

29 June 2011

## DPF and DPFI Investor Update – June 2011

### Blackstone Sale Closes

In our May 2011 *Investor Update*, we reported that Centro, together with several of its managed funds, had entered into a binding stock purchase agreement with BRE Retail Holdings, Inc, an affiliate of Blackstone Real Estate Partners VI, L.P. (Blackstone) to sell all of their US assets and platform for an enterprise value of approximately US\$9.4 billion.

We are pleased to advise that this transaction closed on 29 June 2011.

The sale of the US assets has a significant impact on the Centro Direct Property Fund International (DPFI) and Centro Direct Property Fund (DPF) as follows:

### Implications for DPFI Investors

- Investors in the DPFI are forecast to receive \$0.16 to \$0.17 per unit. This estimate is based on discussions with each underlying fund to determine their net asset backing (NAB) following the Blackstone sale announcement and provide forecasts of the final amount to be distributed.
- Investors should anticipate receiving their proceeds by the end of August 2011. The exact payment date is dependent on the timing of capital receipts from the underlying funds.
- As previously advised, the DPFI will not be paying further quarterly income distributions to investors.
- Once all capital proceeds have been paid to investors, the DPFI will be wound up. The wind up process may take a number of months to complete, pending finalisation of audit, tax and other statutory matters.

### Implications for DPF Investors

The DPF currently has 5.8% of its assets invested in the DPFI. As a result of the pending wind up of the DPFI, the DPF anticipates receiving around \$80 million. While no final decision has been made by the DPF responsible entity, it is currently contemplated that this money will be distributed to investors in August 2011 as a capital distribution, representing approximately \$0.05 per unit. Investors will receive further information on this amount in due course.

### For further information

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