

## Centro Direct Property Fund 2006 Taxation Percentage Profile Summary

The 30 June 2006 taxation percentages for the Centro Direct Property Fund appear below:

### TAXATION PERCENTAGE PROFILE SUMMARY

Australian Taxable Interest	11.217257%
Australian Taxable Other	15.150908%
Tax Deferred Income	42.916954%
Discounted Capital Gain – Australian	14.700062%
Concession Capital Gain - Australian	14.700062%
Other Method Capital Gain - Australian	0.954761%
Foreign Income - Interest	0.217673%
Foreign Income - Modified Passive	0.000000%
Foreign Income - Other	0.142323%
<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>\$0.00033689</b>

### Income tax return preparation using the above data

Centro Direct Property Fund recommends that investors use their 2006 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 by you. This may impact on the preparation of an investor's income tax return.