



Centro Properties Group

Recapitalisation Update and Half Year Results

29 February 2008

Agenda

- Recapitalisation Update
 - Glenn Rufrano, Chief Executive Officer
- Managed Property Portfolio Overview
 - US - Glenn Rufrano, Chief Executive Officer
 - Australia - Graham Terry, Chief Operating Officer
- Centro Results
 - Services Business & Managed Funds Results - Philippa Kelly, General Manager Institutional Funds Management
 - Key Financial Information - Paul Belcher, Group Financial Accounting Manager
- Conclusion
 - Glenn Rufrano, Chief Executive Officer

Recapitalisation Update

- Glenn Rufrano

Recapitalisation Plan

1. Maintaining and maximising the value of the business
2. Debt extension
3. Equity injection

1. Maintaining and Maximising the Value of the Business

- Continued effective and efficient management of the properties
- Properties continue to perform solidly both in Australia and the US
- Retailer relationships remain strong
- Services business contribution sustained

2. Debt Extension

- Extension from US banks until 30 September 2008
- Extension from Australian banks and US Private Placement Noteholders until 30 April 2008
- No interest rate increases or fees associated with these further extensions
- Centro is pleased with support banks have shown for the business
- Allows for recapitalisation process to progress substantially

3. Equity Injection

Group Level

- Data room is open
- Expressions of interest have been received
- Management presentations are ongoing

Asset Level

- Data rooms for CAWF and CAF are open
- Expressions of interest have been received for both
- Presentations are ongoing

Managed Property Portfolio Overview

- US Portfolio – Glenn Rufrano
- Australasian Portfolio – Graham Terry

Managed Property Portfolio Overview

| | Dec-07 | Dec-06 |
|---------------------------------------|------------|-----------|
| Property Portfolio Value ¹ | A\$24.9bn | A\$15.6bn |
| US Property Portfolio Value | US\$13.6bn | US\$5.4bn |
| Aust Property Portfolio Value | A\$9.5bn | A\$8.4bn |
| Number of Properties | 803 | 349 |
| Number of US Properties | 674 | 221 |
| Number of Aust Properties | 129 | 128 |

¹ The calculation of property funds under management is now based on the 31-Dec-07 spot rate of A\$1 = US\$0.8816, while previously this figure was based on the hedged rates in place.

US Portfolio Results

| Managed Portfolio Statistics | Dec-07 | Dec-06 |
|--|----------|---------|
| Number of Properties | 674 | 221 |
| Total Portfolio Value (US\$) | \$13.6bn | \$5.4bn |
| Gross Lettable Area (million sqf) | 106.5 | 36.6 |
| Comparable NOI Growth – Stabilised | 2.0% | 2.1% |
| Comparable NOI Growth – Incl. Developments | 4.4% | n/a |
| Portfolio Occupancy Rate – Stabilised | 92.9% | 94.5% |
| Portfolio Occupancy Rate – Developments | 80.6% | n/a |
| Weighted Average Lease Expiry by Income | 6.2yrs | 5.4yrs |
| Maintenance Leasing Deals YTD | 836 | 137 |
| Rental Income Growth | 11.1% | 12.1% |
| Specialty Lease Renewal Rate | 82.2% | 80.2% |

US Valuations

Centro Owned Assets

| Dec-07 Valuation | Book Loss |
|------------------|--------------|
| US\$2.6bn | (US\$0.25bn) |

Total US portfolio

| Dec-07 Cap Rate | June 07 Cap Rate |
|-----------------|------------------|
| 6.95% | 6.74% |

US\$510 Million Development Pipeline

Top 10 Current US Managed Portfolio Developments by Value

| Property | Expected Total Project Cost (US\$m) | Start Date | Expected Completion Date | Expected Development Yield |
|----------------------------|-------------------------------------|------------|--------------------------|----------------------------|
| Westgate | 75.7 | Jun-05 | Dec-08 | 8.4% |
| the Shoppes at Cinnaminson | 63.2 | Sep-06 | Dec-09 | 8.3% |
| Pointe Orlando | 51.9 | Sep-05 | Dec-08 | 7.6% |
| Coastal Landing | 26.3 | Sep-06 | Jun-08 | 7.5% |
| Mall at 163rd Street | 21.0 | Dec-07 | Sep-10 | 8.2% |
| Liberty Plaza | 18.4 | Sep-05 | Dec-09 | 8.7% |
| Hillcrest | 13.9 | Sep-06 | Dec-08 | 9.3% |
| Surrey Square Mall | 13.4 | Dec-05 | Dec-09 | 9.0% |
| South Towne Centre | 12.5 | Sep-05 | Mar-08 | 11.4% |
| Rising Sun Towne Centre | 12.3 | Dec-05 | Jun-09 | 10.0% |
| <i>Other 42 Properties</i> | <i>201.7</i> | | | <i>9.8%</i> |
| Total | 510.2 | | | 8.9% |

Summary US Demographics¹

| Total Portfolio | 1-Mile | 3-Mile | 5-Mile |
|-----------------------------------|----------|----------|----------|
| Average Population Density (2006) | 10,332 | 76,050 | 176,950 |
| % Population Growth (2006 - 2011) | 5.0% | 4.8% | 5.0% |
| Average Household Income (2006) | \$70,685 | \$71,294 | \$72,310 |
| Median Household Income (2006) | \$58,702 | \$57,886 | \$57,885 |
| Per Capita Income (2006) | \$28,596 | \$27,850 | \$27,966 |

| Southeast | 1-Mile | 3-Mile | 5-Mile |
|-----------------------------------|----------|----------|----------|
| Average Population Density (2006) | 6,371 | 48,132 | 110,664 |
| % Population Growth (2006 - 2011) | 7.1% | 7.4% | 7.5% |
| Average Household Income (2006) | \$65,299 | \$69,823 | \$70,718 |
| Median Household Income (2006) | \$53,488 | \$55,898 | \$55,916 |
| Per Capita Income (2006) | \$27,438 | \$28,116 | \$28,123 |

| West | 1-Mile | 3-Mile | 5-Mile |
|-----------------------------------|----------|----------|----------|
| Average Population Density (2006) | 16,377 | 117,018 | 270,692 |
| % Population Growth (2006 - 2011) | 8.8% | 8.0% | 7.8% |
| Average Household Income (2006) | \$76,044 | \$73,201 | \$74,482 |
| Median Household Income (2006) | \$63,773 | \$60,299 | \$60,952 |
| Per Capita Income (2006) | \$27,841 | \$25,732 | \$26,318 |

¹ Demographic data weighted by ABR.

All data as at November 2007.

Source: Applied Graphics Solutions and MapInfo Corporation.

Source: US Bureau of Economic Analysis.

Australasia Portfolio Results

| Portfolio Statistics | Dec-07 | Dec-06 |
|--|----------|----------|
| Number of Properties | 129 | 128 |
| Total Portfolio Value | A\$9.5bn | A\$8.4bn |
| Gross Lettable Area (million sqm) | 2.1 | 2.0 |
| Comparable NOI Growth – Stabilised | 4.8% | 5.5% |
| Comparable NOI Growth – Incl. Developments | 5.7% | n/a |
| Portfolio Occupancy Rate - Stabilised | 99.6% | 99.4% |
| Portfolio Occupancy Rate - Developments | 99.8% | n/a |
| Average Specialty Occupancy Cost | 13.8% | 14.8% |
| Weighted Average Lease Expiry by Income | 4.8yrs | 5.0yrs |
| Maintenance Leasing Deals YTD | 626 | 641 |
| Rental Income Growth | 9.9% | 8.6% |
| Specialty Lease Renewal Rate | 84.4% | 74.9% |

Australian Sales

| Category | MAT (\$m) ¹ | Composition | MAT Growth per SCCA Standards ² |
|----------------------------|------------------------|---------------|--|
| Supermarkets | 4,596 | 43.7% | 2.9% |
| Discount Department Stores | 1,465 | 13.9% | 1.5% |
| Department Stores | 360 | 3.4% | 7.6% |
| Total Majors | 6,420 | 61.1% | 2.8% |
| Specialties | 3,021 | 28.8% | 9.8% |
| Mini Majors | 475 | 4.5% | 4.8% |
| Cinema/Other | 589 | 5.6% | 14.6% |
| Total | 10,505 | 100.0% | 5.4% |

¹ Reflects 100% of centres' sales to 31 December 2007

² SCCA Standards include only stable properties

Australian Valuations

Centro Owned Assets

| Dec-07 Valuation | Book Gain |
|------------------|-----------|
| A\$406m | A\$0.4m |

Total Australian portfolio

| Dec-07 | June 07 |
|----------|----------|
| Cap Rate | Cap Rate |
| 6.23% | 6.25% |

A\$504 Million Development Pipeline

Top 10 Current Australian Developments by Value

| Property | Expected Total Project Cost (A\$m) | Start Date | Expected Completion Date | Expected Development Yield |
|--------------------------------|--|------------|--------------------------------|----------------------------------|
| Centro Arndale | 97.3 | Mar-09 | Jun-10 | 7.8% |
| Centro Somerville | 69.9 | Dec-07 | Dec-08 | 5.9% |
| Centro Halls Head | 58.1 | Mar-09 | Sep-10 | 7.1% |
| Centro Bankstown | 52.9 | Sep-07 | Jun-08 | 8.7% |
| Centro Hervey Bay | 50.7 | Mar-07 | Jun-09 | 6.9% |
| Centro Toormina | 43.6 | Sep-07 | Dec-08 | 7.1% |
| Centro Mandurah | 20.4 | Mar-09 | Mar-10 | 7.0% |
| Lake Macquarie | 18.8 | Jun-05 | Mar-08 | 6.8% |
| Melville Plaza Shopping Centre | 13.9 | Mar-09 | Sep-09 | 7.6% |
| Centro Pirie | 11.8 | Dec-06 | Jun-08 | 7.4% |
| <i>Other 10 Properties</i> | <i>67.0</i> | | | <i>7.8%</i> |
| Total | 504.3 | | | 7.3% |

Centro Results

- Services Business & Managed Funds Results – Philippa Kelly
- Key Financial Information – Paul Belcher

Services Business Results

| | Dec 07 | Dec 06 | |
|---|--------------|-------------|---------------|
| | \$m | \$m | Change |
| Property Management Income | 49.0 | 18.0 | 172.2% |
| Development Management & Leasing Income | 25.6 | 7.6 | 236.8% |
| Funds Management Income | 140.3 | 61.9 | 126.7% |
| Services Business Overheads | (76.5) | (23.7) | 222.8% |
| Net Services Business Income | 138.4 | 63.8 | 116.9% |

Managed Fund Performance

| Managed Funds | Gross Property Assets 31 Dec 07 \$bn ¹ | 1 Year Total Return | 3 Year Annual Total Return |
|--|---|---------------------------|-------------------------------|
| Centro Retail Trust (CER) | 9.6 | -50.2% | -20.0% ² |
| Centro Direct Property Fund (DPF) | 2.3 | 4.3% | 12.4% |
| Centro Direct Property Fund International (DPFI) | 1.7 | -4.2% | 5.1% ² |
| Centro Australia Wholesale Fund (CAWF) | 2.7 | 15.3% | n/a |
| Centro America Fund (CAF) | 1.0 | 6.6% | n/a |
| Centro MCS Syndicates (CMCS) | 7.7 | 18.6% | 20.8% |

1. Total assets provided in Australian dollars converted at 31-Dec-07 spot rate of A\$1 = US\$0.8816

2. As fund has not been in operation for three years, total return since inception has been provided

Managed Fund Inflows

Six Months to December 2007

| Managed Funds Flows to 31 Dec 07 | Inflows \$m | Outflows \$m | Net Flows \$m |
|----------------------------------|----------------|-----------------|------------------|
| DPF | 139.6 | (72.4) | 67.2 |
| DPFI | 28.4 | (4.8) | 23.6 |
| CMCS 38 | 24.5 | (0.3) | 24.2 |
| Total | | | \$115.0 |

Managed Funds Status

- All Managed Funds conducting independent strategic reviews
- DPF/DPFI remain suspended
- Centro MCS
 - \$73m of external equity raised in CMCS38
 - Rollovers
 - Maintaining management rights a core focus
- CAWF/CAF undergoing sale process as part of Centro recapitalisation
- Outcomes dependent on Centro equity recapitalisation

Key Financial Information

- Paul Belcher

Income Statement

| | Dec 07 | Dec 06 | |
|--|------------------|--------------|--------------|
| | \$m | \$m | Change |
| Net Property Investment Income | 190.9 | 175.7 | 8.7% |
| Net Services Business Income | 138.4 | 63.8 | 116.9% |
| EBIT | 329.3 | 239.5 | 37.5% |
| Interest | (125.9) | (76.7) | 64.1% |
| Distribution on Preference Units and OEI | (17.5) | 0.0 | n/a |
| Distributable Income | 185.9 | 162.8 | 14.2% |
| Attributable to Ordinary Securityholders | | | |
| Net AIFRS/non-distributable adjustments | (1,298.3) | (5.5) | n/a |
| Net AIFRS Profit | (1,112.4) | 157.3 | n/a |
| Distributable income per security | 22.0 | 19.9 | 10.6% |
| Interest Cover (times) | 2.6 | 2.8 | -7.1% |

Property Investment Income

| | Dec 07 | Dec 06 | Change |
|---------------------------------------|--------------|--------------|-------------|
| | \$m | \$m | |
| Australian Property Investment Income | 4.1 | 82.3 | -95.0% |
| Offshore Property Investment Income | 25.3 | 24.6 | 2.8% |
| Property Securities Investment Income | 170.0 | 79.3 | 114.4% |
| Property Investment Overheads | (8.5) | (10.5) | -19.0% |
| Net Property Investment Income | 190.9 | 175.7 | 8.7% |

Balance Sheet

| | Dec 2007 | June 2007 | |
|---------------------------------------|--------------|--------------|--------------|
| | \$m | \$m | Change |
| Total Assets | 8,000 | 8,649 | -7.5% |
| Financed by: | | | |
| Borrowings | 3,892 | 3,604 | 8.0% |
| Other Liabilities | 1,699 | 1,480 | 14.8% |
| Equity | 2,409 | 3,565 | -32.4% |
| | 8,000 | 8,649 | -7.5% |
| Key Ratios | | | |
| Gearing (Book) | 47.6% | 42.8% | 11.2% |
| Net Tangible Assets per Security (\$) | 1.31 | 2.29 | -42.8% |

Centro Look Through Gearing

| | Managed Fund Borrowings (\$bn) | Centro Interest ¹ | Look Through (\$bn) |
|--|---|---------------------------------|------------------------|
| Assets | | | |
| Total Assets on Balance Sheet ² | | | 8.00 |
| Look Through Managed Fund Borrowings | | | 8.57 |
| Adjusted Assets | | | 16.57 |
| Borrowings | | | |
| Borrowings on Balance Sheet | | | 3.89 |
| CAWF | 0.90 | 85% | 0.76 |
| CAF | 0.48 | 83% | 0.39 |
| Aust CMCS Syndicates | 1.72 | 26% | 0.44 |
| US CMCS Syndicates | 2.02 | 70% | 1.42 |
| CER | 5.43 | 45% | 2.46 |
| US JV | 3.10 | 100% | 3.10 |
| Look Through Managed Fund Borrowings | | | 8.57 |
| Adjusted Borrowings | | | 12.46 |
| Look Through Gearing | | | 75.2% |

¹ Reflects Centro's full economic look-through interest in ownership funds including all direct and indirect interests in all Centro managed funds

² Includes balance sheet intangibles of \$1.2 billion

Debt Maturity Profile – Group

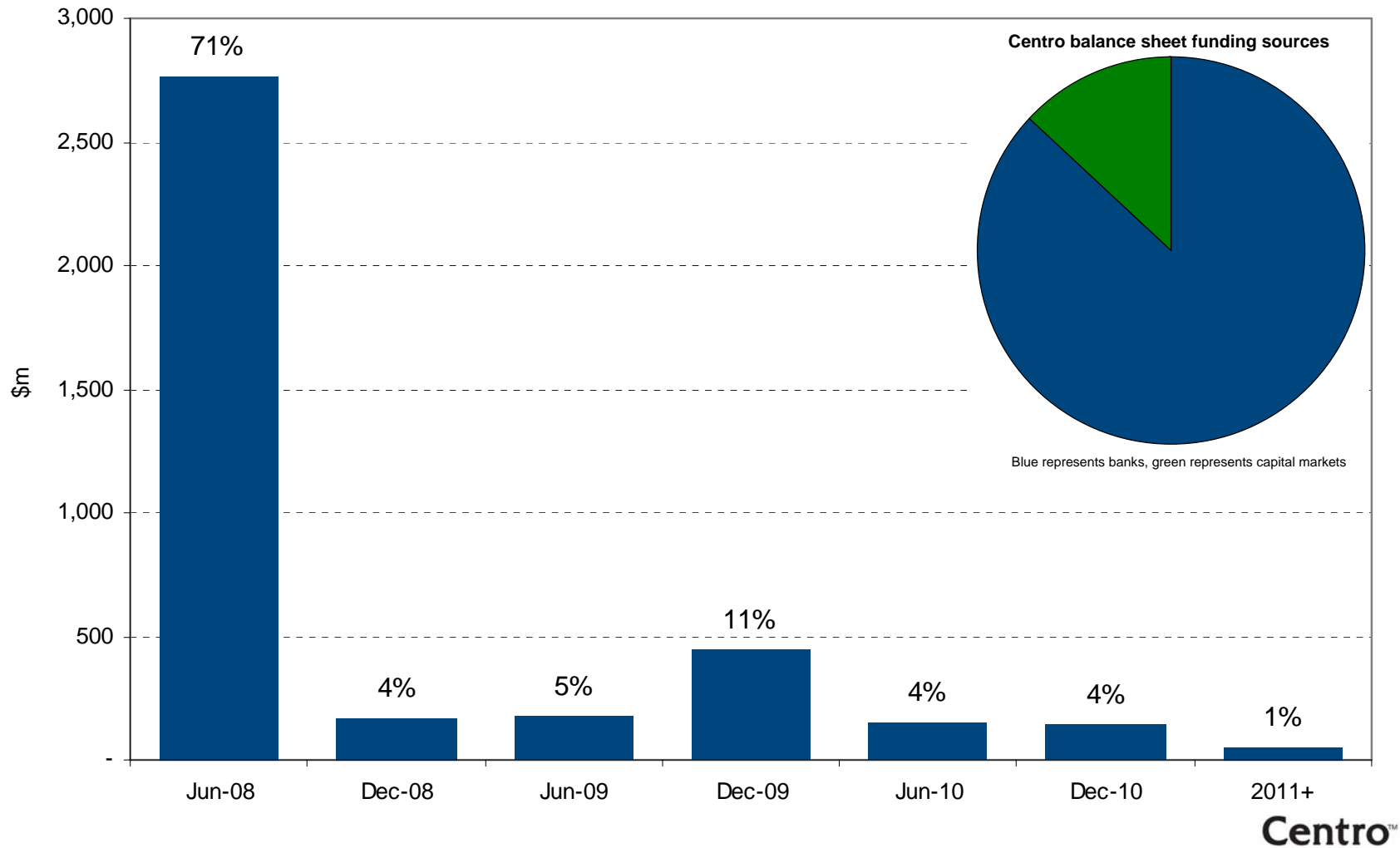
| Fund | 30 April 2008 (A\$m) | 1 May 2008 to 31 Dec 2008 (A\$m) | 1 Jan 2009 and Beyond (A\$m) | Total Debt (A\$m) | Centro look- through interest | |
|---------------------|-------------------------|--|---------------------------------|----------------------|----------------------------------|-----------------|
| Centro ¹ | 4,197.2 | 341.2 | 2,449.2 | 6,987.6 | 100% ² | 6,987.6 |
| CER ¹ | 1,217.1 | 1,028.5 ³ | 3,206.4 | 5,452.0 | 45% | 2,463.3 |
| DPF | nil | nil | nil | - | 0% | - |
| DPFI | nil | nil | nil | - | 0% | - |
| CAWF | 717.4 | 33.0 | 150.0 | 900.4 | 84% | 760.8 |
| CAF | nil | nil | 475.2 | 475.2 | 83% | 394.2 |
| CMCS Aus | 503.1 | 58.1 | 1,161.3 | 1,722.5 | 26% | 440.2 |
| CMCS US | nil | 8.1 | 2,015.0 | 2,023.1 | 70% | 1,418.7 |
| Total | 6,634.7 | 1,468.9 | 9,457.1 | 17,560.8 | | 12,464.8 |

¹ Includes share of US JV debt of \$3.1bn

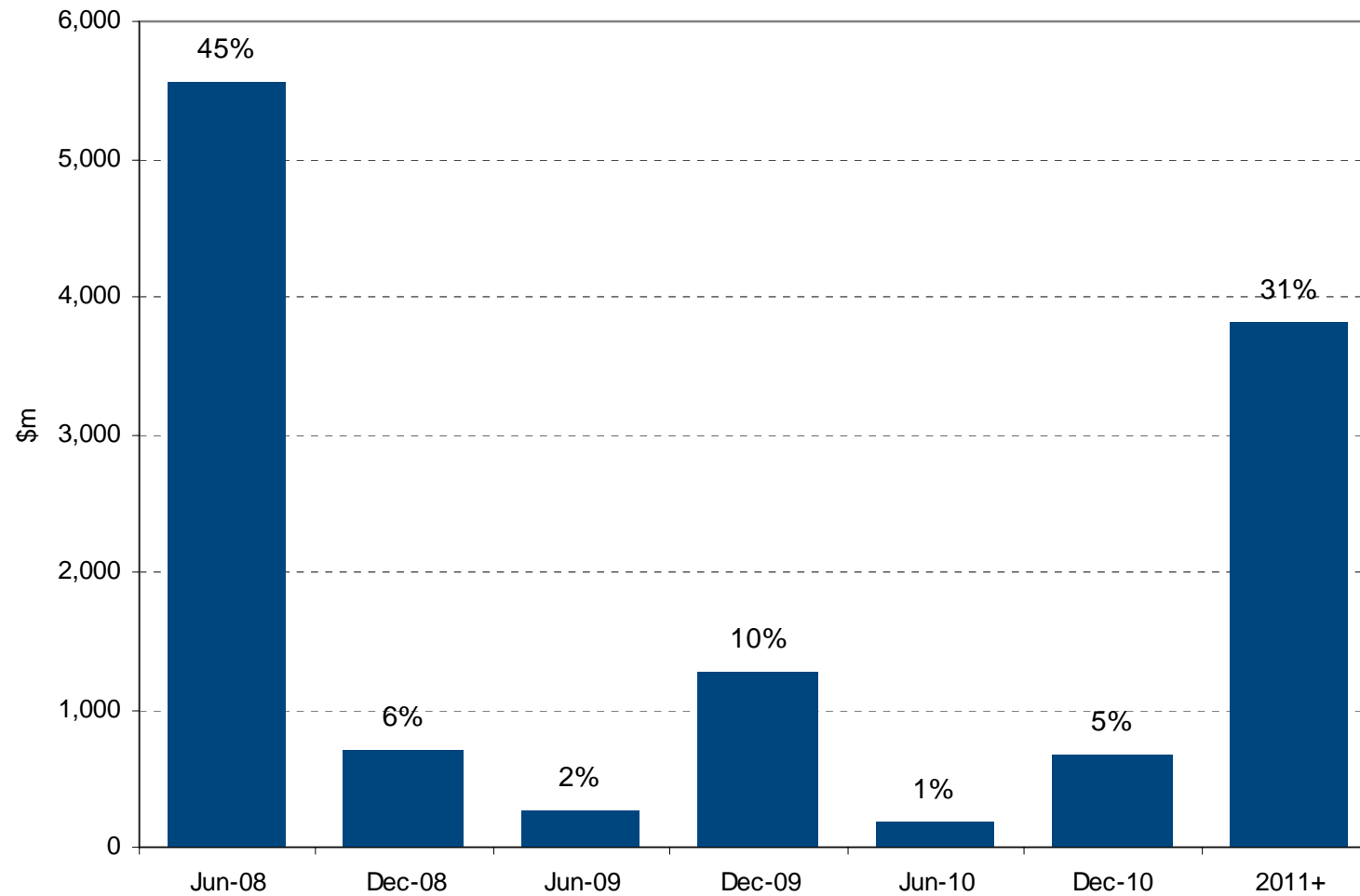
² Includes OEI in fully consolidated CSIF investment

³ Loan between Centro and CER of \$167m is not included

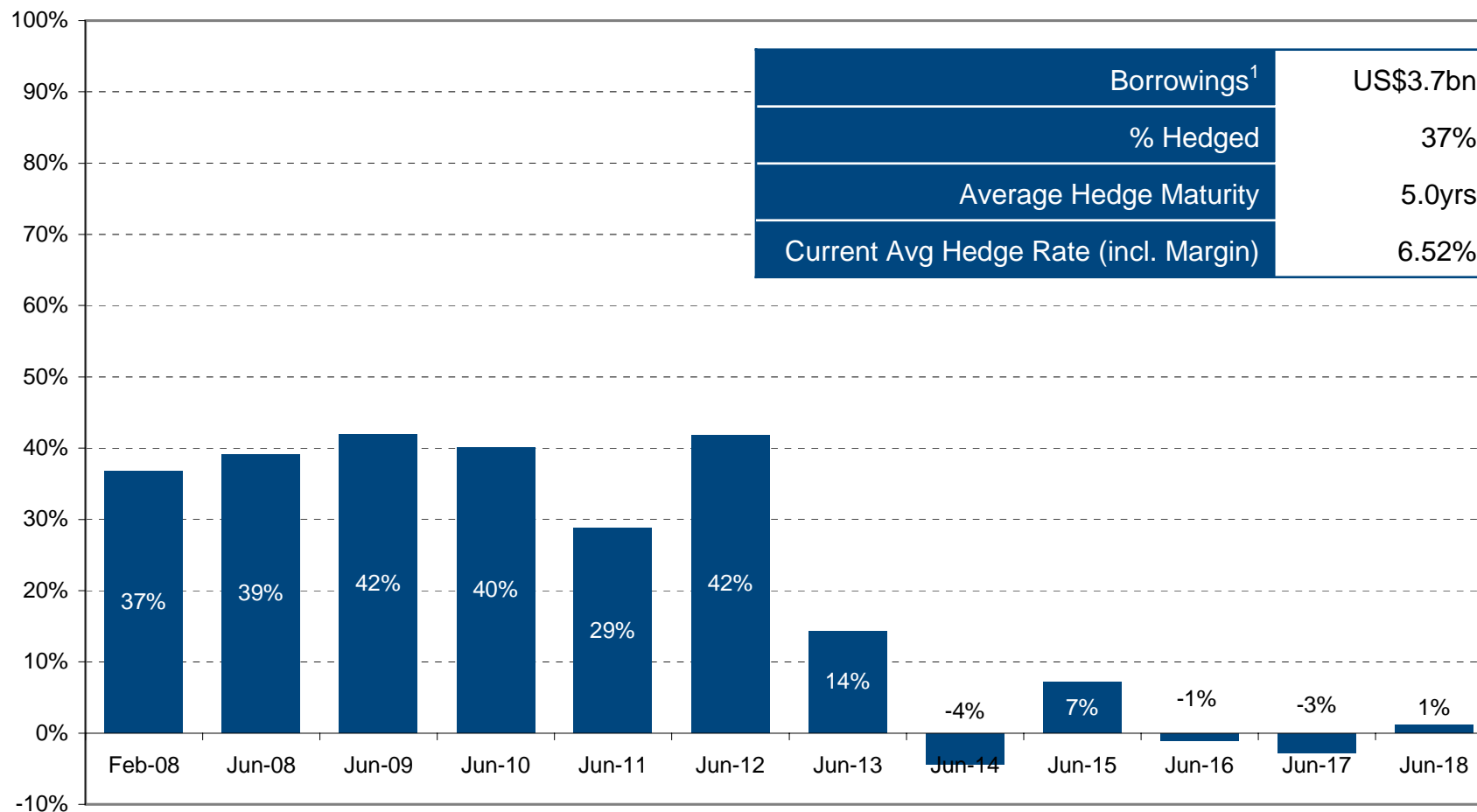
Debt Maturity Profile – Centro Balance Sheet



Debt Maturity Profile – Centro Look Through



US Interest Rate Hedging



¹ Excludes Super LLC

FX Equity Hedging

| | | |
|-------------------------------|-------------------|-----|
| Net FX Equity Exposure | US\$4,473m | |
| Hedged | US\$3,540m | 79% |
| Unhedged | US\$933m | 21% |

- Centro has traditionally maintained a high level of FX hedging
- Due to refinancing difficulties, Centro has been unable to extend maturing FX hedges
- Restoring hedge cover is desirable as recapitalisation plan progresses

Conclusion

- Glenn Rufrano

Summary

- Managed property portfolio performance remains strong
- Underlying operating business performance sustained
- Debt restructuring remains priority
- Recapitalisation plan progressing

Question & Answer

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Important Note

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Appendix

Super LLC

| | Centro US\$bn | CER US\$bn | CMCS40 US\$bn | Super US\$bn |
|-------------------|------------------|---------------|------------------|-----------------|
| Property Assets | 2.2 | 3.1 | 0.9 | 6.2 |
| Liabilities | | | | |
| Secured Debt | 0.5 | 1.0 | 0.5 | 2.0 |
| Unsecured Debt | 2.1 | 0.9 | 0.0 | 3.0 |
| Total Liabilities | 2.6 | 1.9 | 0.5 | 5.0 |
| Equity | -0.4 | 1.2 | 0.4 | 1.2 |
| Services Business | 0.5 | 0.0 | 0.0 | 0.5 |
| Equity | 0.1 | 1.2 | 0.4 | 1.7 |
| LVR | 98% | 61% | 52% | 75% |