyond, Old Navy, Sears, Staples, T.J. Maxx  | Target                          |
| 367 Western Village              | CER (Super LLC)     | Cincinnati             | OH    | MW     | 2005           | 2007          | 115,117 | 100%               | 1,027,439 | Kroger  |                                 |
| 368 Crown Point                  | CER (Super LLC)     | Columbus               | OH    | MW     | 1998           | 2007          | 147,275 | 99%                | 1,333,523 | Kroger, Lombards  |                                 |
| 369 Greentree Shopping Center    | CER (Super LLC)     | Columbus               | OH    | MW     | 2005           | 2007          | 130,012 | 95%                | 1,178,371 | Arlington Café, Kroger  |                                 |
| 370 Karl Plaza                   | CNP (Super LLC)     | Columbus               | OH    | MW     | 1992           | 2007          | 100,626 | 81%                | 593,697   | Staples, Super Seafood Buffet   |                                 |
| 371 Brandt Pike Place (5)        | CNP (Super LLC)     | Dayton                 | OH    | MW     | 2008           | 2007          | 17,000  | 91%                | 105,000   | -   | Kroger                          |
| 372 South Towne Centre           | CNP (Super LLC)     | Dayton                 | OH    | MW     | 2008           | 2007          | 325,026 | 94%                | 3,646,365 | Burlington Coat Factory, Christmas Tree Shops, Health Foods Unlimited, Jo-Ann Fabrics, Value City Furniture |                                 |
| 373 The Vineyards                | CNP (Super LLC)     | Eastlake               | OH    | MW     | 1989           | 2007          | 144,820 | 88%                | 698,467   | Valu King   | Walmart                         |
| 374 Midway Crossing              | CNP (Super LLC)     | Elyria                 | OH    | MW     | 2008           | 2007          | 177,785 | 57%                | 778,244   | Dunham's Sports, Jo-Ann Fabrics   | Toys"R"Us                       |
| 375 Midway Market Square         | CER (Super LLC)     | Elyria                 | OH    | MW     | 2001           | 2007          | 234,670 | 72%                | 2,015,528 | Dick's Sporting Goods, Giant Eagle  | Home Depot, Target              |
| 376 Southland South              | CER*                | Middleburg Heights     | OH    | MW     | 1970           | 2007          | 56,170  | 60%                | 248,310   | Laser Adventure   |                                 |
| 377 Napoleon Center              | CER*                | Napoleon               | OH    | MW     | 1991           | 2007          | 60,795  | 92%                | 431,003   | Chief Supermarket, Rite Aid   |                                 |
| 378 New Boston                   | CNP (Super LLC)     | New Boston             | OH    | MW     | 2000           | 2007          | 236,988 | 66%                | 717,991   | -   |                                 |
| 379 Tops Plaza                   | CER*                | North Olmsted          | OH    | MW     | 2002           | 2007          | 70,003  | 93%                | 991,717   | Ollie's Bargain Outlet, Sears Outlet  |                                 |
| 380 Tops Plaza                   | CER*                | North Ridgeville       | OH    | MW     | 2002           | 2007          | 60,830  | 100%               | 806,859   | Pat Catan's Craft Centers   |                                 |
| 381 Great Eastern Shopping Plaza | CNP (Super LLC)     | Northwood              | OH    | MW     | 1956           | 2007          | 339,394 | 71%                | 814,819   | Aldi, Rite Aid, Stormin' Norman's Trading Post  |                                 |
| 382 Surrey Square Mall           | CNP (Super LLC)     | Norwood                | OH    | MW     | 2010           | 2007          | 163,418 | 94%                | 1,272,653 | Kroger  |                                 |
| 383 Market Place                 | CER (Super LLC)     | Piqua                  | OH    | MW     | 2007           | 2007          | 182,918 | 55%                | 417,154   | Kroger  |                                 |
| 384 Brice Park                   | CER*                | Reynoldsburg           | OH    | MW     | 1989           | 2007          | 158,565 | 91%                | 1,201,039 | Ashley Furniture, Michaels, Old Navy  |                                 |
| 385 Streetsboro Crossing         | CER*                | Streetsboro            | OH    | MW     | 2002           | 2007          | 77,900  | 100%               | 555,115   | Giant Eagle   | Lowe's, Target                  |
| 386 Starlite Plaza               | CNP (Super LLC)     | Sylvania               | OH    | MW     | 2000           | 2007          | 220,871 | 74%                | 1,214,309 | Farmer Jack   |                                 |
| 387 Alexis Park                  | CNP (Super LLC)     | Toledo                 | OH    | MW     | 1988           | 2007          | 258,942 | 47%                | 389,978   | L.A. Trade Center   |                                 |
| 388 Miracle Mile Shopping Plaza  | CNP (Super LLC)     | Toledo                 | OH    | MW     | 2008           | 2007          | 318,174 | 75%                | 1,364,690 | Big Lots, Kroger  |                                 |
| 389 Southland Shopping Plaza     | CNP (Super LLC)     | Toledo                 | OH    | MW     | 1988           | 2007          | 290,892 | 70%                | 1,315,491 | Big Lots, Kroger  |                                 |
| 390 Northgate Plaza (5)          | CNP (Super LLC)     | Westerville            | OH    | MW     | 2008           | 2007          | 7,200   | 67%                | 111,648   | -   | Home Depot, Kroger              |
| 391 Quail Springs Marketplace    | CNP-JV (Super LLC)  | Oklahoma City          | OK    | SW     | 2003           | 2007          | 294,613 | 98%                | 4,008,324 | Office Depot, Old Navy, Ross Dress for Less, Ultimate Electronics   | Lowe's                          |
| 392 Marketplace                  | CNP/CER (Super LLC) | Tulsa                  | OK    | SW     | 1992           | 2007          | 186,851 | 100%               | 1,618,224 | Drysdale's, PetSmart, Sports Authority, Tulsa Liquidation Center  | Best Buy, JC Penney Home Store  |
| 393 Village West                 | CER                 | Allentown              | PA    | MA     | 1999           | 2005          | 133,611 | 100%               | 2,179,054 | Giant Food  |                                 |
| 394 Park Hills Plaza             | CMCS 36             | Altoona                | PA    | MA     | 1985           | 2005          | 279,856 | 94%                | 1,786,055 | Dunham's Sports, Superpetz, Toys"R"Us, Weis Markets   |                                 |
| 395 Bensalem Square              | CMCS 36             | Bensalem               | PA    | MA     | 1986           | 2005          | 70,378  | 98%                | 633,833   | Redner's Warehouse Market, St. Mary's Medical Center  |                                 |
| 396 Bethel Park                  | CER (Super LLC)     | Bethel Park            | PA    | MA     | 2004           | 2007          | 218,714 | 100%               | 1,669,249 | Giant Eagle, Walmart  |                                 |

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Property Portfolio**

| Property Name                            | Fund                | City             | State | Region | Year Built (1) | Year Acquired | GLA (2) | Percent Leased (3) | ABR       | Anchor Tenant (4)  | Anchor Tenant Not Owned (4) |
|--|---------------------|------------------|-------|--------|----------------|---------------|---------|--------------------|-----------|--|-----------------------------|
| 397 Bethlehem Square                     | CER                 | Bethlehem        | PA    | MA     | 1994           | 2005          | 389,450 | 100%               | 3,466,383 | Giant Food, Home Depot, T.J. Maxx, Walmart   |                             |
| 398 Lehigh Shopping Center               | CMCS 40 (Super LLC) | Bethlehem        | PA    | MA     | 2003           | 2006          | 372,613 | 96%                | 2,771,950 | Big Lots, Giant Food, Mega Marshalls, Staples, Wells Fargo                                     |                             |
| 399 Boyertown Shopping Center            | CNP                 | Boyertown        | PA    | MA     | 1961           | 2006          | 83,229  | 30%                | 374,160   | Advance Auto Parts, CVS  |                             |
| 400 Bradford Mall                        | CNP                 | Bradford         | PA    | MA     | 1993           | 2005          | 205,593 | 37%                | 279,000   | Big Lots, Dollar Tree, Peebles   |                             |
| 401 Bristol Park                         | CER                 | Bristol          | PA    | MA     | 2003           | 2005          | 272,681 | 77%                | 1,635,998 | Walmart  |                             |
| 402 Bristol Plaza                        | CER*                | Bristol          | PA    | MA     | 1989           | 2007          | 145,356 | 80%                | 1,376,543 | Big Lots, Pathmark   |                             |
| 403 Chalfont Village Shopping Center     | CMCS 36             | Chalfont         | PA    | MA     | 1989           | 2005          | 46,051  | 51%                | 296,850   | China Wok Super Buffet   |                             |
| 404 New Britain Village Square           | CER (Super LLC)     | Chalfont         | PA    | MA     | 1989           | 2007          | 143,716 | 82%                | 2,010,515 | Genuardi's   |                             |
| 405 Collegeville Shopping Center         | CMCS 36             | Collegeville     | PA    | MA     | 2004           | 2005          | 110,696 | 89%                | 770,958   | Annie Sez  |                             |
| 406 Whitemarsh Shopping Center           | CMCS 36             | Conshohocken     | PA    | MA     | 2002           | 2005          | 67,478  | 100%               | 1,259,159 | Giant Food, Wine & Spirits Shoppe  |                             |
| 407 Valley Fair                          | CER                 | Devon            | PA    | MA     | 2001           | 2005          | 110,300 | 50%                | 893,958   | Chuck E. Cheese, Tuesday Morning   |                             |
| 408 Dickson City Crossings               | CER (Super LLC)     | Dickson City     | PA    | MA     | 1997           | 2007          | 301,462 | 100%               | 2,849,832 | Dick's Sporting Goods, hhgregg, Home Depot, PetSmart, T.J. Maxx                                |                             |
| 409 Dillsburg Shopping Center            | CER (Super LLC)     | Dillsburg        | PA    | MA     | 2008           | 2007          | 146,193 | 69%                | 1,495,215 | Giant Food   |                             |
| 410 Barn Plaza                           | CER                 | Doylestown       | PA    | MA     | 2002           | 2005          | 237,688 | 100%               | 3,053,827 | Kohl's, Marshalls, Regal Cinemas   |                             |
| 411 Pilgrim Gardens                      | CNP                 | Drexel Hill      | PA    | MA     | 1955           | 2005          | 79,492  | 89%                | 946,793   | Dollar Tree, Loehmann's  |                             |
| 412 Market Street Square                 | CER*                | Elizabethtown    | PA    | MA     | 1993           | 2007          | 169,856 | 100%               | 1,397,883 | Kmart, Weis Markets  |                             |
| 413 Gilbertsville Shopping Center        | CMCS 36             | Gilbertsville    | PA    | MA     | 2002           | 2005          | 85,748  | 92%                | 613,878   | Weis Markets   |                             |
| 414 Mount Carmel Plaza                   | CMCS 36             | Glenside         | PA    | MA     | 1975           | 2005          | 14,504  | 28%                | 80,604    | -  |                             |
| 415 Colonial Commons                     | CMCS 39             | Harrisburg       | PA    | MA     | 2003           | 2006          | 433,362 | 88%                | 4,286,478 | AMC Theatres, Dick's Sporting Goods, Giant Food, Marshalls, Ross Dress for Less                |                             |
| 416 Kline Plaza                          | CMCS 36             | Harrisburg       | PA    | MA     | 1952           | 2005          | 220,288 | 78%                | 1,477,230 | Giant Food, The Dept. of Health  |                             |
| 417 Johnstown Galleria Outparcel         | CER*                | Johnstown        | PA    | MA     | 1993           | 2007          | 61,968  | 100%               | 425,098   | Chuck E. Cheese, Dunham's Sports, Staples  |                             |
| 418 New Garden Shopping Center           | CNP (Super LLC)     | Kennett Square   | PA    | MA     | 2001           | 2007          | 143,494 | 93%                | 652,321   | Big Lots   |                             |
| 419 Stone Mill Plaza                     | CNP (Super LLC)     | Lancaster        | PA    | MA     | 2008           | 2007          | 106,736 | 98%                | 1,192,940 | Giant Food, Majik Rent-To-Own  |                             |
| 420 Woodbourne Square                    | CMCS 36             | Langhorne        | PA    | MA     | 1984           | 2005          | 29,821  | 100%               | 504,249   | -  |                             |
| 421 North Penn Market Place              | CMCS 36             | Lansdale         | PA    | MA     | 1977           | 2005          | 58,458  | 90%                | 798,084   | Goodwill   | Weis Markets                |
| 422 New Holland Shopping Center          | CMCS 36             | New Holland      | PA    | MA     | 1995           | 2005          | 65,878  | 95%                | 386,247   | Amelia's Grocery Outlet, Family Dollar, Fashion Bug  |                             |
| 423 Village at Newtown                   | CER                 | Newtown          | PA    | MA     | 1989           | 2005          | 177,181 | 93%                | 3,518,444 | Genuardi's   |                             |
| 424 Cherry Square                        | CMCS 36             | Northampton      | PA    | MA     | 1989           | 2005          | 75,005  | 97%                | 744,719   | Redner's Warehouse Market  |                             |
| 425 Ivyridge                             | CNP (Super LLC)     | Philadelphia     | PA    | MA     | 2006           | 2007          | 107,318 | 100%               | 2,011,760 | Super Fresh  |                             |
| 426 Roosevelt Mall                       | CNP/CER (Super LLC) | Philadelphia     | PA    | MA     | 1988           | 2007          | 561,829 | 96%                | 6,664,529 | Macy's   |                             |
| 427 Shoppes at Valley Forge              | CER                 | Phoenixville     | PA    | MA     | 2003           | 2005          | 176,772 | 98%                | 1,304,229 | French Creek Outfitters, Redner's Warehouse Market,  |                             |
| 428 County Line Plaza                    | CMCS 36             | Souderton        | PA    | MA     | 1998           | 2005          | 175,202 | 99%                | 1,062,426 | Outlet Market Place, Planet Fitness  |                             |
| 429 69th Street Plaza                    | CMCS 36             | Upper Darby      | PA    | MA     | 1994           | 2005          | 41,711  | 97%                | 355,032   | EZ Bargains, Rent-A-Center, Super Dollar City  | Pathmark                    |
| 430 Warminster Towne Center              | CMCS 39             | Warminster       | PA    | MA     | 1997           | 2006          | 237,234 | 100%               | 3,160,427 | A.C. Moore, PetSmart, Ross Dress for Less, ShopRite  |                             |
| 431 Chesterbrook Village Shopping Center | CER                 | Wayne            | PA    | MA     | 1995           | 2005          | 122,216 | 70%                | 1,180,782 | Genuardi's   |                             |
| 432 Shops at Prospect                    | CER*                | West Hempfield   | PA    | MA     | 1994           | 2007          | 63,392  | 100%               | 723,790   | Hallmark, Musser's Markets   | Kmart                       |
| 433 Whitehall Square                     | CER                 | Whitehall        | PA    | MA     | 2006           | 2005          | 315,192 | 100%               | 3,064,884 | Raymour & Flanigan Furniture, Redner's Warehouse Market, Ross Dress for Less, Sports Authority |                             |
| 434 Wilkes-Barre Township Marketplace    | CER*                | Wilkes-Barre     | PA    | MA     | 2004           | 2007          | 307,610 | 98%                | 1,888,725 | Walmart Supercenter  |                             |
| 435 Hunt River Commons                   | CER (Super LLC)     | North Kingstown  | RI    | NE     | 1989           | 2007          | 148,126 | 86%                | 1,228,013 | Marshalls, Ocean State Job Lot, Super Stop & Shop  |                             |
| 436 Park Centre                          | CNP                 | Columbia         | SC    | SE     | 2000           | 2005          | 226,705 | 98%                | 1,419,433 | BCBS of SC, Roundabouts Consignments   |                             |
| 437 Circle Center                        | CER (Super LLC)     | Hilton Head      | SC    | S      | 2000           | 2007          | 65,213  | 90%                | 706,311   | BI-LO  |                             |
| 438 Island Plaza                         | CER*                | James Island     | SC    | SE     | 2004           | 2007          | 171,224 | 82%                | 994,034   | Dollar Tree, Food Lion, Gold's Gym   |                             |
| 439 Lexington Town Square                | CNP (Super LLC)     | Lexington        | SC    | SE     | 1995           | 2007          | 75,763  | 75%                | 341,113   | Dollar General, Food Lion, Musicians Supply  | Kmart                       |
| 440 Festival Centre                      | CNP (Super LLC)     | North Charleston | SC    | SE     | 2004           | 2007          | 325,347 | 92%                | 1,674,954 | Fred's, Hamrick's, Intercontinental Hotels, Piggly Wiggly, World Overcomers Ministries         |                             |
| 441 Remount Village Shopping Center      | CER*                | North Charleston | SC    | SE     | 1996           | 2007          | 60,238  | 96%                | 535,488   | BI-LO  |                             |
| 442 Fairview Corners I & II              | CMCS 40 (Super LLC) | Simpsonville     | SC    | SE     | 2003           | 2006          | 131,002 | 87%                | 1,473,730 | Ross Dress for Less, T.J. Maxx   | Target                      |
| 443 East Main Centre                     | CMCS 36             | Spartanburg      | SC    | SE     | 2000           | 2005          | 56,792  | 36%                | 201,195   | Tractor Supply   | Lowe's                      |
| 444 Shoppes at Hickory Hollow            | CER (Super LLC)     | Antioch          | TN    | SE     | 1986           | 2007          | 144,469 | 86%                | 1,305,884 | Kroger   |                             |
| 445 Congress Crossing                    | CNP (Super LLC)     | Athens           | TN    | SE     | 1990           | 2007          | 180,305 | 71%                | 924,913   | Kmart  |                             |
| 446 East Ridge Crossing                  | CER*                | Chattanooga      | TN    | SE     | 1999           | 2007          | 58,950  | 100%               | 624,195   | Food Lion  |                             |
| 447 Germantown Square                    | CNP-JV (Super LLC)  | Cordova          | TN    | SE     | 2009           | 2007          | 119,457 | 100%               | 1,681,623 | Hastings, Incredible Pizza, L'Ecole Culinaire  |                             |
| 448 Watson Glen Shopping Center          | CMCS 40 (Super LLC) | Franklin         | TN    | SE     | 1988           | 2006          | 265,027 | 80%                | 1,747,456 | Aldi, Franklin Athletic Club, Kmart, Trees n Trends  |                             |
| 449 Williamson Square                    | CAF                 | Franklin         | TN    | SE     | 1993           | 2005          | 329,378 | 94%                | 2,441,243 | Hobby Lobby, Kroger, New River Fellowship, USA Baby  |                             |
| 450 Greenville Commons                   | CER (Super LLC)     | Greenville       | TN    | SE     | 2002           | 2007          | 228,618 | 87%                | 1,361,562 | Belk, Kmart  |                             |
| 451 Hazel Path Commons                   | CNP (Super LLC)     | Hendersonville   | TN    | SE     | 1989           | 2007          | 162,962 | 95%                | 791,915   | Food Lion, Sears Outlet  |                             |

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Property Portfolio**

| Property Name                    | Fund                | City             | State | Region | Year Built (1) | Year Acquired | GLA (2) | Percent Leased (3) | ABR        | Anchor Tenant (4)  | Anchor Tenant Not Owned (4) |
|----------------------------------|---------------------|------------------|-------|--------|----------------|---------------|---------|--------------------|------------|--|-----------------------------|
| 452 Oakwood Commons              | CMCS 40 (Super LLC) | Hermitage        | TN    | SE     | 2005           | 2006          | 278,017 | 90%                | 2,295,687  | Peebles, Publix, Ross Dress for Less   |                             |
| 453 Kimball Crossing             | CER (Super LLC)     | Kimball          | TN    | SE     | 2007           | 2007          | 280,476 | 97%                | 1,724,122  | Peebles, Walmart Supercenter   | Lowe's                      |
| 454 Chapman-Ford Crossing        | CNP (Super LLC)     | Knoxville        | TN    | SE     | 2007           | 2007          | 224,270 | 65%                | 519,784    | First Tennessee Bank, Gilded Gown, The Rush Fitness Complex                                |                             |
| 455 Kingston Overlook            | CER*                | Knoxville        | TN    | SE     | 1996           | 2007          | 119,360 | 100%               | 974,532    | American Signature Furniture, Babies"R"Us, Michaels  |                             |
| 456 Farrar Place                 | CNP (Super LLC)     | Manchester       | TN    | SE     | 1989           | 2007          | 43,220  | 95%                | 345,999    | Dollar General, Food Lion  | The Crystal Company         |
| 457 The Commons                  | CER (Super LLC)     | Memphis          | TN    | SE     | 1997           | 2007          | 336,638 | 88%                | 2,931,117  | Big Lots, hhgregg, T.J. Maxx, Value City Furniture   | Home Depot, Toys"R"Us       |
| 458 Wolfcreek                    | CMCS 40 (Super LLC) | Memphis          | TN    | SE     | 1996           | 2006          | 325,836 | 95%                | 4,115,604  | Best Buy, Office Depot, PetSmart, Sports Authority   | Havertys, Target            |
| 459 Georgetown Square            | CER (Super LLC)     | Murfreesboro     | TN    | SE     | 2003           | 2007          | 104,117 | 98%                | 1,032,877  | Kroger   |                             |
| 460 Commerce Central             | CER (Super LLC)     | Tulahoma         | TN    | SE     | 1995           | 2007          | 182,401 | 100%               | 1,219,074  | Walmart Supercenter  |                             |
| 461 Merchant's Central           | CER*                | Winchester       | TN    | SE     | 1997           | 2007          | 208,123 | 97%                | 1,147,321  | Walmart Supercenter  |                             |
| 462 Palm Plaza                   | CNP (Super LLC)     | Aransas          | TX    | SW     | 2002           | 2007          | 50,700  | 85%                | 291,017    | Bealls (Stage Stores), Family Dollar   |                             |
| 463 Bardin Place Center          | CER (Super LLC)     | Arlington        | TX    | SW     | 1993           | 2007          | 309,488 | 96%                | 2,707,677  | Hemispheres, Sports Authority  | Hobby Lobby                 |
| 464 Parmer Crossing              | CNP (Super LLC)     | Austin           | TX    | SW     | 2004           | 2007          | 168,112 | 98%                | 1,390,739  | Big Lots, Room Store   | Fry's Electronics           |
| 465 Baytown Shopping Center      | CNP (Super LLC)     | Baytown          | TX    | SW     | 1987           | 2007          | 96,146  | 93%                | 955,878    | 24 Hour Fitness  |                             |
| 466 Cedar Bellaire               | CER (Super LLC)     | Bellaire         | TX    | SW     | 1994           | 2007          | 50,967  | 100%               | 506,208    | H-E-B, ICI Paints  |                             |
| 467 El Camino                    | CNP (Super LLC)     | Bellaire         | TX    | SW     | 2008           | 2007          | 71,575  | 98%                | 462,428    | El Ahorro Supermarket, Family Dollar, Hancock Fabrics                                      |                             |
| 468 Brenham Four Corners         | CER (Super LLC)     | Brenham          | TX    | SW     | 1997           | 2007          | 114,571 | 98%                | 849,356    | CVS, H-E-B, Palais Royal   |                             |
| 469 Bryan Square                 | CNP (Super LLC)     | Bryan            | TX    | SW     | 2008           | 2007          | 59,029  | 100%               | 309,026    | 99¢ Only, Citi Trends, Dollar Floor Store, Firestone                                       |                             |
| 470 Townshire                    | CNP (Super LLC)     | Bryan            | TX    | SW     | 2002           | 2007          | 136,693 | 86%                | 686,397    | Tops Printing  |                             |
| 471 Plantation Plaza             | CER*                | Clute            | TX    | SW     | 1997           | 2007          | 99,141  | 98%                | 816,138    | Kroger, Walgreens  |                             |
| 472 Central Station              | CER (Super LLC)     | College Station  | TX    | SW     | 2008           | 2007          | 176,758 | 71%                | 1,825,879  | Anna's Linens, Dollar Tree, Spec's Liquors   | Kohl's                      |
| 473 Rock Prairie Crossing        | CER (Super LLC)     | College Station  | TX    | SW     | 2002           | 2007          | 119,000 | 100%               | 1,185,875  | CVS, Kroger  |                             |
| 474 Carmel Village               | CNP (Super LLC)     | Corpus Christi   | TX    | SW     | 1993           | 2007          | 85,633  | 78%                | 528,662    | Bay Area Dialysis, Bealls (Stage Stores), Tuesday Morning                                  |                             |
| 475 Five Points                  | CNP (Super LLC)     | Corpus Christi   | TX    | SW     | 1993           | 2007          | 276,593 | 48%                | 1,371,981  | Bealls (Stage Stores), Hobby Lobby   |                             |
| 476 Claremont Village            | CER (Super LLC)     | Dallas           | TX    | SW     | 1976           | 2007          | 66,980  | 94%                | 443,622    | Family Dollar, Minyard Food Stores   |                             |
| 477 Jeff Davis                   | CER (Super LLC)     | Dallas           | TX    | SW     | 1975           | 2007          | 69,562  | 96%                | 546,650    | Blockbuster, Family Dollar, Mama Rosa, Save-A-Lot  |                             |
| 478 Skillman Abrams              | CNP-JV              | Dallas           | TX    | SW     | 1981           | 2005          | 133,207 | 93%                | 1,438,619  | Tom Thumb  |                             |
| 479 Stevens Park Village         | CNP (Super LLC)     | Dallas           | TX    | SW     | 1974           | 2007          | 45,492  | 100%               | 436,063    | Minyard Food Stores, O'Reilly's Auto Parts   |                             |
| 480 Webb Royal                   | CER (Super LLC)     | Dallas           | TX    | SW     | 1992           | 2007          | 108,545 | 99%                | 801,076    | Family Dollar, Super Plaza   |                             |
| 481 Wynnewood Village            | CNP (Super LLC)     | Dallas           | TX    | SW     | 2006           | 2007          | 438,077 | 89%                | 3,671,335  | Fallas Paredes, Kroger, Ross Dress for Less  |                             |
| 482 Parktown                     | CER (Super LLC)     | Deer Park        | TX    | SW     | 1999           | 2007          | 121,388 | 98%                | 868,883    | Burke's Outlet, Food Town, Walgreens   |                             |
| 483 Kenworthy Crossing           | CER (Super LLC)     | El Paso          | TX    | W      | 2003           | 2007          | 74,169  | 100%               | 671,846    | Albertsons   |                             |
| 484 The Centre at Preston Ridge  | CNP/CER (Super LLC) | Frisco           | TX    | SW     | 2003           | 2007          | 730,025 | 95%                | 11,324,860 | Best Buy, DSW, Gatti Town, Marshalls, Old Navy, Ross Dress for Less, Stein Mart, T.J. Maxx | SuperTarget                 |
| 485 The Market at Preston Ridge  | CER (Super LLC)     | Frisco           | TX    | SW     | 2003           | 2007          | 50,326  | 88%                | 890,223    | Sheplers   |                             |
| 486 Forest Hills                 | CER (Super LLC)     | Ft. Worth        | TX    | SW     | 1968           | 2007          | 69,651  | 100%               | 344,519    | Family Dollar, Foodland Markets, Hi Style Fashion  |                             |
| 487 Ridglea Plaza                | CNP (Super LLC)     | Ft. Worth        | TX    | SW     | 1990           | 2007          | 171,519 | 96%                | 1,610,465  | Stein Mart, Tom Thumb  |                             |
| 488 Trinity Commons              | CMCS 40 (Super LLC) | Ft. Worth        | TX    | SW     | 1998           | 2006          | 197,423 | 98%                | 3,394,557  | DSW, Tom Thumb   |                             |
| 489 Village Plaza                | CER (Super LLC)     | Garland          | TX    | SW     | 2002           | 2007          | 89,241  | 88%                | 817,074    | Truong Nguyen Grocer   |                             |
| 490 North Hills Village          | CNP (Super LLC)     | Haltom City      | TX    | SW     | 1998           | 2007          | 43,299  | 92%                | 168,744    | Dollar Tree, Rent-A-Center, Save-A-Lot   |                             |
| 491 Highland Village Town Center | CNP/CER (Super LLC) | Highland Village | TX    | SW     | 1996           | 2007          | 99,341  | 90%                | 909,018    | Kroger   |                             |
| 492 Bay Forest                   | CER (Super LLC)     | Houston          | TX    | SW     | 2004           | 2007          | 71,667  | 100%               | 697,634    | Kroger   |                             |
| 493 Beltway South                | CER*                | Houston          | TX    | SW     | 1998           | 2007          | 107,174 | 91%                | 792,829    | Kroger   |                             |
| 494 Braes Heights                | CER (Super LLC)     | Houston          | TX    | SW     | 2003           | 2007          | 101,002 | 87%                | 1,530,234  | CVS  |                             |
| 495 Braes Link                   | CNP (Super LLC)     | Houston          | TX    | SW     | 1999           | 2007          | 38,997  | 100%               | 607,776    | Walgreens  |                             |
| 496 Braes Oaks                   | CNP (Super LLC)     | Houston          | TX    | SW     | 1992           | 2007          | 45,067  | 85%                | 344,151    | H-E-B  |                             |
| 497 Braesgate                    | CER (Super LLC)     | Houston          | TX    | SW     | 1997           | 2007          | 91,382  | 99%                | 507,283    | Food Town  |                             |
| 498 Broadway                     | CER (Super LLC)     | Houston          | TX    | SW     | 2006           | 2007          | 74,942  | 100%               | 689,412    | Fallas Paredes, Save-A-Lot, The Worksource   |                             |
| 499 Clear Lake Camino South      | CER (Super LLC)     | Houston          | TX    | SW     | 2004           | 2007          | 102,643 | 95%                | 1,424,169  | 24 Hour Fitness, Hancock Fabrics, Mr. Gatti's Pizza, Spec's Liquors                        |                             |
| 500 Hearthstone Corners          | CER (Super LLC)     | Houston          | TX    | SW     | 1998           | 2007          | 208,147 | 96%                | 1,712,980  | Big Lots, Kroger, Stein Mart   |                             |
| 501 Huntington Village           | CER (Super LLC)     | Houston          | TX    | SW     | 2007           | 2007          | 111,824 | 86%                | 765,876    | Family Dollar, Simply Fashions   |                             |
| 502 Inwood Forest                | CER*                | Houston          | TX    | SW     | 1997           | 2007          | 77,553  | 93%                | 673,551    | Foodarama  |                             |
| 503 Jester Village               | CER (Super LLC)     | Houston          | TX    | SW     | 1988           | 2007          | 64,285  | 77%                | 435,854    | H-E-B  |                             |
| 504 Jones Plaza                  | CER*                | Houston          | TX    | SW     | 2000           | 2007          | 111,206 | 87%                | 1,096,561  | 24 Hour Fitness, Hancock Fabrics   |                             |
| 505 Jones Square                 | CER*                | Houston          | TX    | SW     | 1999           | 2007          | 169,003 | 97%                | 1,172,306  | Big Lots, Hobby Lobby  |                             |
| 506 Lazybrook                    | CNP (Super LLC)     | Houston          | TX    | SW     | 1988           | 2007          | 10,745  | 100%               | 117,766    | -  |                             |
| 507 Maplewood Mall               | CER (Super LLC)     | Houston          | TX    | SW     | 2004           | 2007          | 94,871  | 92%                | 654,475    | Burke's Outlet, Foodarama  |                             |
| 508 Merchants Park               | CNP (Super LLC)     | Houston          | TX    | SW     | 2009           | 2007          | 241,673 | 98%                | 2,498,192  | Big Lots, Kroger, Ross Dress for Less  |                             |

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Property Portfolio**

| Property Name                    | Fund                | City           | State | Region | Year Built (1) | Year Acquired | GLA (2)    | Percent Leased (3) | ABR       | Anchor Tenant (4)  | Anchor Tenant Not Owned (4) |
|----------------------------------|---------------------|----------------|-------|--------|----------------|---------------|------------|--------------------|-----------|--|-----------------------------|
| 509 North 45 Plaza               | CNP (Super LLC)     | Houston        | TX    | SW     | 1975           | 2007          | 132,239    | 87%                | 841,735   | Harbor Freight Tools                                       |                             |
| 510 Northgate                    | CNP (Super LLC)     | Houston        | TX    | SW     | 1972           | 2007          | 40,244     | 100%               | 306,948   | Affordable Furniture, Diamond Furniture, Firestone         |                             |
| 511 Northshore East              | CNP/CER (Super LLC) | Houston        | TX    | SW     | 2001           | 2007          | 90,820     | 92%                | 1,270,955 | Office Depot, River Oaks Imaging & Diagnostic              |                             |
| 512 Northshore West              | CNP (Super LLC)     | Houston        | TX    | SW     | 1997           | 2007          | 143,448    | 88%                | 1,079,055 | Conn's, Sellers Bros.                                      |                             |
| 513 Northtown Plaza              | CER (Super LLC)     | Houston        | TX    | SW     | 1990           | 2007          | 195,134    | 96%                | 1,745,982 | Big Lots, Factory 2 U, Fallas Paredes                      |                             |
| 514 Northwood                    | CER (Super LLC)     | Houston        | TX    | SW     | 1972           | 2007          | 137,947    | 100%               | 1,208,786 | Food City  |                             |
| 515 Orange Grove                 | CER*                | Houston        | TX    | SW     | 2005           | 2007          | 189,201    | 100%               | 1,778,477 | 24 Hour Fitness, FAMSA, Floor Décor                        |                             |
| 516 Pinemont Shopping Center     | CNP (Super LLC)     | Houston        | TX    | SW     | 1999           | 2007          | 73,577     | 93%                | 854,989   | Family Dollar, Houston Community College                   |                             |
| 517 Royal Oaks Village           | CAF                 | Houston        | TX    | SW     | 2001           | 2006          | 145,219    | 97%                | 2,856,070 | H-E-B  |                             |
| 518 Sharpstown Plaza             | CNP (Super LLC)     | Houston        | TX    | SW     | 2005           | 2007          | 43,630     | 90%                | 298,152   | Family Thrift Center                                       |                             |
| 519 Tanglewilde                  | CNP (Super LLC)     | Houston        | TX    | SW     | 1998           | 2007          | 84,185     | 100%               | 871,273   | Ace Hardware, Party City, Salon In The Park, USA Baby      |                             |
| 520 Tidwell Place                | CNP (Super LLC)     | Houston        | TX    | SW     | 1991           | 2007          | 41,855     | 80%                | 387,036   | Family Dollar, Valu + Pawn                                 |                             |
| 521 Westheimer Commons           | CNP/CER (Super LLC) | Houston        | TX    | SW     | 1995           | 2007          | 249,578    | 73%                | 1,375,202 | Marshalls  |                             |
| 522 Crossing at Fry Road         | CER*                | Katy           | TX    | SW     | 2005           | 2007          | 234,004    | 100%               | 2,114,293 | Hobby Lobby, Kroger, Palais Royal, Stein Mart              |                             |
| 523 Washington Square            | CER (Super LLC)     | Kaufman        | TX    | SW     | 1978           | 2007          | 64,230     | 77%                | 241,787   | Auto Zone, Bealls (Stage Stores), Family Dollar            |                             |
| 524 League City                  | CNP (Super LLC)     | League City    | TX    | SW     | 2010           | 2007          | 98,457     | 70%                | 437,838   | Family Dollar, Palais Royal, The Church at Centerpoint     |                             |
| 525 Jefferson Park               | CER (Super LLC)     | Mount Pleasant | TX    | SW     | 2001           | 2007          | 132,096    | 91%                | 729,865   | Bealls (Stage Stores), Super 1 Foods                       |                             |
| 526 Winwood Town Center          | CER (Super LLC)     | Odessa         | TX    | SW     | 2002           | 2007          | 346,603    | 100%               | 2,395,962 | H-E-B, Hastings, Office Depot, Ross Dress for Less, Target |                             |
| 527 Crossroads Center            | CER (Super LLC)     | Pasadena       | TX    | SW     | 1997           | 2007          | 134,006    | 94%                | 1,390,130 | Kroger, Sears Hardware                                     |                             |
| 528 Parkview East                | CNP (Super LLC)     | Pasadena       | TX    | SW     | 2002           | 2007          | 38,186     | 75%                | 270,251   | Hancock Fabrics  |                             |
| 529 Parkview West                | CNP (Super LLC)     | Pasadena       | TX    | SW     | 2005           | 2007          | 39,739     | 67%                | 287,810   | Family Dollar  |                             |
| 530 Spencer Square               | CER (Super LLC)     | Pasadena       | TX    | SW     | 1998           | 2007          | 194,512    | 90%                | 2,207,468 | Kroger   |                             |
| 531 Pearland Plaza               | CNP (Super LLC)     | Pearland       | TX    | SW     | 1995           | 2007          | 156,661    | 88%                | 927,030   | Kroger, Palais Royal                                       |                             |
| 532 Market Plaza                 | CNP/CER (Super LLC) | Plano          | TX    | SW     | 2002           | 2007          | 161,453    | 63%                | 2,392,749 | Central Market   |                             |
| 533 Northshore Plaza             | CER*                | Portland       | TX    | SW     | 2000           | 2007          | 152,144    | 96%                | 795,003   | Bealls (Stage Stores), H-E-B                               | Kmart                       |
| 534 Klein Square                 | CER (Super LLC)     | Spring         | TX    | SW     | 1999           | 2007          | 80,857     | 94%                | 669,538   | Family Dollar, Food Town                                   |                             |
| 535 Keegan's Meadow              | CER*                | Stafford       | TX    | SW     | 1999           | 2007          | 125,491    | 90%                | 1,074,054 | Palais Royal, Randalls                                     |                             |
| 536 Texas City Bay               | CER (Super LLC)     | Texas City     | TX    | SW     | 2005           | 2007          | 223,152    | 97%                | 1,779,948 | BP Engineering Facility, Kroger                            |                             |
| 537 Windvale                     | CNP (Super LLC)     | The Woodlands  | TX    | SW     | 2002           | 2007          | 101,088    | 85%                | 825,839   | Randalls   |                             |
| 538 Tomball Parkway Plaza        | CER*                | Tomball        | TX    | SW     | 2005           | 2007          | 133,629    | 86%                | 728,317   | Big Lots, Palais Royal                                     | Hobby Lobby                 |
| 539 The Centre at Navarro        | CER (Super LLC)     | Victoria       | TX    | SW     | 2005           | 2007          | 47,960     | 100%               | 706,588   | Hastings, Walgreens  |                             |
| 540 Baybrook Gateway             | CNP-JV (Super LLC)  | Webster        | TX    | SW     | 2008           | 2007          | 236,854    | 81%                | 2,798,228 | Ashley Furniture, Barnes & Noble, Old Navy                 |                             |
| 541 Spradlin Farm                | CMCS 40 (Super LLC) | Christiansburg | VA    | MA     | 2000           | 2006          | 181,055    | 92%                | 1,873,156 | Barnes & Noble, Big Lots, Michaels, T.J. Maxx              | Home Depot, Target          |
| 542 Culpeper Town Square         | CMCS 36             | Culpeper       | VA    | MA     | 1999           | 2005          | 132,883    | 98%                | 1,060,230 | Food Lion, Goodwill, Mountain Run Bowling, Tractor         |                             |
| 543 Westpark Shopping Center     | CNP-JV (Super LLC)  | Glen Allen     | VA    | MA     | 2005           | 2007          | 176,973    | 93%                | 2,192,302 | Martin's Super Market, Tile Shop, Victory Lady             |                             |
| 544 Hanover Square               | CER (Super LLC)     | Mechanicsville | VA    | MA     | 1991           | 2007          | 129,987    | 92%                | 1,213,390 | Gold's Gym, Martin's Super Market                          | Kohl's                      |
| 545 Jefferson Green              | CNP (Super LLC)     | Newport News   | VA    | MA     | 1988           | 2007          | 54,945     | 65%                | 605,596   | -  |                             |
| 546 VA-KY Regional S.C.          | CNP (Super LLC)     | Norton         | VA    | MA     | 1996           | 2007          | 193,351    | 76%                | 593,219   | Ingles, Magic Mart   |                             |
| 547 Tuckermuck Square            | CER*                | Richmond       | VA    | MA     | 1994           | 2007          | 86,010     | 91%                | 935,450   | Babies"R"Us, Chuck E. Cheese                               |                             |
| 548 Cave Spring Corners          | CER (Super LLC)     | Roanoke        | VA    | MA     | 2005           | 2007          | 147,133    | 100%               | 1,009,790 | Hamrick's, Kroger  |                             |
| 549 Hunting Hills                | CER*                | Roanoke        | VA    | MA     | 1989           | 2007          | 166,207    | 90%                | 888,440   | Walmart  |                             |
| 550 Valley Commons               | CER*                | Salem          | VA    | MA     | 1988           | 2007          | 45,580     | 74%                | 252,384   | Food Lion  |                             |
| 551 Lake Drive Plaza             | CER (Super LLC)     | Vinton         | VA    | MA     | 2008           | 2007          | 161,713    | 95%                | 1,048,722 | Big Lots, Goodwill, Kroger                                 |                             |
| 552 Hilltop Plaza                | CER*                | Virginia Beach | VA    | MA     | 2010           | 2007          | 149,533    | 76%                | 1,850,673 | Office Depot, PetSmart                                     |                             |
| 553 Strawbridge                  | CER*                | Virginia Beach | VA    | MA     | 1997           | 2007          | 43,764     | 100%               | 579,873   | Regal Cinemas  |                             |
| 554 Ridgeview Centre             | CNP (Super LLC)     | Wise           | VA    | MA     | 2005           | 2007          | 190,242    | 86%                | 1,034,780 | Grand Home Furnishings, Kmart                              | Belk                        |
| 555 Rutland Plaza                | CMCS 40 (Super LLC) | Rutland        | VT    | NE     | 1997           | 2006          | 224,514    | 99%                | 1,814,221 | Price Chopper, T.J. Maxx, Walmart                          |                             |
| 556 Fox River Plaza              | CMCS 40 (Super LLC) | Burlington     | WI    | C      | 1987           | 2006          | 169,883    | 91%                | 709,960   | Kmart  |                             |
| 557 Packard Plaza                | CER*                | Cudahy         | WI    | C      | 1992           | 2007          | 125,247    | 79%                | 510,543   | Aldi, Dunham's Sports, Jo-Ann Fabrics, Merchandise Outlet  |                             |
| 558 Fitchburg Ridge Shopping Ctr | CMCS 39             | Fitchburg      | WI    | C      | 2003           | 2006          | 50,555     | 100%               | 523,271   | Wisconsin Dialysis, YES Buffet                             |                             |
| 559 Spring Mall                  | CAF                 | Greenfield     | WI    | C      | 2003           | 2006          | 188,861    | 96%                | 1,538,378 | Pick 'n Save, T.J. Maxx                                    |                             |
| 560 Mequon Pavilions             | CAF                 | Mequon         | WI    | C      | 2004           | 2006          | 213,436    | 92%                | 2,790,808 | Sendik's Food Market                                       |                             |
| 561 Northridge Plaza             | CER*                | Milwaukee      | WI    | C      | 1996           | 2007          | 152,390    | 40%                | 521,319   | -  | Target, Walmart             |
| 562 Moorland Square Shopping Ctr | CAF                 | New Berlin     | WI    | C      | 1990           | 2006          | 98,303     | 97%                | 838,424   | Pick 'n Save   | Walmart                     |
| 563 Paradise Pavilion            | CER (Super LLC)     | West Bend      | WI    | C      | 2000           | 2007          | 198,449    | 93%                | 1,333,024 | Hobby Lobby, Kohl's  | ShopKo                      |
| 564 Moundsville Plaza            | CER*                | Moundsville    | WV    | MW     | 2004           | 2007          | 176,156    | 96%                | 1,163,781 | Big Lots, Kroger   |                             |
| 565 Grand Central Plaza          | CER*                | Parkersburg    | WV    | MW     | 1986           | 2007          | 75,344     | 91%                | 651,250   | Office Depot, T.J. Maxx                                    |                             |
|                                  |                     |                |       |        |                |               | 91,925,639 | 89%                | \$        | 826,652,410  |                             |

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Property Portfolio**

| Property Name                     | Fund               | City             | State | Region | Year<br>Built (1) | Year<br>Acquired | GLA (2)    | Percent<br>Leased (3) | ABR            | Anchor Tenant (4)                                      | Anchor Tenant Not Owned (4) |
|-----------------------------------|--------------------|------------------|-------|--------|-------------------|------------------|------------|-----------------------|----------------|--|-----------------------------|
| Malls and Lifestyle Centers       |                    |                  |       |        |                   |                  |            |                       |                |  |                             |
| 1 The Shoppes at EastChase        | CNP-JV (Super LLC) | Montgomery       | AL    | ML     | 2002              | 2007             | 251,517    | 86%                   | \$ 4,359,125   | -  | Dillard's                   |
| 2 Eagle Rock Plaza                | CMCS 38-JV         | Los Angeles      | CA    | ML     | 2007              | 2006             | 460,865    | 97%                   | 3,592,041      | Macy's, Target   |                             |
| 3 Enfield Square Mall             | CMCS 38-JV         | Enfield          | CT    | ML     | 2003              | 2006             | 548,882    | 98%                   | 5,298,281      | Enfield 12 Cinemas, Macy's Men's & Home, Sears, Target | Macy's                      |
| 4 West Park Mall                  | CMCS 38-JV         | Cape Girardeau   | MO    | ML     | 1981              | 2006             | 407,427    | 75%                   | 3,268,771      | Barnes & Noble, Macy's                                 | JC Penney                   |
| 5 Independence Mall               | CMCS 38-JV         | Wilmington       | NC    | ML     | 2001              | 2006             | 483,083    | 85%                   | 8,077,382      | JC Penney  | Belk, Dillard's, Sears      |
| 6 Midway Mall                     | CMCS 38-JV         | Elyria           | OH    | ML     | 1990              | 2007             | 747,904    | 64%                   | 4,783,247      | Atlas Cinemas, Best Buy, JC Penney, Staples            | Macy's, Sears               |
| 7 Westgate                        | CNP-JV (Super LLC) | Fairview Park    | OH    | ML     | 2009              | 2007             | 408,867    | 99%                   | 4,933,232      | Kohl's, Lowe's, Marshalls                              | Target                      |
| 8 Richland Mall                   | CMCS 38-JV         | Mansfield        | OH    | ML     | 1998              | 2006             | 400,321    | 94%                   | 3,313,941      | JC Penney, Macy's                                      | Sears, Sears Auto           |
|                                   |                    |                  |       |        |                   |                  | 3,708,866  | 86%                   | \$ 37,626,020  |  |                             |
| Miscellaneous Properties          |                    |                  |       |        |                   |                  |            |                       |                |  |                             |
| 1 Muscle Shoals Plaza             | CNP (Super LLC)    | Muscle Shoals    | AL    | S      | 1982              | 2007             | 52,199     | 0%                    | -              | -  |                             |
| 2 Kroger                          | CNP (Super LLC)    | Scottsboro       | AL    | S      | 1982              | 2007             | 42,130     | 0%                    | -              | -  |                             |
| 3 Milford Center                  | CMCS 36            | Milford          | CT    | NE     | 1966              | 2006             | 25,056     | 100%                  | \$ 325,728     | Xpect Discounts  |                             |
| 4 A&P Fresh Market                | CER (Super LLC)    | Clark            | NJ    | MA     | 2007              | 2007             | 52,812     | 100%                  | 1,323,988      | A&P Fresh Market                                       |                             |
| 5 ShopRite Supermarket            | CMCS 36            | Springfield      | NJ    | MA     | 1965              | 2005             | 32,209     | 100%                  | 363,800        | ShopRite   |                             |
| 6 Smith's                         | CNP (Super LLC)    | Socorro          | NM    | W      | 1976              | 2007             | 48,000     | 100%                  | 459,800        | Smith's  |                             |
| 7 A & P Mamaroneck                | CMCS 36            | Mamaroneck       | NY    | NE     | 1976              | 1900             | 24,978     | 100%                  | 177,000        | A&P  |                             |
| 8 Port Washington                 | CMCS 36            | Port Washington  | NY    | NE     | 1968              | 2005             | 19,600     | 100%                  | 106,820        | North Shore Farms                                      |                             |
| 9 Commerce Bank                   | CMCS 36            | Plymouth Meeting | PA    | MA     | 2005              | 2005             | 3,800      | 100%                  | 194,400        | Commerce Bank  |                             |
| 10 Plymouth Plaza Office Building | CMCS 38            | Plymouth Meeting | PA    | MA     | 1994              | 2005             | 30,013     | 100%                  | 796,743        | Clear Wireless, Medical Rehabilitation Centers of      |                             |
| 11 Riverdale Square               | CNP-JV (Super LLC) | Memphis          | TN    | SE     | 2008              | 2007             | 184,294    | 0%                    | -              | -  |                             |
|                                   |                    |                  |       |        |                   |                  | 515,091    | 46%                   | \$ 3,748,280   |  |                             |
| Miscellaneous Land                |                    |                  |       |        |                   |                  |            |                       |                |  |                             |
| 1 Nine Mile Square                | CNP (Super LLC)    | Pensacola        | FL    | S      | -                 | 2007             | -          | -                     | \$ -           | -  | Home Depot                  |
| 2 Denham Springs Plaza            | CNP (Super LLC)    | Denham Springs   | LA    | SW     | -                 | 2007             | -          | -                     | -              | -  | Home Depot                  |
| 3 Osage Beach                     | CNP (Super LLC)    | Osage Beach      | MO    | C      | -                 | 1993             | -          | -                     | -              | -  |                             |
| 4 La Vista                        | CNP                | La Vista         | NE    | SW     | -                 | 2005             | -          | -                     | -              | -  |                             |
| 5 North Central Avenue            | CNP (Super LLC)    | Hartsdale        | NY    | NE     | -                 | 2007             | -          | -                     | -              | -  |                             |
| 6 Riverhead                       | CNP-JV             | Riverhead        | NY    | NE     | -                 | 2006             | -          | -                     | -              | -  |                             |
| 7 Akron Land                      | CNP (Super LLC)    | Akron            | OH    | MW     | -                 | 2007             | -          | -                     | -              | -  |                             |
| 8 Undeveloped land parcels (6)    | CNP-JV (Super LLC) | Frisco           | TX    | SW     | -                 | 2007             | -          | -                     | -              | -  |                             |
| 9 Undeveloped land parcels (7)    | CNP-JV (Super LLC) | Frisco           | TX    | SW     | -                 | 2007             | -          | -                     | -              | -  |                             |
|                                   |                    |                  |       |        |                   |                  | -          | -                     | \$ -           |  |                             |
|                                   |                    |                  |       |        |                   |                  | -          | -                     | \$ -           |  |                             |
| STABILIZED PROPERTIES             |                    |                  |       |        |                   |                  | 96,149,596 | 88%                   | \$ 868,026,709 |  |                             |

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Property Portfolio**

|   |                     |                    |       |        | Year      | Year     |            |            | Percent |                   |   |                             |
|---|---------------------|--------------------|-------|--------|-----------|----------|------------|------------|---------|-------------------|---|-----------------------------|
| Property Name                               | Fund                | City               | State | Region | Built (1) | Acquired | GLA (2)    | Leased (3) | ABR     | Anchor Tenant (4) |   | Anchor Tenant Not Owned (4) |
| Redevelopment Properties                    |                     |                    |       |        |           |          |            |            |         |                   |   |                             |
| Community and Neighborhood Shopping Centers |                     |                    |       |        |           |          |            |            |         |                   |   |                             |
| 1 Sarasota Village                          | CNP (Super LLC)     | Sarasota           | FL    | S      | 2010      | 2007     | 168,701    | 86%        | \$      | 1,170,414         | Big Lots, Gold's Gym, HomeGoods, Publix   |                             |
| 2 Lagniappe Village                         | CNP (Super LLC)     | New Iberia         | LA    | SW     | 2010      | 2007     | 213,108    | 81%        |         | 1,082,482         | Citi Trends, Stage, T.J. Maxx   |                             |
| 3 Liberty Plaza                             | CER (Super LLC)     | Randallstown       | MD    | MA     | 2010      | 2007     | 99,052     | 41%        |         | 280,622           | Marshalls   |                             |
| 4 Green Acres                               | CER*                | Saginaw            | MI    | MW     | 2010      | 2007     | 281,646    | 54%        |         | 1,087,137         | Kroger  |                             |
| 5 Southland Shopping Center                 | CER*                | Middleburg Heights | OH    | MW     | 2010      | 2007     | 719,366    | 74%        |         | 5,014,362         | BJ's Wholesale Club, Burlington Coat Factory, Giant Eagle, Jo-Ann Fabrics, Marc's |                             |
| 6 Hillcrest                                 | CER (Super LLC)     | Spartanburg        | SC    | SE     | 2010      | 2007     | 384,306    | 76%        |         | 2,868,563         | Marshalls, Publix, Ross Dress for Less, Stein Mart                                |                             |
|   |                     |                    |       |        |           |          | 1,866,179  | 72%        | \$      | 11,503,580        |   |                             |
| Malls and Lifestyle Centers                 |                     |                    |       |        |           |          |            |            |         |                   |   |                             |
| 1 Pointe Orlando                            | CNP/CER (Super LLC) | Orlando            | FL    | ML     | 2010      | 2007     | 400,243    | 73%        | \$      | 5,095,287         | Regal Cinemas   |                             |
|   |                     |                    |       |        |           |          | 400,243    | 73%        | \$      | 5,095,287         |   |                             |
|   |                     |                    |       |        |           |          | 2,266,422  | 72%        | \$      | 16,598,867        |   |                             |
| REDEVELOPMENT PROPERTIES                    |                     |                    |       |        |           |          |            |            |         |                   |   |                             |
| TOTAL PORTFOLIO                             |                     |                    |       |        |           |          | 98,416,018 | 88%        | \$      | 884,625,576       |   |                             |

\* 95% of asset held by CER outside of Super LLC with remaining 5% ownership interest of asset held by CNP within Super LLC.

(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, 2010, 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.

(5) Excludes newly created development square footage not yet placed in service.

(6) Comprised of approximately 5.2 acres of undeveloped land.

(7) Comprised of approximately 11.1 acres of undeveloped land.

Includes 100 percent of properties owned by unconsolidated joint ventures.

# Centro Properties Group

## US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010

### Property Portfolio - CNP Owned

| Property Name                                      | Fund                   | City             | State | Region | Year Built (1) | Year Acquired | GLA (2) | Percent Leased (3) | ABR       | Anchor Tenant (4)  | Anchor Tenant Not Owned (4)        |
|--|------------------------|------------------|-------|--------|----------------|---------------|---------|--------------------|-----------|--|------------------------------------|
| <b>Stabilized Properties</b>                       |                        |                  |       |        |                |               |         |                    |           |  |                                    |
| <b>Community and Neighborhood Shopping Centers</b> |                        |                  |       |        |                |               |         |                    |           |  |                                    |
| 1 Grants Mill Station                              | CNP (Super LLC)        | Irondale         | AL    | S      | 1991           | 2007          | 226,837 | 85%                | \$        | 534,772  | Garden Ridge, Southeastern Salvage |
| 2 The Plaza at EastChase                           | CNP-JV (Super LLC)     | Montgomery       | AL    | S      | 2003           | 2007          | 112,285 | 96%                | 1,491,286 | Cost Plus World Market, PetSmart, Pier 1 Imports, Ross Dress for Less                      | Kohl's, Target                     |
| 3 Metro Marketplace                                | CNP (Super LLC)        | Phoenix          | AZ    | W      | 2001           | 2007          | 249,694 | 56%                | 1,496,970 | OfficeMax, Toys"R"Us   |                                    |
| 4 Broadway Faire                                   | CNP (Super LLC)        | Fresno           | CA    | W      | 1995           | 2007          | 61,178  | 89%                | 1,017,109 | United Artists Theatres  |                                    |
| 5 Metro 580  | CNP (Super LLC)        | Pleasanton       | CA    | W      | 2004           | 2007          | 176,510 | 100%               | 2,596,860 | Borders, Kohl's, Sports Chalet   | Walmart                            |
| 6 Rose Pavilion                                    | CNP (Super LLC)        | Pleasanton       | CA    | W      | 2005           | 2007          | 293,359 | 86%                | 5,140,587 | 99 Ranch Market, Golfsmith, Macy's Home Store  | Longs Drugs                        |
| 7 Arapahoe Crossings                               | CNP-JV (Super LLC)     | Aurora           | CO    | W      | 2003           | 2007          | 466,363 | 94%                | 6,122,751 | Borders, Colorado Theaters, King Soopers, Kohl's, Marshalls, Old Navy, Ross Dress for Less |                                    |
| 8 Villa Monaco                                     | CNP (Super LLC)        | Denver           | CO    | W      | 1978           | 2007          | 122,213 | 73%                | 874,352   | King Soopers   |                                    |
| 9 Superior Marketplace                             | CNP/CER (Super LLC)    | Superior         | CO    | W      | 2004           | 2007          | 278,790 | 89%                | 3,707,931 | Ross Dress for Less, Sports Authority, T.J. Maxx, Whole Foods Market                       | Costco, Ethan Allen, SuperTarget   |
| 10 The Shoppes at Fox Run                          | CNP (Super LLC)        | Glastonbury      | CT    | NE     | 2008           | 2007          | 104,551 | 82%                | 1,910,146 | Whole Foods Market   |                                    |
| 11 Apopka Commons                                  | CNP (Super LLC)        | Apopka           | FL    | S      | 2010           | 2007          | 25789   | 84%                | 295,000   | Staples  | Home Depot                         |
| 12 Brooksville Square                              | CNP (Super LLC)        | Brooksville      | FL    | S      | 2006           | 2007          | 150,661 | 70%                | 1,263,365 | Publix   |                                    |
| 13 Clearwater Mall                                 | CNP/CER (Super LLC)    | Clearwater       | FL    | S      | 2003           | 2007          | 301,578 | 96%                | 5,423,106 | hbgregg, Ross Dress for Less   | Costco, Lowe's, SuperTarget        |
| 14 Regency Park                                    | CNP/CER (Super LLC)    | Jacksonville     | FL    | S      | 2006           | 2007          | 334,065 | 80%                | 2,320,508 | American Signature Furniture, Hobby Lobby  |                                    |
| 15 Riverplace Shopping Center                      | CNP-JV (Super LLC)     | Jacksonville     | FL    | S      | 2008           | 2007          | 258,359 | 96%                | 3,118,780 | Sears, Stein Mart, T.J. Maxx   |                                    |
| 16 Southgate                                       | CNP/CER (Super LLC)    | New Port Richey  | FL    | S      | 2004           | 2007          | 233,055 | 69%                | 1,647,819 | Big Lots, Publix   |                                    |
| 17 Presidential Plaza                              | CNP (Super LLC)        | North Lauderdale | FL    | S      | 2006           | 2007          | 88,306  | 76%                | 622,996   | Family Dollar, Sedano's  |                                    |
| 18 23rd Street Station                             | CNP (Super LLC)        | Panama City      | FL    | S      | 1995           | 2007          | 98,827  | 99%                | 1,126,749 | Publix   |                                    |
| 19 Shoppes of Victoria Square                      | CNP (Super LLC)        | Port St. Lucie   | FL    | S      | 1990           | 2007          | 95,243  | 92%                | 988,968   | Winn-Dixie   |                                    |
| 20 Atlantic Plaza                                  | CNP (Super LLC)        | Satellite Beach  | FL    | S      | 2008           | 2007          | 123,713 | 80%                | 1,187,878 | Publix   |                                    |
| 21 Tyrone Gardens                                  | CER/CNP-JV (Super LLC) | St. Petersburg   | FL    | S      | 1998           | 2007          | 209,337 | 87%                | 1,527,559 | Big Lots, Winn-Dixie   |                                    |
| 22 Augusta West Plaza                              | CNP (Super LLC)        | Augusta          | GA    | SE     | 2006           | 2007          | 207,823 | 76%                | 1,080,317 | Burlington Coat Factory, Dollar Tree   |                                    |
| 23 Covered Bridge                                  | CNP (Super LLC)        | Clayton          | GA    | SE     | 2001           | 2007          | 61,375  | 88%                | 420,775   | Family Dollar  |                                    |
| 24 Conyers Crossroads                              | CNP-JV (Super LLC)     | Conyers          | GA    | SE     | 2000           | 2007          | 458,895 | 86%                | 4,092,550 | Eastwinn Cinemas, Kohl's, Old Navy   |                                    |
| 25 Venture Pointe                                  | CNP (Super LLC)        | Fayetteville     | GA    | SE     | 2006           | 2007          | 176,451 | 86%                | 1,305,492 | Cinemark, Food Depot, Staples  |                                    |
| 26 Village Shoppes of Flowery Branch               | CNP-JV (Super LLC)     | Flowery Branch   | GA    | SE     | 2002           | 2007          | 92,985  | 94%                | 1,141,439 | Publix   |                                    |
| 27 Village at Southlake                            | CNP (Super LLC)        | Morrow           | GA    | SE     | 1983           | 2007          | 53,384  | 40%                | 228,912   | Family Dollar  |                                    |
| 28 Merchants Crossing                              | CNP (Super LLC)        | Newnan           | GA    | SE     | 2008           | 2007          | 174,059 | 55%                | 616,636   | Hastings, Kroger   |                                    |
| 29 Shops of Riverdale                              | CNP (Super LLC)        | Riverdale        | GA    | SE     | 1995           | 2007          | 16,808  | 100%               | 254,732   | -  | Walmart Supercenter                |
| 30 Victory Square                                  | CNP (Super LLC)        | Savannah         | GA    | S      | 2007           | 2007          | 116,339 | 93%                | 1,426,912 | Citi Trends, Dollar Tree, Staples, Trademark Cinemas                                       | Home Depot, Target                 |
| 31 University Commons                              | CNP (Super LLC)        | Statesboro       | GA    | S      | 1994           | 2007          | 59,814  | 98%                | 571,621   | -  |                                    |
| 32 Stone Mountain Festival                         | CNP (Super LLC)        | Stone Mountain   | GA    | SE     | 2006           | 2007          | 347,091 | 98%                | 2,041,011 | Hobby Lobby, Walmart Supercenter   |                                    |
| 33 Tift-Town                                       | CNP (Super LLC)        | Tifton           | GA    | S      | 1965           | 2007          | 58,818  | 82%                | 248,805   | DaVita Dialysis, Family Dollar, Salvation Army   |                                    |
| 34 Haymarket Mall                                  | CNP (Super LLC)        | Des Moines       | IA    | C      | 2002           | 2007          | 241,572 | 97%                | 1,191,886 | Burlington Coat Factory, Hobby Lobby   |                                    |
| 35 Festival Center                                 | CNP (Super LLC)        | Bradley          | IL    | C      | 2006           | 2007          | 63,796  | 77%                | 264,691   | Big Lots, Dollar General   |                                    |
| 36 Westridge Court                                 | CNP/CER (Super LLC)    | Naperville       | IL    | C      | 2002           | 2007          | 453,666 | 68%                | 3,836,026 | Borders, Hollywood Palms Cinema, Macy's Furniture Outlet, Marshalls                        |                                    |
| 37 Rollins Crossing                                | CNP                    | Round Lake Beach | IL    | C      | 1998           | 2006          | 192,911 | 98%                | 1,858,982 | LA Fitness, Regal Cinemas, Sears Outlet  | Kmart Super Center                 |
| 38 Fairhills Mall                                  | CNP                    | Springfield      | IL    | C      | 2007           | 2006          | 106,528 | 80%                | 488,460   | Cub County Market  |                                    |
| 39 Elkhart Plaza West                              | CNP (Super LLC)        | Elkhart          | IN    | MW     | 1997           | 2007          | 81,651  | 98%                | 644,427   | CVS, Martin's Super Market   |                                    |
| 40 Valley View Plaza                               | CNP (Super LLC)        | Marion           | IN    | MW     | 1997           | 2007          | 29,974  | 96%                | 310,695   | Aaron's  | Walmart Supercenter                |
| 41 Knox Plaza                                      | CNP (Super LLC)        | Vincennes        | IN    | C      | 1989           | 2007          | 72,914  | 77%                | 219,597   | Ashley Jordan's Furniture Store  |                                    |
| 42 Florence Plaza                                  | CNP (Super LLC)        | Florence         | KY    | MW     | 1985           | 2007          | 169,814 | 87%                | 1,059,651 | Harbor Freight Tools, Hobby Lobby  | Toys"R"Us                          |
| 43 Florence Square                                 | CNP/CER (Super LLC)    | Florence         | KY    | MW     | 2000           | 2007          | 381,669 | 88%                | 4,144,679 | Kroger, Staples, T.J. Maxx   | hbgregg                            |
| 44 Harrodsburg Marketplace                         | CNP                    | Harrodsburg      | KY    | MW     | 1990           | 2005          | 60,048  | 97%                | 428,044   | Kroger   | Walmart Supercenter                |
| 45 Eastgate Shopping Center                        | CNP (Super LLC)        | Louisville       | KY    | MW     | 2002           | 2007          | 162,041 | 98%                | 1,447,259 | Kroger   |                                    |
| 46 Iberia Plaza                                    | CNP (Super LLC)        | New Iberia       | LA    | SW     | 1992           | 2007          | 132,465 | 89%                | 574,782   | Super 1 Foods  |                                    |
| 47 The Pines                                       | CNP (Super LLC)        | Pineville        | LA    | SW     | 1991           | 2007          | 179,039 | 100%               | 1,059,955 | Kmart, Super 1 Foods   |                                    |
| 48 Points West                                     | CNP/CER (Super LLC)    | Brockton         | MA    | NE     | 2007           | 2007          | 139,255 | 81%                | 1,090,646 | Ocean State Job Lot, PriceRite   |                                    |
| 49 Burlington Square I, II & III                   | CNP                    | Burlington       | MA    | NE     | 1992           | 2006          | 86,290  | 66%                | 1,672,156 | Pyara Salon, Staples   |                                    |
| 50 Rising Sun Towne Centre                         | CNP (Super LLC)        | Rising Sun       | MD    | MA     | 2009           | 2007          | 141,702 | 67%                | 1,457,621 | Family Dollar, Martin's Food   |                                    |
| 51 Silver Lake                                     | CNP (Super LLC)        | Fenton           | MI    | MW     | 1996           | 2007          | 77,302  | 100%               | 1,030,939 | Glik's, VG's   | Kmart                              |

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Property Portfolio - CNP Owned**

| Property Name                     | Fund                | City               | State | Region | Year<br>Built (1) | Year<br>Acquired | GLA (2) | Percent<br>Leased (3) | ABR       | Anchor Tenant (4)   | Anchor Tenant Not Owned (4)                 |
|-----------------------------------|---------------------|--------------------|-------|--------|-------------------|------------------|---------|-----------------------|-----------|---|---|
| 52 Fremont                        | CNP (Super LLC)     | Fremont            | MI    | MW     | 2007              | 2007             | 42,604  | 92%                   | 178,920   | Dunham's Sports, Glik's, Peebles  |   |
| 53 Kentwood                       | CNP (Super LLC)     | Kentwood           | MI    | MW     | 1987              | 2007             | 78,213  | 77%                   | 350,505   | Dollar Tree   |   |
| 54 Musicland                      | CNP                 | Livonia            | MI    | MW     | 1988              | 2005             | 80,000  | 100%                  | 360,000   | Big Lots, Dunham's Sports   |   |
| 55 Lakes Crossing                 | CNP                 | Muskegon           | MI    | MW     | 2008              | 2004             | 114,623 | 68%                   | 971,588   | Jo-Ann Fabrics  | Kohl's                                      |
| 56 Meridian Towne Centre          | CNP-JV (Super LLC)  | Okemos             | MI    | MW     | 2004              | 2007             | 86,891  | 86%                   | 562,813   | David's Bridal, Marshalls   | Kroger, Target                              |
| 57 Southfield Plaza               | CNP/CER (Super LLC) | Southfield         | MI    | MW     | 2002              | 2007             | 106,948 | 50%                   | 611,919   | Dollar Castle   | Burlington Coat Factory, Marshalls, Staples |
| 58 18 Mile & Ryan                 | CNP/CER (Super LLC) | Sterling Heights   | MI    | MW     | 1997              | 2007             | 101,709 | 95%                   | 1,192,706 | Murray's Auto Parts, True Value, VG'S   |   |
| 59 Westland Crossing              | CNP (Super LLC)     | Westland           | MI    | MW     | 1999              | 2007             | 141,738 | 73%                   | 686,891   | Planet Fitness  | Toys"R"Us                                   |
| 60 Austin Town Center             | CNP                 | Austin             | MN    | C      | 1999              | 2006             | 110,680 | 73%                   | 603,155   | Aldi, Jo-Ann Fabrics, Staples   | Target                                      |
| 61 Brookdale Square               | CNP                 | Brooklyn Center    | MN    | C      | 1994              | 2006             | 185,883 | 53%                   | 284,171   | Blue Star Productions, Brookdale 8 Theater, Miracle Empowerment Center, Pep Boys                            |   |
| 62 Clocktower Place               | CNP                 | Florissant         | MO    | C      | 1987              | 2006             | 214,198 | 67%                   | 1,195,192 | Aldi, Florissant Furniture, Office Depot  |   |
| 63 Marketplace Shopping Center    | CNP                 | Independence       | MO    | C      | 1998              | 2006             | 241,682 | 76%                   | 1,366,031 | Big Lots, Price Chopper   |   |
| 64 Clinton Crossing               | CNP (Super LLC)     | Clinton            | MS    | SW     | 2008              | 2007             | 112,148 | 98%                   | 1,028,835 | Kroger  |   |
| 65 Stateline Square               | CNP-JV (Super LLC)  | Southaven          | MS    | SE     | 2010              | 2007             | 80,000  | 100%                  | 453,600   | Burlington Coat Factory   |   |
| 66 Wakefield Commons              | CNP-JV (Super LLC)  | Raleigh            | NC    | SE     | 2005              | 2007             | 160,949 | 86%                   | 1,896,186 | Kroger, Marquee Cinemas   |   |
| 67 Roxboro Square                 | CNP (Super LLC)     | Roxboro            | NC    | SE     | 2005              | 2007             | 97,226  | 97%                   | 1,102,607 | Person County   |   |
| 68 Siler Crossing                 | CNP (Super LLC)     | Siler City         | NC    | SE     | 1988              | 2007             | 132,639 | 65%                   | 342,757   | Belk, Mighty Dollar   |   |
| 69 Thomasville Crossing           | CNP (Super LLC)     | Thomasville        | NC    | SE     | 1996              | 2007             | 78,509  | 94%                   | 648,167   | Lowes Foods, Rite Aid   |   |
| 70 Anson Station                  | CNP (Super LLC)     | Wadesboro          | NC    | SE     | 1988              | 2007             | 132,353 | 64%                   | 531,373   | Food Lion, Peebles, Tractor Supply  |   |
| 71 Laurel Square                  | CNP (Super LLC)     | Brick              | NJ    | MA     | 2003              | 2007             | 246,235 | 92%                   | 1,910,348 | Kmart, Pathmark   |   |
| 72 Suburban Plaza                 | CNP                 | Hamilton Township  | NJ    | MA     | 1999              | 2005             | 244,718 | 11%                   | 284,495   | -   |   |
| 73 Middletown Plaza               | CNP (Super LLC)     | Middletown         | NJ    | MA     | 2002              | 2007             | 197,466 | 98%                   | 3,166,329 | ShopRite  |   |
| 74 Montecito Marketplace I and II | CNP-JV (Super LLC)  | Las Vegas          | NV    | W      | 2006              | 2007             | 190,434 | 92%                   | 3,207,106 | Smith's, T.J. Maxx  |   |
| 75 Kietzke Center                 | CNP (Super LLC)     | Reno               | NV    | W      | 2008              | 2007             | 167,296 | 55%                   | 741,103   | Furniture Discounters   | Ashley Furniture                            |
| 76 Kmart Plaza                    | CNP (Super LLC)     | Dewitt             | NY    | NE     | 1970              | 2007             | 115,500 | 99%                   | 581,925   | Kmart, OfficeMax  |   |
| 77 Elmira Plaza                   | CNP (Super LLC)     | Elmira             | NY    | NE     | 2001              | 2007             | 50,803  | 100%                  | 195,972   | Big Lots, Dollar General, Rent Way  |   |
| 78 Stewart Plaza                  | CNP (Super LLC)     | Garden City        | NY    | NE     | 1990              | 2007             | 193,622 | 88%                   | 2,344,166 | Burlington Coat Factory, K&G Men's Center   |   |
| 79 Pyramid Mall                   | CNP (Super LLC)     | Geneva             | NY    | NE     | 2006              | 2007             | 198,596 | 65%                   | 1,085,285 | Big Lots, Tops  |   |
| 80 Turnpike Plaza                 | CNP                 | Huntington Station | NY    | NE     | 1995              | 2006             | 52,950  | 100%                  | 740,920   | Rite Aid, Waldbaum's  |   |
| 81 Cayuga Mall                    | CNP/CER (Super LLC) | Ithaca             | NY    | NE     | 1969              | 2007             | 203,888 | 93%                   | 1,260,269 | P&C, Rite Aid, T.J. Maxx  |   |
| 82 DSW Plaza at Lake Grove        | CNP-JV (Super LLC)  | Lake Grove         | NY    | NE     | 1997              | 2007             | 251,222 | 100%                  | 4,145,784 | Bally Total Fitness, DSW  |   |
| 83 Sunshine Square                | CNP/CER (Super LLC) | Medford            | NY    | NE     | 2007              | 2007             | 223,322 | 99%                   | 2,475,807 | Savers, Super Stop & Shop, Ultimate Fitness   |   |
| 84 Rockland Plaza                 | CNP/CER (Super LLC) | Nanuet             | NY    | MA     | 2006              | 2007             | 251,012 | 97%                   | 5,859,222 | Marshalls   |   |
| 85 The Plaza at Salmon Run        | CNP                 | Watertown          | NY    | NE     | 1993              | 2006             | 68,761  | 96%                   | 1,110,282 | Hannaford Bros., Pier 1 Imports   | Kmart, Lowe's                               |
| 86 Springbrook Plaza              | CNP (Super LLC)     | Canton             | OH    | MW     | 1989              | 2007             | 174,353 | 49%                   | 657,678   | OfficeMax   | Pat Catan's Craft Centers                   |
| 87 Brentwood Plaza                | CNP (Super LLC)     | Cincinnati         | OH    | MW     | 2004              | 2007             | 225,152 | 91%                   | 1,947,856 | Conway Stores, Kroger   |   |
| 88 Delhi Shopping Center          | CNP (Super LLC)     | Cincinnati         | OH    | MW     | 2002              | 2007             | 166,316 | 81%                   | 1,210,715 | Kroger  |   |
| 89 Western Hills Plaza            | CNP (Super LLC)     | Cincinnati         | OH    | MW     | 2009              | 2007             | 307,080 | 100%                  | 3,213,530 | Bed Bath & Beyond, Old Navy, Sears, Staples, T.J. Maxx  | Target                                      |
| 90 Karl Plaza                     | CNP (Super LLC)     | Columbus           | OH    | MW     | 1992              | 2007             | 100,626 | 81%                   | 593,697   | Staples, Super Seafood Buffet   |   |
| 91 Brandt Pike Place              | CNP (Super LLC)     | Dayton             | OH    | MW     | 2008              | 2007             | 17,000  | 91%                   | 105,000   | -   | Kroger                                      |
| 92 South Towne Centre             | CNP (Super LLC)     | Dayton             | OH    | MW     | 2008              | 2007             | 325,026 | 94%                   | 3,646,365 | Burlington Coat Factory, Christmas Tree Shops, Health Foods Unlimited, Jo-Ann Fabrics, Value City Furniture |   |
| 93 The Vineyards                  | CNP (Super LLC)     | Eastlake           | OH    | MW     | 1989              | 2007             | 144,820 | 88%                   | 698,467   | Valu King   | Walmart                                     |
| 94 Midway Crossing                | CNP (Super LLC)     | Elyria             | OH    | MW     | 2008              | 2007             | 177,785 | 57%                   | 778,244   | Dunham's Sports, Jo-Ann Fabrics   | Toys"R"Us                                   |
| 95 New Boston                     | CNP (Super LLC)     | New Boston         | OH    | MW     | 2000              | 2007             | 236,988 | 66%                   | 717,991   | -   |   |
| 96 Great Eastern Shopping Plaza   | CNP (Super LLC)     | Northwood          | OH    | MW     | 1956              | 2007             | 339,394 | 71%                   | 814,819   | Aldi, Rite Aid, Stormin' Norman's Trading Post  |   |
| 97 Surrey Square Mall             | CNP (Super LLC)     | Norwood            | OH    | MW     | 2010              | 2007             | 163,418 | 94%                   | 1,272,653 | Kroger  |   |
| 98 Starlite Plaza                 | CNP (Super LLC)     | Sylvania           | OH    | MW     | 2000              | 2007             | 220,871 | 74%                   | 1,214,309 | Farmer Jack   |   |
| 99 Alexis Park                    | CNP (Super LLC)     | Toledo             | OH    | MW     | 1988              | 2007             | 258,942 | 47%                   | 389,978   | L.A. Trade Center   |   |
| 100 Miracle Mile Shopping Plaza   | CNP (Super LLC)     | Toledo             | OH    | MW     | 2008              | 2007             | 318,174 | 75%                   | 1,364,690 | Big Lots, Kroger  |   |
| 101 Southland Shopping Plaza      | CNP (Super LLC)     | Toledo             | OH    | MW     | 1988              | 2007             | 290,892 | 70%                   | 1,315,491 | Big Lots, Kroger  |   |
| 102 Northgate Plaza (5)           | CNP (Super LLC)     | Westerville        | OH    | MW     | 2008              | 2007             | 7,200   | 67%                   | 111,648   | -   | Home Depot, Kroger                          |
| 103 Quail Springs Marketplace     | CNP-JV (Super LLC)  | Oklahoma City      | OK    | SW     | 2003              | 2007             | 294,613 | 98%                   | 4,008,324 | Office Depot, Old Navy, Ross Dress for Less, Ultimate Electronics   | Lowe's                                      |
| 104 Marketplace                   | CNP/CER (Super LLC) | Tulsa              | OK    | SW     | 1992              | 2007             | 186,851 | 100%                  | 1,618,224 | Drysdale's, PetSmart, Sports Authority, Tulsa Liquidation Center  | Best Buy, JC Penney Home Store              |
| 105 Boyertown Shopping Center     | CNP                 | Boyertown          | PA    | MA     | 1961              | 2006             | 83,229  | 30%                   | 374,160   | Advance Auto Parts, CVS   |   |

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Property Portfolio - CNP Owned**

| Property Name                    | Fund                | City             | State | Region | Year<br>Built (1) | Year<br>Acquired | GLA (2)    | Percent<br>Leased (3) | ABR        | Anchor Tenant (4)  | Anchor Tenant Not Owned (4) |
|----------------------------------|---------------------|------------------|-------|--------|-------------------|------------------|------------|-----------------------|------------|--|-----------------------------|
| 106 Bradford Mall                | CNP                 | Bradford         | PA    | MA     | 1993              | 2005             | 205,593    | 37%                   | 279,000    | Big Lots, Dollar Tree, Peebles   |                             |
| 107 Pilgrim Gardens              | CNP                 | Drexel Hill      | PA    | MA     | 1955              | 2005             | 79,492     | 89%                   | 946,793    | Dollar Tree, Loehmann's  |                             |
| 108 New Garden Shopping Center   | CNP (Super LLC)     | Kennett Square   | PA    | MA     | 2001              | 2007             | 143,494    | 93%                   | 652,321    | Big Lots   |                             |
| 109 Stone Mill Plaza             | CNP (Super LLC)     | Lancaster        | PA    | MA     | 2008              | 2007             | 106,736    | 98%                   | 1,192,940  | Giant Food, Majik Rent-To-Own  |                             |
| 110 Ivyridge                     | CNP (Super LLC)     | Philadelphia     | PA    | MA     | 2006              | 2007             | 107,318    | 100%                  | 2,011,760  | Super Fresh  |                             |
| 111 Roosevelt Mall               | CNP/CER (Super LLC) | Philadelphia     | PA    | MA     | 1988              | 2007             | 561,829    | 96%                   | 6,664,529  | Macy's   |                             |
| 112 Park Centre                  | CNP                 | Columbia         | SC    | SE     | 2000              | 2005             | 226,705    | 98%                   | 1,419,433  | BCBS of SC, Roundabouts Consignments   |                             |
| 113 Lexington Town Square        | CNP (Super LLC)     | Lexington        | SC    | SE     | 1995              | 2007             | 75,763     | 75%                   | 341,113    | Dollar General, Food Lion, Musicians Supply  | Kmart                       |
| 114 Festival Centre              | CNP (Super LLC)     | North Charleston | SC    | SE     | 2004              | 2007             | 325,347    | 92%                   | 1,674,954  | Fred's, Hamrick's, Intercontinental Hotels, Piggly Wiggly, World Overcomers Ministries     |                             |
| 115 Congress Crossing            | CNP (Super LLC)     | Athens           | TN    | SE     | 1990              | 2007             | 180,305    | 71%                   | 924,913    | Kmart  |                             |
| 116 Germantown Square            | CNP-JV (Super LLC)  | Cordova          | TN    | SE     | 2009              | 2007             | 119,457    | 100%                  | 1,681,623  | Hastings, Incredible Pizza, L'Ecole Culinaire  |                             |
| 117 Hazel Path Commons           | CNP (Super LLC)     | Hendersonville   | TN    | SE     | 1989              | 2007             | 162,962    | 95%                   | 791,915    | Food Lion, Sears Outlet  |                             |
| 118 Chapman-Ford Crossing        | CNP (Super LLC)     | Knoxville        | TN    | SE     | 2007              | 2007             | 224,270    | 65%                   | 519,784    | First Tennessee Bank, Gilded Gown, The Rush Fitness Complex                                |                             |
| 119 Farrar Place                 | CNP (Super LLC)     | Manchester       | TN    | SE     | 1989              | 2007             | 43,220     | 95%                   | 345,999    | Dollar General, Food Lion  | The Crystal Company         |
| 120 Palm Plaza                   | CNP (Super LLC)     | Aransas          | TX    | SW     | 2002              | 2007             | 50,700     | 85%                   | 291,017    | Bealls (Stage Stores), Family Dollar   |                             |
| 121 Parmer Crossing              | CNP (Super LLC)     | Austin           | TX    | SW     | 2004              | 2007             | 168,112    | 98%                   | 1,390,739  | Big Lots, Room Store   | Fry's Electronics           |
| 122 Baytown Shopping Center      | CNP (Super LLC)     | Baytown          | TX    | SW     | 1987              | 2007             | 96,146     | 93%                   | 955,878    | 24 Hour Fitness  |                             |
| 123 El Camino                    | CNP (Super LLC)     | Bellaire         | TX    | SW     | 2008              | 2007             | 71,575     | 98%                   | 462,428    | El Ahorro Supermarket, Family Dollar, Hancock Fabrics                                      |                             |
| 124 Bryan Square                 | CNP (Super LLC)     | Bryan            | TX    | SW     | 2008              | 2007             | 59,029     | 100%                  | 309,026    | 99c Only, Citi Trends, Dollar Floor Store, Firestone                                       |                             |
| 125 Townshire                    | CNP (Super LLC)     | Bryan            | TX    | SW     | 2002              | 2007             | 136,693    | 86%                   | 686,397    | Tops Printing  |                             |
| 126 Carmel Village               | CNP (Super LLC)     | Corpus Christi   | TX    | SW     | 1993              | 2007             | 85,633     | 78%                   | 528,662    | Bay Area Dialysis, Bealls (Stage Stores), Tuesday Morning                                  |                             |
| 127 Five Points                  | CNP (Super LLC)     | Corpus Christi   | TX    | SW     | 1993              | 2007             | 276,593    | 48%                   | 1,371,981  | Bealls (Stage Stores), Hobby Lobby   |                             |
| 128 Skillman Abrams              | CNP-JV              | Dallas           | TX    | SW     | 1981              | 2005             | 133,207    | 93%                   | 1,438,619  | Tom Thumb  |                             |
| 129 Stevens Park Village         | CNP (Super LLC)     | Dallas           | TX    | SW     | 1974              | 2007             | 45,492     | 100%                  | 436,063    | Minyard Food Stores, O'Reilly's Auto Parts   |                             |
| 130 Wynnewood Village            | CNP (Super LLC)     | Dallas           | TX    | SW     | 2006              | 2007             | 438,077    | 89%                   | 3,671,335  | Fallas Paredes, Kroger, Ross Dress for Less  |                             |
| 131 The Centre at Preston Ridge  | CNP/CER (Super LLC) | Frisco           | TX    | SW     | 2003              | 2007             | 730,025    | 95%                   | 11,324,860 | Best Buy, DSW, Gatti Town, Marshalls, Old Navy, Ross Dress for Less, Stein Mart, T.J. Maxx | SuperTarget                 |
| 132 Ridglea Plaza                | CNP (Super LLC)     | Ft. Worth        | TX    | SW     | 1990              | 2007             | 171,519    | 96%                   | 1,610,465  | Stein Mart, Tom Thumb  |                             |
| 133 North Hills Village          | CNP (Super LLC)     | Halton City      | TX    | SW     | 1998              | 2007             | 43,299     | 92%                   | 168,744    | Dollar Tree, Rent-A-Center, Save-A-Lot   |                             |
| 134 Highland Village Town Center | CNP/CER (Super LLC) | Highland Village | TX    | SW     | 1996              | 2007             | 99,341     | 90%                   | 909,018    | Kroger   |                             |
| 135 Braes Link                   | CNP (Super LLC)     | Houston          | TX    | SW     | 1999              | 2007             | 38,997     | 100%                  | 607,776    | Walgreens  |                             |
| 136 Braes Oaks                   | CNP (Super LLC)     | Houston          | TX    | SW     | 1992              | 2007             | 45,067     | 85%                   | 344,151    | H-E-B  |                             |
| 137 Lazybrook                    | CNP (Super LLC)     | Houston          | TX    | SW     | 1988              | 2007             | 10,745     | 100%                  | 117,766    | -  |                             |
| 138 Merchants Park               | CNP (Super LLC)     | Houston          | TX    | SW     | 2009              | 2007             | 241,673    | 98%                   | 2,498,192  | Big Lots, Kroger, Ross Dress for Less  |                             |
| 139 North 45 Plaza               | CNP (Super LLC)     | Houston          | TX    | SW     | 1975              | 2007             | 132,239    | 87%                   | 841,735    | Harbor Freight Tools   |                             |
| 140 Northgate                    | CNP (Super LLC)     | Houston          | TX    | SW     | 1972              | 2007             | 40,244     | 100%                  | 306,948    | Affordable Furniture, Diamond Furniture, Firestone   |                             |
| 141 Northshore East              | CNP/CER (Super LLC) | Houston          | TX    | SW     | 2001              | 2007             | 90,820     | 92%                   | 1,270,955  | Office Depot, River Oaks Imaging & Diagnostic  |                             |
| 142 Northshore West              | CNP (Super LLC)     | Houston          | TX    | SW     | 1997              | 2007             | 143,448    | 88%                   | 1,079,055  | Conn's, Sellers Bros.  |                             |
| 143 Pinemont Shopping Center     | CNP (Super LLC)     | Houston          | TX    | SW     | 1999              | 2007             | 73,577     | 93%                   | 854,989    | Family Dollar, Houston Community College   |                             |
| 144 Sharpstown Plaza             | CNP (Super LLC)     | Houston          | TX    | SW     | 2005              | 2007             | 43,630     | 90%                   | 298,152    | Family Thrift Center   |                             |
| 145 Tanglewilde                  | CNP (Super LLC)     | Houston          | TX    | SW     | 1998              | 2007             | 84,185     | 100%                  | 871,273    | Ace Hardware, Party City, Salon In The Park, USA Baby                                      |                             |
| 146 Tidwell Place                | CNP (Super LLC)     | Houston          | TX    | SW     | 1991              | 2007             | 41,855     | 80%                   | 387,036    | Family Dollar, Valu + Pawn   |                             |
| 147 Westheimer Commons           | CNP/CER (Super LLC) | Houston          | TX    | SW     | 1995              | 2007             | 249,578    | 73%                   | 1,375,202  | Marshalls  |                             |
| 148 League City                  | CNP (Super LLC)     | League City      | TX    | SW     | 2010              | 2007             | 98,457     | 70%                   | 437,838    | Family Dollar, Palais Royal, The Church at Centerpoint                                     |                             |
| 149 Parkview East                | CNP (Super LLC)     | Pasadena         | TX    | SW     | 2002              | 2007             | 38,186     | 75%                   | 270,251    | Hancock Fabrics  |                             |
| 150 Parkview West                | CNP (Super LLC)     | Pasadena         | TX    | SW     | 2005              | 2007             | 39,739     | 67%                   | 287,810    | Family Dollar  |                             |
| 151 Pearland Plaza               | CNP (Super LLC)     | Pearland         | TX    | SW     | 1995              | 2007             | 156,661    | 88%                   | 927,030    | Kroger, Palais Royal   |                             |
| 152 Market Plaza                 | CNP/CER (Super LLC) | Plano            | TX    | SW     | 2002              | 2007             | 161,453    | 63%                   | 2,392,749  | Central Market   |                             |
| 153 Windvale                     | CNP (Super LLC)     | The Woodlands    | TX    | SW     | 2002              | 2007             | 101,088    | 85%                   | 825,839    | Randalls   |                             |
| 154 Baybrook Gateway             | CNP-JV (Super LLC)  | Webster          | TX    | SW     | 2008              | 2007             | 236,854    | 81%                   | 2,798,228  | Ashley Furniture, Barnes & Noble, Old Navy   |                             |
| 155 Westpark Shopping Center     | CNP-JV (Super LLC)  | Glen Allen       | VA    | MA     | 2005              | 2007             | 176,973    | 93%                   | 2,192,302  | Martin's Super Market, Tile Shop, Victory Lady   |                             |
| 156 Jefferson Green              | CNP (Super LLC)     | Newport News     | VA    | MA     | 1988              | 2007             | 54,945     | 65%                   | 605,596    | -  |                             |
| 157 VA-KY Regional S.C.          | CNP (Super LLC)     | Norton           | VA    | MA     | 1996              | 2007             | 193,351    | 76%                   | 593,219    | Ingles, Magic Mart   |                             |
| 158 Ridgeview Centre             | CNP (Super LLC)     | Wise             | VA    | MA     | 2005              | 2007             | 190,242    | 86%                   | 1,034,780  | Grand Home Furnishings, Kmart  | Belk                        |
|                                  |                     |                  |       |        |                   |                  | 25,452,679 | 83%                   | \$         | 218,376,640  |                             |

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Property Portfolio - CNP Owned**

| Property Name                               | Fund                | City           | State | Region | Year Built (1) | Year Acquired | GLA (2)    | Percent Leased (3) | ABR            | Anchor Tenant (4)                       | Anchor Tenant Not Owned (4) |
|---|---------------------|----------------|-------|--------|----------------|---------------|------------|--------------------|----------------|---|-----------------------------|
| Malls and Lifestyle Centers                 |                     |                |       |        |                |               |            |                    |                |   |                             |
| 1 The Shoppes at EastChase                  | CNP-JV (Super LLC)  | Montgomery     | AL    | ML     | 2002           | 2007          | 251,517    | 86%                | \$ 4,359,125   | -                                       | Dillard's                   |
| 2 Westgate                                  | CNP-JV (Super LLC)  | Fairview Park  | OH    | ML     | 2009           | 2007          | 408,867    | 99%                | 4,933,232      | Kohl's, Lowe's, Marshalls               | Target                      |
|   |                     |                |       |        |                |               | 660,384    | 94%                | \$ 9,292,357   |   |                             |
| Miscellaneous Properties                    |                     |                |       |        |                |               |            |                    |                |   |                             |
| 1 Muscle Shoals Plaza                       | CNP (Super LLC)     | Muscle Shoals  | AL    | S      | 1982           | 2007          | 52,199     | 0%                 | -              | -                                       |                             |
| 2 Kroger                                    | CNP (Super LLC)     | Scottsboro     | AL    | S      | 1982           | 2007          | 42,130     | 0%                 | -              | -                                       |                             |
| 3 Smith's                                   | CNP (Super LLC)     | Socorro        | NM    | W      | 1976           | 2007          | 48,000     | 100%               | \$ 459,800     | Smith's                                 |                             |
| 4 Riverdale Square                          | CNP-JV (Super LLC)  | Memphis        | TN    | SE     | 2008           | 2007          | 184,294    | 0%                 | -              | -                                       |                             |
|   |                     |                |       |        |                |               | 326,623    | 15%                | \$ -           |   |                             |
| Miscellaneous Land                          |                     |                |       |        |                |               |            |                    |                |   |                             |
| 1 Nine Mile Square                          | CNP (Super LLC)     | Pensacola      | FL    | S      | -              | 2007          | -          | -                  | \$ -           | -                                       | Home Depot                  |
| 2 Denham Springs Plaza                      | CNP (Super LLC)     | Denham Springs | LA    | SW     | -              | 2007          | -          | -                  | -              | -                                       | Home Depot                  |
| 3 La Vista                                  | CNP                 | Omaha          | NE    | SW     | -              | 2005          | -          | -                  | -              | -                                       |                             |
| 4 North Central Avenue                      | CNP (Super LLC)     | Hartsdale      | NY    | NE     | -              | 2007          | -          | -                  | -              | -                                       |                             |
| 5 Riverhead                                 | CNP-JV              | Riverhead      | NY    | NE     | -              | 2006          | -          | -                  | -              | -                                       |                             |
| 6 Akron Land                                | CNP (Super LLC)     | Akron          | OH    | MW     | -              | 2007          | -          | -                  | -              | -                                       |                             |
| 7 Undeveloped land parcels (6)              | CNP-JV (Super LLC)  | Frisco         | TX    | SW     | -              | 2007          | -          | -                  | -              | -                                       |                             |
| 8 Undeveloped land parcels (7)              | CNP-JV (Super LLC)  | Frisco         | TX    | SW     | -              | 2007          | -          | -                  | -              | -                                       |                             |
|   |                     |                |       |        |                |               | -          | -                  | \$ -           |   |                             |
|   |                     |                |       |        |                |               | -          | -                  | \$ -           |   |                             |
| STABILIZED PROPERTIES                       |                     |                |       |        |                |               | 26,439,686 | 83%                | \$ 227,668,997 |   |                             |
| Development Properties                      |                     |                |       |        |                |               |            |                    |                |   |                             |
| Community and Neighborhood Shopping Centers |                     |                |       |        |                |               |            |                    |                |   |                             |
| 1 Sarasota Village                          | CNP (Super LLC)     | Sarasota       | FL    | S      | 2010           | 2007          | 168,701    | 86%                | \$ 1,170,414   | Big Lots, Gold's Gym, HomeGoods, Publix |                             |
| 2 Lagniappe Village                         | CNP (Super LLC)     | New Iberia     | LA    | SW     | 2010           | 2007          | 213,108    | 81%                | 1,082,482      | Citi Trends, Stage, T.J. Maxx           |                             |
|   |                     |                |       |        |                |               | 381,809    | 84%                | \$ 2,252,896   |   |                             |
| Malls and Lifestyle Centers                 |                     |                |       |        |                |               |            |                    |                |   |                             |
| 1 Pointe Orlando                            | CNP/CER (Super LLC) | Orlando        | FL    | ML     | 2010           | 2007          | 400,243    | 73%                | \$ 5,095,287   | Regal Cinemas                           |                             |
|   |                     |                |       |        |                |               | 400,243    | 73%                | \$ 5,095,287   |   |                             |
|   |                     |                |       |        |                |               | -          | -                  | \$ -           |   |                             |
| REDEVELOPMENT PROPERTIES                    |                     |                |       |        |                |               | 782,052    | 78%                | \$ 7,348,183   |   |                             |
| TOTAL PORTFOLIO                             |                     |                |       |        |                |               | 27,221,738 | 82%                | \$ 235,017,179 |   |                             |

(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, 2010, 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

(5) Excludes newly created development square footage not yet placed in service

(6) Comprised of approximately 6.6 acres of undeveloped land

(7) Comprised of approximately 10.3 acres of undeveloped land

Includes 100 percent of properties owned by unconsolidated joint venture

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Summary of Unconsolidated Joint Ventures**

| Joint Venture                               | Joint Venture Partner   | Percent Ownership | Number of Properties | GLA              | Percent Leased | Leased GLA       | ABR                  | NOI - Twelve Months Ended 6/30/10 |
|---|---|-------------------|----------------------|------------------|----------------|------------------|----------------------|-----------------------------------|
| Arapahoe Crossings, L.P.                    | Foreign investor  | 30%               | 1                    | 466,363          | 93.6%          | 436,363          | \$ 6,122,751         | \$ 5,289,000                      |
| BPR Land Partnership, L.P.                  | George Allen / Milton Schaffer                                | 50%               | 1                    | -                | -              | -                | -                    | -                                 |
| BPR South, L.P.                             | George Allen / Milton Schaffer                                | 50%               | 1                    | -                | -              | -                | -                    | -                                 |
| Centro Eagle Rock, LLC                      | Westfield America LP  | 95%               | 1                    | 460,865          | 96.5%          | 444,958          | 3,592,041            | 3,248,265                         |
| Centro Enfield, LLC                         | Westfield America LP  | 95%               | 1                    | 548,882          | 97.6%          | 535,500          | 5,298,281            | 3,725,576                         |
| Centro Independence, LLC                    | Oleander Co. / Hugh MacRae II / Westfield America LP          | 72%               | 1                    | 483,083          | 84.9%          | 410,312          | 8,077,382            | 8,547,799                         |
| Centro Midway, LLC                          | Westfield America LP  | 95%               | 1                    | 747,904          | 64.3%          | 480,611          | 4,783,247            | 4,010,371                         |
| Centro Richland Hills, LLC                  | Westfield America LP  | 95%               | 1                    | 400,321          | 94.3%          | 377,347          | 3,313,941            | 2,265,393                         |
| Centro West Park, LLC                       | Westfield America LP  | 95%               | 1                    | 407,427          | 75.1%          | 306,066          | 3,268,771            | 3,645,873                         |
| Centro Westland, LLC                        | Westfield America LP  | 95%               | 1                    | 328,243          | 95.5%          | 313,318          | 2,179,820            | 1,952,784                         |
| Heritage - Riverhead Retail Developers, LLC | Riverhead Retail Developers LLC                               | 50%               | 1                    | -                | -              | -                | -                    | -                                 |
| Heritage Intercontinental LP                | Intercontinental Real Estate Corporation                      | 25%               | 1                    | 133,207          | 92.8%          | 123,651          | 1,438,619            | 1,304,821                         |
| NP/I&G Institutional Retail Company, LLC    | JPMorgan Investment Management Inc.                           | 20%               | 9                    | 1,983,740        | 92.4%          | 1,832,239        | 25,112,405           | 20,965,495                        |
| NP/I&G Institutional Retail Company II, LLC | JPMorgan Investment Management Inc.                           | 20%               | 2                    | 351,383          | 89.6%          | 314,826          | 5,103,292            | 4,876,222                         |
| NP/SSP Baybrook, LLC                        | JPMorgan Investment Management Inc.                           | 20%               | 1                    | 236,854          | 80.7%          | 191,216          | 2,798,228            | 2,657,834                         |
| NPK Redevelopment I, LLC                    | Kmart Corporation (Sears Holding Corp.)                       | 20%               | 3                    | 383,751          | 52.0%          | 199,457          | 2,135,223            | 1,473,462                         |
| Westgate Mall, LLC                          | Transwestern Investment Company / The Richard E. Jacobs Group | 10%               | 1                    | 408,867          | 99.0%          | 404,856          | 4,933,232            | 5,064,633                         |
|   |   |                   | <u>28</u>            | <u>7,340,890</u> | <u>86.8%</u>   | <u>6,370,720</u> | <u>\$ 78,157,233</u> | <u>\$ 69,027,527</u>              |

**Centro Properties Group**

**US Supplemental Portfolio Data - Twelve Months Ended June 30, 2010**

**Joint Venture Property Portfolio**

| Property Name                               | Joint Venture                               | City           | State | Region | Year<br>Built (1) | Year<br>Acquired | GLA (2)   | Percent<br>Leased (3) | ABR           | Anchor Tenant (4)  | Anchor Tenant Not Owned (4) |
|---|---|----------------|-------|--------|-------------------|------------------|-----------|-----------------------|---------------|--|-----------------------------|
| Stabilized Properties                       |   |                |       |        |                   |                  |           |                       |               |  |                             |
| Community and Neighborhood Shopping Centers |   |                |       |        |                   |                  |           |                       |               |  |                             |
| 1 The Plaza at EastChase                    | NP/I&G Institutional Retail Company, LLC    | Montgomery     | AL    | S      | 2003              | 2007             | 112,285   | 96%                   | \$ 1,491,286  | Cost Plus World Market, PetSmart, Pier 1 Imports, Ross Dress for Less                      | Kohl's, Target              |
| 2 Arapahoe Crossings                        | Arapahoe Crossings, L.P.                    | Aurora         | CO    | W      | 2003              | 2007             | 466,363   | 94%                   | 6,122,751     | Borders, Colorado Theaters, King Soopers, Kohl's, Marshalls, Old Navy, Ross Dress for Less |                             |
| 3 Westland Town Center                      | Centro Westland, LLC                        | Lakewood       | CO    | W      | 1993              | 2007             | 328,243   | 95%                   | 2,179,820     | Gordmans, Lowe's   | Sears                       |
| 4 Riverplace Shopping Center                | NP/I&G Institutional Retail Company, LLC    | Jacksonville   | FL    | S      | 2008              | 2007             | 258,359   | 96%                   | 3,118,780     | Sears, Stein Mart, T.J. Maxx   |                             |
| 5 Conyers Crossroads                        | NP/I&G Institutional Retail Company, LLC    | Conyers        | GA    | SE     | 2000              | 2007             | 458,895   | 86%                   | 4,092,550     | Eastwynn Cinemas, Kohl's, Old Navy   |                             |
| 6 Village Shoppes of Flowery Branch         | NP/I&G Institutional Retail Company, LLC    | Flowery Branch | GA    | SE     | 2002              | 2007             | 92,985    | 94%                   | 1,141,439     | Publix   |                             |
| 7 Meridian Towne Centre                     | NP/I&G Institutional Retail Company, LLC    | Okemos         | MI    | MW     | 2004              | 2007             | 86,891    | 86%                   | 562,813       | David's Bridal, Marshalls  | Kroger, Target              |
| 8 Stateline Square                          | NPK Redevelopment I, LLC                    | Southaven      | MS    | SE     | 2010              | 2007             | 80,000    | 100%                  | 453,600       | Burlington Coat Factory  |                             |
| 9 Wakefield Commons                         | NP/I&G Institutional Retail Company II, LLC | Raleigh        | NC    | SE     | 2005              | 2007             | 160,949   | 86%                   | 1,896,186     | Kroger, Marquee Cinemas  |                             |
| 10 Montecito Marketplace I and II           | NP/I&G Institutional Retail Company II, LLC | Las Vegas      | NV    | W      | 2006              | 2007             | 190,434   | 92%                   | 3,207,106     | Smith's, T.J. Maxx   |                             |
| 11 DSW Plaza at Lake Grove                  | NP/I&G Institutional Retail Company, LLC    | Lake Grove     | NY    | NE     | 1997              | 2007             | 251,222   | 100%                  | 4,145,784     | Bally Total Fitness, DSW   |                             |
| 12 Quail Springs Marketplace                | NP/I&G Institutional Retail Company, LLC    | Oklahoma City  | OK    | SW     | 2003              | 2007             | 294,613   | 98%                   | 4,008,324     | Office Depot, Old Navy, Ross Dress for Less, Ultimate Electronics                          | Lowe's                      |
| 13 Germantown Square                        | NPK Redevelopment I, LLC                    | Cordova        | TN    | SE     | 2009              | 2007             | 119,457   | 100%                  | 1,681,623     | Hastings, Incredible Pizza, L'Ecole Culinare   |                             |
| 14 Skillman Abrams                          | Heritage Intercontinental LP                | Dallas         | TX    | SW     | 1981              | 2005             | 133,207   | 93%                   | 1,438,619     | Tom Thumb  |                             |
| 15 Baybrook Gateway                         | NP/SSP Baybrook, LLC                        | Webster        | TX    | SW     | 2008              | 2007             | 236,854   | 81%                   | 2,798,228     | Ashley Furniture, Barnes & Noble, Old Navy   |                             |
| 16 Westpark Shopping Center                 | NP/I&G Institutional Retail Company, LLC    | Glen Allen     | VA    | MA     | 2005              | 2007             | 176,973   | 93%                   | 2,192,302     | Martin's Super Market, Tile Shop, Victory Lady   |                             |
|   |   |                |       |        |                   |                  | 3,447,730 | 93%                   | \$ 40,531,213 |  |                             |
| Malls and Lifestyle Centers                 |   |                |       |        |                   |                  |           |                       |               |  |                             |
| 1 The Shoppes at EastChase                  | NP/I&G Institutional Retail Company, LLC    | Montgomery     | AL    | ML     | 2002              | 2007             | 251,517   | 86%                   | \$ 4,359,125  | -  | Dillard's                   |
| 2 Eagle Rock Plaza                          | Centro Eagle Rock, LLC                      | Los Angeles    | CA    | ML     | 2007              | 2006             | 460,865   | 97%                   | 3,592,041     | Macy's, Target   |                             |
| 3 Enfield Square Mall                       | Centro Enfield, LLC                         | Enfield        | CT    | ML     | 2003              | 2006             | 548,882   | 98%                   | 5,298,281     | Enfield 12 Cinemas, Macy's Men's & Home, Sears, Target                                     | Macy's                      |
| 4 West Park Mall                            | Centro West Park, LLC                       | Cape Girardeau | MO    | ML     | 1981              | 2006             | 407,427   | 75%                   | 3,268,771     | Barnes & Noble, Macy's   | JC Penney                   |
| 5 Independence Mall                         | Centro Independence, LLC                    | Wilmington     | NC    | ML     | 2001              | 2006             | 483,083   | 85%                   | 8,077,382     | JC Penney  | Belk, Dillard's, Sears      |
| 6 Midway Mall                               | Centro Midway, LLC                          | Elyria         | OH    | ML     | 1990              | 2007             | 747,904   | 64%                   | 4,783,247     | Atlas Cinemas, Best Buy, JC Penney, Staples  | Macy's, Sears               |
| 7 Westgate                                  | Westgate Mall, LLC                          | Fairview Park  | OH    | ML     | 2009              | 2007             | 408,867   | 99%                   | 4,933,232     | Kohl's, Lowe's, Marshalls  | Target                      |
| 8 Richland Mall                             | Centro Richland Hills, LLC                  | Mansfield      | OH    | ML     | 1998              | 2006             | 400,321   | 94%                   | 3,313,941     | JC Penney, Macy's  | Sears, Sears Auto           |
|   |   |                |       |        |                   |                  | 3,708,866 | 86%                   | \$ 37,626,020 |  |                             |
| Miscellaneous Properties                    |   |                |       |        |                   |                  |           |                       |               |  |                             |
| 1 Riverdale Square                          | NPK Redevelopment I, LLC                    | Memphis        | TN    | SE     | 2008              | 2007             | 184,294   | 0%                    | \$ -          | -  |                             |
|   |   |                |       |        |                   |                  | 184,294   | 0%                    | \$ -          |  |                             |
| Miscellaneous Land                          |   |                |       |        |                   |                  |           |                       |               |  |                             |
| 1 Riverhead                                 | Heritage - Riverhead Retail Developers, LLC | Riverhead      | NY    | NE     | -                 | 2006             | -         | -                     | \$ -          | -  |                             |
| 2 Undeveloped land parcels (5)              | BPR South, L.P.                             | Frisco         | TX    | SW     | -                 | 2007             | -         | -                     | -             | -  |                             |
| 3 Undeveloped land parcels (6)              | BPR Land Partnership, L.P.                  | Frisco         | TX    | SW     | -                 | 2007             | -         | -                     | -             | -  |                             |
|   |   |                |       |        |                   |                  | -         | -                     | \$ -          |  |                             |
|   |   |                |       |        |                   |                  | 7,340,890 | 87%                   | \$ 78,157,233 |  |                             |
| STABILIZED PROPERTIES                       |   |                |       |        |                   |                  |           |                       |               |  |                             |
|   |   |                |       |        |                   |                  | 7,340,890 | 87%                   | \$ 78,157,233 |  |                             |
| TOTAL PORTFOLIO                             |   |                |       |        |                   |                  |           |                       |               |  |                             |
|   |   |                |       |        |                   |                  | 7,340,890 | 87%                   | \$ 78,157,233 |  |                             |

(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, 2010, 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.

(5) Comprised of approximately 5.2 acres of undeveloped land.

(6) Comprised of approximately 11.1 acres of undeveloped land.

Includes 100 percent of properties owned by unconsolidated joint ventures.

# Debt

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## Supplemental Information

### Full Year FY10

(Period ended 30 June 2010)

## Reconciliation of Debt Between Statutory Accounts and Debt Supplementals

|   | Secured        | Unsecured    | Capital Lease | Current Debt   | Secured         | Unsecured    | Capital Lease | Non-Current Debt | Total Debt      |
|---|----------------|--------------|---------------|----------------|-----------------|--------------|---------------|------------------|-----------------|
| <b>Group Debt Principal</b>               | <b>5,103.3</b> | <b>202.8</b> | <b>-</b>      | <b>5,306.1</b> | <b>12,340.0</b> | <b>658.2</b> | <b>116.8</b>  | <b>13,115.0</b>  | <b>18,421.1</b> |
| Joint Venture Associated Debt             | 187.0          | -            | -             | 187.0          | 452.2           | 27.8         | -             | 480.0            | 667.1           |
| Syndicates                                | 237.4          | -            | -             | 237.4          | 859.9           | -            | -             | 859.9            | 1,097.3         |
| US REITS                                  | 3.1            | -            | -             | 3.1            | 78.5            | -            | -             | 78.5             | 81.6            |
| <b>Group Debt Not Consolidated</b>        | <b>427.6</b>   | <b>-</b>     | <b>-</b>      | <b>427.6</b>   | <b>1,390.6</b>  | <b>27.8</b>  | <b>-</b>      | <b>1,418.4</b>   | <b>1,846.0</b>  |
| <b>Consolidated Debt Principal</b>        | <b>4,675.7</b> | <b>202.8</b> | <b>-</b>      | <b>4,878.5</b> | <b>10,949.4</b> | <b>630.4</b> | <b>116.8</b>  | <b>11,696.6</b>  | <b>16,575.1</b> |
| Market-to-Market & Fair Value Adjustments | 32.6           | -            | -             | 32.6           | (2.5)           | (34.0)       | -             | (36.5)           | (3.9)           |
| Straight Line of Interest Expense         | -              | -            | -             | -              | 23.6            | -            | -             | 23.6             | 23.6            |
| Outside Equity Interest on Equity Notes   | -              | -            | -             | -              | -               | 8.6          | -             | 8.6              | 8.6             |
| Deferred Debt & Loan Acquisition Costs    | (16.3)         | -            | -             | (16.3)         | (25.7)          | -            | -             | (25.7)           | (42.0)          |
| Share of Amortising Debt Maturing <1 Year | 24.0           | 3.6          | 3.2           | 30.8           | (48.3)          | 20.7         | (3.2)         | (30.8)           | -               |
| <b>Total Adjustments</b>                  | <b>40.3</b>    | <b>3.6</b>   | <b>3.2</b>    | <b>47.1</b>    | <b>(52.9)</b>   | <b>(4.7)</b> | <b>(3.2)</b>  | <b>(60.8)</b>    | <b>(13.7)</b>   |
| <b>Centro Consolidated Debt</b>           | <b>4,716.0</b> | <b>206.4</b> | <b>3.2</b>    | <b>4,925.6</b> | <b>10,896.5</b> | <b>625.7</b> | <b>113.7</b>  | <b>11,635.8</b>  | <b>16,561.4</b> |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**  
**Summary of Outstanding Debt - Centro FUM**  
**(Dollars in millions)**

| Fund   | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt | NZ\$m<br>Debt | A\$m<br>Debt | Total Debt<br>(A\$m) (2) | Interest<br>Rate(3) |       |
|--|-----------------------|-----------|---------------|---------------|--------------|--------------------------|---------------------|-------|
| <b>Fixed and Floating Rate Debt:</b>                               |                       |           |               |               |              |                          |                     |       |
| <b>Secured Mortgage Indebtedness</b>                               |                       |           |               |               |              |                          |                     |       |
| CMCS 14 Facility   | CMCS14                | 30-Sep-10 | -             | -             | \$17.2       | \$17.2                   | 7.75%               |       |
| <b>TOTAL FIXED AND FLOATING RATE SECURED MORTGAGE INDEBTEDNESS</b> |                       |           | -             | -             | \$17.2       | \$17.2                   | 7.75%               |       |
| <b>TOTAL FIXED AND FLOATING RATE DEBT</b>                          |                       |           | -             | -             | \$17.2       | \$17.2                   | 7.75%               |       |
| <b>Fixed Rate Debt:</b>  |                       |           |               |               |              |                          |                     |       |
| <b>Capital Lease</b>   |                       |           |               |               |              |                          |                     |       |
| A&P Clark  | CER                   | Yes       | 01-May-25     | \$4.4         | -            | \$5.2                    | 6.00%               |       |
| Bakersfield Plaza  | CER                   | Yes       | 20-Jun-31     | \$15.2        | -            | \$18.0                   | 6.00%               |       |
| BJ's Plaza   | CER                   |           | 29-Aug-11     | \$0.1         | -            | \$0.1                    | 6.00%               |       |
| BJ's Plaza   | CNP                   | Yes       | 29-Aug-11     | \$0.0         | -            | \$0.0                    | 6.00%               |       |
| Bristol Plaza  | CER                   | Yes       | 20-Jun-31     | \$9.1         | -            | \$10.8                   | 6.00%               |       |
| Centro NP-REIT   | CNP                   | Yes       | 30-Apr-14     | \$0.7         | -            | \$0.8                    | 6.00%               |       |
| Clear Lake Camino South  | CER                   | Yes       | 01-Apr-23     | \$1.3         | -            | \$1.5                    | 6.00%               |       |
| Colonial Commons   | CMCS39                |           | 31-Mar-12     | \$1.0         | -            | \$1.2                    | 6.00%               |       |
| Colonial Commons   | CNP                   |           | 31-Mar-12     | \$0.0         | -            | \$0.0                    | 6.00%               |       |
| Cudahy Plaza   | CER                   | Yes       | 20-Jun-31     | \$5.0         | -            | \$6.0                    | 6.00%               |       |
| Devonshire   | CER                   |           | 06-Jun-16     | \$2.8         | -            | \$3.3                    | 6.00%               |       |
| Devonshire   | CNP                   | Yes       | 06-Jun-16     | \$0.1         | -            | \$0.2                    | 6.00%               |       |
| Ellisville Square  | CMCS39                |           | 31-Oct-87     | \$2.8         | -            | \$3.3                    | 6.00%               |       |
| Ellisville Square  | CNP                   |           | 31-Oct-87     | \$0.1         | -            | \$0.1                    | 6.00%               |       |
| Esplanade  | CER                   |           | 01-Sep-17     | \$1.6         | -            | \$1.9                    | 6.00%               |       |
| Esplanade  | CMCS32                |           | 01-Sep-17     | \$1.6         | -            | \$1.9                    | 6.00%               |       |
| Esplanade  | CNP                   |           | 01-Sep-17     | \$0.1         | -            | \$0.1                    | 6.00%               |       |
| Grand Central Plaza  | CER                   |           | 14-Mar-35     | \$1.3         | -            | \$1.6                    | 6.00%               |       |
| Grand Central Plaza  | CNP                   | Yes       | 14-Mar-35     | \$0.1         | -            | \$0.1                    | 6.00%               |       |
| Knox Plaza   | CNP                   | Yes       | 24-Nov-37     | \$1.3         | -            | \$1.5                    | 6.00%               |       |
| Lazarus (Richland)   | CMCS38                |           | 30-Jul-26     | \$3.4         | -            | \$4.0                    | 6.00%               |       |
| Lazarus (Richland)   | CNP                   |           | 30-Jul-26     | \$0.1         | -            | \$0.1                    | 6.00%               |       |
| Lazarus (Richland)   | JV Partner            |           | 30-Jul-26     | \$0.2         | -            | \$0.2                    | 6.00%               |       |
| Oakwood Commons  | CMCS40                | Yes       | 31-Jan-88     | \$5.8         | -            | \$6.9                    | 6.00%               |       |
| Oakwood Commons  | CNP                   | Yes       | 31-Jan-88     | \$0.2         | -            | \$0.2                    | 6.00%               |       |
| Roosevelt Mall   | CER                   | Yes       | 31-Jan-63     | \$0.9         | -            | \$1.1                    | 6.00%               |       |
| Roosevelt Mall   | CNP                   | Yes       | 31-Jan-63     | \$0.9         | -            | \$1.1                    | 6.00%               |       |
| Shoppes at Fox Run   | CNP                   | Yes       | 12-Nov-28     | \$15.2        | -            | \$18.1                   | 8.00%               |       |
| Tanglewilde  | CNP                   | Yes       | 30-Apr-14     | \$0.4         | -            | \$0.5                    | 6.00%               |       |
| Tops Plaza (North Olmsted)   | CER                   |           | 30-Sep-26     | \$5.3         | -            | \$6.4                    | 6.00%               |       |
| Tops Plaza (North Olmsted)   | CNP                   | Yes       | 30-Sep-26     | \$0.3         | -            | \$0.3                    | 6.00%               |       |
| Trinity Commons  | CMCS40                | Yes       | 31-Jan-37     | \$11.2        | -            | \$13.4                   | 6.00%               |       |
| Trinity Commons  | CNP                   | Yes       | 31-Jan-37     | \$0.3         | -            | \$0.4                    | 6.00%               |       |
| Wilkes Barre   | CER                   |           | 30-Sep-22     | \$5.3         | -            | \$6.3                    | 6.00%               |       |
| Wilkes Barre   | CNP                   | Yes       | 30-Sep-22     | \$0.3         | -            | \$0.3                    | 6.00%               |       |
| <b>TOTAL FIXED RATE CAPITAL LEASE</b>                              |                       |           | \$98.2        | -             | -            | \$116.8                  | 6.31%               |       |
| <b>Fixed Rate Debt:</b>  |                       |           |               |               |              |                          |                     |       |
| <b>Hybrid Securities</b>   |                       |           |               |               |              |                          |                     |       |
| Hybrid Securities  | CNP                   |           | 15-Jan-16     | \$263.5       | -            | \$710.3                  | \$1,023.7           | 5.00% |
| <b>TOTAL HYBRID SECURITIES</b>                                     |                       |           | \$263.5       | -             | \$710.3      | \$1,023.7                | 5.00%               |       |
| <b>Fixed Rate Debt:</b>  |                       |           |               |               |              |                          |                     |       |
| <b>Other Secured Mortgages</b>                                     |                       |           |               |               |              |                          |                     |       |
| Senior Term Loan   | CNP                   |           | 15-Dec-11     | \$340.0       | -            | \$404.4                  | 5.71%               |       |
| <b>TOTAL FIXED RATE OTHER SECURED MORTGAGES</b>                    |                       |           | \$340.0       | -             | -            | \$404.4                  | 5.71%               |       |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**

**Summary of Outstanding Debt - Centro FUM**  
**(Dollars in millions)**

|                                       | Fund       | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt | NZ\$m<br>Debt | A\$m<br>Debt | Total Debt<br>(A\$m) (2) | Interest<br>Rate(3) |
|---------------------------------------|------------|-----------------------|-----------|---------------|---------------|--------------|--------------------------|---------------------|
| <b>Fixed Rate Debt:</b>               |            |                       |           |               |               |              |                          |                     |
| <b>Secured Mortgage Indebtedness</b>  |            |                       |           |               |               |              |                          |                     |
| Araphahoe                             | CNP        | Yes                   | 01-Oct-13 | \$13.5        | -             | -            | \$16.0                   | 5.34%               |
| Araphahoe                             | JV Partner |                       | 01-Oct-13 | \$31.4        | -             | -            | \$37.4                   | 5.34%               |
| Arvada Plaza                          | CER        | Yes                   | 01-May-21 | \$1.6         | -             | -            | \$2.0                    | 7.67%               |
| Barrett Place                         | CMCS35     |                       | 01-Apr-15 | \$20.0        | -             | -            | \$23.8                   | 5.29%               |
| Barrett Place                         | CNP        |                       | 01-Apr-15 | \$0.6         | -             | -            | \$0.7                    | 5.29%               |
| Baybrook                              | CNP        | Yes                   | 06-Jan-12 | \$8.2         | -             | -            | \$9.8                    | 5.59%               |
| Baybrook                              | JV Partner |                       | 06-Jan-12 | \$32.8        | -             | -            | \$39.0                   | 5.59%               |
| 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%               |
| Conyers Plaza I                       | CER        |                       | 01-Jan-17 | \$10.3        | -             | -            | \$12.2                   | 5.77%               |
| Conyers Plaza I                       | CNP        | Yes                   | 01-Jan-17 | \$0.5         | -             | -            | \$0.6                    | 5.77%               |
| Covered Bridge                        | CNP        | Yes                   | 01-Jul-20 | \$2.0         | -             | -            | \$2.4                    | 7.50%               |
| Elkhart Market Centre                 | CER        | Yes                   | 01-Jul-20 | \$9.8         | -             | -            | \$11.6                   | 7.50%               |
| Florence Square I, II, III            | CER        | Yes                   | 01-Apr-13 | \$6.7         | -             | -            | \$8.0                    | 5.80%               |
| Florence Square I, II, III            | CNP        | Yes                   | 01-Apr-13 | \$6.7         | -             | -            | \$8.0                    | 5.80%               |
| Freshwater - Stateline Plaza          | CER        |                       | 01-Feb-17 | \$14.1        | -             | -            | \$16.8                   | 8.00%               |
| Freshwater - Stateline Plaza          | CNP        | Yes                   | 01-Feb-17 | \$0.7         | -             | -            | \$0.9                    | 8.00%               |
| Galileo Put Portfolio                 | CER        |                       | 01-Jun-16 | \$78.3        | -             | -            | \$93.2                   | 5.97%               |
| Galileo Put Portfolio                 | CNP        | Yes                   | 01-Jun-16 | \$4.1         | -             | -            | \$4.9                    | 5.97%               |
| Greentree                             | (6) CER    | Yes                   | 01-Oct-10 | \$4.3         | -             | -            | \$5.1                    | 8.24%               |
| Habersham Crossing                    | (7) CER    | Yes                   | 01-Oct-10 | \$3.2         | -             | -            | \$3.8                    | 8.24%               |
| Hampton Village Centre                | CER        | Yes                   | 01-Jul-30 | \$27.2        | -             | -            | \$32.4                   | 8.53%               |
| Hillcrest Shopping Center             | CER        | Yes                   | 01-Sep-10 | \$15.6        | -             | -            | \$18.6                   | 8.11%               |
| Hunt River Commons                    | CER        | Yes                   | 01-Nov-11 | \$6.3         | -             | -            | \$7.5                    | 7.07%               |
| Independence Mall                     | CAF        |                       | 01-Nov-16 | \$39.3        | -             | -            | \$46.8                   | 6.17%               |
| Independence Mall                     | CMCS38     |                       | 01-Nov-16 | \$38.5        | -             | -            | \$45.8                   | 6.17%               |
| Independence Mall                     | CNP        |                       | 01-Nov-16 | \$0.9         | -             | -            | \$1.0                    | 6.17%               |
| Independence Mall                     | JV Partner |                       | 01-Nov-16 | \$31.3        | -             | -            | \$37.3                   | 6.17%               |
| Karl Plaza                            | CNP        | Yes                   | 01-Mar-28 | \$3.6         | -             | -            | \$4.3                    | 9.32%               |
| Mansell Crossing + Pad                | CMCS35     |                       | 01-Feb-11 | \$2.6         | -             | -            | \$3.0                    | 5.50%               |
| Mansell Crossing + Pad                | CMCS35     |                       | 01-Apr-15 | \$33.6        | -             | -            | \$39.9                   | 5.29%               |
| Mansell Crossing + Pad                | CNP        |                       | 01-Feb-11 | \$0.1         | -             | -            | \$0.1                    | 5.50%               |
| Mansell Crossing + Pad                | CNP        |                       | 01-Apr-15 | \$1.0         | -             | -            | \$1.2                    | 5.29%               |
| Marketplace at Matteson               | CER        |                       | 01-Mar-16 | \$16.0        | -             | -            | \$19.0                   | 5.24%               |
| Marketplace at Matteson               | CNP        | Yes                   | 01-Mar-16 | \$0.8         | -             | -            | \$1.0                    | 5.24%               |
| Merchants Crossing                    | CNP        | Yes                   | 14-Sep-11 | \$4.1         | -             | -            | \$4.9                    | 7.63%               |
| Midway Market Square                  | CER        | Yes                   | 01-Dec-20 | \$10.7        | -             | -            | \$12.7                   | 8.18%               |
| Northgate SC                          | CER        | Yes                   | 01-Jul-13 | \$2.6         | -             | -            | \$3.1                    | 8.75%               |
| NP1&G Institutional Retail Co II, LLC | CNP        | Yes                   | 01-Dec-16 | \$4.2         | -             | -            | \$5.0                    | 5.48%               |
| NP1&G Institutional Retail Co II, LLC | CNP        | Yes                   | 01-Jan-17 | \$3.1         | -             | -            | \$3.7                    | 5.72%               |
| NP1&G Institutional Retail Co II, LLC | JV Partner |                       | 01-Dec-16 | \$16.8        | -             | -            | \$20.0                   | 5.48%               |
| NP1&G Institutional Retail Co II, LLC | JV Partner |                       | 01-Jan-17 | \$12.6        | -             | -            | \$15.0                   | 5.72%               |
| NP1&G Institutional Retail Co, LLC    | CNP        | Yes                   | 01-Mar-14 | \$2.0         | -             | -            | \$2.3                    | 5.26%               |
| NP1&G Institutional Retail Co, LLC    | CNP        | Yes                   | 01-Apr-14 | \$5.4         | -             | -            | \$6.4                    | 4.75%               |
| NP1&G Institutional Retail Co, LLC    | CNP        | Yes                   | 01-May-14 | \$5.4         | -             | -            | \$6.4                    | 4.66%               |
| NP1&G Institutional Retail Co, LLC    | CNP        | Yes                   | 01-Jun-15 | \$4.0         | -             | -            | \$4.8                    | 5.50%               |
| NP1&G Institutional Retail Co, LLC    | CNP        | Yes                   | 01-Sep-15 | \$1.9         | -             | -            | \$2.2                    | 5.17%               |
| NP1&G Institutional Retail Co, LLC    | CNP        | Yes                   | 11-Nov-15 | \$5.3         | -             | -            | \$6.3                    | 5.52%               |
| NP1&G Institutional Retail Co, LLC    | CNP        | Yes                   | 01-Nov-35 | \$6.6         | -             | -            | \$7.9                    | 0.29%               |
| NP1&G Institutional Retail Co, LLC    | JV Partner |                       | 01-Mar-14 | \$7.8         | -             | -            | \$9.3                    | 5.26%               |
| NP1&G Institutional Retail Co, LLC    | JV Partner |                       | 01-Apr-14 | \$21.6        | -             | -            | \$25.7                   | 4.75%               |
| NP1&G Institutional Retail Co, LLC    | JV Partner |                       | 01-May-14 | \$21.6        | -             | -            | \$25.7                   | 4.66%               |
| NP1&G Institutional Retail Co, LLC    | JV Partner |                       | 01-Jun-15 | \$16.2        | -             | -            | \$19.2                   | 5.50%               |
| NP1&G Institutional Retail Co, LLC    | JV Partner |                       | 01-Sep-15 | \$7.5         | -             | -            | \$8.9                    | 5.17%               |
| NP1&G Institutional Retail Co, LLC    | JV Partner |                       | 11-Nov-15 | \$21.0        | -             | -            | \$25.0                   | 5.52%               |
| NP1&G Institutional Retail Co, LLC    | JV Partner |                       | 01-Nov-35 | \$26.5        | -             | -            | \$31.6                   | 0.29%               |
| Odessa-Winwood Town Center I, II      | CER        | Yes                   | 05-May-13 | \$14.6        | -             | -            | \$17.4                   | 5.74%               |
| Olympia Corners                       | CER        | Yes                   | 01-Jul-20 | \$4.0         | -             | -            | \$4.7                    | 7.50%               |
| Perkins Farm Marketplace              | CER        |                       | 16-Dec-14 | \$12.6        | -             | -            | \$15.0                   | 5.84%               |
| Perkins Farm Marketplace              | CNP        |                       | 16-Dec-14 | \$0.4         | -             | -            | \$0.5                    | 5.84%               |
| Ridge Plaza                           | CER        |                       | 01-Jan-34 | \$12.7        | -             | -            | \$15.1                   | 5.92%               |
| Ridge Plaza                           | CNP        | Yes                   | 01-Jan-34 | \$0.7         | -             | -            | \$0.8                    | 5.92%               |
| Salmon Run Plaza                      | CNP        |                       | 05-Sep-13 | \$2.2         | -             | -            | \$2.6                    | 8.95%               |
| Sarasota                              | CNP        | Yes                   | 01-Jun-15 | \$10.5        | -             | -            | \$12.5                   | 5.02%               |
| Silver Pointe                         | CER        | Yes                   | 11-Dec-27 | \$6.5         | -             | -            | \$7.7                    | 12.50%              |
| Streetsboro Crossing                  | CER        |                       | 01-Dec-15 | \$8.5         | -             | -            | \$10.1                   | 5.37%               |
| Streetsboro Crossing                  | CNP        | Yes                   | 01-Dec-15 | \$0.4         | -             | -            | \$0.5                    | 5.37%               |
| Sunshine Square                       | (8) CER    | Yes                   | 15-Jul-10 | \$2.8         | -             | -            | \$3.4                    | 8.49%               |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**

**Summary of Outstanding Debt - Centro FUM**  
**(Dollars in millions)**

| Fund  | Super LLC Debt (1) | Maturity  | US\$m Debt     | NZ\$m Debt | A\$m Debt      | Total Debt (A\$m) (2) | Interest Rate(3) |
|---|--------------------|-----------|----------------|------------|----------------|-----------------------|------------------|
| Sunshine Square (8) CNP                               | Yes                | 15-Jul-10 | \$2.8          | -          | -              | \$3.4                 | 8.49%            |
| Tops Plaza - North Olmstead CER                       |                    | 01-Oct-13 | \$4.4          | -          | -              | \$5.2                 | 5.17%            |
| Tops Plaza - North Olmstead CNP                       | Yes                | 01-Oct-13 | \$0.2          | -          | -              | \$0.3                 | 5.17%            |
| Tops Plaza - North Ridgeville CER                     |                    | 01-Oct-13 | \$5.8          | -          | -              | \$6.9                 | 5.17%            |
| Tops Plaza - North Ridgeville CNP                     | Yes                | 01-Oct-13 | \$0.3          | -          | -              | \$0.4                 | 5.17%            |
| Turnpike Plaza CER                                    |                    | 01-Jun-15 | \$19.5         | -          | -              | \$23.2                | 4.90%            |
| Turnpike Plaza CNP                                    | Yes                | 01-Jun-15 | \$1.0          | -          | -              | \$1.2                 | 4.90%            |
| Venture Point CMCS35                                  |                    | 01-Apr-15 | \$10.4         | -          | -              | \$12.4                | 5.29%            |
| Venture Point CNP                                     |                    | 01-Apr-15 | \$0.3          | -          | -              | \$0.4                 | 5.29%            |
| Villa Monaco CNP                                      | Yes                | 01-Sep-14 | \$8.8          | -          | -              | \$10.5                | 5.56%            |
| West Ridge Shopping Center CER                        | Yes                | 09-Dec-13 | \$10.2         | -          | -              | \$12.1                | 5.89%            |
| Westminster City Center CER                           |                    | 01-Sep-15 | \$44.7         | -          | -              | \$53.1                | 5.17%            |
| Westminster City Center CNP                           | Yes                | 01-Sep-15 | \$2.4          | -          | -              | \$2.8                 | 5.17%            |
| <b>TOTAL FIXED RATE SECURED MORTGAGE INDEBTEDNESS</b> |                    |           | <b>\$859.7</b> | <b>-</b>   | <b>\$100.0</b> | <b>\$1,122.4</b>      | <b>6.11%</b>     |
| <b>Fixed Rate Debt:</b>                               |                    |           |                |            |                |                       |                  |
| <b>Secured Mortgage Indebtedness - CMBS</b>           |                    |           |                |            |                |                       |                  |
| Annex of Arlington CER                                | Yes                | 11-Apr-12 | \$16.8         | -          | -              | \$20.0                | 7.85%            |
| Apollo1 CER   |                    | 31-Aug-12 | \$164.4        | -          | -              | \$195.5               | 5.15%            |
| Apollo1 CNP   | Yes                | 31-Aug-12 | \$8.7          | -          | -              | \$10.3                | 5.15%            |
| Apollo2 CER   |                    | 31-Aug-12 | \$94.1         | -          | -              | \$111.9               | 5.15%            |
| Apollo2 CNP   | Yes                | 31-Aug-12 | \$5.0          | -          | -              | \$5.9                 | 5.15%            |
| Apollo3 CER   |                    | 31-Aug-12 | \$96.9         | -          | -              | \$115.2               | 5.15%            |
| Apollo3 CNP   | Yes                | 31-Aug-12 | \$5.1          | -          | -              | \$6.1                 | 5.15%            |
| Apollo4 CER   |                    | 01-Sep-15 | \$197.6        | -          | -              | \$235.0               | 5.17%            |
| Apollo4 CNP   | Yes                | 01-Sep-15 | \$10.4         | -          | -              | \$12.4                | 5.17%            |
| Bedford Grove (Walmart) CAF                           |                    | 01-Nov-19 | \$3.0          | -          | -              | \$3.5                 | 7.63%            |
| Bedford Grove (Walmart) CNP                           |                    | 01-Nov-19 | \$0.1          | -          | -              | \$0.1                 | 7.63%            |
| Berkshire Crossing (Walmart) CAF                      |                    | 01-Mar-20 | \$4.9          | -          | -              | \$5.8                 | 7.63%            |
| Berkshire Crossing (Walmart) CNP                      |                    | 01-Mar-20 | \$0.2          | -          | -              | \$0.2                 | 7.63%            |
| BJ's Plaza CER  |                    | 01-Dec-11 | \$0.6          | -          | -              | \$0.7                 | 10.40%           |
| BJ's Plaza CNP  | Yes                | 01-Dec-11 | \$0.0          | -          | -              | \$0.0                 | 10.40%           |
| Centro NP Residual Holdings CMBS CER                  | Yes                | 01-Sep-17 | \$300.0        | -          | -              | \$356.8               | 6.38%            |
| Chesterbrook CER                                      |                    | 01-Jun-14 | \$10.0         | -          | -              | \$12.0                | 5.25%            |
| Chesterbrook CNP                                      |                    | 01-Jun-14 | \$0.3          | -          | -              | \$0.4                 | 5.25%            |
| Christmas Tree Plaza CMCS36                           |                    | 11-May-18 | \$7.0          | -          | -              | \$8.4                 | 7.89%            |
| Christmas Tree Plaza CNP                              |                    | 11-May-18 | \$0.2          | -          | -              | \$0.3                 | 7.89%            |
| Clocktower Place CNP                                  |                    | 01-Oct-10 | \$9.7          | -          | -              | \$11.6                | 8.56%            |
| Conyers Plaza II CER                                  |                    | 11-Jan-34 | \$6.4          | -          | -              | \$7.6                 | 8.50%            |
| Conyers Plaza II CNP                                  | Yes                | 11-Jan-34 | \$0.3          | -          | -              | \$0.4                 | 8.50%            |
| CWAR 1 CMBS CER                                       |                    | 01-May-11 | \$69.1         | -          | -              | \$82.2                | 4.19%            |
| CWAR 1 CMBS CER                                       |                    | 01-May-14 | \$65.7         | -          | -              | \$78.2                | 4.85%            |
| CWAR 1 CMBS CMCS32                                    |                    | 01-May-11 | \$69.1         | -          | -              | \$82.2                | 4.19%            |
| CWAR 1 CMBS CMCS32                                    |                    | 01-May-14 | \$65.7         | -          | -              | \$78.2                | 4.85%            |
| CWAR 1 CMBS CNP                                       |                    | 01-May-11 | \$4.3          | -          | -              | \$5.1                 | 4.19%            |
| CWAR 1 CMBS CNP                                       |                    | 01-May-14 | \$4.1          | -          | -              | \$4.8                 | 4.85%            |
| CWAR 14 CMBS CMCS39                                   |                    | 01-Nov-13 | \$138.6        | -          | -              | \$164.8               | 5.39%            |
| CWAR 14 CMBS CMCS39                                   |                    | 01-Dec-16 | \$219.3        | -          | -              | \$260.9               | 5.44%            |
| CWAR 14 CMBS CNP                                      |                    | 01-Nov-13 | \$4.3          | -          | -              | \$5.1                 | 5.39%            |
| CWAR 14 CMBS CNP                                      |                    | 01-Dec-16 | \$6.8          | -          | -              | \$8.1                 | 5.44%            |
| CWAR 15 CMBS CMCS40                                   | Yes                | 01-Nov-13 | \$125.4        | -          | -              | \$149.1               | 5.39%            |
| CWAR 15 CMBS CMCS40                                   | Yes                | 09-Dec-16 | \$227.0        | -          | -              | \$269.9               | 5.44%            |
| CWAR 15 CMBS CNP                                      | Yes                | 01-Nov-13 | \$3.9          | -          | -              | \$4.6                 | 5.39%            |
| CWAR 15 CMBS CNP                                      | Yes                | 09-Dec-16 | \$7.0          | -          | -              | \$8.3                 | 5.44%            |
| CWAR 16 CMBS CAF                                      |                    | 09-Dec-13 | \$156.2        | -          | -              | \$185.8               | 5.42%            |
| CWAR 16 CMBS CAF                                      |                    | 01-Nov-16 | \$214.3        | -          | -              | \$254.9               | 5.39%            |
| CWAR 16 CMBS CNP                                      |                    | 09-Dec-13 | \$4.8          | -          | -              | \$5.7                 | 5.42%            |
| CWAR 16 CMBS CNP                                      |                    | 01-Nov-16 | \$6.6          | -          | -              | \$7.9                 | 5.39%            |
| CWAR 4 CMBS CMCS36                                    |                    | 01-Jan-16 | \$159.6        | -          | -              | \$189.8               | 5.62%            |
| CWAR 4 CMBS CNP                                       |                    | 01-Jan-16 | \$4.9          | -          | -              | \$5.9                 | 5.62%            |
| CWAR 5 CMBS CER                                       |                    | 01-Feb-16 | \$228.9        | -          | -              | \$272.2               | 5.63%            |
| CWAR 5 CMBS CNP                                       |                    | 01-Feb-16 | \$7.1          | -          | -              | \$8.4                 | 5.63%            |
| CWAR 7 CMBS CMCS38                                    |                    | 01-Aug-16 | \$84.1         | -          | -              | \$100.0               | 6.32%            |
| CWAR 7 CMBS CNP                                       |                    | 01-Aug-16 | \$1.9          | -          | -              | \$2.3                 | 6.32%            |
| CWAR 9 CMBS CMCS38                                    |                    | 01-Jul-16 | \$223.0        | -          | -              | \$265.2               | 6.04%            |
| CWAR 9 CMBS CNP                                       |                    | 01-Jul-16 | \$5.0          | -          | -              | \$6.0                 | 6.04%            |
| CWAR 9 CMBS JV Partner                                |                    | 01-Jul-16 | \$12.0         | -          | -              | \$14.3                | 6.04%            |
| Galileo CMBS T1 IG CER                                |                    | 01-Nov-10 | \$51.3         | -          | -              | \$61.0                | 5.01%            |
| Galileo CMBS T1 IG CNP                                | Yes                | 01-Nov-10 | \$2.7          | -          | -              | \$3.2                 | 5.01%            |
| Galileo CMBS T2 CER                                   |                    | 01-Feb-11 | \$44.6         | -          | -              | \$53.1                | 5.50%            |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**  
**Summary of Outstanding Debt - Centro FUM**  
**(Dollars in millions)**

|  | Fund       | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt    | NZ\$m<br>Debt | A\$m<br>Debt   | Total Debt<br>(A\$m) (2) | Interest<br>Rate(3) |
|--|------------|-----------------------|-----------|------------------|---------------|----------------|--------------------------|---------------------|
| Galileo CMBS T2  | CNP        | Yes                   | 01-Feb-11 | \$2.3            | -             | -              | \$2.8                    | 5.50%               |
| Intercontinental   | CNP        |                       | 01-Apr-14 | \$3.4            | -             | -              | \$4.1                    | 6.05%               |
| Intercontinental   | JV Partner |                       | 01-Apr-14 | \$10.3           | -             | -              | \$12.3                   | 6.05%               |
| Kline Plaza  | CMCS36     |                       | 01-Jan-13 | \$11.5           | -             | -              | \$13.7                   | 6.13%               |
| Kline Plaza  | CNP        |                       | 01-Jan-13 | \$0.4            | -             | -              | \$0.4                    | 6.13%               |
| Lakewood   | CMCS38     |                       | 05-Aug-11 | \$18.5           | -             | -              | \$22.0                   | 7.45%               |
| Lakewood   | CNP        |                       | 05-Aug-11 | \$0.4            | -             | -              | \$0.5                    | 7.45%               |
| Marketplace  | CER        | Yes                   | 01-Aug-28 | \$3.9            | -             | -              | \$4.7                    | 9.59%               |
| Marketplace  | CNP        | Yes                   | 01-Aug-28 | \$3.9            | -             | -              | \$4.7                    | 9.59%               |
| North Penn Market Place                                      | CMCS36     |                       | 01-Jun-12 | \$3.7            | -             | -              | \$4.4                    | 6.89%               |
| North Penn Market Place                                      | CNP        |                       | 01-Jun-12 | \$0.1            | -             | -              | \$0.1                    | 6.89%               |
| NP1&G Institutional Retail Co, LLC                           | CNP        | Yes                   | 11-Apr-13 | \$1.9            | -             | -              | \$2.2                    | 5.60%               |
| NP1&G Institutional Retail Co, LLC                           | CNP        | Yes                   | 01-May-13 | \$5.2            | -             | -              | \$6.2                    | 5.81%               |
| NP1&G Institutional Retail Co, LLC                           | JV Partner |                       | 11-Apr-13 | \$7.5            | -             | -              | \$9.0                    | 5.60%               |
| NP1&G Institutional Retail Co, LLC                           | JV Partner |                       | 01-May-13 | \$20.9           | -             | -              | \$24.8                   | 5.81%               |
| Parkway Plaza  | CMCS38     |                       | 01-Dec-27 | \$10.4           | -             | -              | \$12.4                   | 7.69%               |
| Parkway Plaza  | CNP        |                       | 01-Dec-27 | \$0.2            | -             | -              | \$0.3                    | 7.69%               |
| REMIC  | (6) CER    | Yes                   | 01-Jun-28 | \$58.0           | -             | -              | \$69.0                   | 11.67%              |
| REMIC  | (6) CNP    | Yes                   | 01-Jun-28 | \$45.4           | -             | -              | \$53.9                   | 11.67%              |
| Richland Mall  | CMCS38     |                       | 01-Aug-16 | \$34.4           | -             | -              | \$40.9                   | 6.09%               |
| Richland Mall  | CNP        |                       | 01-Aug-16 | \$0.8            | -             | -              | \$0.9                    | 6.09%               |
| Richland Mall  | JV Partner |                       | 01-Aug-16 | \$1.9            | -             | -              | \$2.2                    | 6.09%               |
| Rio Grande Plaza   | CMCS36     |                       | 01-Jan-14 | \$7.3            | -             | -              | \$8.7                    | 5.63%               |
| Rio Grande Plaza   | CNP        |                       | 01-Jan-14 | \$0.2            | -             | -              | \$0.3                    | 5.63%               |
| Shoppes at Valley Forge                                      | CER        |                       | 01-Jan-14 | \$6.2            | -             | -              | \$7.4                    | 5.58%               |
| Shoppes at Valley Forge                                      | CNP        |                       | 01-Jan-14 | \$0.2            | -             | -              | \$0.2                    | 5.58%               |
| Shoppes at Vestal  | CMCS38     |                       | 01-Feb-12 | \$9.8            | -             | -              | \$11.6                   | 7.60%               |
| Shoppes at Vestal  | CNP        |                       | 01-Feb-12 | \$0.2            | -             | -              | \$0.3                    | 7.60%               |
| Shoppes of Victoria  | CNP        | Yes                   | 01-Sep-14 | \$6.5            | -             | -              | \$7.7                    | 5.60%               |
| Sun Plaza  | CER        | Yes                   | 01-Jul-20 | \$7.4            | -             | -              | \$8.8                    | 7.50%               |
| The Vineyards  | CNP        | Yes                   | 01-Jul-20 | \$6.2            | -             | -              | \$7.3                    | 7.50%               |
| Village at Newtown   | CER        |                       | 01-Jun-14 | \$24.9           | -             | -              | \$29.6                   | 5.25%               |
| Village at Newtown   | CNP        |                       | 01-Jun-14 | \$0.8            | -             | -              | \$0.9                    | 5.25%               |
| Waterbury Plaza  | CER        |                       | 01-Jan-11 | \$11.1           | -             | -              | \$13.2                   | 7.84%               |
| Waterbury Plaza  | CNP        | Yes                   | 01-Jan-11 | \$0.6            | -             | -              | \$0.7                    | 7.84%               |
| Woodbourne Square  | CMCS36     |                       | 01-Apr-14 | \$2.6            | -             | -              | \$3.1                    | 5.39%               |
| Woodbourne Square  | CNP        |                       | 01-Apr-14 | \$0.1            | -             | -              | \$0.1                    | 5.39%               |
| <b>TOTAL FIXED RATE SECURED MORTGAGE INDEBTEDNESS - CMBS</b> |            |                       |           | <b>\$3,488.1</b> | <b>-</b>      | <b>-</b>       | <b>\$4,148.6</b>         | <b>5.76%</b>        |
| <b>Fixed Rate Debt:</b>                                      |            |                       |           |                  |               |                |                          |                     |
| <b>Unsecured Loan</b>  |            |                       |           |                  |               |                |                          |                     |
| Premium Fund - Bank  | JV Partner |                       | 15-Jun-12 | -                | -             | \$27.8         | \$27.8                   | 8.40%               |
| <b>TOTAL FIXED UNSECURED LOAN</b>                            |            |                       |           | <b>-</b>         | <b>-</b>      | <b>\$27.8</b>  | <b>\$27.8</b>            | <b>8.40%</b>        |
| <b>Fixed Rate Debt:</b>                                      |            |                       |           |                  |               |                |                          |                     |
| <b>Unsecured Notes</b>                                       |            |                       |           |                  |               |                |                          |                     |
| 3.75%, 20 Year Unsecured Notes                               | CNP        | Yes                   | 01-Jun-23 | \$0.0            | -             | -              | \$0.0                    | 3.75%               |
| 4.50%, 7 Year Unsecured Notes                                | CNP        | Yes                   | 01-Feb-11 | \$150.0          | -             | -              | \$178.4                  | 4.50%               |
| 5.125%, 7 Year Unsecured Notes                               | CNP        | Yes                   | 15-Sep-12 | \$125.0          | -             | -              | \$148.7                  | 5.13%               |
| 5.25%, 10 Year Unsecured Notes                               | CNP        | Yes                   | 15-Sep-15 | \$125.0          | -             | -              | \$148.7                  | 5.25%               |
| 5.30%, 10 Year Unsecured Notes                               | CNP        | Yes                   | 15-Jan-15 | \$100.0          | -             | -              | \$118.9                  | 5.30%               |
| 5.50%, 10 Year Unsecured Notes                               | CNP        | Yes                   | 20-Nov-13 | \$50.0           | -             | -              | \$59.5                   | 5.50%               |
| 6.90%, 30 Year Unsecured Notes                               | CNP        | Yes                   | 15-Jan-14 | \$50.0           | -             | -              | \$59.5                   | 6.90%               |
| 7.50%, 30 Year Unsecured Notes                               | CNP        | Yes                   | 30-Jul-29 | \$25.0           | -             | -              | \$29.7                   | 7.50%               |
| 7.65%, 30 Year Unsecured Notes                               | CNP        | Yes                   | 15-Jan-14 | \$25.0           | -             | -              | \$29.7                   | 7.65%               |
| 7.68%, 30 Year Unsecured Notes                               | CNP        | Yes                   | 15-Jan-14 | \$20.0           | -             | -              | \$23.8                   | 7.68%               |
| 7.97%, 30 Year Unsecured Notes                               | CNP        | Yes                   | 15-Jan-14 | \$10.0           | -             | -              | \$11.9                   | 7.97%               |
| <b>TOTAL FIXED RATE UNSECURED NOTES</b>                      |            |                       |           | <b>\$680.0</b>   | <b>-</b>      | <b>-</b>       | <b>\$808.8</b>           | <b>5.49%</b>        |
| <b>TOTAL FIXED RATE DEBT</b>                                 |            |                       |           | <b>\$5,729.5</b> | <b>-</b>      | <b>\$838.1</b> | <b>\$7,652.4</b>         | <b>5.70%</b>        |
| <b>Variable Rate Debt</b>                                    |            |                       |           |                  |               |                |                          |                     |
| <b>Credit Agreements</b>                                     |            |                       |           |                  |               |                |                          |                     |
| Revolving Credit Facility                                    | (5) CER    |                       | 31-Dec-10 | \$9.9            | -             | -              | \$11.8                   | 1.79%               |
| Revolving Credit Facility                                    | (5) CMCS32 |                       | 31-Dec-10 | \$9.9            | -             | -              | \$11.8                   | 1.79%               |
| Revolving Credit Facility                                    | (5) CNP    |                       | 31-Dec-10 | \$0.6            | -             | -              | \$0.7                    | 1.79%               |
| <b>TOTAL VARIABLE RATE CREDIT AGREEMENTS</b>                 |            |                       |           | <b>\$20.5</b>    | <b>-</b>      | <b>-</b>       | <b>\$24.4</b>            | <b>1.79%</b>        |
| <b>Variable Rate Debt</b>                                    |            |                       |           |                  |               |                |                          |                     |
| <b>Other Secured Mortgages</b>                               |            |                       |           |                  |               |                |                          |                     |
| Bank Bridge Loan   | (5) CER    | Yes                   | 31-Dec-10 | \$493.1          | -             | -              | \$586.5                  | 2.10%               |
| Bank Bridge Loan   | (5) CNP    | Yes                   | 31-Dec-10 | \$1,211.5        | -             | -              | \$1,440.8                | 2.10%               |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**  
**Summary of Outstanding Debt - Centro FUM**  
**(Dollars in millions)**

|  | Fund       | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt    | NZ\$m<br>Debt | A\$m<br>Debt     | Total Debt<br>(A\$m) (2) | Interest<br>Rate(3) |
|--|------------|-----------------------|-----------|------------------|---------------|------------------|--------------------------|---------------------|
| Senior Term Loan                                   | CNP        |                       | 15-Dec-11 | \$1,198.6        | -             | \$1,627.7        | \$3,053.2                | 3.79%               |
| <b>TOTAL VARIABLE RATE OTHER SECURED MORTGAGES</b> |            |                       |           | <b>\$2,903.1</b> | <b>-</b>      | <b>\$1,627.7</b> | <b>\$5,080.5</b>         | <b>3.11%</b>        |
| <b>Variable Rate Debt</b>                          |            |                       |           |                  |               |                  |                          |                     |
| <b>Secured Line of Credit</b>                      |            |                       |           |                  |               |                  |                          |                     |
| The Center at Preston Ridge                        | (5) CER    | Yes                   | 31-Dec-10 | \$52.5           | -             | -                | \$62.4                   | 3.60%               |
| The Center at Preston Ridge                        | (5) CNP    | Yes                   | 31-Dec-10 | \$52.5           | -             | -                | \$62.4                   | 3.60%               |
| Westgate   | CNP        | Yes                   | 10-Oct-11 | \$6.2            | -             | -                | \$7.3                    | 1.88%               |
| Westgate   | JV Partner |                       | 10-Oct-11 | \$55.4           | -             | -                | \$65.9                   | 1.88%               |
| <b>TOTAL VARIABLE RATE SECURED LINE OF CREDIT</b>  |            |                       |           | <b>\$166.6</b>   | <b>-</b>      | <b>-</b>         | <b>\$198.1</b>           | <b>2.97%</b>        |
| <b>Variable Rate Debt</b>                          |            |                       |           |                  |               |                  |                          |                     |
| <b>Secured Mortgage Indebtedness</b>               |            |                       |           |                  |               |                  |                          |                     |
| Bank - CER Cash Advance Facility                   | CER        |                       | 15-Dec-11 | -                | -             | \$336.6          | \$336.6                  | 6.96%               |
| Bank - CER Commercial Paper Facility               | CER        |                       | 12-Dec-10 | -                | -             | \$108.9          | \$108.9                  | 5.29%               |
| Bank CMCS 25 Cash Advance Facility                 | CMCS25     |                       | 21-Dec-11 | -                | -             | \$21.3           | \$21.3                   | 5.51%               |
| Bank Facility 300 - A                              | (5) CMCS39 |                       | 31-Dec-10 | \$101.1          | -             | -                | \$120.2                  | 2.85%               |
| Bank Facility 300 - A                              | (5) CNP    |                       | 31-Dec-10 | \$3.1            | -             | -                | \$3.7                    | 2.85%               |
| Bank Facility 300 - B                              | (5) CMCS40 | Yes                   | 31-Dec-10 | \$118.8          | -             | -                | \$141.3                  | 2.85%               |
| Bank Facility 300 - B                              | (5) CNP    | Yes                   | 31-Dec-10 | \$3.7            | -             | -                | \$4.4                    | 2.85%               |
| Bank Facility 300 - C                              | (6) CER    | Yes                   | 31-Dec-10 | \$10.3           | -             | -                | \$12.3                   | 2.85%               |
| Bank Facility 300 - C                              | (6) CNP    | Yes                   | 31-Dec-10 | \$44.7           | -             | -                | \$53.1                   | 2.85%               |
| CAWF Facility                                      | CAWF       |                       | 15-Dec-11 | -                | -             | \$638.0          | \$638.0                  | 6.75%               |
| Centro NP Residual Holdings                        | CER        | Yes                   | 09-Oct-10 | \$361.7          | -             | -                | \$430.2                  | 4.35%               |
| Centro NP Residual Holdings                        | CNP        | Yes                   | 09-Oct-10 | \$62.3           | -             | -                | \$74.1                   | 4.35%               |
| Centro NP Residual Pool 1                          | (5) CER    | Yes                   | 31-Dec-10 | \$142.6          | -             | -                | \$169.6                  | 4.10%               |
| Centro NP Residual Pool 1                          | (5) CNP    | Yes                   | 31-Dec-10 | \$209.9          | -             | -                | \$249.6                  | 4.10%               |
| CER/CAWF Syndicated Loan Facility                  | CAWF       |                       | 04-Dec-12 | -                | -             | \$100.0          | \$100.0                  | 9.38%               |
| CER/CAWF Syndicated Loan Facility                  | CER        |                       | 04-Dec-12 | -                | -             | \$100.0          | \$100.0                  | 9.38%               |
| CMCS 15 Facility                                   | CMCS15     |                       | 31-Dec-10 | -                | -             | \$4.7            | \$4.7                    | 7.83%               |
| CMCS 16 - Tranche A, B and C                       | CMCS16     |                       | 15-Dec-11 | -                | -             | \$43.1           | \$43.1                   | 7.00%               |
| CMCS 19 Facility                                   | CMCS19NZ   |                       | 28-Dec-10 | -                | -             | \$7.6            | \$7.6                    | 4.87%               |
| CMCS 19 Facility                                   | CMCS19UT   |                       | 28-Dec-10 | -                | -             | \$64.3           | \$64.3                   | 5.42%               |
| CMCS 20 Facility                                   | CMCS20     |                       | 15-Dec-11 | -                | \$26.5        | -                | \$21.6                   | 4.82%               |
| CMCS 24 Facility                                   | (7) CMCS24 |                       | 31-Jul-10 | -                | -             | \$63.7           | \$63.7                   | 5.96%               |
| CMCS 28 Facility                                   | CMCS28     |                       | 15-Dec-11 | -                | -             | \$171.9          | \$171.9                  | 5.60%               |
| CMCS 33 Facility                                   | CMCS33     |                       | 15-Dec-11 | -                | -             | \$117.9          | \$117.9                  | 6.42%               |
| CMCS 9 - Tranche A, B, C, D                        | (4) CMCS09 |                       | 15-Dec-11 | -                | -             | \$111.8          | \$111.8                  | 6.76%               |
| CMCS Capital (Club Facility)                       | CMCS03     |                       | 15-Dec-11 | -                | -             | \$36.4           | \$36.4                   | 6.98%               |
| CMCS Capital (Club Facility)                       | CMCS04     |                       | 15-Dec-11 | -                | -             | \$39.8           | \$39.8                   | 6.98%               |
| CMCS Capital (Club Facility)                       | CMCS05     |                       | 15-Dec-11 | -                | -             | \$49.2           | \$49.2                   | 6.98%               |
| CMCS Capital (Club Facility)                       | CMCS06     |                       | 15-Dec-11 | -                | -             | \$44.3           | \$44.3                   | 6.98%               |
| CMCS Capital (Club Facility)                       | CMCS08     |                       | 15-Dec-11 | -                | -             | \$46.7           | \$46.7                   | 6.98%               |
| CMCS Capital (Club Facility)                       | CMCS11     |                       | 15-Dec-11 | -                | -             | \$68.2           | \$68.2                   | 6.98%               |
| CMCS Capital (Club Facility)                       | CMCS12     |                       | 15-Dec-11 | -                | -             | \$40.5           | \$40.5                   | 6.98%               |
| CMCS30 Facility                                    | CMCS30     |                       | 30-Sep-10 | -                | -             | \$9.8            | \$9.8                    | 6.60%               |
| CNP Facility                                       | CSIF-A     |                       | 15-Dec-11 | -                | -             | \$190.0          | \$190.0                  | 6.12%               |
| Credit Agreement Facility                          | (6) CNP    | Yes                   | 31-Dec-10 | \$108.7          | -             | -                | \$129.3                  | 1.70%               |
| CSIF B (Club Facility)                             | CER        |                       | 13-Nov-11 | -                | -             | \$226.5          | \$226.5                  | 8.05%               |
| Highland Commons                                   | CER        | Yes                   | 01-May-17 | \$4.0            | -             | -                | \$4.7                    | 4.00%               |
| Lexington Road Plaza                               | CER        | Yes                   | 01-Sep-11 | \$4.8            | -             | -                | \$5.8                    | 6.88%               |
| Marlton Crossing 1                                 | CER        |                       | 01-Jun-13 | \$9.2            | -             | -                | \$11.0                   | 2.36%               |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**

**Summary of Outstanding Debt - Centro FUM**  
**(Dollars in millions)**

|   | Fund       | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt     | NZ\$m<br>Debt | A\$m<br>Debt     | Total Debt<br>(A\$m) (2) | Interest<br>Rate(3) |
|---|------------|-----------------------|-----------|-------------------|---------------|------------------|--------------------------|---------------------|
| Marlton Crossing 1  | CNP        |                       | 01-Jun-13 | \$0.3             | -             | -                | \$0.3                    | 2.36%               |
| Revolving Credit Facility                                       | (6) CER    | Yes                   | 31-Dec-10 | \$294.3           | -             | -                | \$350.0                  | 2.33%               |
| Revolving Credit Facility                                       | (6) CNP    | Yes                   | 31-Dec-10 | \$11.2            | -             | -                | \$13.4                   | 2.33%               |
| Tuggeranong Facility  | CAWF       |                       | 09-Jul-10 | -                 | -             | \$113.8          | \$113.8                  | 6.72%               |
| Vic Gardens   | CAWF       |                       | 15-Dec-11 | -                 | -             | \$33.0           | \$33.0                   | 6.97%               |
| Vic Gardens   | JV Partner |                       | 15-Dec-11 | -                 | -             | \$33.0           | \$33.0                   | 6.97%               |
| Village West  | (8) CER    |                       | 09-Aug-10 | \$12.6            | -             | -                | \$15.0                   | 6.40%               |
| Village West  | (8) CNP    |                       | 09-Aug-10 | \$0.4             | -             | -                | \$0.5                    | 6.40%               |
| <b>TOTAL VARIABLE RATE SECURED MORTGAGE I<sup>4</sup></b>       |            |                       |           | <b>\$1,503.8</b>  | <b>\$26.5</b> | <b>\$2,821.1</b> | <b>\$4,631.2</b>         | <b>5.52%</b>        |
| <b>Variable Rate Debt</b>                                       |            |                       |           |                   |               |                  |                          |                     |
| <b>Secured Mortgage Indebtedness - CMBS</b>                     |            |                       |           |                   |               |                  |                          |                     |
| CMBS 2006-1 (Aust)  | CER        |                       | 20-Dec-10 | -                 | -             | \$171.1          | \$171.1                  | 5.45%               |
| CMBS 2006-1 (Aust)  | CER        |                       | 20-Dec-11 | -                 | -             | \$155.4          | \$155.4                  | 8.40%               |
| CMBS 2006-1 (Aust)  | CMCS10     |                       | 20-Dec-11 | -                 | -             | \$32.5           | \$32.5                   | 8.40%               |
| CMBS 2006-1 (Aust)  | CMCS17     |                       | 20-Dec-10 | -                 | -             | \$25.5           | \$25.5                   | 8.40%               |
| CMBS 2006-1 (Aust)  | CMCS18     |                       | 20-Dec-10 | -                 | -             | \$6.4            | \$6.4                    | 8.40%               |
| CMBS 2006-1 (Aust)  | CMCS21     |                       | 20-Dec-11 | -                 | -             | \$73.6           | \$73.6                   | 8.40%               |
| CMBS 2006-1 (Aust)  | CMCS22     |                       | 20-Dec-11 | -                 | -             | \$16.2           | \$16.2                   | 5.53%               |
| CMBS 2006-1 (Aust)  | CMCS23     |                       | 20-Dec-11 | -                 | -             | \$21.7           | \$21.7                   | 5.58%               |
| CMBS 2006-1 (Aust)  | CMCS25     |                       | 20-Dec-11 | -                 | -             | \$41.1           | \$41.1                   | 5.50%               |
| CMBS 2006-1 (Aust)  | CMCS26     |                       | 20-Dec-11 | -                 | -             | \$54.4           | \$54.4                   | 5.50%               |
| CMBS 2006-1 (Aust)  | CMCS27     |                       | 20-Dec-10 | -                 | -             | \$54.0           | \$54.0                   | 5.58%               |
| CMBS 2006-1 (Aust)  | CMCS34     |                       | 20-Dec-11 | -                 | -             | \$72.5           | \$72.5                   | 5.53%               |
| CMBS 2006-1 (Aust)  | CMCS37     |                       | 20-Dec-11 | -                 | -             | \$92.7           | \$92.7                   | 5.53%               |
| <b>TOTAL VARIABLE RATE SECURED MORTGAGE INDEBTEDNESS - CMBS</b> |            |                       |           | <b>-</b>          | <b>-</b>      | <b>\$817.3</b>   | <b>\$817.3</b>           | <b>6.54%</b>        |
| <b>TOTAL VARIABLE RATE DEBT</b>                                 |            |                       |           | <b>\$4,594.0</b>  | <b>\$26.5</b> | <b>\$5,266.1</b> | <b>\$10,751.4</b>        | <b>4.40%</b>        |
| <b>TOTAL DEBT (9)</b>   |            |                       |           | <b>\$10,323.5</b> | <b>\$26.5</b> | <b>\$6,121.4</b> | <b>\$18,421.1</b>        | <b>4.94%</b>        |
| Total Super LLC Debt  |            |                       |           | \$5,034.7         | -             | -                | \$5,988.0                |                     |

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

Debt schedule represents pro-rata interest across relevant facilities.

(1) Includes debt associated with outside equity interests in Joint Venture Vehicles.

(2) Conversion rate of 0.8408 for US to Aus and 1.2276 for NZ to Aus for Total A\$ debt.

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

(4) Subsequent to June 30, 2010, a breach in this facility has been cured

(5) Subsequent to June 30, 2010, extended with new maturity of December 2011

(6) Subsequent to June 30, 2010, refinanced with new maturity of August 2020 and fixed interest rate of 6.75%

(7) Subsequent to June 30, 2010, facility has been fully repaid

(8) Subsequent to June 30, 2010, refinanced with new maturity date of August 2011

(9) Total debt of \$18,421.1m includes \$483.5m of debt attributable to Centro's JV partners. Total debt attributable to the Centro Group is \$17,937.6

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**

**Summary of Outstanding Debt - CNP**

(Dollars in millions)

|   | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt  | NZ\$m<br>Debt | A\$m<br>Debt   | Total Debt<br>(A\$m) (2) | Interest<br>Rate (3) |
|---|-----------------------|-----------|----------------|---------------|----------------|--------------------------|----------------------|
| <b>Capital Lease</b>                            |                       |           |                |               |                |                          |                      |
| A&P Clark                                       | Yes                   | 01-May-25 | \$4.4          | -             | -              | \$5.2                    | 6.00%                |
| Bakersfield Plaza                               | Yes                   | 20-Jun-31 | \$15.2         | -             | -              | \$18.0                   | 6.00%                |
| BJ's Plaza                                      |                       | 29-Aug-11 | \$0.1          | -             | -              | \$0.1                    | 6.00%                |
| BJ's Plaza                                      | Yes                   | 29-Aug-11 | \$0.0          | -             | -              | \$0.0                    | 6.00%                |
| Bristol Plaza                                   | Yes                   | 20-Jun-31 | \$9.1          | -             | -              | \$10.8                   | 6.00%                |
| Centro NP-REIT                                  | Yes                   | 30-Apr-14 | \$0.7          | -             | -              | \$0.8                    | 6.00%                |
| Clear Lake Camino South                         | Yes                   | 01-Apr-23 | \$1.3          | -             | -              | \$1.5                    | 6.00%                |
| Colonial Commons                                |                       | 31-Mar-12 | \$1.0          | -             | -              | \$1.2                    | 6.00%                |
| Cudahy Plaza                                    | Yes                   | 20-Jun-31 | \$5.0          | -             | -              | \$6.0                    | 6.00%                |
| Devonshire                                      |                       | 06-Jun-16 | \$2.8          | -             | -              | \$3.3                    | 6.00%                |
| Devonshire                                      | Yes                   | 06-Jun-16 | \$0.1          | -             | -              | \$0.2                    | 6.00%                |
| Ellisville Square                               |                       | 31-Oct-87 | \$2.9          | -             | -              | \$3.4                    | 6.00%                |
| Esplanade                                       |                       | 01-Sep-17 | \$3.2          | -             | -              | \$3.8                    | 6.00%                |
| Grand Central Plaza                             |                       | 14-Mar-35 | \$1.3          | -             | -              | \$1.6                    | 6.00%                |
| Grand Central Plaza                             | Yes                   | 14-Mar-35 | \$0.1          | -             | -              | \$0.1                    | 6.00%                |
| Knox Plaza                                      | Yes                   | 24-Nov-37 | \$1.3          | -             | -              | \$1.5                    | 6.00%                |
| Lazarus (Richland)                              |                       | 30-Jul-26 | \$3.6          | -             | -              | \$4.3                    | 6.00%                |
| Oakwood Commons                                 | Yes                   | 31-Jan-88 | \$6.0          | -             | -              | \$7.1                    | 6.00%                |
| Roosevelt Mall                                  | Yes                   | 31-Jan-63 | \$1.8          | -             | -              | \$2.2                    | 6.00%                |
| Shoppes at Fox Run                              | Yes                   | 12-Nov-28 | \$15.2         | -             | -              | \$18.1                   | 8.00%                |
| Tanglewilde                                     | Yes                   | 30-Apr-14 | \$0.4          | -             | -              | \$0.5                    | 6.00%                |
| Tops Plaza (North Olmsted)                      |                       | 30-Sep-26 | \$5.3          | -             | -              | \$6.4                    | 6.00%                |
| Tops Plaza (North Olmsted)                      | Yes                   | 30-Sep-26 | \$0.3          | -             | -              | \$0.3                    | 6.00%                |
| Trinity Commons                                 | Yes                   | 31-Jan-37 | \$11.6         | -             | -              | \$13.8                   | 6.00%                |
| Wilkes Barre                                    |                       | 30-Sep-22 | \$5.3          | -             | -              | \$6.3                    | 6.00%                |
| Wilkes Barre                                    | Yes                   | 30-Sep-22 | \$0.3          | -             | -              | \$0.3                    | 6.00%                |
| <b>TOTAL FIXED RATE CAPITAL LEASE</b>           |                       |           | <b>\$98.2</b>  | <b>-</b>      | <b>-</b>       | <b>\$116.8</b>           | <b>6.31%</b>         |
| <b>Fixed Rate Debt:</b>                         |                       |           |                |               |                |                          |                      |
| <b>Hybrid Securities</b>                        |                       |           |                |               |                |                          |                      |
| Hybrid Securities:                              |                       | 15-Jan-16 | \$263.5        | -             | \$710.3        | \$1,023.7                | 5.00%                |
| <b>TOTAL HYBRID SECURITIES</b>                  |                       |           | <b>\$263.5</b> | <b>-</b>      | <b>\$710.3</b> | <b>\$1,023.7</b>         | <b>5.00%</b>         |
| <b>Other Secured Mortgages</b>                  |                       |           |                |               |                |                          |                      |
| Senior Term Loan                                |                       | 15-Dec-11 | \$340.0        | -             | -              | \$404.4                  | 5.71%                |
| <b>TOTAL FIXED RATE OTHER SECURED MORTGAGES</b> |                       |           | <b>\$340.0</b> | <b>-</b>      | <b>-</b>       | <b>\$404.4</b>           | <b>5.71%</b>         |
| <b>Fixed Rate Debt:</b>                         |                       |           |                |               |                |                          |                      |
| <b>Secured Mortgage Indebtedness</b>            |                       |           |                |               |                |                          |                      |
| Arvada Plaza                                    | Yes                   | 01-May-21 | \$1.6          | -             | -              | \$2.0                    | 7.67%                |
| CER/CAWF Syndicated Loan Facility               |                       | 04-Dec-12 | -              | -             | \$100.0        | \$100.0                  | 9.79%                |
| Conyers Plaza I                                 |                       | 01-Jan-17 | \$10.3         | -             | -              | \$12.2                   | 5.77%                |
| Conyers Plaza I                                 | Yes                   | 01-Jan-17 | \$0.5          | -             | -              | \$0.6                    | 5.77%                |
| Covered Bridge                                  | Yes                   | 01-Jul-20 | \$2.0          | -             | -              | \$2.4                    | 7.50%                |
| Elkhart Market Centre                           | Yes                   | 01-Jul-20 | \$9.8          | -             | -              | \$11.6                   | 7.50%                |
| Florence Square I, II, II                       | Yes                   | 01-Apr-13 | \$13.4         | -             | -              | \$16.0                   | 5.80%                |
| Freshwater - Stateline Plaza                    |                       | 01-Feb-17 | \$14.1         | -             | -              | \$16.8                   | 8.00%                |
| Freshwater - Stateline Plaza                    | Yes                   | 01-Feb-17 | \$0.7          | -             | -              | \$0.9                    | 8.00%                |
| Galileo Put Portfolio                           |                       | 01-Jun-16 | \$78.3         | -             | -              | \$93.2                   | 5.97%                |
| Galileo Put Portfolio                           | Yes                   | 01-Jun-16 | \$4.1          | -             | -              | \$4.9                    | 5.97%                |
| Greentree                                       | (5) Yes               | 01-Oct-10 | \$4.3          | -             | -              | \$5.1                    | 8.24%                |
| Habersham Crossing                              | (6) Yes               | 01-Oct-10 | \$3.2          | -             | -              | \$3.8                    | 8.24%                |
| Hampton Village Centre                          | Yes                   | 01-Jul-30 | \$27.2         | -             | -              | \$32.4                   | 8.53%                |
| Hillcrest Shopping Center                       | Yes                   | 01-Sep-10 | \$15.6         | -             | -              | \$18.6                   | 8.11%                |
| Hunt River Commons                              | Yes                   | 01-Nov-11 | \$6.3          | -             | -              | \$7.5                    | 7.07%                |
| Independence Mall                               |                       | 01-Nov-16 | \$110.0        | -             | -              | \$130.8                  | 6.17%                |
| Karl Plaza                                      | Yes                   | 01-Mar-28 | \$3.6          | -             | -              | \$4.3                    | 9.32%                |
| Marketplace at Matteson                         |                       | 01-Mar-16 | \$16.0         | -             | -              | \$19.0                   | 5.24%                |
| Marketplace at Matteson                         | Yes                   | 01-Mar-16 | \$0.8          | -             | -              | \$1.0                    | 5.24%                |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**

**Summary of Outstanding Debt - CNP**  
**(Dollars in millions)**

|   | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt  | NZ\$m<br>Debt | A\$m<br>Debt   | Total Debt<br>(A\$m) (2) | Interest<br>Rate (3) |
|---|-----------------------|-----------|----------------|---------------|----------------|--------------------------|----------------------|
| Merchants Crossing                                    | Yes                   | 14-Sep-11 | \$4.1          | -             | -              | \$4.9                    | 7.63%                |
| Midway Market Square                                  | Yes                   | 01-Dec-20 | \$10.7         | -             | -              | \$12.7                   | 8.18%                |
| Northgate SC  | Yes                   | 01-Jul-13 | \$2.6          | -             | -              | \$3.1                    | 8.75%                |
| Odessa-Winwood Town Center I, I                       | Yes                   | 05-May-13 | \$14.6         | -             | -              | \$17.4                   | 5.74%                |
| Olympia Corners                                       | Yes                   | 01-Jul-20 | \$4.0          | -             | -              | \$4.7                    | 7.50%                |
| Perkins Farm Marketplace                              |                       | 16-Dec-14 | \$13.0         | -             | -              | \$15.4                   | 5.84%                |
| Ridge Plaza   |                       | 01-Jan-34 | \$12.7         | -             | -              | \$15.1                   | 5.92%                |
| Ridge Plaza   | Yes                   | 01-Jan-34 | \$0.7          | -             | -              | \$0.8                    | 5.92%                |
| Salmon Run Plaza                                      |                       | 05-Sep-13 | \$2.2          | -             | -              | \$2.6                    | 8.95%                |
| Sarasota  | Yes                   | 01-Jun-15 | \$10.5         | -             | -              | \$12.5                   | 5.02%                |
| Silver Pointe   | Yes                   | 11-Dec-27 | \$6.5          | -             | -              | \$7.7                    | 12.50%               |
| Streetsboro Crossing                                  |                       | 01-Dec-15 | \$8.5          | -             | -              | \$10.1                   | 5.37%                |
| Streetsboro Crossing                                  | Yes                   | 01-Dec-15 | \$0.4          | -             | -              | \$0.5                    | 5.37%                |
| Sunshine Square                                       | (7) Yes               | 15-Jul-10 | \$5.7          | -             | -              | \$6.7                    | 8.49%                |
| Tops Plaza - North Olmstead                           |                       | 01-Oct-13 | \$4.4          | -             | -              | \$5.2                    | 5.17%                |
| Tops Plaza - North Olmstead                           | Yes                   | 01-Oct-13 | \$0.2          | -             | -              | \$0.3                    | 5.17%                |
| Tops Plaza - North Ridgeville                         |                       | 01-Oct-13 | \$5.8          | -             | -              | \$6.9                    | 5.17%                |
| Tops Plaza - North Ridgeville                         | Yes                   | 01-Oct-13 | \$0.3          | -             | -              | \$0.4                    | 5.17%                |
| Turnpike Plaza  |                       | 01-Jun-15 | \$19.5         | -             | -              | \$23.2                   | 4.90%                |
| Turnpike Plaza  | Yes                   | 01-Jun-15 | \$1.0          | -             | -              | \$1.2                    | 4.90%                |
| Villa Monaco  | Yes                   | 01-Sep-14 | \$8.8          | -             | -              | \$10.5                   | 5.56%                |
| West Ridge Shopping Center                            | Yes                   | 09-Dec-13 | \$10.2         | -             | -              | \$12.1                   | 5.89%                |
| Westminster City Center                               |                       | 01-Sep-15 | \$44.7         | -             | -              | \$53.1                   | 5.17%                |
| Westminster City Center                               | Yes                   | 01-Sep-15 | \$2.4          | -             | -              | \$2.8                    | 5.17%                |
| <b>TOTAL FIXED RATE SECURED MORTGAGE INDEBTEDNESS</b> |                       |           | <b>\$515.6</b> | <b>-</b>      | <b>\$100.0</b> | <b>\$713.2</b>           | <b>6.85%</b>         |

**Fixed Rate Debt:**

**Secured Mortgage Indebtedness - CMBS**

|                                  |     |           |         |   |   |         |        |
|----------------------------------|-----|-----------|---------|---|---|---------|--------|
| Annex of Arlington               | Yes | 11-Apr-12 | \$16.8  | - | - | \$20.0  | 7.85%  |
| Apollo1                          |     | 31-Aug-12 | \$164.4 | - | - | \$195.5 | 5.15%  |
| Apollo1                          | Yes | 31-Aug-12 | \$8.7   | - | - | \$10.3  | 5.15%  |
| Apollo2                          |     | 31-Aug-12 | \$94.1  | - | - | \$111.9 | 5.15%  |
| Apollo2                          | Yes | 31-Aug-12 | \$5.0   | - | - | \$5.9   | 5.15%  |
| Apollo3                          |     | 31-Aug-12 | \$96.9  | - | - | \$115.2 | 5.15%  |
| Apollo3                          | Yes | 31-Aug-12 | \$5.1   | - | - | \$6.1   | 5.15%  |
| Apollo4                          |     | 01-Sep-15 | \$197.6 | - | - | \$235.0 | 5.17%  |
| Apollo4                          | Yes | 01-Sep-15 | \$10.4  | - | - | \$12.4  | 5.17%  |
| Bedford Grove (Walmart)          |     | 01-Nov-19 | \$3.1   | - | - | \$3.6   | 7.63%  |
| Berkshire Crossing (Walmart)     |     | 01-Mar-20 | \$5.0   | - | - | \$6.0   | 7.63%  |
| BJ's Plaza                       |     | 01-Dec-11 | \$0.6   | - | - | \$0.7   | 10.40% |
| BJ's Plaza                       | Yes | 01-Dec-11 | \$0.0   | - | - | \$0.0   | 10.40% |
| Centro NP Residual Holdings CMBS | Yes | 01-Sep-17 | \$300.0 | - | - | \$356.8 | 6.38%  |
| Chesterbrook                     |     | 01-Jun-14 | \$10.4  | - | - | \$12.3  | 5.25%  |
| Christmas Tree Plaza             |     | 11-May-18 | \$7.3   | - | - | \$8.6   | 7.89%  |
| Clocktower Place                 |     | 01-Oct-10 | \$9.7   | - | - | \$11.6  | 8.56%  |
| Conyers Plaza II                 |     | 11-Jan-34 | \$6.4   | - | - | \$7.6   | 8.50%  |
| Conyers Plaza II                 | Yes | 11-Jan-34 | \$0.3   | - | - | \$0.4   | 8.50%  |
| CWAR 1 CMBS                      |     | 01-May-11 | \$142.5 | - | - | \$169.5 | 4.19%  |
| CWAR 1 CMBS                      |     | 01-May-14 | \$135.5 | - | - | \$161.2 | 4.85%  |
| CWAR 14 CMBS                     |     | 01-Nov-13 | \$142.9 | - | - | \$169.9 | 5.39%  |
| CWAR 14 CMBS                     |     | 01-Dec-16 | \$226.1 | - | - | \$268.9 | 5.44%  |
| CWAR 15 CMBS                     | Yes | 01-Nov-13 | \$129.2 | - | - | \$153.7 | 5.39%  |
| CWAR 15 CMBS                     | Yes | 09-Dec-16 | \$234.0 | - | - | \$278.3 | 5.44%  |
| CWAR 16 CMBS                     |     | 09-Dec-13 | \$161.0 | - | - | \$191.5 | 5.42%  |
| CWAR 16 CMBS                     |     | 01-Nov-16 | \$220.9 | - | - | \$262.8 | 5.39%  |
| CWAR 4 CMBS                      |     | 01-Jan-16 | \$164.5 | - | - | \$195.7 | 5.62%  |
| CWAR 5 CMBS                      |     | 01-Feb-16 | \$235.9 | - | - | \$280.6 | 5.63%  |
| CWAR 7 CMBS                      |     | 01-Aug-16 | \$86.0  | - | - | \$102.3 | 6.32%  |
| CWAR 9 CMBS                      |     | 01-Jul-16 | \$240.0 | - | - | \$285.4 | 6.04%  |
| Galileo CMBS TI IG               |     | 01-Nov-10 | \$51.3  | - | - | \$61.0  | 5.01%  |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**

**Summary of Outstanding Debt - CNP**  
**(Dollars in millions)**

|  | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt    | NZ\$m<br>Debt | A\$m<br>Debt     | Total Debt<br>(A\$m) (2) | Interest<br>Rate (3) |
|--|-----------------------|-----------|------------------|---------------|------------------|--------------------------|----------------------|
| Galileo CMBS T1 IG   | Yes                   | 01-Nov-10 | \$2.7            | -             | -                | \$3.2                    | 5.01%                |
| Galileo CMBS T2  |                       | 01-Feb-11 | \$44.6           | -             | -                | \$53.1                   | 5.50%                |
| Galileo CMBS T2  | Yes                   | 01-Feb-11 | \$2.3            | -             | -                | \$2.8                    | 5.50%                |
| Kline Plaza  |                       | 01-Jan-13 | \$11.9           | -             | -                | \$14.2                   | 6.13%                |
| Lakewood   |                       | 05-Aug-11 | \$18.9           | -             | -                | \$22.5                   | 7.45%                |
| Marketplace  | Yes                   | 01-Aug-28 | \$7.9            | -             | -                | \$9.3                    | 9.59%                |
| North Penn Market Place                                      |                       | 01-Jun-12 | \$3.8            | -             | -                | \$4.6                    | 6.89%                |
| Parkway Plaza  |                       | 01-Dec-27 | \$10.6           | -             | -                | \$12.6                   | 7.69%                |
| REMIC  | (5) Yes               | 01-Jun-28 | \$103.4          | -             | -                | \$123.0                  | 11.67%               |
| Richland Mall  |                       | 01-Aug-16 | \$37.0           | -             | -                | \$44.0                   | 6.09%                |
| Shoppes at Valley Forge                                      |                       | 01-Jan-14 | \$6.4            | -             | -                | \$7.6                    | 5.58%                |
| Shoppes at Vestal  |                       | 01-Feb-12 | \$10.0           | -             | -                | \$11.9                   | 7.60%                |
| Shoppes of Victoria  | Yes                   | 01-Sep-14 | \$6.5            | -             | -                | \$7.7                    | 5.60%                |
| Sun Plaza  | Yes                   | 01-Jul-20 | \$7.4            | -             | -                | \$8.8                    | 7.50%                |
| The Vineyards  | Yes                   | 01-Jul-20 | \$6.2            | -             | -                | \$7.3                    | 7.50%                |
| Village at Newtown   |                       | 01-Jun-14 | \$25.7           | -             | -                | \$30.5                   | 5.25%                |
| Waterbury Plaza  |                       | 01-Jan-11 | \$11.1           | -             | -                | \$13.2                   | 7.84%                |
| Waterbury Plaza  | Yes                   | 01-Jan-11 | \$0.6            | -             | -                | \$0.7                    | 7.84%                |
| Woodbourne Square  |                       | 01-Apr-14 | \$2.7            | -             | -                | \$3.2                    | 5.39%                |
| <b>TOTAL FIXED RATE SECURED MORTGAGE INDEBTEDNESS - CMBS</b> |                       |           | <b>\$3,438.8</b> | <b>-</b>      | <b>-</b>         | <b>\$4,089.9</b>         | <b>5.76%</b>         |
| <b>Fixed Rate Debt:</b>                                      |                       |           |                  |               |                  |                          |                      |
| <b>Unsecured Notes</b>                                       |                       |           |                  |               |                  |                          |                      |
| 3.75%, 20 Year Unsecured Notes                               | Yes                   | 01-Jun-23 | \$0.0            | -             | -                | \$0.0                    | 3.75%                |
| 4.50%, 7 Year Unsecured Notes                                | Yes                   | 01-Feb-11 | \$150.0          | -             | -                | \$178.4                  | 4.50%                |
| 5.125%, 7 Year Unsecured Notes                               | Yes                   | 15-Sep-12 | \$125.0          | -             | -                | \$148.7                  | 5.13%                |
| 5.25%, 10 Year Unsecured Notes                               | Yes                   | 15-Sep-15 | \$125.0          | -             | -                | \$148.7                  | 5.25%                |
| 5.30%, 10 Year Unsecured Notes                               | Yes                   | 15-Jan-15 | \$100.0          | -             | -                | \$118.9                  | 5.30%                |
| 5.50%, 10 Year Unsecured Notes                               | Yes                   | 20-Nov-13 | \$50.0           | -             | -                | \$59.5                   | 5.50%                |
| 6.90%, 30 Year Unsecured Notes                               | Yes                   | 15-Jan-14 | \$50.0           | -             | -                | \$59.5                   | 6.90%                |
| 7.50%, 30 Year Unsecured Notes                               | Yes                   | 30-Jul-29 | \$25.0           | -             | -                | \$29.7                   | 7.50%                |
| 7.65%, 30 Year Unsecured Notes                               | Yes                   | 15-Jan-14 | \$25.0           | -             | -                | \$29.7                   | 7.65%                |
| 7.68%, 30 Year Unsecured Notes                               | Yes                   | 15-Jan-14 | \$20.0           | -             | -                | \$23.8                   | 7.68%                |
| 7.97%, 30 Year Unsecured Notes                               | Yes                   | 15-Jan-14 | \$10.0           | -             | -                | \$11.9                   | 7.97%                |
| <b>TOTAL FIXED RATE UNSECURED NOTES</b>                      |                       |           | <b>\$680.0</b>   | <b>-</b>      | <b>-</b>         | <b>\$808.8</b>           | <b>5.49%</b>         |
| <b>TOTAL FIXED RATE DEBT</b>                                 |                       |           | <b>\$5,336.1</b> | <b>-</b>      | <b>\$810.3</b>   | <b>\$7,156.8</b>         | <b>5.73%</b>         |
| <b>Variable Rate Debt</b>                                    |                       |           |                  |               |                  |                          |                      |
| <b>Credit Agreements</b>                                     |                       |           |                  |               |                  |                          |                      |
| Revolving Credit Facility                                    | (4)                   | 31-Dec-10 | \$20.5           | -             | -                | \$24.4                   | 1.79%                |
| <b>TOTAL VARIABLE RATE CREDIT AGREEMENTS</b>                 |                       |           | <b>\$20.5</b>    | <b>-</b>      | <b>-</b>         | <b>\$24.4</b>            | <b>1.79%</b>         |
| <b>Variable Rate Debt</b>                                    |                       |           |                  |               |                  |                          |                      |
| <b>Other Secured Mortgages</b>                               |                       |           |                  |               |                  |                          |                      |
| Bank Bridge Loan   | (4) Yes               | 31-Dec-10 | \$1,704.6        | -             | -                | \$2,027.3                | 2.10%                |
| Senior Term Loan   |                       | 15-Dec-11 | \$1,198.6        | -             | \$1,627.7        | \$3,053.2                | 3.79%                |
| <b>TOTAL VARIABLE RATE OTHER SECURED MORTGAGES</b>           |                       |           | <b>\$2,903.1</b> | <b>-</b>      | <b>\$1,627.7</b> | <b>\$5,080.5</b>         | <b>3.11%</b>         |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**

**Summary of Outstanding Debt - CNP**  
**(Dollars in millions)**

|   | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt    | NZ\$m<br>Debt | A\$m<br>Debt     | Total Debt<br>(A\$m) (2) | Interest<br>Rate (3) |
|---|-----------------------|-----------|------------------|---------------|------------------|--------------------------|----------------------|
| <b>Variable Rate Debt</b>                                       |                       |           |                  |               |                  |                          |                      |
| <b>Secured Line of Credit</b>                                   |                       |           |                  |               |                  |                          |                      |
| The Center at Preston Ridge                                     | (4) Yes               | 31-Dec-10 | \$105.0          | -             | -                | \$124.9                  | 3.60%                |
| <b>TOTAL VARIABLE RATE SECURED LINE OF CREDIT</b>               |                       |           | <b>\$105.0</b>   | <b>-</b>      | <b>-</b>         | <b>\$124.9</b>           | <b>3.60%</b>         |
| <b>Variable Rate Debt</b>                                       |                       |           |                  |               |                  |                          |                      |
| <b>Secured Mortgage Indebtedness</b>                            |                       |           |                  |               |                  |                          |                      |
| Bank - CER Cash Advance Facility                                |                       | 15-Dec-11 | -                | -             | \$336.6          | \$336.6                  | 6.96%                |
| Bank - CER Commercial Paper Facility                            |                       | 12-Dec-10 | -                | -             | \$108.9          | \$108.9                  | 5.29%                |
| Bank CMCS 25 Cash Advance Facility                              |                       | 21-Dec-11 | -                | -             | \$21.3           | \$21.3                   | 5.51%                |
| Bank Facility 300 - A   | (4)                   | 31-Dec-10 | \$104.2          | -             | -                | \$123.9                  | 2.85%                |
| Bank Facility 300 - B   | (4) Yes               | 31-Dec-10 | \$122.5          | -             | -                | \$145.7                  | 2.85%                |
| Bank Facility 300 - C   | (5) Yes               | 31-Dec-10 | \$55.0           | -             | -                | \$65.4                   | 2.85%                |
| CAWF Facility   |                       | 15-Dec-11 | -                | -             | \$638.0          | \$638.0                  | 6.75%                |
| Centro NP Residual Holdings                                     | Yes                   | 09-Oct-10 | \$424.0          | -             | -                | \$504.3                  | 4.35%                |
| Centro NP Residual Pool 1                                       | (4) Yes               | 31-Dec-10 | \$352.5          | -             | -                | \$419.2                  | 4.10%                |
| CER/CAWF Syndicated Loan Facility                               |                       | 04-Dec-12 | -                | -             | \$200.0          | \$200.0                  | 9.38%                |
| CMCS 24 Facility  | (6)                   | 31-Jul-10 | -                | -             | \$63.7           | \$63.7                   | 5.96%                |
| CMCS Capital (Club Facility)                                    |                       | 15-Dec-11 | -                | -             | \$36.4           | \$36.4                   | 6.98%                |
| CMCS30 Facility   |                       | 30-Sep-10 | -                | -             | \$9.8            | \$9.8                    | 6.60%                |
| CNP Facility  |                       | 15-Dec-11 | -                | -             | \$190.0          | \$190.0                  | 6.12%                |
| Credit Agreement Facility                                       | (5) Yes               | 31-Dec-10 | \$108.7          | -             | -                | \$129.3                  | 1.70%                |
| CSIF B (Club Facility)  |                       | 13-Nov-11 | -                | -             | \$226.5          | \$226.5                  | 8.05%                |
| Highland Commons  | Yes                   | 01-May-17 | \$4.0            | -             | -                | \$4.7                    | 4.00%                |
| Lexington Road Plaza  | Yes                   | 01-Sep-11 | \$4.8            | -             | -                | \$5.8                    | 6.88%                |
| Marlton Crossing 1  |                       | 01-Jun-13 | \$9.5            | -             | -                | \$11.3                   | 2.36%                |
| Revolving Credit Facility                                       | (5) Yes               | 31-Dec-10 | \$305.6          | -             | -                | \$363.4                  | 2.33%                |
| Village West  | (7)                   | 09-Aug-10 | \$13.0           | -             | -                | \$15.5                   | 6.40%                |
| <b>TOTAL VARIABLE RATE SECURED MORTGAGE INDEBTEDNESS</b>        |                       |           | <b>\$1,503.8</b> | <b>-</b>      | <b>\$1,831.3</b> | <b>\$3,619.8</b>         | <b>5.25%</b>         |
| <b>Variable Rate Debt</b>                                       |                       |           |                  |               |                  |                          |                      |
| <b>Secured Mortgage Indebtedness - CMBS</b>                     |                       |           |                  |               |                  |                          |                      |
| CMBS 2006-1 (Aust)  |                       | 20-Dec-10 | -                | -             | \$225.1          | \$225.1                  | 5.48%                |
| CMBS 2006-1 (Aust)  |                       | 20-Dec-11 | -                | -             | \$343.6          | \$343.6                  | 6.82%                |
| <b>TOTAL VARIABLE RATE SECURED MORTGAGE INDEBTEDNESS - CMBS</b> |                       |           | <b>-</b>         | <b>-</b>      | <b>\$568.7</b>   | <b>\$568.7</b>           | <b>6.29%</b>         |
| <b>TOTAL VARIABLE RATE DEBT</b>                                 |                       |           | <b>\$4,532.4</b> | <b>-</b>      | <b>\$4,027.7</b> | <b>\$9,418.3</b>         | <b>4.13%</b>         |
| <b>TOTAL DEBT (8)</b>   |                       |           | <b>\$9,868.5</b> | <b>-</b>      | <b>\$4,838.0</b> | <b>\$16,575.1</b>        | <b>4.82%</b>         |
| Total Super LLC Debt  |                       |           | \$4,961.9        | -             | -                | \$5,901.4                |                      |

Refer to page 51 for reconciliation between statutory reported debt balance of \$16,561.4m to supplemental reported debt balance of \$16,575.1m

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

Debt schedule represents pro-rata interest across relevant facilities.

(1) Includes debt associated with outside equity interests in Joint Venture Vehicles.

(2) Conversion rate of 0.8408 for US to Aus and 1.2276 for NZ to Aus for Total A\$ debt.

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

(4) Subsequent to June 30, 2010, extended with new maturity of December 2011

(5) Subsequent to June 30, 2010, refinanced with new maturity of August 2020 and fixed interest rate of 6.75%

(6) Subsequent to June 30, 2010, facility has been fully repaid

(7) Subsequent to June 30, 2010, refinanced with new maturity date of August 2015

(8) Total consolidated debt of \$16,575.1m includes \$53.9m of debt attributable to Centro's JV partners. Total consolidated debt attributable to the Centro Group is \$16,521.1m

# Disclaimer

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This Supplemental Disclosure was not prepared for and should not be relied upon to provide all necessary information for investment decisions. Although great care has been taken to ensure the accuracy of this presentation, Centro Properties Group gives no warranties in relation to the statements and information contained herein and disclaims all liability arising from persons acting on the information and statements in this presentation. Due to the dynamics and changing risk profiles of investment markets, Centro Properties Group reserves the right to change its opinion at any time. All investors are strongly advised to consult professional financial advisors whose role it is to provide professional financial advice, taking into account an individual investor's investment objectives, financial situations and particular needs.

## Appendix B

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**  
**Summary of Outstanding Debt - Centro FUM**  
(Dollars in millions)

| Fund   | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt | NZ\$m<br>Debt | A\$m<br>Debt | Total Debt<br>(A\$m) (2) | Interest<br>Rate(3) |
|--|-----------------------|-----------|---------------|---------------|--------------|--------------------------|---------------------|
| <b>Fixed and Floating Rate Debt:</b>                               |                       |           |               |               |              |                          |                     |
| <b>Secured Mortgage Indebtedness</b>                               |                       |           |               |               |              |                          |                     |
| CMCS 14 Facility   | CMCS14                | 30-Sep-10 | -             | -             | \$17.2       | \$17.2                   | 7.75%               |
| <b>TOTAL FIXED AND FLOATING RATE SECURED MORTGAGE INDEBTEDNESS</b> |                       |           | -             | -             | \$17.2       | \$17.2                   | 7.75%               |
| <b>TOTAL FIXED AND FLOATING RATE DEBT</b>                          |                       |           | -             | -             | \$17.2       | \$17.2                   | 7.75%               |
| <b>Fixed Rate Debt:</b>  |                       |           |               |               |              |                          |                     |
| <b>Capital Lease</b>   |                       |           |               |               |              |                          |                     |
| A&P Clark  | CER                   | Yes       | 01-May-25     | \$4.4         | -            | \$5.2                    | 6.00%               |
| Bakersfield Plaza  | CER                   | Yes       | 20-Jun-31     | \$15.2        | -            | \$18.0                   | 6.00%               |
| BJ's Plaza   | CER                   |           | 29-Aug-11     | \$0.1         | -            | \$0.1                    | 6.00%               |
| BJ's Plaza   | CNP                   | Yes       | 29-Aug-11     | \$0.0         | -            | \$0.0                    | 6.00%               |
| Bristol Plaza  | CER                   | Yes       | 20-Jun-31     | \$9.1         | -            | \$10.8                   | 6.00%               |
| Centro NP-REIT   | CNP                   | Yes       | 30-Apr-14     | \$0.7         | -            | \$0.8                    | 6.00%               |
| Clear Lake Camino South  | CER                   | Yes       | 01-Apr-23     | \$1.3         | -            | \$1.5                    | 6.00%               |
| Colonial Commons   | CMCS39                |           | 31-Mar-12     | \$1.0         | -            | \$1.2                    | 6.00%               |
| Colonial Commons   | CNP                   |           | 31-Mar-12     | \$0.0         | -            | \$0.0                    | 6.00%               |
| Cudahy Plaza   | CER                   | Yes       | 20-Jun-31     | \$5.0         | -            | \$6.0                    | 6.00%               |
| Devonshire   | CER                   |           | 06-Jun-16     | \$2.8         | -            | \$3.3                    | 6.00%               |
| Devonshire   | CNP                   | Yes       | 06-Jun-16     | \$0.1         | -            | \$0.2                    | 6.00%               |
| Ellisville Square  | CMCS39                |           | 31-Oct-87     | \$2.8         | -            | \$3.3                    | 6.00%               |
| Ellisville Square  | CNP                   |           | 31-Oct-87     | \$0.1         | -            | \$0.1                    | 6.00%               |
| Esplanade  | CER                   |           | 01-Sep-17     | \$1.6         | -            | \$1.9                    | 6.00%               |
| Esplanade  | CMCS32                |           | 01-Sep-17     | \$1.6         | -            | \$1.9                    | 6.00%               |
| Esplanade  | CNP                   |           | 01-Sep-17     | \$0.1         | -            | \$0.1                    | 6.00%               |
| Grand Central Plaza  | CER                   |           | 14-Mar-35     | \$1.3         | -            | \$1.6                    | 6.00%               |
| Grand Central Plaza  | CNP                   | Yes       | 14-Mar-35     | \$0.1         | -            | \$0.1                    | 6.00%               |
| Knox Plaza   | CNP                   | Yes       | 24-Nov-37     | \$1.3         | -            | \$1.5                    | 6.00%               |
| Lazarus (Richland)   | CMCS38                |           | 30-Jul-26     | \$3.4         | -            | \$4.0                    | 6.00%               |
| Lazarus (Richland)   | CNP                   |           | 30-Jul-26     | \$0.1         | -            | \$0.1                    | 6.00%               |
| Lazarus (Richland)   | JV Partner            |           | 30-Jul-26     | \$0.2         | -            | \$0.2                    | 6.00%               |
| Oakwood Commons  | CMCS40                | Yes       | 31-Jan-88     | \$5.8         | -            | \$6.9                    | 6.00%               |
| Oakwood Commons  | CNP                   | Yes       | 31-Jan-88     | \$0.2         | -            | \$0.2                    | 6.00%               |
| Roosevelt Mall   | CER                   | Yes       | 31-Jan-63     | \$0.9         | -            | \$1.1                    | 6.00%               |
| Roosevelt Mall   | CNP                   | Yes       | 31-Jan-63     | \$0.9         | -            | \$1.1                    | 6.00%               |
| Shoppes at Fox Run   | CNP                   | Yes       | 12-Nov-28     | \$15.2        | -            | \$18.1                   | 6.00% 8.00%         |
| Tanglewilde  | CNP                   | Yes       | 30-Apr-14     | \$0.4         | -            | \$0.5                    | 6.00%               |
| Tops Plaza (North Olmsted)   | CER                   |           | 30-Sep-26     | \$5.3         | -            | \$6.4                    | 6.00%               |
| Tops Plaza (North Olmsted)   | CNP                   | Yes       | 30-Sep-26     | \$0.3         | -            | \$0.3                    | 6.00%               |
| Trinity Commons  | CMCS40                | Yes       | 31-Jan-37     | \$11.2        | -            | \$13.4                   | 6.00%               |
| Trinity Commons  | CNP                   | Yes       | 31-Jan-37     | \$0.3         | -            | \$0.4                    | 6.00%               |
| Wilkes Barre   | CER                   |           | 30-Sep-22     | \$5.3         | -            | \$6.3                    | 6.00%               |
| Wilkes Barre   | CNP                   | Yes       | 30-Sep-22     | \$0.3         | -            | \$0.3                    | 6.00%               |
| <b>TOTAL FIXED RATE CAPITAL LEASE</b>                              |                       |           | \$98.2        | -             | -            | \$116.8                  | 6.31%               |
| <b>Fixed Rate Debt:</b>  |                       |           |               |               |              |                          |                     |
| <b>Hybrid Securities</b>   |                       |           |               |               |              |                          |                     |
| Hybrid Securities  | CNP                   | 15-Jan-16 | \$263.5       | -             | \$710.3      | \$1,023.7                | 5.00%               |
| <b>TOTAL HYBRID SECURITIES</b>                                     |                       |           | \$263.5       | -             | \$710.3      | \$1,023.7                | 5.00%               |
| <b>Fixed Rate Debt:</b>  |                       |           |               |               |              |                          |                     |
| <b>Other Secured Mortgages</b>                                     |                       |           |               |               |              |                          |                     |
| Senior Term Loan   | CNP                   | 15-Dec-11 | \$340.0       | -             | -            | \$404.4                  | 5.71%               |
| <b>TOTAL FIXED RATE OTHER SECURED MORTGAGES</b>                    |                       |           | \$340.0       | -             | -            | \$404.4                  | 5.71%               |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**  
**Summary of Outstanding Debt - Centro FUM**  
**(Dollars in millions)**

|                                       | Fund       | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt | NZ\$m<br>Debt | A\$m<br>Debt | Total Debt<br>(A\$m) (2) | Interest<br>Rate(3) |
|---------------------------------------|------------|-----------------------|-----------|---------------|---------------|--------------|--------------------------|---------------------|
| <b>Fixed Rate Debt:</b>               |            |                       |           |               |               |              |                          |                     |
| <b>Secured Mortgage Indebtedness</b>  |            |                       |           |               |               |              |                          |                     |
| Araphahoe                             | CNP        | Yes                   | 01-Oct-13 | \$13.5        | -             | -            | \$16.0                   | 5.34%               |
| Araphahoe                             | JV Partner |                       | 01-Oct-13 | \$31.4        | -             | -            | \$37.4                   | 5.34%               |
| Arvada Plaza                          | CER        | Yes                   | 01-May-21 | \$1.6         | -             | -            | \$2.0                    | 7.67%               |
| Barrett Place                         | CMCS35     |                       | 01-Apr-15 | \$20.0        | -             | -            | \$23.8                   | 5.29%               |
| Barrett Place                         | CNP        |                       | 01-Apr-15 | \$0.6         | -             | -            | \$0.7                    | 5.29%               |
| Baybrook                              | CNP        | Yes                   | 06-Jan-12 | \$8.2         | -             | -            | \$9.8                    | 5.59%               |
| Baybrook                              | JV Partner |                       | 06-Jan-12 | \$32.8        | -             | -            | \$39.0                   | 5.59%               |
| 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%               |
| Conyers Plaza I                       | CER        |                       | 01-Jan-17 | \$10.3        | -             | -            | \$12.2                   | 5.77%               |
| Conyers Plaza I                       | CNP        | Yes                   | 01-Jan-17 | \$0.5         | -             | -            | \$0.6                    | 5.77%               |
| Covered Bridge                        | CNP        | Yes                   | 01-Jul-20 | \$2.0         | -             | -            | \$2.4                    | 7.50%               |
| Elkhart Market Centre                 | CER        | Yes                   | 01-Jul-20 | \$9.8         | -             | -            | \$11.6                   | 7.50%               |
| Florence Square I, II, III            | CER        | Yes                   | 01-Apr-13 | \$6.7         | -             | -            | \$8.0                    | 5.80%               |
| Florence Square I, II, III            | CNP        | Yes                   | 01-Apr-13 | \$6.7         | -             | -            | \$8.0                    | 5.80%               |
| Freshwater - Stateline Plaza          | CER        |                       | 01-Feb-17 | \$14.1        | -             | -            | \$16.8                   | 8.00%               |
| Freshwater - Stateline Plaza          | CNP        | Yes                   | 01-Feb-17 | \$0.7         | -             | -            | \$0.9                    | 8.00%               |
| Galileo Put Portfolio                 | CER        |                       | 01-Jun-16 | \$78.3        | -             | -            | \$93.2                   | 5.97%               |
| Galileo Put Portfolio                 | CNP        | Yes                   | 01-Jun-16 | \$4.1         | -             | -            | \$4.9                    | 5.97%               |
| Greentree                             | (6) CER    | Yes                   | 01-Oct-10 | \$4.3         | -             | -            | \$5.1                    | 8.24%               |
| Habersham Crossing                    | (7) CER    | Yes                   | 01-Oct-10 | \$3.2         | -             | -            | \$3.8                    | 8.24%               |
| Hampton Village Centre                | CER        | Yes                   | 01-Jul-30 | \$27.2        | -             | -            | \$32.4                   | 8.53%               |
| Hillcrest Shopping Center             | CER        | Yes                   | 01-Sep-10 | \$15.6        | -             | -            | \$18.6                   | 8.11%               |
| Hunt River Commons                    | CER        | Yes                   | 01-Nov-11 | \$6.3         | -             | -            | \$7.5                    | 7.07%               |
| Independence Mall                     | CAF        |                       | 01-Nov-16 | \$39.3        | -             | -            | \$46.8                   | 6.17%               |
| Independence Mall                     | CMCS38     |                       | 01-Nov-16 | \$38.5        | -             | -            | \$45.8                   | 6.17%               |
| Independence Mall                     | CNP        |                       | 01-Nov-16 | \$0.9         | -             | -            | \$1.0                    | 6.17%               |
| Independence Mall                     | JV Partner |                       | 01-Nov-16 | \$31.3        | -             | -            | \$37.3                   | 6.17%               |
| Karl Plaza                            | CNP        | Yes                   | 01-Mar-28 | \$3.6         | -             | -            | \$4.3                    | 9.32%               |
| Mansell Crossing + Pad                | CMCS35     |                       | 01-Feb-11 | \$2.6         | -             | -            | \$3.0                    | 5.50%               |
| Mansell Crossing + Pad                | CMCS35     |                       | 01-Apr-15 | \$33.6        | -             | -            | \$39.9                   | 5.29%               |
| Mansell Crossing + Pad                | CNP        |                       | 01-Feb-11 | \$0.1         | -             | -            | \$0.1                    | 5.50%               |
| Mansell Crossing + Pad                | CNP        |                       | 01-Apr-15 | \$1.0         | -             | -            | \$1.2                    | 5.29%               |
| Marketplace at Matteson               | CER        |                       | 01-Mar-16 | \$16.0        | -             | -            | \$19.0                   | 5.24%               |
| Marketplace at Matteson               | CNP        | Yes                   | 01-Mar-16 | \$0.8         | -             | -            | \$1.0                    | 5.24%               |
| Merchants Crossing                    | CNP        | Yes                   | 14-Sep-11 | \$4.1         | -             | -            | \$4.9                    | 7.63%               |
| Midway Market Square                  | CER        | Yes                   | 01-Dec-20 | \$10.7        | -             | -            | \$12.7                   | 8.18%               |
| Northgate SC                          | CER        | Yes                   | 01-Jul-13 | \$2.6         | -             | -            | \$3.1                    | 8.75%               |
| NP1&G Institutional Retail Co II, LLC | CNP        | Yes                   | 01-Dec-16 | \$4.2         | -             | -            | \$5.0                    | 5.48%               |
| NP1&G Institutional Retail Co II, LLC | CNP        | Yes                   | 01-Jan-17 | \$3.1         | -             | -            | \$3.7                    | 5.72%               |
| NP1&G Institutional Retail Co II, LLC | JV Partner |                       | 01-Dec-16 | \$16.8        | -             | -            | \$20.0                   | 5.48%               |
| NP1&G Institutional Retail Co II, LLC | JV Partner |                       | 01-Jan-17 | \$12.6        | -             | -            | \$15.0                   | 5.72%               |
| NP1&G Institutional Retail Co, LLC    | CNP        | Yes                   | 01-Mar-14 | \$2.0         | -             | -            | \$2.3                    | 5.26%               |
| NP1&G Institutional Retail Co, LLC    | CNP        | Yes                   | 01-Apr-14 | \$5.4         | -             | -            | \$6.4                    | 4.75%               |
| NP1&G Institutional Retail Co, LLC    | CNP        | Yes                   | 01-May-14 | \$5.4         | -             | -            | \$6.4                    | 4.66%               |
| NP1&G Institutional Retail Co, LLC    | CNP        | Yes                   | 01-Jun-15 | \$4.0         | -             | -            | \$4.8                    | 5.50%               |
| NP1&G Institutional Retail Co, LLC    | CNP        | Yes                   | 01-Sep-15 | \$1.9         | -             | -            | \$2.2                    | 5.17%               |
| NP1&G Institutional Retail Co, LLC    | CNP        | Yes                   | 11-Nov-15 | \$5.3         | -             | -            | \$6.3                    | 5.52%               |
| NP1&G Institutional Retail Co, LLC    | CNP        | Yes                   | 01-Nov-35 | \$6.6         | -             | -            | \$7.9                    | 0.29%               |
| NP1&G Institutional Retail Co, LLC    | JV Partner |                       | 01-Mar-14 | \$7.8         | -             | -            | \$9.3                    | 5.26%               |
| NP1&G Institutional Retail Co, LLC    | JV Partner |                       | 01-Apr-14 | \$21.6        | -             | -            | \$25.7                   | 4.75%               |
| NP1&G Institutional Retail Co, LLC    | JV Partner |                       | 01-May-14 | \$21.6        | -             | -            | \$25.7                   | 4.66%               |
| NP1&G Institutional Retail Co, LLC    | JV Partner |                       | 01-Jun-15 | \$16.2        | -             | -            | \$19.2                   | 5.50%               |
| NP1&G Institutional Retail Co, LLC    | JV Partner |                       | 01-Sep-15 | \$7.5         | -             | -            | \$8.9                    | 5.17%               |
| NP1&G Institutional Retail Co, LLC    | JV Partner |                       | 11-Nov-15 | \$21.0        | -             | -            | \$25.0                   | 5.52%               |
| NP1&G Institutional Retail Co, LLC    | JV Partner |                       | 01-Nov-35 | \$26.5        | -             | -            | \$31.6                   | 0.29%               |
| Odessa-Winwood Town Center I, II      | CER        | Yes                   | 05-May-13 | \$14.6        | -             | -            | \$17.4                   | 5.74%               |
| Olympia Corners                       | CER        | Yes                   | 01-Jul-20 | \$4.0         | -             | -            | \$4.7                    | 7.50%               |
| Perkins Farm Marketplace              | CER        |                       | 16-Dec-14 | \$12.6        | -             | -            | \$15.0                   | 5.84%               |
| Perkins Farm Marketplace              | CNP        |                       | 16-Dec-14 | \$0.4         | -             | -            | \$0.5                    | 5.84%               |
| Ridge Plaza                           | CER        |                       | 01-Jan-34 | \$12.7        | -             | -            | \$15.1                   | 5.92%               |
| Ridge Plaza                           | CNP        | Yes                   | 01-Jan-34 | \$0.7         | -             | -            | \$0.8                    | 5.92%               |
| Salmon Run Plaza                      | CNP        |                       | 05-Sep-13 | \$2.2         | -             | -            | \$2.6                    | 8.95%               |
| Sarasota                              | CNP        | Yes                   | 01-Jun-15 | \$10.5        | -             | -            | \$12.5                   | 5.02%               |
| Silver Pointe                         | CER        | Yes                   | 11-Dec-27 | \$6.5         | -             | -            | \$7.7                    | 12.50%              |
| Streetsboro Crossing                  | CER        |                       | 01-Dec-15 | \$8.5         | -             | -            | \$10.1                   | 5.37%               |
| Streetsboro Crossing                  | CNP        | Yes                   | 01-Dec-15 | \$0.4         | -             | -            | \$0.5                    | 5.37%               |
| Sunshine Square                       | (8) CER    | Yes                   | 15-Jul-10 | \$2.8         | -             | -            | \$3.4                    | 8.49%               |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**

**Summary of Outstanding Debt - Centro FUM**  
**(Dollars in millions)**

| Fund  | Super LLC<br>Debt (1) | Maturity | US\$m<br>Debt  | NZ\$m<br>Debt | A\$m<br>Debt   | Total Debt<br>(A\$m) (2) | Interest<br>Rate(3) |
|---|-----------------------|----------|----------------|---------------|----------------|--------------------------|---------------------|
| Sunshine Square                                       | (+) (8) CNP           | Yes      | 15-Jul-10      | \$2.8         | -              | \$3.4                    | 8.49%               |
| Tops Plaza - North Olmstead                           | CER                   |          | 01-Oct-13      | \$4.4         | -              | \$5.2                    | 5.17%               |
| Tops Plaza - North Olmstead                           | CNP                   | Yes      | 01-Oct-13      | \$0.2         | -              | \$0.3                    | 5.17%               |
| Tops Plaza - North Ridgeville                         | CER                   |          | 01-Oct-13      | \$5.8         | -              | \$6.9                    | 5.17%               |
| Tops Plaza - North Ridgeville                         | CNP                   | Yes      | 01-Oct-13      | \$0.3         | -              | \$0.4                    | 5.17%               |
| Turnpike Plaza  | CER                   |          | 01-Jun-15      | \$19.5        | -              | \$23.2                   | 4.90%               |
| Turnpike Plaza  | CNP                   | Yes      | 01-Jun-15      | \$1.0         | -              | \$1.2                    | 4.90%               |
| Venture Point   | CMCS35                |          | 01-Apr-15      | \$10.4        | -              | \$12.4                   | 5.29%               |
| Venture Point   | CNP                   |          | 01-Apr-15      | \$0.3         | -              | \$0.4                    | 5.29%               |
| Villa Monaco  | CNP                   | Yes      | 01-Sep-14      | \$8.8         | -              | \$10.5                   | 5.56%               |
| West Ridge Shopping Center                            | CER                   | Yes      | 09-Dec-13      | \$10.2        | -              | \$12.1                   | 5.89%               |
| Westminster City Center                               | CER                   |          | 01-Sep-15      | \$44.7        | -              | \$53.1                   | 5.17%               |
| Westminster City Center                               | CNP                   | Yes      | 01-Sep-15      | \$2.4         | -              | \$2.8                    | 5.17%               |
| <b>TOTAL FIXED RATE SECURED MORTGAGE INDEBTEDNESS</b> |                       |          | <b>\$859.7</b> | <b>-</b>      | <b>\$100.0</b> | <b>\$1,122.4</b>         | <b>6.11%</b>        |
| <b>Fixed Rate Debt:</b>                               |                       |          |                |               |                |                          |                     |
| <b>Secured Mortgage Indebtedness - CMBS</b>           |                       |          |                |               |                |                          |                     |
| Annex of Arlington                                    | CER                   | Yes      | 11-Apr-12      | \$16.8        | -              | \$20.0                   | 7.85%               |
| Apollo1   | CER                   |          | 31-Aug-12      | \$164.4       | -              | \$195.5                  | 5.15%               |
| Apollo1   | CNP                   | Yes      | 31-Aug-12      | \$8.7         | -              | \$10.3                   | 5.15%               |
| Apollo2   | CER                   |          | 31-Aug-12      | \$94.1        | -              | \$111.9                  | 5.15%               |
| Apollo2   | CNP                   | Yes      | 31-Aug-12      | \$5.0         | -              | \$5.9                    | 5.15%               |
| Apollo3   | CER                   |          | 31-Aug-12      | \$96.9        | -              | \$115.2                  | 5.15%               |
| Apollo3   | CNP                   | Yes      | 31-Aug-12      | \$5.1         | -              | \$6.1                    | 5.15%               |
| Apollo4   | CER                   |          | 01-Sep-15      | \$197.6       | -              | \$235.0                  | 5.17%               |
| Apollo4   | CNP                   | Yes      | 01-Sep-15      | \$10.4        | -              | \$12.4                   | 5.17%               |
| Bedford Grove (Walmart)                               | CAF                   |          | 01-Nov-19      | \$3.0         | -              | \$3.5                    | 7.63%               |
| Bedford Grove (Walmart)                               | CNP                   |          | 01-Nov-19      | \$0.1         | -              | \$0.1                    | 7.63%               |
| Berkshire Crossing (Walmart)                          | CAF                   |          | 01-Mar-20      | \$4.9         | -              | \$5.8                    | 7.63%               |
| Berkshire Crossing (Walmart)                          | CNP                   |          | 01-Mar-20      | \$0.2         | -              | \$0.2                    | 7.63%               |
| BJ's Plaza  | CER                   |          | 01-Dec-11      | \$0.6         | -              | \$0.7                    | 10.40%              |
| BJ's Plaza  | CNP                   | Yes      | 01-Dec-11      | \$0.0         | -              | \$0.0                    | 10.40%              |
| Centro NP Residual Holdings CMBS                      | CER                   | Yes      | 01-Sep-17      | \$300.0       | -              | \$356.8                  | 6.38%               |
| Chesterbrook  | CER                   |          | 01-Jun-14      | \$10.0        | -              | \$12.0                   | 5.25%               |
| Chesterbrook  | CNP                   |          | 01-Jun-14      | \$0.3         | -              | \$0.4                    | 5.25%               |
| Christmas Tree Plaza                                  | CMCS36                |          | 11-May-18      | \$7.0         | -              | \$8.4                    | 7.89%               |
| Christmas Tree Plaza                                  | CNP                   |          | 11-May-18      | \$0.2         | -              | \$0.3                    | 7.89%               |
| Clocktower Place                                      | CNP                   |          | 01-Oct-10      | \$9.7         | -              | \$11.6                   | 8.56%               |
| Conyers Plaza II                                      | CER                   |          | 11-Jan-34      | \$6.4         | -              | \$7.6                    | 8.50%               |
| Conyers Plaza II                                      | CNP                   | Yes      | 11-Jan-34      | \$0.3         | -              | \$0.4                    | 8.50%               |
| CWAR 1 CMBS   | CER                   |          | 01-May-11      | \$69.1        | -              | \$82.2                   | 4.19%               |
| CWAR 1 CMBS   | CER                   |          | 01-May-14      | \$65.7        | -              | \$78.2                   | 4.85%               |
| CWAR 1 CMBS   | CMCS32                |          | 01-May-11      | \$69.1        | -              | \$82.2                   | 4.19%               |
| CWAR 1 CMBS   | CMCS32                |          | 01-May-14      | \$65.7        | -              | \$78.2                   | 4.85%               |
| CWAR 1 CMBS   | CNP                   |          | 01-May-11      | \$4.3         | -              | \$5.1                    | 4.19%               |
| CWAR 1 CMBS   | CNP                   |          | 01-May-14      | \$4.1         | -              | \$4.8                    | 4.85%               |
| CWAR 14 CMBS  | CMCS39                |          | 01-Nov-13      | \$138.6       | -              | \$164.8                  | 5.39%               |
| CWAR 14 CMBS  | CMCS39                |          | 01-Dec-16      | \$219.3       | -              | \$260.9                  | 5.44%               |
| CWAR 14 CMBS  | CNP                   |          | 01-Nov-13      | \$4.3         | -              | \$5.1                    | 5.39%               |
| CWAR 14 CMBS  | CNP                   |          | 01-Dec-16      | \$6.8         | -              | \$8.1                    | 5.44%               |
| CWAR 15 CMBS  | CMCS40                | Yes      | 01-Nov-13      | \$125.4       | -              | \$149.1                  | 5.39%               |
| CWAR 15 CMBS  | CMCS40                | Yes      | 09-Dec-16      | \$227.0       | -              | \$269.9                  | 5.44%               |
| CWAR 15 CMBS  | CNP                   | Yes      | 01-Nov-13      | \$3.9         | -              | \$4.6                    | 5.39%               |
| CWAR 15 CMBS  | CNP                   | Yes      | 09-Dec-16      | \$7.0         | -              | \$8.3                    | 5.44%               |
| CWAR 16 CMBS  | CAF                   |          | 09-Dec-13      | \$156.2       | -              | \$185.8                  | 5.42%               |
| CWAR 16 CMBS  | CAF                   |          | 01-Nov-16      | \$214.3       | -              | \$254.9                  | 5.39%               |
| CWAR 16 CMBS  | CNP                   |          | 09-Dec-13      | \$4.8         | -              | \$5.7                    | 5.42%               |
| CWAR 16 CMBS  | CNP                   |          | 01-Nov-16      | \$6.6         | -              | \$7.9                    | 5.39%               |
| CWAR 4 CMBS   | CMCS36                |          | 01-Jan-16      | \$159.6       | -              | \$189.8                  | 5.62%               |
| CWAR 4 CMBS   | CNP                   |          | 01-Jan-16      | \$4.9         | -              | \$5.9                    | 5.62%               |
| CWAR 5 CMBS   | CER                   |          | 01-Feb-16      | \$228.9       | -              | \$272.2                  | 5.63%               |
| CWAR 5 CMBS   | CNP                   |          | 01-Feb-16      | \$7.1         | -              | \$8.4                    | 5.63%               |
| CWAR 7 CMBS   | CMCS38                |          | 01-Aug-16      | \$84.1        | -              | \$100.0                  | 6.32%               |
| CWAR 7 CMBS   | CNP                   |          | 01-Aug-16      | \$1.9         | -              | \$2.3                    | 6.32%               |
| CWAR 9 CMBS   | CMCS38                |          | 01-Jul-16      | \$223.0       | -              | \$265.2                  | 6.04%               |
| CWAR 9 CMBS   | CNP                   |          | 01-Jul-16      | \$5.0         | -              | \$6.0                    | 6.04%               |
| CWAR 9 CMBS   | JV Partner            |          | 01-Jul-16      | \$12.0        | -              | \$14.3                   | 6.04%               |
| Galileo CMBS T1 IG                                    | CER                   |          | 01-Nov-10      | \$51.3        | -              | \$61.0                   | 5.01%               |
| Galileo CMBS T1 IG                                    | CNP                   | Yes      | 01-Nov-10      | \$2.7         | -              | \$3.2                    | 5.01%               |
| Galileo CMBS T2                                       | CER                   |          | 01-Feb-11      | \$44.6        | -              | \$53.1                   | 5.50%               |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**  
**Summary of Outstanding Debt - Centro FUM**  
**(Dollars in millions)**

| Fund   | Super LLC Debt (1) | Maturity | US\$m Debt | NZ\$m Debt | A\$m Debt | Total Debt (A\$m) (2) | Interest Rate(3) |
|--|--------------------|----------|------------|------------|-----------|-----------------------|------------------|
| Galileo CMBS T2  | CNP                | Yes      | 01-Feb-11  | \$2.3      | -         | \$2.8                 | 5.50%            |
| Intercontinental   | CNP                |          | 01-Apr-14  | \$3.4      | -         | \$4.1                 | 6.05%            |
| Intercontinental   | JV Partner         |          | 01-Apr-14  | \$10.3     | -         | \$12.3                | 6.05%            |
| Kline Plaza  | CMCS36             |          | 01-Jan-13  | \$11.5     | -         | \$13.7                | 6.13%            |
| Kline Plaza  | CNP                |          | 01-Jan-13  | \$0.4      | -         | \$0.4                 | 6.13%            |
| Lakewood   | CMCS38             |          | 05-Aug-11  | \$18.5     | -         | \$22.0                | 7.45%            |
| Lakewood   | CNP                |          | 05-Aug-11  | \$0.4      | -         | \$0.5                 | 7.45%            |
| Marketplace  | CER                | Yes      | 01-Aug-28  | \$3.9      | -         | \$4.7                 | 9.59%            |
| Marketplace  | CNP                | Yes      | 01-Aug-28  | \$3.9      | -         | \$4.7                 | 9.59%            |
| North Penn Market Place                                      | CMCS36             |          | 01-Jun-12  | \$3.7      | -         | \$4.4                 | 6.89%            |
| North Penn Market Place                                      | CNP                |          | 01-Jun-12  | \$0.1      | -         | \$0.1                 | 6.89%            |
| NP/IG Institutional Retail Co, LLC                           | CNP                | Yes      | 11-Apr-13  | \$1.9      | -         | \$2.2                 | 5.60%            |
| NP/IG Institutional Retail Co, LLC                           | CNP                | Yes      | 01-May-13  | \$5.2      | -         | \$6.2                 | 5.81%            |
| NP/IG Institutional Retail Co, LLC                           | JV Partner         |          | 11-Apr-13  | \$7.5      | -         | \$9.0                 | 5.60%            |
| NP/IG Institutional Retail Co, LLC                           | JV Partner         |          | 01-May-13  | \$20.9     | -         | \$24.8                | 5.81%            |
| Parkway Plaza  | CMCS38             |          | 01-Dec-27  | \$10.4     | -         | \$12.4                | 7.69%            |
| Parkway Plaza  | CNP                |          | 01-Dec-27  | \$0.2      | -         | \$0.3                 | 7.69%            |
| REMIC  | ⇄ (6) CER          | Yes      | 01-Jun-28  | \$58.0     | -         | \$69.0                | 11.67%           |
| REMIC  | ⇄ (6) CNP          | Yes      | 01-Jun-28  | \$45.4     | -         | \$53.9                | 11.67%           |
| Richland Mall  | CMCS38             |          | 01-Aug-16  | \$34.4     | -         | \$40.9                | 6.09%            |
| Richland Mall  | CNP                |          | 01-Aug-16  | \$0.8      | -         | \$0.9                 | 6.09%            |
| Richland Mall  | JV Partner         |          | 01-Aug-16  | \$1.9      | -         | \$2.2                 | 6.09%            |
| Rio Grande Plaza   | CMCS36             |          | 01-Jan-14  | \$7.3      | -         | \$8.7                 | 5.63%            |
| Rio Grande Plaza   | CNP                |          | 01-Jan-14  | \$0.2      | -         | \$0.3                 | 5.63%            |
| Shoppes at Valley Forge                                      | CER                |          | 01-Jan-14  | \$6.2      | -         | \$7.4                 | 5.58%            |
| Shoppes at Valley Forge                                      | CNP                |          | 01-Jan-14  | \$0.2      | -         | \$0.2                 | 5.58%            |
| Shoppes at Vestal  | CMCS38             |          | 01-Feb-12  | \$9.8      | -         | \$11.6                | 7.60%            |
| Shoppes at Vestal  | CNP                |          | 01-Feb-12  | \$0.2      | -         | \$0.3                 | 7.60%            |
| Shoppes of Victoria  | CNP                | Yes      | 01-Sep-14  | \$6.5      | -         | \$7.7                 | 5.60%            |
| Sun Plaza  | CER                | Yes      | 01-Jul-20  | \$7.4      | -         | \$8.8                 | 7.50%            |
| The Vineyards  | CNP                | Yes      | 01-Jul-20  | \$6.2      | -         | \$7.3                 | 7.50%            |
| Village at Newtown   | CER                |          | 01-Jun-14  | \$24.9     | -         | \$29.6                | 5.25%            |
| Village at Newtown   | CNP                |          | 01-Jun-14  | \$0.8      | -         | \$0.9                 | 5.25%            |
| Waterbury Plaza  | CER                |          | 01-Jan-11  | \$11.1     | -         | \$13.2                | 7.84%            |
| Waterbury Plaza  | CNP                | Yes      | 01-Jan-11  | \$0.6      | -         | \$0.7                 | 7.84%            |
| Woodbourne Square  | CMCS36             |          | 01-Apr-14  | \$2.6      | -         | \$3.1                 | 5.39%            |
| Woodbourne Square  | CNP                |          | 01-Apr-14  | \$0.1      | -         | \$0.1                 | 5.39%            |
| <b>TOTAL FIXED RATE SECURED MORTGAGE INDEBTEDNESS - CMBS</b> |                    |          | \$3,488.1  | -          | -         | \$4,148.6             | 5.76%            |
| <b>Fixed Rate Debt:</b>                                      |                    |          |            |            |           |                       |                  |
| <b>Unsecured Loan</b>  |                    |          |            |            |           |                       |                  |
| Premium Fund - Bank  | JV Partner         |          | 15-Jun-12  | -          | \$27.8    | \$27.8                | 8.40%            |
| <b>TOTAL FIXED UNSECURED LOAN</b>                            |                    |          | -          | -          | \$27.8    | \$27.8                | 8.40%            |
| <b>Fixed Rate Debt:</b>                                      |                    |          |            |            |           |                       |                  |
| <b>Unsecured Notes</b>                                       |                    |          |            |            |           |                       |                  |
| 3.75%, 20 Year Unsecured Notes                               | CNP                | Yes      | 01-Jun-23  | \$0.0      | -         | \$0.0                 | 3.75%            |
| 4.50%, 7 Year Unsecured Notes                                | CNP                | Yes      | 01-Feb-11  | \$150.0    | -         | \$178.4               | 4.50%            |
| 5.125%, 7 Year Unsecured Notes                               | CNP                | Yes      | 15-Sep-12  | \$125.0    | -         | \$148.7               | 5.13%            |
| 5.25%, 10 Year Unsecured Notes                               | CNP                | Yes      | 15-Sep-15  | \$125.0    | -         | \$148.7               | 5.25%            |
| 5.30%, 10 Year Unsecured Notes                               | CNP                | Yes      | 15-Jan-15  | \$100.0    | -         | \$118.9               | 5.30%            |
| 5.50%, 10 Year Unsecured Notes                               | CNP                | Yes      | 20-Nov-13  | \$50.0     | -         | \$59.5                | 5.50%            |
| 6.90%, 30 Year Unsecured Notes                               | CNP                | Yes      | 15-Jan-14  | \$50.0     | -         | \$59.5                | 6.90%            |
| 7.50%, 30 Year Unsecured Notes                               | CNP                | Yes      | 30-Jul-29  | \$25.0     | -         | \$29.7                | 7.50%            |
| 7.65%, 30 Year Unsecured Notes                               | CNP                | Yes      | 15-Jan-14  | \$25.0     | -         | \$29.7                | 7.65%            |
| 7.68%, 30 Year Unsecured Notes                               | CNP                | Yes      | 15-Jan-14  | \$20.0     | -         | \$23.8                | 7.68%            |
| 7.97%, 30 Year Unsecured Notes                               | CNP                | Yes      | 15-Jan-14  | \$10.0     | -         | \$11.9                | 7.97%            |
| <b>TOTAL FIXED RATE UNSECURED NOTES</b>                      |                    |          | \$680.0    | -          | -         | \$808.8               | 5.49%            |
| <b>TOTAL FIXED RATE DEBT</b>                                 |                    |          | \$5,729.5  | -          | \$838.1   | \$7,652.4             | 5.70%            |
| <b>Variable Rate Debt</b>                                    |                    |          |            |            |           |                       |                  |
| <b>Credit Agreements</b>                                     |                    |          |            |            |           |                       |                  |
| Revolving Credit Facility                                    | (5) CER            |          | 31-Dec-10  | \$9.9      | -         | \$11.8                | 1.79%            |
| Revolving Credit Facility                                    | (5) CMCS32         |          | 31-Dec-10  | \$9.9      | -         | \$11.8                | 1.79%            |
| Revolving Credit Facility                                    | (5) CNP            |          | 31-Dec-10  | \$0.6      | -         | \$0.7                 | 1.79%            |
| <b>TOTAL VARIABLE RATE CREDIT AGREEMENTS</b>                 |                    |          | \$20.5     | -          | -         | \$24.4                | 1.79%            |
| <b>Variable Rate Debt</b>                                    |                    |          |            |            |           |                       |                  |
| <b>Other Secured Mortgages</b>                               |                    |          |            |            |           |                       |                  |
| Bank Bridge Loan   | (5) CER            | Yes      | 31-Dec-10  | \$493.1    | -         | \$586.5               | 2.10%            |
| Bank Bridge Loan   | (5) CNP            | Yes      | 31-Dec-10  | \$1,211.5  | -         | \$1,440.8             | 2.10%            |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**

**Summary of Outstanding Debt - Centro FUM**  
**(Dollars in millions)**

|  | Fund                  | Super LLC<br>Debt (1) | Maturity                           | US\$m<br>Debt      | NZ\$m<br>Debt | A\$m<br>Debt     | Total Debt<br>(A\$m) (2) | Interest<br>Rate(3) |
|--|-----------------------|-----------------------|------------------------------------|--------------------|---------------|------------------|--------------------------|---------------------|
| Senior Term Loan                                   | CNP                   |                       | 15-Dec-11                          | \$1,198.6          | -             | \$1,627.7        | \$3,053.2                | 3.79%               |
| <b>TOTAL VARIABLE RATE OTHER SECURED MORTGAGES</b> |                       |                       |                                    | <b>\$2,903.1</b>   | <b>-</b>      | <b>\$1,627.7</b> | <b>\$5,080.5</b>         | <b>3.11%</b>        |
| <b>Variable Rate Debt</b>                          |                       |                       |                                    |                    |               |                  |                          |                     |
| <b>Secured Line of Credit</b>                      |                       |                       |                                    |                    |               |                  |                          |                     |
| The Center at Preston Ridge                        | (5) CER               | Yes                   | 31-Dec-10                          | \$52.5             | -             | -                | \$62.4                   | 3.60%               |
| The Center at Preston Ridge                        | (5) CNP               | Yes                   | 31-Dec-10                          | \$52.5             | -             | -                | \$62.4                   | 3.60%               |
| Westgate   | (6) CNP               | Yes                   | <del>11-Jan-2010</del> 10-Oct-2011 | \$6.2              | -             | -                | \$7.3                    | 1.88%               |
| Westgate   | (6) JV Partner        |                       | <del>11-Jan-2010</del> 10-Oct-2011 | \$55.4             | -             | -                | \$65.9                   | 1.88%               |
| <b>TOTAL VARIABLE RATE SECURED LINE OF CREDIT</b>  |                       |                       |                                    | <b>\$166.6</b>     | <b>-</b>      | <b>-</b>         | <b>\$198.1</b>           | <b>2.97%</b>        |
| <b>Variable Rate Debt</b>                          |                       |                       |                                    |                    |               |                  |                          |                     |
| <b>Secured Mortgage Indebtedness</b>               |                       |                       |                                    |                    |               |                  |                          |                     |
| Bank - CER Cash Advance Facility                   | CER                   |                       | 15-Dec-11                          | -                  | -             | \$336.6          | \$336.6                  | 6.96%               |
| Bank - CER Commercial Paper Facility               | CER                   |                       | 12-Dec-10                          | -                  | -             | \$108.9          | \$108.9                  | 5.29%               |
| Bank CMCS 25 Cash Advance Facility                 | CMCS25                |                       | 21-Dec-11                          | -                  | -             | \$21.3           | \$21.3                   | 5.51%               |
| <del>Bank Facility 300</del>                       | <del>(5) CER</del>    | <del>Yes</del>        | <del>31-Dec-10</del>               | <del>\$10.3</del>  | <del>-</del>  | <del>-</del>     | <del>\$12.3</del>        | <del>2.85%</del>    |
| <del>Bank Facility 300</del>                       | <del>(5) CMCS39</del> | <del>-</del>          | <del>31-Dec-10</del>               | <del>\$101.1</del> | <del>-</del>  | <del>-</del>     | <del>\$120.2</del>       | <del>2.85%</del>    |
| <del>Bank Facility 300</del>                       | <del>(5) CMCS40</del> | <del>Yes</del>        | <del>31-Dec-10</del>               | <del>\$118.8</del> | <del>-</del>  | <del>-</del>     | <del>\$141.3</del>       | <del>2.85%</del>    |
| <del>Bank Facility 300</del>                       | <del>(5) ENP</del>    | <del>-</del>          | <del>31-Dec-10</del>               | <del>\$3.1</del>   | <del>-</del>  | <del>-</del>     | <del>\$3.7</del>         | <del>2.85%</del>    |
| <del>Bank Facility 300</del>                       | <del>(5) CNP</del>    | <del>Yes</del>        | <del>31-Dec-10</del>               | <del>\$48.4</del>  | <del>-</del>  | <del>-</del>     | <del>\$57.5</del>        | <del>2.85%</del>    |
| Bank Facility 300 - A                              | (5) CMCS39            | -                     | 31-Dec-10                          | \$101.1            | -             | -                | \$120.2                  | 2.85%               |
| Bank Facility 300 - A                              | (5) CNP               | -                     | 31-Dec-10                          | \$3.1              | -             | -                | \$3.7                    | 2.85%               |
| Bank Facility 300 - B                              | (5) CMCS40            | Yes                   | 31-Dec-10                          | \$118.8            | -             | -                | \$141.3                  | 2.85%               |
| Bank Facility 300 - B                              | (5) CNP               | Yes                   | 31-Dec-10                          | \$3.7              | -             | -                | \$4.4                    | 2.85%               |
| Bank Facility 300 - C                              | (6) CER               | Yes                   | 31-Dec-10                          | \$10.3             | -             | -                | \$12.3                   | 2.85%               |
| Bank Facility 300 - C                              | (6) CNP               | Yes                   | 31-Dec-10                          | \$44.7             | -             | -                | \$55.1                   | 2.85%               |
| CAWF Facility                                      | CAWF                  |                       | 15-Dec-11                          | -                  | -             | \$638.0          | \$638.0                  | 6.75%               |
| Centro NP Residual Holdings                        | CER                   | Yes                   | 09-Oct-10                          | \$361.7            | -             | -                | \$430.2                  | 4.35%               |
| Centro NP Residual Holdings                        | CNP                   | Yes                   | 09-Oct-10                          | \$62.3             | -             | -                | \$74.1                   | 4.35%               |
| Centro NP Residual Pool 1                          | (5) CER               | Yes                   | 31-Dec-10                          | \$142.6            | -             | -                | \$169.6                  | 4.10%               |
| Centro NP Residual Pool 1                          | (5) CNP               | Yes                   | 31-Dec-10                          | \$209.9            | -             | -                | \$249.6                  | 4.10%               |
| CER/CAWF Syndicated Loan Facility                  | CAWF                  |                       | 04-Dec-12                          | -                  | -             | \$100.0          | \$100.0                  | 9.38%               |
| CER/CAWF Syndicated Loan Facility                  | CER                   |                       | 04-Dec-12                          | -                  | -             | \$100.0          | \$100.0                  | 9.38%               |
| CMCS 15 Facility                                   | CMCS15                |                       | 31-Dec-10                          | -                  | -             | \$4.7            | \$4.7                    | 7.83%               |
| CMCS 16 - Tranche A, B and C                       | CMCS16                |                       | 15-Dec-11                          | -                  | -             | \$43.1           | \$43.1                   | 7.00%               |
| CMCS 19 Facility                                   | CMCS19NZ              |                       | 28-Dec-10                          | -                  | -             | \$7.6            | \$7.6                    | 4.87%               |
| CMCS 19 Facility                                   | CMCS19UT              |                       | 28-Dec-10                          | -                  | -             | \$64.3           | \$64.3                   | 5.42%               |
| CMCS 20 Facility                                   | CMCS20                |                       | 15-Dec-11                          | -                  | \$26.5        | -                | \$21.6                   | 4.82%               |
| CMCS 24 Facility                                   | (6) (7) CMCS24        | -                     | 31-Jul-10                          | -                  | -             | \$63.7           | \$63.7                   | 5.96%               |
| CMCS 28 Facility                                   | CMCS28                |                       | 15-Dec-11                          | -                  | -             | \$171.9          | \$171.9                  | 5.60%               |
| CMCS 33 Facility                                   | CMCS33                |                       | 15-Dec-11                          | -                  | -             | \$117.9          | \$117.9                  | 6.42%               |
| CMCS 9 - Tranche A, B, C, D                        | (4) CMCS09            | -                     | 15-Dec-11                          | -                  | -             | \$111.8          | \$111.8                  | 6.76%               |
| CMCS Capital (Club Facility)                       | CMCS03                |                       | 15-Dec-11                          | -                  | -             | \$36.4           | \$36.4                   | 6.98%               |
| CMCS Capital (Club Facility)                       | CMCS04                |                       | 15-Dec-11                          | -                  | -             | \$39.8           | \$39.8                   | 6.98%               |
| CMCS Capital (Club Facility)                       | CMCS05                |                       | 15-Dec-11                          | -                  | -             | \$49.2           | \$49.2                   | 6.98%               |
| CMCS Capital (Club Facility)                       | CMCS06                |                       | 15-Dec-11                          | -                  | -             | \$44.3           | \$44.3                   | 6.98%               |
| CMCS Capital (Club Facility)                       | CMCS08                |                       | 15-Dec-11                          | -                  | -             | \$46.7           | \$46.7                   | 6.98%               |
| CMCS Capital (Club Facility)                       | CMCS11                |                       | 15-Dec-11                          | -                  | -             | \$68.2           | \$68.2                   | 6.98%               |
| CMCS Capital (Club Facility)                       | CMCS12                |                       | 15-Dec-11                          | -                  | -             | \$40.5           | \$40.5                   | 6.98%               |
| CMCS30 Facility                                    | CMCS30                |                       | 30-Sep-10                          | -                  | -             | \$9.8            | \$9.8                    | 6.60%               |
| CNP Facility                                       | CSIF-A                |                       | 15-Dec-11                          | -                  | -             | \$190.0          | \$190.0                  | 6.12%               |
| Credit Agreement Facility                          | (6) (6) CNP           | Yes                   | 31-Dec-10                          | \$108.7            | -             | -                | \$129.3                  | 1.70%               |
| CSIF B (Club Facility)                             | CER                   |                       | 13-Nov-11                          | -                  | -             | \$226.5          | \$226.5                  | 8.05%               |
| Highland Commons                                   | CER                   | Yes                   | 01-May-17                          | \$4.0              | -             | -                | \$4.7                    | 4.00%               |
| Lexington Road Plaza                               | CER                   | Yes                   | 01-Sep-11                          | \$4.8              | -             | -                | \$5.8                    | 6.88%               |
| Marlton Crossing 1                                 | CER                   |                       | 01-Jun-13                          | \$9.2              | -             | -                | \$11.0                   | 2.36%               |
| Marlton Crossing 1                                 | CNP                   |                       | 01-Jun-13                          | \$0.3              | -             | -                | \$0.3                    | 2.36%               |
| Revolving Credit Facility                          | (5) (6) CER           | Yes                   | 31-Dec-10                          | \$294.3            | -             | -                | \$350.0                  | 2.33%               |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**  
**Summary of Outstanding Debt - Centro FUM**  
**(Dollars in millions)**

| Fund   | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt | NZ\$m<br>Debt | A\$m<br>Debt | Total Debt<br>(A\$m) (2) | Interest<br>Rate(3) |
|--|-----------------------|-----------|---------------|---------------|--------------|--------------------------|---------------------|
| Revolving Credit Facility                                | (4) (6) CNP           | 31-Dec-10 | \$11.2        | -             | -            | \$13.4                   | 2.33%               |
| Tuggeranong Facility                                     | CAWF                  | 09-Jul-10 | -             | -             | \$113.8      | \$113.8                  | 6.72%               |
| Vic Gardens  | CAWF                  | 15-Dec-11 | -             | -             | \$33.0       | \$33.0                   | 6.97%               |
| Vic Gardens  | JV Partner            | 15-Dec-11 | -             | -             | \$33.0       | \$33.0                   | 6.97%               |
| Village West   | (10) (8) CER          | 09-Aug-10 | \$12.6        | -             | -            | \$15.0                   | 6.40%               |
| Village West   | (10) (8) CNP          | 09-Aug-10 | \$0.4         | -             | -            | \$0.5                    | 6.40%               |
| TOTAL VARIABLE RATE SECURED MORTGAGE INDEBTEDNESS        |                       |           | \$1,503.8     | \$26.5        | \$2,821.1    | \$4,631.2                | 5.52%               |
| <b>Variable Rate Debt</b>                                |                       |           |               |               |              |                          |                     |
| <b>Secured Mortgage Indebtedness - CMBS</b>              |                       |           |               |               |              |                          |                     |
| CMBS 2006-1 (Aust)                                       | CER                   | 20-Dec-10 | -             | -             | \$171.1      | \$171.1                  | 5.45%               |
| CMBS 2006-1 (Aust)                                       | CER                   | 20-Dec-11 | -             | -             | \$155.4      | \$155.4                  | 8.40%               |
| CMBS 2006-1 (Aust)                                       | CMCS10                | 20-Dec-11 | -             | -             | \$32.5       | \$32.5                   | 8.40%               |
| CMBS 2006-1 (Aust)                                       | CMCS17                | 20-Dec-10 | -             | -             | \$25.5       | \$25.5                   | 8.40%               |
| CMBS 2006-1 (Aust)                                       | CMCS18                | 20-Dec-10 | -             | -             | \$6.4        | \$6.4                    | 8.40%               |
| CMBS 2006-1 (Aust)                                       | CMCS21                | 20-Dec-11 | -             | -             | \$73.6       | \$73.6                   | 8.40%               |
| CMBS 2006-1 (Aust)                                       | CMCS22                | 20-Dec-11 | -             | -             | \$16.2       | \$16.2                   | 5.53%               |
| CMBS 2006-1 (Aust)                                       | CMCS23                | 20-Dec-11 | -             | -             | \$21.7       | \$21.7                   | 5.58%               |
| CMBS 2006-1 (Aust)                                       | CMCS25                | 20-Dec-11 | -             | -             | \$41.1       | \$41.1                   | 5.50%               |
| CMBS 2006-1 (Aust)                                       | CMCS26                | 20-Dec-11 | -             | -             | \$54.4       | \$54.4                   | 5.50%               |
| CMBS 2006-1 (Aust)                                       | CMCS27                | 20-Dec-10 | -             | -             | \$54.0       | \$54.0                   | 5.58%               |
| CMBS 2006-1 (Aust)                                       | CMCS34                | 20-Dec-11 | -             | -             | \$72.5       | \$72.5                   | 5.53%               |
| CMBS 2006-1 (Aust)                                       | CMCS37                | 20-Dec-11 | -             | -             | \$92.7       | \$92.7                   | 5.53%               |
| TOTAL VARIABLE RATE SECURED MORTGAGE INDEBTEDNESS - CMBS |                       |           | -             | -             | \$817.3      | \$817.3                  | 6.54%               |
| <b>TOTAL VARIABLE RATE DEBT</b>                          |                       |           | \$4,594.0     | \$26.5        | \$5,266.1    | \$10,751.4               | 4.40%               |
| <b>TOTAL DEBT (4) (9)</b>                                |                       |           | \$10,323.5    | \$26.5        | \$6,121.4    | \$18,421.1               | 4.94%               |
| Total Super LLC Debt                                     |                       |           | \$5,034.7     | -             | -            | \$5,988.0                |                     |

Related party loans between Centro Properties Group managed funds are not included.  
 Debt schedule represents pro-rata interest across relevant facilities.  
 (1) Includes debt associated with outside equity interests in Joint Venture Vehicles.  
 (2) Conversion rate of 0.8408 for US to Aus and 1.2276 for NZ to Aus for Total A\$ debt.  
 (3) Interest rates on variable rate facilities are exclusive of hedging.  
 (4) Subsequent to June 30, 2010, a breach in this facility has been cured  
 (5) Subsequent to June 30, 2010, refinanced extended with new maturity of December 2011  
 (6) Subsequent to June 30, 2010, refinanced with new maturity of October 2011  
 (7) Subsequent to June 30, 2010, refinanced with new maturity of August 2020 and fixed interest rate of 6.75%  
 (8) Subsequent to June 30, 2010, refinanced with new maturity of August 2020 and fixed interest rate of 6.75%  
 (9) Subsequent to June 30, 2010, facility has been fully repaid  
 (10) Subsequent to June 30, 2010, facility has been fully repaid  
 (11) Subsequent to June 30, 2010, refinanced with new maturity date of August 2011  
 (12) Subsequent to June 30, 2010, refinanced with new maturity date of July 2015  
 (13) Subsequent to June 30, 2010, refinanced with new maturity date of August 2015  
 (14) (15) Total debt of \$18,421.1m includes \$483.5m of debt attributable to Centro's JV partners. Total debt attributable to the Centro Group is \$17,937.6m.

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**

**Summary of Outstanding Debt - CNP**

(Dollars in millions)

|   | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt  | NZ\$m<br>Debt | A\$m<br>Debt   | Total Debt<br>(A\$m) (2) | Interest<br>Rate (3)   |
|---|-----------------------|-----------|----------------|---------------|----------------|--------------------------|------------------------|
| <b>Capital Lease</b>                            |                       |           |                |               |                |                          |                        |
| A&P Clark                                       | Yes                   | 01-May-25 | \$4.4          | -             | -              | \$5.2                    | 6.00%                  |
| Bakersfield Plaza                               | Yes                   | 20-Jun-31 | \$15.2         | -             | -              | \$18.0                   | 6.00%                  |
| BJ's Plaza                                      |                       | 29-Aug-11 | \$0.1          | -             | -              | \$0.1                    | 6.00%                  |
| BJ's Plaza                                      | Yes                   | 29-Aug-11 | \$0.0          | -             | -              | \$0.0                    | 6.00%                  |
| Bristol Plaza                                   | Yes                   | 20-Jun-31 | \$9.1          | -             | -              | \$10.8                   | 6.00%                  |
| Centro NP-REIT                                  | Yes                   | 30-Apr-14 | \$0.7          | -             | -              | \$0.8                    | 6.00%                  |
| Clear Lake Camino South                         | Yes                   | 01-Apr-23 | \$1.3          | -             | -              | \$1.5                    | 6.00%                  |
| Colonial Commons                                |                       | 31-Mar-12 | \$1.0          | -             | -              | \$1.2                    | 6.00%                  |
| Cudahy Plaza                                    | Yes                   | 20-Jun-31 | \$5.0          | -             | -              | \$6.0                    | 6.00%                  |
| Devonshire                                      |                       | 06-Jun-16 | \$2.8          | -             | -              | \$3.3                    | 6.00%                  |
| Devonshire                                      | Yes                   | 06-Jun-16 | \$0.1          | -             | -              | \$0.2                    | 6.00%                  |
| Ellisville Square                               |                       | 31-Oct-87 | \$2.9          | -             | -              | \$3.4                    | 6.00%                  |
| Esplanade                                       |                       | 01-Sep-17 | \$3.2          | -             | -              | \$3.8                    | 6.00%                  |
| Grand Central Plaza                             |                       | 14-Mar-35 | \$1.3          | -             | -              | \$1.6                    | 6.00%                  |
| Grand Central Plaza                             | Yes                   | 14-Mar-35 | \$0.1          | -             | -              | \$0.1                    | 6.00%                  |
| Knox Plaza                                      | Yes                   | 24-Nov-37 | \$1.3          | -             | -              | \$1.5                    | 6.00%                  |
| Lazarus (Richland)                              |                       | 30-Jul-26 | \$3.6          | -             | -              | \$4.3                    | 6.00%                  |
| Oakwood Commons                                 | Yes                   | 31-Jan-88 | \$6.0          | -             | -              | \$7.1                    | 6.00%                  |
| Roosevelt Mall                                  | Yes                   | 31-Jan-63 | \$1.8          | -             | -              | \$2.2                    | 6.00%                  |
| Shoppes at Fox Run                              | Yes                   | 12-Nov-28 | \$15.2         | -             | -              | \$18.1                   | <del>6.00%</del> 8.00% |
| Tanglewilde                                     | Yes                   | 30-Apr-14 | \$0.4          | -             | -              | \$0.5                    | 6.00%                  |
| Tops Plaza (North Olmsted)                      |                       | 30-Sep-26 | \$5.3          | -             | -              | \$6.4                    | 6.00%                  |
| Tops Plaza (North Olmsted)                      | Yes                   | 30-Sep-26 | \$0.3          | -             | -              | \$0.3                    | 6.00%                  |
| Trinity Commons                                 | Yes                   | 31-Jan-37 | \$11.6         | -             | -              | \$13.8                   | 6.00%                  |
| Wilkes Barre                                    |                       | 30-Sep-22 | \$5.3          | -             | -              | \$6.3                    | 6.00%                  |
| Wilkes Barre                                    | Yes                   | 30-Sep-22 | \$0.3          | -             | -              | \$0.3                    | 6.00%                  |
| <b>TOTAL FIXED RATE CAPITAL LEASE</b>           |                       |           | <b>\$98.2</b>  | <b>-</b>      | <b>-</b>       | <b>\$116.8</b>           | <b>6.31%</b>           |
| <b>Fixed Rate Debt:</b>                         |                       |           |                |               |                |                          |                        |
| <b>Hybrid Securities</b>                        |                       |           |                |               |                |                          |                        |
| Hybrid Securities                               |                       | 15-Jan-16 | \$263.5        | -             | \$710.3        | \$1,023.7                | 5.00%                  |
| <b>TOTAL HYBRID SECURITIES</b>                  |                       |           | <b>\$263.5</b> | <b>-</b>      | <b>\$710.3</b> | <b>\$1,023.7</b>         | <b>5.00%</b>           |
| <b>Other Secured Mortgages</b>                  |                       |           |                |               |                |                          |                        |
| Senior Term Loan                                |                       | 15-Dec-11 | \$340.0        | -             | -              | \$404.4                  | 5.71%                  |
| <b>TOTAL FIXED RATE OTHER SECURED MORTGAGES</b> |                       |           | <b>\$340.0</b> | <b>-</b>      | <b>-</b>       | <b>\$404.4</b>           | <b>5.71%</b>           |
| <b>Fixed Rate Debt:</b>                         |                       |           |                |               |                |                          |                        |
| <b>Secured Mortgage Indebtedness</b>            |                       |           |                |               |                |                          |                        |
| Arvada Plaza                                    | Yes                   | 01-May-21 | \$1.6          | -             | -              | \$2.0                    | 7.67%                  |
| CER/CAWF Syndicated Loan Facility               |                       | 04-Dec-12 | -              | -             | \$100.0        | \$100.0                  | 9.79%                  |
| Conyers Plaza I                                 |                       | 01-Jan-17 | \$10.3         | -             | -              | \$12.2                   | 5.77%                  |
| Conyers Plaza I                                 | Yes                   | 01-Jan-17 | \$0.5          | -             | -              | \$0.6                    | 5.77%                  |
| Covered Bridge                                  | Yes                   | 01-Jul-20 | \$2.0          | -             | -              | \$2.4                    | 7.50%                  |
| Elkhart Market Centre                           | Yes                   | 01-Jul-20 | \$9.8          | -             | -              | \$11.6                   | 7.50%                  |
| Florence Square I, II, II                       | Yes                   | 01-Apr-13 | \$13.4         | -             | -              | \$16.0                   | 5.80%                  |
| Freshwater - Stateline Plaza                    |                       | 01-Feb-17 | \$14.1         | -             | -              | \$16.8                   | 8.00%                  |
| Freshwater - Stateline Plaza                    | Yes                   | 01-Feb-17 | \$0.7          | -             | -              | \$0.9                    | 8.00%                  |
| Galileo Put Portfolio                           |                       | 01-Jun-16 | \$78.3         | -             | -              | \$93.2                   | 5.97%                  |
| Galileo Put Portfolio                           | Yes                   | 01-Jun-16 | \$4.1          | -             | -              | \$4.9                    | 5.97%                  |
| Greentree                                       | (6) (5) Yes           | 01-Oct-10 | \$4.3          | -             | -              | \$5.1                    | 8.24%                  |
| Habersham Crossing                              | (6) Yes               | 01-Oct-10 | \$3.2          | -             | -              | \$3.8                    | 8.24%                  |
| Hampton Village Centre                          | Yes                   | 01-Jul-30 | \$27.2         | -             | -              | \$32.4                   | 8.53%                  |
| Hillcrest Shopping Center                       | Yes                   | 01-Sep-10 | \$15.6         | -             | -              | \$18.6                   | 8.11%                  |
| Hunt River Commons                              | Yes                   | 01-Nov-11 | \$6.3          | -             | -              | \$7.5                    | 7.07%                  |
| Independence Mall                               |                       | 01-Nov-16 | \$110.0        | -             | -              | \$130.8                  | 6.17%                  |
| Karl Plaza                                      | Yes                   | 01-Mar-28 | \$3.6          | -             | -              | \$4.3                    | 9.32%                  |
| Marketplace at Matteson                         |                       | 01-Mar-16 | \$16.0         | -             | -              | \$19.0                   | 5.24%                  |
| Marketplace at Matteson                         | Yes                   | 01-Mar-16 | \$0.8          | -             | -              | \$1.0                    | 5.24%                  |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**

**Summary of Outstanding Debt - CNP**  
**(Dollars in millions)**

|   | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt  | NZ\$m<br>Debt | A\$m<br>Debt   | Total Debt<br>(A\$m) (2) | Interest<br>Rate (3) |
|---|-----------------------|-----------|----------------|---------------|----------------|--------------------------|----------------------|
| Merchants Crossing                                    | Yes                   | 14-Sep-11 | \$4.1          | -             | -              | \$4.9                    | 7.63%                |
| Midway Market Square                                  | Yes                   | 01-Dec-20 | \$10.7         | -             | -              | \$12.7                   | 8.18%                |
| Northgate SC  | Yes                   | 01-Jul-13 | \$2.6          | -             | -              | \$3.1                    | 8.75%                |
| Odessa-Winwood Town Center I, I                       | Yes                   | 05-May-13 | \$14.6         | -             | -              | \$17.4                   | 5.74%                |
| Olympia Corners                                       | Yes                   | 01-Jul-20 | \$4.0          | -             | -              | \$4.7                    | 7.50%                |
| Perkins Farm Marketplace                              |                       | 16-Dec-14 | \$13.0         | -             | -              | \$15.4                   | 5.84%                |
| Ridge Plaza   |                       | 01-Jan-34 | \$12.7         | -             | -              | \$15.1                   | 5.92%                |
| Ridge Plaza   | Yes                   | 01-Jan-34 | \$0.7          | -             | -              | \$0.8                    | 5.92%                |
| Salmon Run Plaza                                      |                       | 05-Sep-13 | \$2.2          | -             | -              | \$2.6                    | 8.95%                |
| Sarasota  | Yes                   | 01-Jun-15 | \$10.5         | -             | -              | \$12.5                   | 5.02%                |
| Silver Pointe   | Yes                   | 11-Dec-27 | \$6.5          | -             | -              | \$7.7                    | 12.50%               |
| Streetsboro Crossing                                  |                       | 01-Dec-15 | \$8.5          | -             | -              | \$10.1                   | 5.37%                |
| Streetsboro Crossing                                  | Yes                   | 01-Dec-15 | \$0.4          | -             | -              | \$0.5                    | 5.37%                |
| Sunshine Square                                       | (7) Yes               | 15-Jul-10 | \$5.7          | -             | -              | \$6.7                    | 8.49%                |
| Tops Plaza - North Olmstead                           |                       | 01-Oct-13 | \$4.4          | -             | -              | \$5.2                    | 5.17%                |
| Tops Plaza - North Olmstead                           | Yes                   | 01-Oct-13 | \$0.2          | -             | -              | \$0.3                    | 5.17%                |
| Tops Plaza - North Ridgeville                         |                       | 01-Oct-13 | \$5.8          | -             | -              | \$6.9                    | 5.17%                |
| Tops Plaza - North Ridgeville                         | Yes                   | 01-Oct-13 | \$0.3          | -             | -              | \$0.4                    | 5.17%                |
| Turnpike Plaza  |                       | 01-Jun-15 | \$19.5         | -             | -              | \$23.2                   | 4.90%                |
| Turnpike Plaza  | Yes                   | 01-Jun-15 | \$1.0          | -             | -              | \$1.2                    | 4.90%                |
| Villa Monaco  | Yes                   | 01-Sep-14 | \$8.8          | -             | -              | \$10.5                   | 5.56%                |
| West Ridge Shopping Center                            | Yes                   | 09-Dec-13 | \$10.2         | -             | -              | \$12.1                   | 5.89%                |
| Westminster City Center                               |                       | 01-Sep-15 | \$44.7         | -             | -              | \$53.1                   | 5.17%                |
| Westminster City Center                               | Yes                   | 01-Sep-15 | \$2.4          | -             | -              | \$2.8                    | 5.17%                |
| <b>TOTAL FIXED RATE SECURED MORTGAGE INDEBTEDNESS</b> |                       |           | <b>\$515.6</b> | <b>-</b>      | <b>\$100.0</b> | <b>\$713.2</b>           | <b>6.85%</b>         |

**Fixed Rate Debt:**

**Secured Mortgage Indebtedness - CMBS**

|                                  |     |           |         |   |   |         |        |
|----------------------------------|-----|-----------|---------|---|---|---------|--------|
| Annex of Arlington               | Yes | 11-Apr-12 | \$16.8  | - | - | \$20.0  | 7.85%  |
| Apollo1                          |     | 31-Aug-12 | \$164.4 | - | - | \$195.5 | 5.15%  |
| Apollo1                          | Yes | 31-Aug-12 | \$8.7   | - | - | \$10.3  | 5.15%  |
| Apollo2                          |     | 31-Aug-12 | \$94.1  | - | - | \$111.9 | 5.15%  |
| Apollo2                          | Yes | 31-Aug-12 | \$5.0   | - | - | \$5.9   | 5.15%  |
| Apollo3                          |     | 31-Aug-12 | \$96.9  | - | - | \$115.2 | 5.15%  |
| Apollo3                          | Yes | 31-Aug-12 | \$5.1   | - | - | \$6.1   | 5.15%  |
| Apollo4                          |     | 01-Sep-15 | \$197.6 | - | - | \$235.0 | 5.17%  |
| Apollo4                          | Yes | 01-Sep-15 | \$10.4  | - | - | \$12.4  | 5.17%  |
| Bedford Grove (Walmart)          |     | 01-Nov-19 | \$3.1   | - | - | \$3.6   | 7.63%  |
| Berkshire Crossing (Walmart)     |     | 01-Mar-20 | \$5.0   | - | - | \$6.0   | 7.63%  |
| BJ's Plaza                       |     | 01-Dec-11 | \$0.6   | - | - | \$0.7   | 10.40% |
| BJ's Plaza                       | Yes | 01-Dec-11 | \$0.0   | - | - | \$0.0   | 10.40% |
| Centro NP Residual Holdings CMBS | Yes | 01-Sep-17 | \$300.0 | - | - | \$356.8 | 6.38%  |
| Chesterbrook                     |     | 01-Jun-14 | \$10.4  | - | - | \$12.3  | 5.25%  |
| Christmas Tree Plaza             |     | 11-May-18 | \$7.3   | - | - | \$8.6   | 7.89%  |
| Clocktower Place                 |     | 01-Oct-10 | \$9.7   | - | - | \$11.6  | 8.56%  |
| Conyers Plaza II                 |     | 11-Jan-34 | \$6.4   | - | - | \$7.6   | 8.50%  |
| Conyers Plaza II                 | Yes | 11-Jan-34 | \$0.3   | - | - | \$0.4   | 8.50%  |
| CWAR 1 CMBS                      |     | 01-May-11 | \$142.5 | - | - | \$169.5 | 4.19%  |
| CWAR 1 CMBS                      |     | 01-May-14 | \$135.5 | - | - | \$161.2 | 4.85%  |
| CWAR 14 CMBS                     |     | 01-Nov-13 | \$142.9 | - | - | \$169.9 | 5.39%  |
| CWAR 14 CMBS                     |     | 01-Dec-16 | \$226.1 | - | - | \$268.9 | 5.44%  |
| CWAR 15 CMBS                     | Yes | 01-Nov-13 | \$129.2 | - | - | \$153.7 | 5.39%  |
| CWAR 15 CMBS                     | Yes | 09-Dec-16 | \$234.0 | - | - | \$278.3 | 5.44%  |
| CWAR 16 CMBS                     |     | 09-Dec-13 | \$161.0 | - | - | \$191.5 | 5.42%  |
| CWAR 16 CMBS                     |     | 01-Nov-16 | \$220.9 | - | - | \$262.8 | 5.39%  |
| CWAR 4 CMBS                      |     | 01-Jan-16 | \$164.5 | - | - | \$195.7 | 5.62%  |
| CWAR 5 CMBS                      |     | 01-Feb-16 | \$235.9 | - | - | \$280.6 | 5.63%  |
| CWAR 7 CMBS                      |     | 01-Aug-16 | \$86.0  | - | - | \$102.3 | 6.32%  |
| CWAR 9 CMBS                      |     | 01-Jul-16 | \$240.0 | - | - | \$285.4 | 6.04%  |
| Galileo CMBS TI IG               |     | 01-Nov-10 | \$51.3  | - | - | \$61.0  | 5.01%  |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**

**Summary of Outstanding Debt - CNP**  
**(Dollars in millions)**

|  | Super LLC<br>Debt (1) | Maturity  | US\$m<br>Debt    | NZ\$m<br>Debt | A\$m<br>Debt     | Total Debt<br>(A\$m) (2) | Interest<br>Rate (3) |
|--|-----------------------|-----------|------------------|---------------|------------------|--------------------------|----------------------|
| Galileo CMBS T1 IG   | Yes                   | 01-Nov-10 | \$2.7            | -             | -                | \$3.2                    | 5.01%                |
| Galileo CMBS T2  |                       | 01-Feb-11 | \$44.6           | -             | -                | \$53.1                   | 5.50%                |
| Galileo CMBS T2  | Yes                   | 01-Feb-11 | \$2.3            | -             | -                | \$2.8                    | 5.50%                |
| Kline Plaza  |                       | 01-Jan-13 | \$11.9           | -             | -                | \$14.2                   | 6.13%                |
| Lakewood   |                       | 05-Aug-11 | \$18.9           | -             | -                | \$22.5                   | 7.45%                |
| Marketplace  | Yes                   | 01-Aug-28 | \$7.9            | -             | -                | \$9.3                    | 9.59%                |
| North Penn Market Place                                      |                       | 01-Jun-12 | \$3.8            | -             | -                | \$4.6                    | 6.89%                |
| Parkway Plaza  |                       | 01-Dec-27 | \$10.6           | -             | -                | \$12.6                   | 7.69%                |
| REMIC  | (5) Yes               | 01-Jun-28 | \$103.4          | -             | -                | \$123.0                  | 11.67%               |
| Richland Mall  |                       | 01-Aug-16 | \$37.0           | -             | -                | \$44.0                   | 6.09%                |
| Shoppes at Valley Forge                                      |                       | 01-Jan-14 | \$6.4            | -             | -                | \$7.6                    | 5.58%                |
| Shoppes at Vestal  |                       | 01-Feb-12 | \$10.0           | -             | -                | \$11.9                   | 7.60%                |
| Shoppes of Victoria  | Yes                   | 01-Sep-14 | \$6.5            | -             | -                | \$7.7                    | 5.60%                |
| Sun Plaza  | Yes                   | 01-Jul-20 | \$7.4            | -             | -                | \$8.8                    | 7.50%                |
| The Vineyards  | Yes                   | 01-Jul-20 | \$6.2            | -             | -                | \$7.3                    | 7.50%                |
| Village at Newtown   |                       | 01-Jun-14 | \$25.7           | -             | -                | \$30.5                   | 5.25%                |
| Waterbury Plaza  |                       | 01-Jan-11 | \$11.1           | -             | -                | \$13.2                   | 7.84%                |
| Waterbury Plaza  | Yes                   | 01-Jan-11 | \$0.6            | -             | -                | \$0.7                    | 7.84%                |
| Woodbourne Square  |                       | 01-Apr-14 | \$2.7            | -             | -                | \$3.2                    | 5.39%                |
| <b>TOTAL FIXED RATE SECURED MORTGAGE INDEBTEDNESS - CMBS</b> |                       |           | <b>\$3,438.8</b> | <b>-</b>      | <b>-</b>         | <b>\$4,089.9</b>         | <b>5.76%</b>         |
| <b>Fixed Rate Debt:</b>                                      |                       |           |                  |               |                  |                          |                      |
| <b>Unsecured Notes</b>                                       |                       |           |                  |               |                  |                          |                      |
| 3.75%, 20 Year Unsecured Notes                               | Yes                   | 01-Jun-23 | \$0.0            | -             | -                | \$0.0                    | 3.75%                |
| 4.50%, 7 Year Unsecured Notes                                | Yes                   | 01-Feb-11 | \$150.0          | -             | -                | \$178.4                  | 4.50%                |
| 5.125%, 7 Year Unsecured Notes                               | Yes                   | 15-Sep-12 | \$125.0          | -             | -                | \$148.7                  | 5.13%                |
| 5.25%, 10 Year Unsecured Notes                               | Yes                   | 15-Sep-15 | \$125.0          | -             | -                | \$148.7                  | 5.25%                |
| 5.30%, 10 Year Unsecured Notes                               | Yes                   | 15-Jan-15 | \$100.0          | -             | -                | \$118.9                  | 5.30%                |
| 5.50%, 10 Year Unsecured Notes                               | Yes                   | 20-Nov-13 | \$50.0           | -             | -                | \$59.5                   | 5.50%                |
| 6.90%, 30 Year Unsecured Notes                               | Yes                   | 15-Jan-14 | \$50.0           | -             | -                | \$59.5                   | 6.90%                |
| 7.50%, 30 Year Unsecured Notes                               | Yes                   | 30-Jul-29 | \$25.0           | -             | -                | \$29.7                   | 7.50%                |
| 7.65%, 30 Year Unsecured Notes                               | Yes                   | 15-Jan-14 | \$25.0           | -             | -                | \$29.7                   | 7.65%                |
| 7.68%, 30 Year Unsecured Notes                               | Yes                   | 15-Jan-14 | \$20.0           | -             | -                | \$23.8                   | 7.68%                |
| 7.97%, 30 Year Unsecured Notes                               | Yes                   | 15-Jan-14 | \$10.0           | -             | -                | \$11.9                   | 7.97%                |
| <b>TOTAL FIXED RATE UNSECURED NOTES</b>                      |                       |           | <b>\$680.0</b>   | <b>-</b>      | <b>-</b>         | <b>\$808.8</b>           | <b>5.49%</b>         |
| <b>TOTAL FIXED RATE DEBT</b>                                 |                       |           | <b>\$5,336.1</b> | <b>-</b>      | <b>\$810.3</b>   | <b>\$7,156.8</b>         | <b>5.73%</b>         |
| <b>Variable Rate Debt</b>                                    |                       |           |                  |               |                  |                          |                      |
| <b>Credit Agreements</b>                                     |                       |           |                  |               |                  |                          |                      |
| Revolving Credit Facility                                    | (4)                   | 31-Dec-10 | \$20.5           | -             | -                | \$24.4                   | 1.79%                |
| <b>TOTAL VARIABLE RATE CREDIT AGREEMENTS</b>                 |                       |           | <b>\$20.5</b>    | <b>-</b>      | <b>-</b>         | <b>\$24.4</b>            | <b>1.79%</b>         |
| <b>Variable Rate Debt</b>                                    |                       |           |                  |               |                  |                          |                      |
| <b>Other Secured Mortgages</b>                               |                       |           |                  |               |                  |                          |                      |
| Bank Bridge Loan   | (4) Yes               | 31-Dec-10 | \$1,704.6        | -             | -                | \$2,027.3                | 2.10%                |
| Senior Term Loan   |                       | 15-Dec-11 | \$1,198.6        | -             | \$1,627.7        | \$3,053.2                | 3.79%                |
| <b>TOTAL VARIABLE RATE OTHER SECURED MORTGAGES</b>           |                       |           | <b>\$2,903.1</b> | <b>-</b>      | <b>\$1,627.7</b> | <b>\$5,080.5</b>         | <b>3.11%</b>         |

**Centro Properties Group**  
**Supplemental Debt Data - Period Ended 30 June 2010**

**Summary of Outstanding Debt - CNP**  
**(Dollars in millions)**

|   | Super LLC<br>Debt (1) | Maturity             | US\$m<br>Debt      | NZ\$m<br>Debt | A\$m<br>Debt     | Total Debt<br>(A\$m) (2) | Interest<br>Rate (3) |
|---|-----------------------|----------------------|--------------------|---------------|------------------|--------------------------|----------------------|
| <b>Variable Rate Debt</b>                                       |                       |                      |                    |               |                  |                          |                      |
| <b>Secured Line of Credit</b>                                   |                       |                      |                    |               |                  |                          |                      |
| The Center at Preston Ridge                                     | (4) Yes               | 31-Dec-10            | \$105.0            | -             | -                | \$124.9                  | 3.60%                |
| <b>TOTAL VARIABLE RATE SECURED LINE OF CREDIT</b>               |                       |                      | <b>\$105.0</b>     | <b>-</b>      | <b>-</b>         | <b>\$124.9</b>           | <b>3.60%</b>         |
| <b>Variable Rate Debt</b>                                       |                       |                      |                    |               |                  |                          |                      |
| <b>Secured Mortgage Indebtedness</b>                            |                       |                      |                    |               |                  |                          |                      |
| Bank - CER Cash Advance Facility                                |                       | 15-Dec-11            | -                  | -             | \$336.6          | \$336.6                  | 6.96%                |
| Bank - CER Commercial Paper Facility                            |                       | 12-Dec-10            | -                  | -             | \$108.9          | \$108.9                  | 5.29%                |
| Bank CMCS 25 Cash Advance Facility                              |                       | 21-Dec-11            | -                  | -             | \$21.3           | \$21.3                   | 5.51%                |
| <del>Bank Facility 300</del>                                    | <del>(4) -</del>      | <del>31-Dec-10</del> | <del>\$104.2</del> | <del>-</del>  | <del>-</del>     | <del>\$123.9</del>       | <del>2.85%</del>     |
| <del>Bank Facility 300</del>                                    | <del>(4) Yes</del>    | <del>31-Dec-10</del> | <del>\$177.5</del> | <del>-</del>  | <del>-</del>     | <del>\$211.1</del>       | <del>2.85%</del>     |
| Bank Facility 300 - A   | (4) -                 | 31-Dec-10            | \$104.2            | -             | -                | \$123.9                  | 2.85%                |
| Bank Facility 300 - B   | (4) Yes               | 31-Dec-10            | \$122.5            | -             | -                | \$145.7                  | 2.85%                |
| Bank Facility 300 - C   | (5) Yes               | 31-Dec-10            | \$55.0             | -             | -                | \$65.4                   | 2.85%                |
| CAWF Facility   |                       | 15-Dec-11            | -                  | -             | \$638.0          | \$638.0                  | 6.75%                |
| Centro NP Residual Holdings                                     | Yes                   | 09-Oct-10            | \$424.0            | -             | -                | \$504.3                  | 4.35%                |
| Centro NP Residual Pool 1                                       | (4) Yes               | 31-Dec-10            | \$352.5            | -             | -                | \$419.2                  | 4.10%                |
| CER/CAWF Syndicated Loan Facility                               |                       | 04-Dec-12            | -                  | -             | \$200.0          | \$200.0                  | 9.38%                |
| CMCS 24 Facility  | (6)                   | 31-Jul-10            | -                  | -             | \$63.7           | \$63.7                   | 5.96%                |
| CMCS Capital (Club Facility)                                    |                       | 15-Dec-11            | -                  | -             | \$36.4           | \$36.4                   | 6.98%                |
| CMCS30 Facility   |                       | 30-Sep-10            | -                  | -             | \$9.8            | \$9.8                    | 6.60%                |
| CNP Facility  |                       | 15-Dec-11            | -                  | -             | \$190.0          | \$190.0                  | 6.12%                |
| Credit Agreement Facility                                       | (5) Yes               | 31-Dec-10            | \$108.7            | -             | -                | \$129.3                  | 1.70%                |
| CSIF B (Club Facility)  |                       | 13-Nov-11            | -                  | -             | \$226.5          | \$226.5                  | 8.05%                |
| Highland Commons  | Yes                   | 01-May-17            | \$4.0              | -             | -                | \$4.7                    | 4.00%                |
| Lexington Road Plaza  | Yes                   | 01-Sep-11            | \$4.8              | -             | -                | \$5.8                    | 6.88%                |
| Marlton Crossing 1  |                       | 01-Jun-13            | \$9.5              | -             | -                | \$11.3                   | 2.36%                |
| Revolving Credit Facility                                       | (5) Yes               | 31-Dec-10            | \$305.6            | -             | -                | \$363.4                  | 2.33%                |
| Village West  | <del>(6)</del> (7)    | 09-Aug-10            | \$13.0             | -             | -                | \$15.5                   | 6.40%                |
| <b>TOTAL VARIABLE RATE SECURED MORTGAGE INDEBTEDNESS</b>        |                       |                      | <b>\$1,503.8</b>   | <b>-</b>      | <b>\$1,831.3</b> | <b>\$3,619.8</b>         | <b>5.25%</b>         |
| <b>Variable Rate Debt</b>                                       |                       |                      |                    |               |                  |                          |                      |
| <b>Secured Mortgage Indebtedness - CMBS</b>                     |                       |                      |                    |               |                  |                          |                      |
| CMBS 2006-1 (Aust)  |                       | 20-Dec-10            | -                  | -             | \$225.1          | \$225.1                  | 5.48%                |
| CMBS 2006-1 (Aust)  |                       | 20-Dec-11            | -                  | -             | \$343.6          | \$343.6                  | 6.82%                |
| <b>TOTAL VARIABLE RATE SECURED MORTGAGE INDEBTEDNESS - CMBS</b> |                       |                      | <b>-</b>           | <b>-</b>      | <b>\$568.7</b>   | <b>\$568.7</b>           | <b>6.29%</b>         |
| <b>TOTAL VARIABLE RATE DEBT</b>                                 |                       |                      | <b>\$4,532.4</b>   | <b>-</b>      | <b>\$4,027.7</b> | <b>\$9,418.3</b>         | <b>4.13%</b>         |
| <b>TOTAL DEBT (9) (8)</b>                                       |                       |                      | <b>\$9,868.5</b>   | <b>-</b>      | <b>\$4,838.0</b> | <b>\$16,575.1</b>        | <b>4.82%</b>         |
| Total Super LLC Debt  |                       |                      | \$4,961.9          | -             | -                | \$5,901.4                |                      |

Refer to page 51 for reconciliation between statutory reported debt balance of \$16,561.4m to supplemental reported debt balance of \$16,575.1m

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

Debt schedule represents pro-rata interest across relevant facilities.

(1) Includes debt associated with outside equity interests in Joint Venture Vehicles.

(2) Conversion rate of 0.8408 for US to Aus and 1.2276 for NZ to Aus for Total AS debt.

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

(4) Subsequent to June 30, 2010, refinanced extended with new maturity of December 2011

(5) Subsequent to June 30, 2010, refinanced with new maturity of August 2020 and fixed interest rate of 6.75%

(6) Subsequent to June 30, 2010, facility has been fully repaid

(7) Subsequent to June 30, 2010, refinanced with new maturity date of July August 2015.

~~(8) Subsequent to June 30, 2010, refinanced with new maturity date of August 2015.~~

~~(9)~~ (8) Total consolidated debt of \$16,575.1m includes \$53.9m of debt attributable to Centro's JV partners. Total consolidated debt attributable to the Centro Group is \$16,521.1m