

Centro Shopping America Trust 2008 Taxation Percentage Profile Summary

The 30 June 2008 taxation percentages for the Centro Shopping America Trust have been completed and appear below:

GROSS DISTRIBUTIONS

The gross distribution per security for the financial year ended 30 June 2008 was:

Ordinary Distribution

Total cents per security **0.29 cents**

TAXATION PERCENTAGE PROFILE SUMMARY

Australian Taxable Interest	1.809529%
Australian Taxable Other	76.574836%
Other Method Capital Gain - Australian	0.444130%
Tax Deferred Income	20.025875%
Foreign Income - Interest	0.001605%
Foreign Income - Modified Passive	1.144025%
Total Trust Distribution	100.000000%

FOREIGN TAX CREDITS

**For every \$ of
distribution received**

Foreign Tax Credits - Modified Passive \$0.00503314

Important Information

Income tax return preparation using the above data

Centro recommends that investors wait until they are provided with their Annual Taxation Statement to assist them or their tax agents in preparing their 2008 income tax return. If investors wish to use the above information to assist in preparing their 2008 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. This will impact the preparation of an investor's 2008 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 by you. This may impact on the preparation of an investor's income tax return.

Annual Taxation Statements will be forwarded to investors on 5 September 2008.