

**Centro Direct Property Fund**  
**2004 Taxation Percentage Profile Summary**

The 30 June 2004 taxation percentages for the Centro Direct Property Fund appear below:

**TAXATION PERCENTAGE PROFILE SUMMARY**

Australian Taxable Interest	2.815746%
Australian Taxable Other	15.240554%
Tax Deferred Income	65.940705%
Discounted Capital Gain – Australian	7.386742%
Concession Capital Gain - Australian	7.386760%
Other Method Capital Gain - Australian	0.000000%
Foreign Income - Interest	0.000000%
Foreign Income - Modified Passive	0.000000%
Foreign Income - Other	1.229493%
<b>Total Trust Distribution</b>	<b>100.000000%</b>

**FOREIGN TAX CREDITS**

**For every \$ of  
distribution received**

Foreign Tax Credits – Interest	<b>\$0.00000000</b>
Foreign Tax Credits - Modified Passive	<b>\$0.00000000</b>
Foreign Income - Other	<b>\$0.00122949</b>

**Income tax return preparation using the above data**

Centro Direct Property Fund recommends that investors use their 2004 Annual Taxation Statement to assist them or their tax agents in preparing their 2004 income tax return. If investors wish to use the above information to assist in preparing their 2004 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 2004 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 by you. This may impact on the preparation of an investor's income tax return.