

29 August 2008

Centro Retail Trust – Non Resident/Intermediary Withholding Tax Information (Fund Payment) Summary (30 June 2008)

A new withholding tax regime for income years commencing 1 July 2007 applies to distributions made by managed investment trusts. This regime requires distributions of various types of Australian sourced income paid by managed investment trusts (i.e. Centro Retail Trust) to non residents (either directly or indirectly) to be subject to a flat withholding tax rate equivalent to the prevailing company income tax rate (currently 30%).

A "Fund Payment" made by Centro Retail Trust to an intermediary (i.e. Australian resident entities that conduct a business that predominantly consists of custodial or depository services) who then pays this income to a non resident is subject to withholding tax. In this instance the intermediary is the party who is responsible to undertake the withholding obligations. If the non resident investor invests directly into Centro Retail Trust, then the Responsible Entity of Centro Retail Trust is required to deduct the withholding tax.

In order to qualify as an intermediary, a notice must be supplied by the Responsible Entity of Centro Retail Trust to the intermediary in respect of the Fund Payment amount at or before the receipt of the payment. The information contained within the notice will assist the intermediary to calculate the relevant amount of withholding tax applicable to the payment it then makes to any non resident investor.

Please note that the "Fund Payment" amount is not necessarily the same as the distribution amount.

The following table set outs the Fund Payment amounts for Centro Retail Trust for the year ended 30 June 2008.

Distribution paid (cents per security)	Fund Payment Amount¹ (cents per security)	Estimated Discount Capital Gain Included In Fund Payment Amount¹ (cents per security)
1.40	0.920348	0.00

Note 1:

For the purpose of Section 12-415 of Schedule 1 of the Taxation Administration Act 1953 (CTH), (the Act), the above represents the "Fund Payment" amount as defined in Section 12-400 in the Act, in respect of the year ended 30 June 2008.

The "Fund Payment" amount is only used to determine the amount of withholding tax applicable to any direct or indirect investment in a syndicate ultimately held by a non resident.