

27 November 2008

## Centro DPF Announces Further Special Distribution

Centro MCS Manager Limited, as Responsible Entity for the Centro Direct Property Fund (DPF), announced today that the DPF will pay a special distribution of \$12.2 million (0.75 cents per unit) on 9 December 2008.

This Special Distribution is in keeping with the Manager's strategy to pursue opportunities to realise a portion of the DPF's investment portfolio:

- This special distribution is the result of the recent sale of a portion of the DPF's listed property trust portfolio;
- In early November, the DPF received \$7.9 million from Centro MCS 2 following the successful sale of that Syndicate's sole asset and the subsequent distribution of the proceeds to Syndicate investors. Those funds, (representing 0.5 cents per unit) were distributed to DPF investors on 11 November as part of the September quarter distribution payment.

The DPF unit price will be adjusted on 28 November (Record Date) to reflect the entitlement to the 0.75 cent distribution and return of capital. DPF is expected to pay its regular quarterly income distribution, in respect of the December 2008 quarter, on or around 11 February 2009.

### For further information

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