

CENTRO

DIRECT PROPERTY FUND INTERNATIONAL

ANNUAL TAX RETURN GUIDE 2011

FOR INDIVIDUALS

ARSN 114 635 657
ABN 95 753 387 186

This guide has been prepared to help Australian tax resident investors in **Centro Direct Property Fund International** understand their Annual Taxation Statement and complete their 2010-11 income tax return. Separate guides have been prepared for other vehicles managed by Centro Properties Group including Centro Direct Property Fund and Centro MCS Syndicates.

What You Will Need

You will need the following documents to assist you to complete your 2010-11 income tax return:

- A copy of the **TaxPack 2011**
- A copy of the **TaxPack 2011 Supplement booklet**
- ATO publication “**Guide to foreign income tax offset rules 2010-11**” (NAT 72923)
- **Your Annual Taxation Statement – For Year Ended 30 June 2011**

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 Publications Ordering Service on **1300 720 092**.

Important Information

- This guide assumes you are an Australian resident individual taxpayer with units in **Centro Direct Property Fund International**. 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 (that is, the investment is held on capital account). It has also been assumed that the rules relating to the Taxation of Financial Arrangements (TOFA) do not apply to you.

- Your Annual Taxation Statement for the year ended 30 June 2011 summarises the distribution income in respect of the 12 months ended 30 June 2011. 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 2011.

Note

The taxation treatment of investment income can be complex. We recommend you seek professional taxation advice from your accountant or taxation adviser in relation to your investment in Centro Direct Property Fund International. This guide should not be relied upon as taxation advice.

A. Australian Taxable Income Components (Items 1 and 3)

Step 1

Refer to your TaxPack 2011 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 2011.

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 2011 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 3) as shown on your Annual Taxation Statement for the year ended 30 June 2011 (if any), in **Box R** of **Question 13**.



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Centro Direct Property Fund International
 ABN 95 753 387 186
 AFSN 114 635 657

Statement Date: 26 August 2011
SRN: #####

Centro Direct Property Fund International
Annual Taxation Statement
For the Year Ended 30 June 2011

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 2011. Generally, this income will be assessable in your 2010-11 income tax return, however, investors should seek their own tax advice. You should refer to the 2011 Annual Tax Return Guide for Individuals prior to completing your Income Tax Return. The 2011 Annual Tax Return Guide can be obtained from www.centro.com.au or by contacting us on 1800 802 400 for a hard copy.

	1. Australian Taxable Income	2. Tax Deferred Income	3. Tax Deducted
	↓	↓	↑
13U*	-	-	13R*

Net Distribution Paid = S#####
Calculation = 1 + 2 - 3

*Tax Pack 2011 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. Tax Deferred Income (Item 2)

Generally, Tax Deferred Income should not be 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 should give rise to a capital gain. 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.

Have you sold your investment?

If you have sold any of your units during the year ended 30 June 2011, 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 2010-11**' from the ATO 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 2011.

Investor Services

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

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