

22 October 2008

Centro DPF & DPFI Announce September Quarter Distributions

Centro MCS Manager Limited, as Responsible Entity for the Centro Direct Property Fund (DPF) and Centro Direct Property Fund International (DPFI) announced today that for the quarter ended 30 September 2008, the DPF will pay a distribution of 1.40 cents per unit, comprised of 0.9 cents of income and 0.5 cents as a return of capital. The DPFI will pay a distribution of 0.65 cents per unit.

DPF Distribution

The DPF distribution of 1.40 cents per unit for the September 2008 quarter will be made on 11 November 2008. As noted above, the September distribution for DPF includes 0.5 cents per unit comprising a return of capital, which has resulted from the sale of a property by an underlying syndicate investment.

DPFI Distribution

The DPFI distribution of 0.65 cents per unit for the September 2008 quarter will be made on 7 November 2008.

Both Funds

Centro Retail Trust's (CER) distribution of 1.4 cents per stapled security for the June 2008 year (paid on 29 August 2008) has been factored into the September quarter distribution payments for both Funds. CER has not provided any distribution guidance for FY09.

Since December 2007, both Funds' distributions have been impacted as a result of underlying investments paying either lower distributions than forecast or, in some cases, no distribution.

For further information

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