

Centro Retail Trust

2006 Taxation Percentage Profile Summary

The 30 June 2006 taxation percentages for the Centro Retail Trust have been completed and appear below:

GROSS DISTRIBUTIONS

The gross distribution per security for the financial year ended 30 June 2006 was:

Trust distribution - cents per security	12.00 cents
Company dividend - cents per security	0.00 cents
Total cents per security	12.00 cents

TAXATION PERCENTAGE PROFILE SUMMARY

Taxable Interest	0.078516%
Taxable Other	12.478853%
Discounted Capital Gain	0.000745%
Concession Capital Gain	0.000745%
Tax Deferred	86.811724%
Foreign Income - Modified Passive	0.120280%
Foreign Income - Other	0.509137%

Total Trust Distribution	100.000000%
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Company Dividend Unfranked	0.000000
Company Dividend Franked	0.000000

Company Dividend	0.000000%
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For every \$ of distribution received

Foreign Tax Credits - Modified Passive	\$0.01089220
Foreign Tax Credits - Other	\$0.00764883

Centro Retail Trust recommends that investors wait until they are provided with their 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. This may impact on the preparation of an investor's income tax return.

Annual Taxation Statements will be forwarded to investors on 25 August 2006.