

**Centro Direct Property Fund**  
**2007 Taxation Percentage Profile Summary**

The 30 June 2007 taxation percentages for the Centro Direct Property Fund have been completed and appear below:

**TAXATION PERCENTAGE PROFILE SUMMARY**

Tax Deferred	100.000000%
<b>Total Trust Distribution</b>	<b>100.000000%</b>

**Income tax return preparation using the above data**

Centro Direct Property Fund recommends that investors wait until they are provided with their Annual Taxation Statement to assist them or their tax agents in preparing their 2007 income tax return. If investors wish to use the above information to assist in preparing their 2007 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 46.5% (due to rounding differences) will have been applied to the distributions and or dividends that have been received by you. This will impact the preparation of an investor's 2007 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 27 August 2007.