



Centro Direct Property Fund Centro Direct Property Fund International Update

Webcast Presentation

12 September 2008

Agenda

- Welcome
 - Alan Hayden, Manager Direct Property Funds
- Centro Properties Group Update
 - Glenn Rufrano, Chief Executive Officer
- Direct Property Funds Update
 - Alan Hayden
- Questions

Centro Properties Group Update

Glenn Rufrano, Chief Executive Officer

Centro Group Update

- Recapitalisation Update
- Current Debt Extension
 - Extension from US financiers until 30 September 2008
 - Extension from Australian financiers and US Private Placement Noteholders until 15 December 2008
- Asset Sales
 - CNP and CER
 - Centro America Fund (CAF)
 - Centro Australia Wholesale Fund (CAWF)
 - Syndicates
- Underlying Property Performance

Centro Managed Property Portfolio Overview

	Jun-08	Jun-07
Property Portfolio Value ¹	A\$22.6bn	A\$23.6bn
US Property Portfolio Value	US\$12.8bn	US\$13.9bn
Australasian Property Portfolio Value	A\$9.3bn	A\$9.2bn
Number of Properties	794	810
Number of US Properties	665	682
Number of Aust Properties	129	128

¹ The calculation of property funds under management is now based on the 30-Jun-08 spot rate of A\$1 = US\$0.9626, while previously this figure was based on the hedged rates in place.

US Portfolio Statistics

Managed Portfolio Statistics	Jun-08	Jun-07
Number of Properties	665	682
Total Portfolio Value (US\$)	\$12.8bn	\$13.9bn
Gross Lettable Area (million sqf)	105.8	109
Comparable NOI Growth – Stabilised	1.9%	2.1%
Comparable NOI Growth – Incl. Developments	3.3%	n/a
Portfolio Occupancy Rate – Stabilised	91.9%	94.8% ¹
Portfolio Occupancy Rate – Developments	78.7%	n/a
Weighted Average Lease Expiry by Income	5.5yrs	6.2yrs
Maintenance Leasing Deals YTD	1,961	1,967
Rental Income Growth	8.0%	6.9%
Specialty Lease Renewal Rate	72.5%	74.2%

Centro™

¹ Disposition assets not included in Jun-07 analysis

US Portfolio Diversification

Top 10 US Retailers by ABR¹

The TJX Companies	3.1%
The Kroger Co.	2.7%
Sears Holding Corporation	1.6%
Wal-Mart Stores, Inc.	1.6%
Ahold USA, Inc.	1.4%
Dollar Tree Stores, Inc.	1.2%
Staples, Inc	1.1%
Safeway, Inc.	1.0%
The Great A&P Tea Co, Inc	1.0%
Best Buy Co, Inc.	1.0%
Top 10 Total	15.7%

Centro™

¹ Annual Base Rent

Australasian Portfolio Statistics

Portfolio Statistics	Jun-08	Jun-07
Number of Properties	129	128*
Total Portfolio Value	A\$9.3bn	A\$9.2bn
Gross Lettable Area (million sqm)	2.1	2.1
Comparable NOI Growth – Stabilised	3.7%	4.9%
Comparable NOI Growth – Incl. Developments	4.6%	n/a
Portfolio Occupancy Rate – Stabilised	99.5%	99.6%
Portfolio Occupancy Rate – Developments	97.3%	n/a
Average Specialty Occupancy Cost	13.5%	14.1%
Weighted Average Lease Expiry by Income	4.8yrs	4.9yrs
Maintenance Leasing Deals	1,493	1,302
Rental Income Growth	9.7%	7.3%
Specialty Lease Renewal Rate	79.8%	80.8%

Australian Portfolio Diversification

Top 10 Aus Retailers by ABR¹

Wesfarmers	13.6%
Woolworths Ltd	11.0%
Specialty Fashion Group	1.5%
Myer	1.4%
David Jones	1.4%
Metcash Trading Ltd	1.2%
Luxottica	0.8%
Just Group	0.8%
Priceline	0.8%
Brazin	0.8%
Top 10 Total	33.3%

Centro™

¹ Annual Base Rent

Direct Property Funds Update

Alan Hayden – Manager Direct Property Funds

Key Issues

- Centro group recapitalisation initiatives
- Fund suspension
- Raising liquidity / returning capital through:
 - Centro America Fund (CAF) asset sales – DPFI
 - Syndicates (wind-ups and rollovers) – mainly DPF
 - Centro Australia Wholesale Fund (CAWF) asset sales – DPF
- Centro Retail Investment Trust (CRIT)
 - Valuation and risk exposure
 - Review of investment
- Quarterly distribution capacity

Funds Suspended – For How Long?

- Suspension commenced 17 December 2007
- While Funds were open, unitholders withdrawal rights governed by the Withdrawal Policy as set out in Section 7.5 of the PDS
- As the Funds are no longer accepting withdrawal requests, the PDS timeframes do not apply
- There is no prescribed timeframe either in the Funds' constitutions or the Corporations Act as to how long suspension can last
- The RE of the Funds continues to act in the best interests of unitholders

Centro Direct Property Fund

DPF Investment Portfolio June 2008

Investment	\$ Million	% Portfolio
Centro Australia Wholesale Fund	845.4	39.7%
Centro DPF International	405.8	19.1%
Centro Retail Investment Trust - Domestic Pools	249.2	11.7%
Centro MCS 28	82.4	3.9%
Centro MCS 33	49.8	2.3%
Centro MCS 21	47.2	2.2%
Centro MCS 37	36.2	1.7%
Centro MCS 3	36.0	1.7%
Centro MCS 25	35.6	1.7%
Non-Centro Direct Property Funds	23.5	1.1%
Other Centro MCS Property Funds	278.7	13.1%
Total Unlisted Property Investments	2,089.8	98.2%
Centro Retail Trust (Listed)	13.1	0.6%
Centro Properties Group (Listed)	1.3	0.1%
Outsourced LPT Portfolio	12.0	0.6%
Cash & Other Assets	11.8	0.5%
TOTAL ASSETS	2,128.0	100%

Centro™

DPF Performance – Annual

		Returns (1 Year Rolling)				
Period Ended	Dist.#	Distribution	Growth	Total	Unit Price [^]	Tax Adv.
30 Jun 2003	8.16	8.7%	6.5%	15.2%	1.0650	68%
30 Jun 2004	8.23	8.0%	2.0%	10.0%	1.0867	73%
30 Jun 2005	8.54	8.4%	12.8%	21.2%	1.2256	70%
30 Jun 2006	8.78	7.7%	10.5%	18.2%	1.3553	58%
30 Jun 2007	9.23	7.2%	9.4%	16.6%	1.4821	100%
30 Jun 2008	4.64	2.9%	-12.5%	-9.6%	1.2968	89%

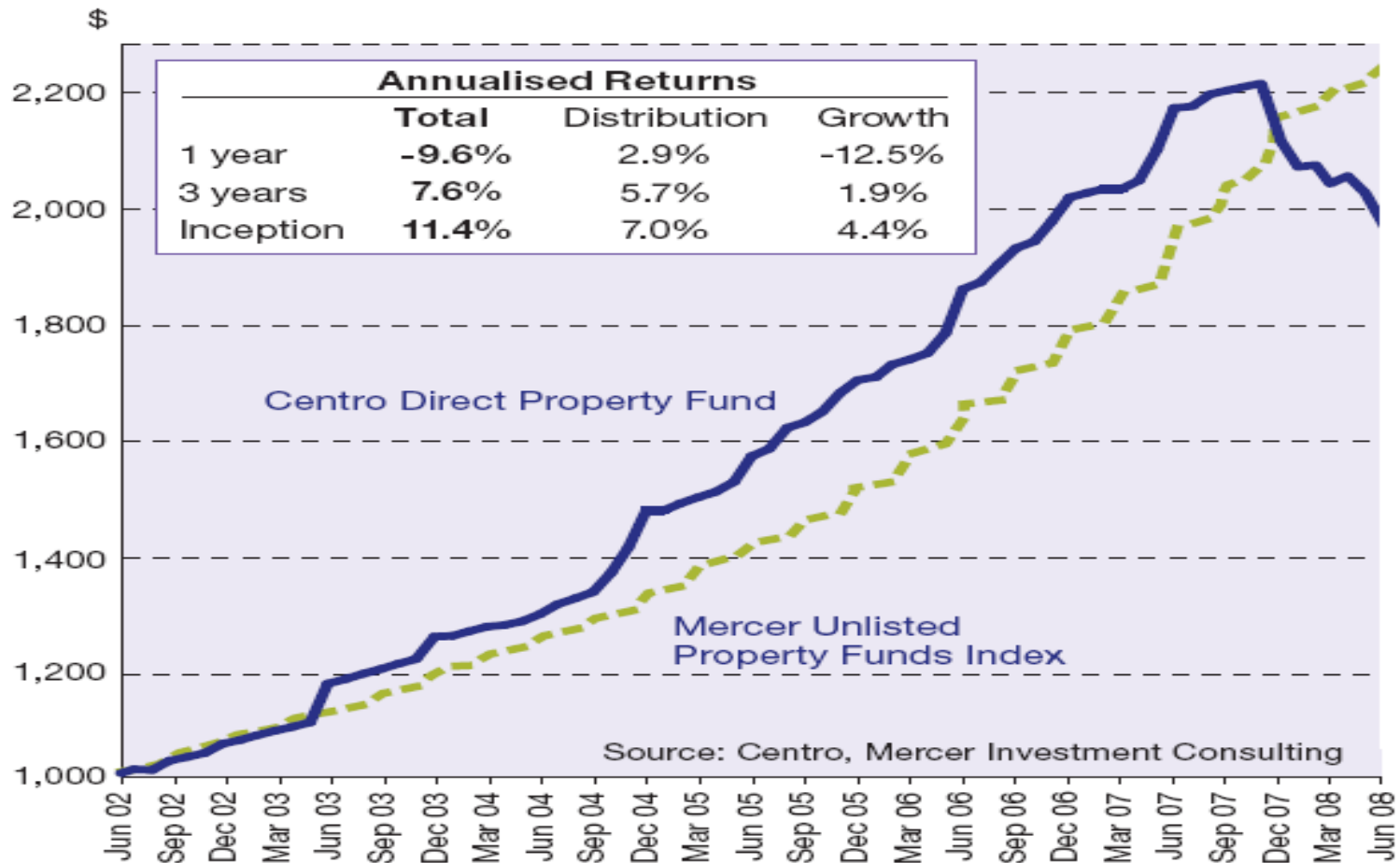
Distribution (cents per unit) [^] Ex Distribution

Centro™

DPF Returns Since Inception

Total Fund Returns

(Since Inception July 2002 – June 2008)



Centro Direct Property Fund International

DPFI Investment Portfolio June 2008

Investment	\$ Million	% Portfolio
Centro Retail Investment Trust – International Pools	514.8	34.7%
Centro America Fund	224.4	15.1%
Centro MCS 39	177.0	11.9%
Centro MCS 38	171.3	11.5%
Centro MCS 40	162.4	10.9%
Centro MCS 32	112.6	7.6%
Centro MCS 36	75.4	5.1%
Centro MCS 35	30.4	2.1%
Total Unlisted Property Investments	1,468.3	98.9%
Centro Retail Trust (Listed)	8.3	0.6%
Outsourced LPT Portfolio	0.7	0%
Cash & Other Assets	7.9	0.5%
TOTAL ASSETS	1,485.2	100%

Centro™

DPFI Performance – Annual

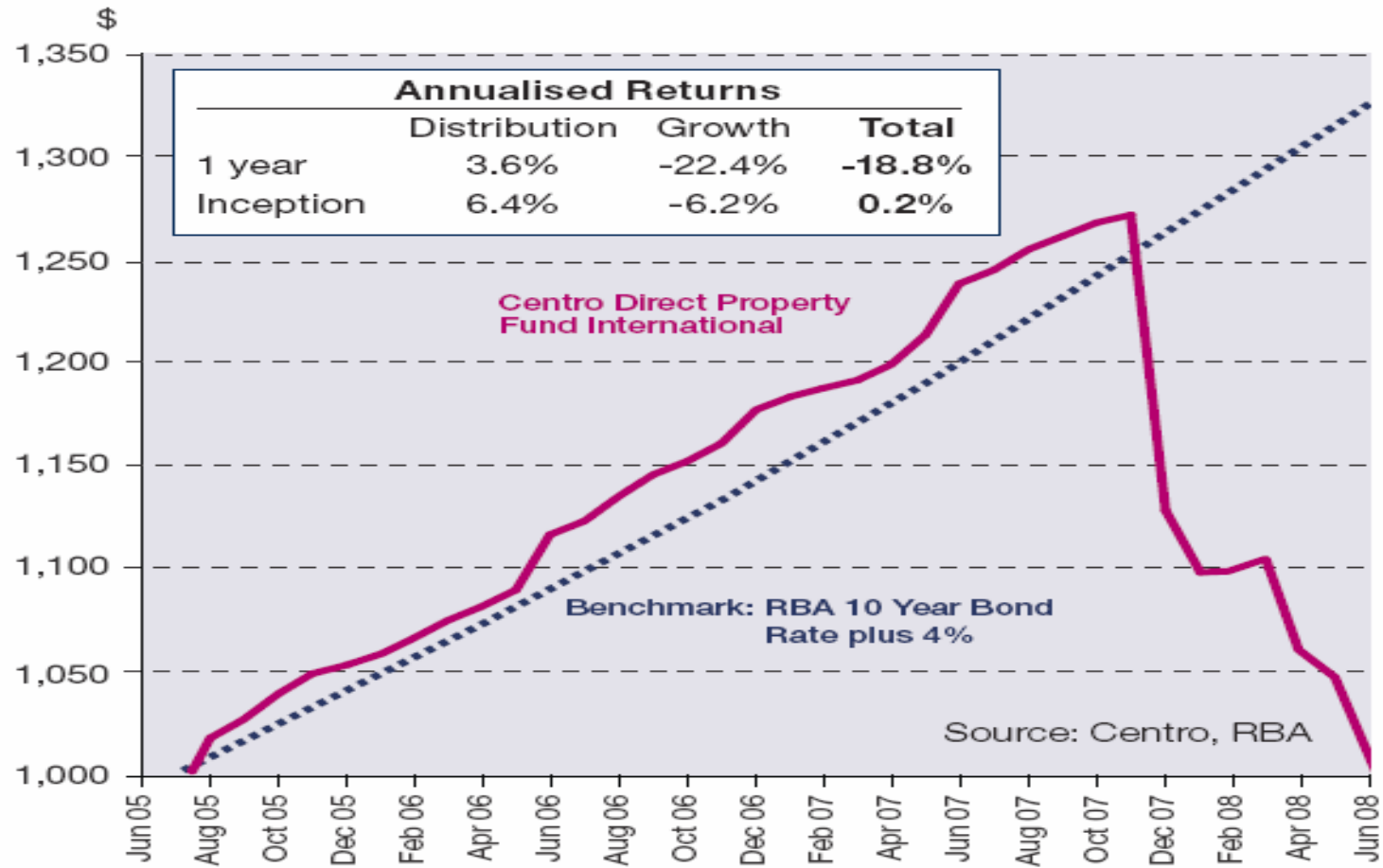
		Returns (1 Year Rolling)				
Period Ended	Dist. [#]	Distribution	Growth	Total	Unit Price [^]	Tax Adv.
30 Jun 2006	7.67	8.7%	4.0%	12.7%	1.0364	98%
30 Jun 2007	7.76	7.8%	3.2%	11.0%	1.0701	87%
30 Jun 2008	4.35	3.6%	-22.4%	-18.8%	0.8304	94%

[#] Distribution (cents per unit) [^] Ex. Distribution

DPFI Returns Since Inception

Total Fund Returns

(Since Inception August 2005 – June 2008)



Centro Group Asset Sales – Fund Impacts

- CAF portfolio sale expected to settle October
 - US\$714 million conditional sale price
 - Conditional with due diligence progressing
 - AUD receipt dependent on exchange rate movements & hedge unwinds
 - Based on \$714 million sale, DPFI expected to receive around \$180 million
 - DPF may then receive around \$50 million

- Centro MCS has announced the potential wind up of a number of domestic syndicates
 - CMCS 2, 9 and 20
 - DPF may receive capital flows over the next few months

- CAWF is actively pursuing the sale of various properties in its portfolio
 - DPF holds 49.9% of CAWF
 - Proceeds may be applied to debt repayment

Centro Retail Investment Trust (CRIT)

- Currently valued at NTA by each fund in its balance sheet
- Long term investment supported by Centro NAB guarantee
- Large discrepancy between NTA and current market price on ASX
- Management is considering a number of restructure alternatives which may include the disposal of the investment
- CRIT value largely dependent on resolution of CER issues
- If both funds were to adjust value to current ASX price (18 cents)
 - DPFI unit price would fall by around 24% (From \$0.79 to \$0.60)
 - DPF unit price would fall by around 15% (From \$1.27 to \$1.08)

Fund Distributions

- September quarter not yet determined
- Distributions based on fund income from underlying funds less expenses
- Centro syndicates have reduced distributions for FY09
- Quarterly distributions do not include realised or unrealised capital gains
- Funds will consider payment of special distributions in some cases:
 - Large amounts received from underlying funds which missed normal quarterly cut-off (eg DPF special distribution of 1 cent per unit announced early September)
 - Capital payments resulting from asset sales

Going Forward

- No prescribed timeframe on fund suspension period
- Unlikely to re-open in short term as liquid funds
- Strategy for FY09 is to:
 - Return capital to investors sourced from asset sales
 - Pay all net fund income to investors
 - Preserve the capital value of the funds
 - Resolve the CRIT investment issue
- Capital returns may take the form of
 - Pro rata distribution to all investors (likely)
 - Periodic withdrawal windows where investors elect to withdraw
- Outcomes dependent on Centro Group recapitalisation

Questions

To register your interest in the upcoming the Centro Direct Property Funds Update Forums contact Centro Adviser Services on:

1800 103 080 or adviser@centro.com.au

Important Note

This information has been prepared without taking into account any person's objectives, financial situations or needs and because of that, you should, before acting on this information, consider the appropriateness of the information having regard to your own objectives, financial situation and needs.

Past performance is not a reliable indicator of future performance.