

CENTRO DIRECT PROPERTY FUND

ANNUAL TAX RETURN GUIDE 2009 FOR INDIVIDUALS

This guide has been prepared to help investors in **Centro Direct Property Fund** understand their Annual Taxation Statement and complete their 2008-09 income tax return. Separate guides have been prepared for other vehicles managed by Centro Properties Group including Centro Direct Property Fund International, Centro MCS Syndicates and Centro Retail Trust.

What You Will Need

You will need the following documents to assist you to complete your 2008-09 income tax return:

- A copy of the **TaxPack 2009**
- A copy of the **TaxPack 2009 Supplement booklet**
- A copy of the **'Guide to foreign income tax offset rules 2008-09' booklet**
- **Your Annual Taxation Statement - For Year Ended 30 June 2009**

The first three publications listed above can be downloaded from the Australian Taxation Office (ATO) website at www.ato.gov.au or by calling the ATO Publication Distribution Service on **1300 720 092**.

Important Information

- This guide assumes you are an Australian resident individual taxpayer with units in **Centro Direct Property Fund**. This guide should not be used for other investment income, nor should it be used for other types of taxpayers such as a company, trust, partnership or superannuation fund.
- This guide assumes that you do not have any current year or carried forward revenue losses, capital losses or foreign losses and that you hold your units as an investment rather than as part of a business that trades in these types of investments.
- Your Annual Taxation Statement for the year ended 30 June 2009 summarises the distributions you received in respect of the 12 months ended 30 June 2009. You should note that the distributions are generally assessable in the year they are earned, regardless of when they are paid. Your Annual Taxation Statement summarises this information for you.
- Please refer to page 4 of this tax guide if you have sold your investment during the year ended 30 June 2009.

Note

The taxation treatment of investment income can be complex. If you have any doubt about your tax position, we recommend you seek professional taxation advice from your accountant or taxation adviser. This guide should not be relied upon as taxation advice.

A. Australian Taxable Income Components (Items 1 and 7)

Step 1

Refer to your TaxPack 2009 Supplement booklet. In **Question 13** 'Partnerships and trusts', under the heading of 'Non-primary production', enter the total Australian Taxable Income at **Box U** as shown on your Annual Taxation Statement for the year ended 30 June 2009.

Step 2

If you have incurred any deductible expenses in deriving this income, you should include the total of the expenses in **Box Y** in **Question 13**.

Step 3

Determine from the information provided in TaxPack 2009 Supplement on page **s5, Part C, Step 3** which code (if any) should be put in the box to the right of **Box Y** in **Question 13**.

Step 4

Subtract the total deductions at **Box Y** from the amount you entered at **Box U** in **Question 13**.

Step 5

Enter the amount worked out in Step 4 in the 'Net non-primary production distribution' box in **Question 13**. If this is a negative amount (i.e. a loss) enter 'L' in the box to the right of this figure.

Step 6

Enter the total amount of Tax Deducted (Item 7) as shown on your Annual Taxation Statement for the year ended 30 June 2009 (if any), in **Box R** of **Question 13**.

C. Tax Deferred Income (Item 5)

Generally, Tax Deferred Income is not taxable when received. Tax Deferred Income received reduces the capital gains tax cost base of your units. Once the total Tax Deferred Income amounts received by you during the total period that you hold your units exceeds your cost base in respect of those units, the excess distributions will be subject to tax under the capital gains tax provisions. In addition, as you acquired your units after 19 September 1985, if you sell your securities, your capital gain or loss will be calculated by subtracting from your sale proceeds, the cost base of your units reduced by the total Tax Deferred Income amounts received by you from that investment.

D. Foreign Source Income (Item 6)

Step 1

Refer to your TaxPack 2009 Supplement booklet. You should print a **X** in the **NO** boxes at **I, W** and **J** in **Question 19** unless you have interests in foreign entities.

Step 2

Add the amount of 'Foreign Source Income' (Item 6) and the 'Foreign Income Tax Offsets' (Item 8) (if any) together to determine a total for this foreign income.

Step 3

If you have incurred any deductible expenses in deriving this foreign income, add all of these costs up.

Step 4

Subtract the total deductions for this foreign income calculated under Step 3 from the gross foreign income calculated in Step 2.

Tax Guide 1



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SRN: **#####**

Centro Direct Property Fund Annual Taxation Statement For the Year Ended 30 June 2009

Dear Investor

This statement has been prepared to assist with the completion of your Income Tax Return. The following is a summary of your taxable income relating to your total distribution for the year ended 30 June 2009. Generally, this income will be assessable in your 2008-09 income tax return, however, investors should seek their own tax advice. You should refer to the 2009 Annual Tax Return Guide for Individuals prior to completing your Income Tax Return. The 2009 Annual Tax Return Guide can be obtained from centro.com.au or by contacting us on 1800 802 400 for a hard copy.

1. Australian Taxable Income	2. Discounted Capital Gain	3. Concession Capital Gain	4. Other Capital Gain	5. Tax Deferred	6. Foreign Source Income	7. Tax Deducted
13U*	18A, 18H*	-	18A, 18H*	-	20E, 20M*	13R*

Net Distribution Paid: = \$#####

Calculation = 1 + 2 + 3 + 4 + 5 + 6 - 7

8. Foreign Income Tax Offsets
20O*

* Tax Pack 2009 Supplement Reference

PLEASE REFER OVERLEAF FOR IMPORTANT INFORMATION AND AN EXPLANATION OF THE VARIOUS COMPONENTS OF YOUR DISTRIBUTION.

PLEASE RETAIN THIS STATEMENT FOR TAXATION PURPOSES. A CHARGE MAY BE LEVIED FOR REPLACEMENT.

B. Capital Gains Components (Items 2, 3 and 4)

Step 1

Refer to your TaxPack 2009 Supplement booklet. If your distribution includes capital gains, you should print **X** in the **YES** box at **Box G** of **Question 18**. As none of the CGT events of Centro Direct Property Fund International relate to a forestry managed investment scheme interest, you should print **X** in the **NO** box at **Box Q** of **Question 18**.

Step 2

Multiply the 'Discounted Capital Gain (Item 2) as shown on your Annual Taxation Statement for the year ended 30 June 2009 by two.

Step 3

Add the amount calculated in Step 2 to 'Other Capital Gain' (Item 4) as shown in your Annual Tax Statement for the year ended 30 June 2009.

Enter this amount calculated in Step 2 in **Box H** titled 'Total current year capital gains' in **Question 18**.

Step 4

Multiply the amount calculated in Step 2 by the relevant discount percentage as indicated in Note 2 of your Annual Taxation Statement for the year ended 30 June 2009.

Now subtract this calculated discount amount from the amount calculated under Step 2, and then add to this amount the 'Other Capital Gain' (Item 4). Enter your total net capital gains at **Box A** titled 'Net capital gain' in **Question 18**.

Note: The amounts for 'Concession Capital Gain' as shown on your Annual Taxation Statement for the year ended 30 June 2009 do not need to be disclosed at any label in your 2008-09 income tax return.

Note: The above recommended steps are not applicable where you have current or prior year carried forward capital losses. If you have any capital losses, we recommend that you seek professional taxation advice on how to complete your tax return for capital gains.

E. Foreign Income Tax Offsets (Item 8)

As foreign tax has been withheld from the foreign source income, you may be entitled to foreign income tax offsets. Australian resident investors will generally be able to claim the full amount shown here (where the amount is not more than \$1,000) or where the amount is greater than \$1,000, you can claim:

- \$1,000; or
- an amount equal to the Australian tax payable on the net foreign income.

You should obtain a copy of the booklet 'Guide to foreign income tax offsets rules 2008-09' from the Australian Taxation Office and follow the steps set out in the booklet. The amount of foreign income tax offsets you calculate that you are able to claim should be entered in **Box O** of **Question 20**.

Have you sold your investment?

If you have sold any of your units during the year ended 30 June 2009, you may have made a capital gain or loss. You will need to obtain a copy of the booklet '**Personal investors guide to capital gains tax 2008-09**' from the Australian Tax Office to assist in calculating your gain or loss.

You should be aware that the information contained in your Annual Taxation Statement does not include any capital gains or losses that you may have realised relating to a disposal of your units during the year ended 30 June 2009.

Investor Services

Copies of Annual Tax Return Guides for all Centro managed funds are available on the Centro website.

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