

Centro Properties Group

2006 Taxation Percentage Profile Summary

The 30 June 2006 taxation percentages for the Centro Properties Group have been completed and appear below:

GROSS DISTRIBUTIONS

The gross distribution per security for the financial year ended 30 June 2006 was:

Trust distribution - cents per security	36.80 cents
Company dividend - cents per security	0.00 cents
Total cents per security	36.80 cents

TAXATION PERCENTAGE PROFILE SUMMARY

Taxable Interest	34.962308%
Taxable Other	15.318075%
Discounted Capital Gain - Australian	6.893641%
Concession Capital Gain - Australian	6.893641%
Discounted Capital Gain - Foreign	5.051813%
Concession Capital Gain - Foreign	5.051813%
Index Method Capital Gain	0.000000%
Other Method Capital Gain	0.000000%
Tax Deferred	24.324056%
Foreign Income - Interest	0.186972%
Foreign Income - Modified Passive	1.201789%
Foreign Income - Other	0.115892%

Total Trust Distribution	100.000000%
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Company Dividend Unfranked	0.000000
Company Dividend Franked	0.000000

Company Dividend	0.000000%
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For every \$ of distribution received

Foreign Tax Credits - Discounted Capital Gain - Modified Passive	\$0.03924223
Foreign Tax Credits - Modified Passive	\$0.00302872
Foreign Tax Credits - Other	\$0.00111899

Important Information

In addition to the cash distributions that have been made to you, in respect of the year ended 30 June 2006, as shown on the previous page, the following non cash transactions occurred.

- Return of Capital by Centro Property Trust.

If you were registered as a holder of a Centro (CNP) stapled security as at 18 July 2005, please note that you received on 18 August 2005 a return of capital in the form of 1 Centro Retail Trust (CER) stapled security for every 3 Centro Property Trust (CPT) units you held. The Volume Weighted Average Price (VWAP) for CER stapled securities over 10 trading days commencing 17 August 2005 was \$1.5453 per security. This equates to a capital gains tax cost base adjustment of 51.51 cents per CPT unit. The VWAP information is provided to assist you to determine the capital gains tax cost base adjustment to your CPT units.

- Return of Capital by Centro Properties Limited.

If you were registered as a holder of a CNP stapled security at 7pm (Melbourne time) on 14 October 2005, please note that you were credited with a return of share capital of 75 cents per share from Centro Properties Limited (CPL), which was immediately applied on your behalf by way of a capital contribution of 75 cents towards your corresponding CPT unit. No actual cash payment was made to or by you.

Centro recommends that investors wait until they are provided with their Annual Taxation Statement to assist them or their tax agents in preparing their 2006 income tax return. If investors wish to use the above information to assist in preparing their 2006 income tax return prior to receiving the Annual Taxation Statement, then please consider the following:

- If investors have not quoted their TFN or ABN or have not claimed an exemption from quoting them, then withholding tax of or around 48.5% (due to rounding differences) will have been applied to the distributions and or dividends that have been received. This will impact the preparation of an investor's 2006 income tax return.
- If investors are not a resident for Australian tax purposes, then withholding taxes will have been applied to some or all of the distributions or dividends that have been received. This may impact on the preparation of an investor's income tax return.

Annual Taxation Statements will be forwarded to investors on 25 August 2006.