

Centro Portfolio Assessment

Centro Australasian Portfolio Assessment

Physical Characteristics and Market Analysis

As of 31 December 2008

Executive Summary

- Centro's Australian portfolio is a well diversified portfolio by shopping centre format with a broad spread of regional, sub-regional and convenience shopping centres
- Centro has a well balanced geographic weighting across all states and in major metropolitan and regional cities
- Centro's Australian portfolio has a diverse range of top retailers including Australia's leading supermarket and DDS retailers
- Retail space within Centro's centres has a current occupancy rate of 99.2%
- 6.2% retail sales growth with solid growth across all retail categories

Portfolio Breakdown

Asset Type ¹	Number of Properties	GLA (sq.m)
Regional Centres	7	466,669
Sub Regional Centres	47	917,931
Convenience Centres	57	457,971
Total Traditional Shopping Centres	111	1,842,571
Bulky Goods Centres	3	58,832
CBD Retail Centres	5	67,478
Other	4	97,102
Total	123	2,065,983

¹ According to the SCCA: "A regional centre is defined as a major retail facility within one integrated building structure, incorporating at least one major department store as well as a wide range of other facilities.

Sub-regional centres are smaller, built around one or two major discount department stores (DDSs) and one or more supermarkets. Sub-regional centres are usually around 20,000 sq.m in size and include specialty shops.

Convenience centres comprise one or more major supermarkets, along with a collection of food and non-food specialty shops and services.

CBD centres are enclosed centres anchored by a major retail tenant (i.e. a supermarket, DDS or department store), located in the core retail periphery of Australian capital cities. They comprise a minimum retail floorspace of 1,000 sq.m.

Types of Shopping Centres

Classification	Number of Shopping Centres	Percent of Shopping Centres	Percent of Shopping Centre GLA	Average Shopping Centre Size (sq.m)
Regional Centres	7	5.7%	22.6%	66,667
Sub Regional Centres	47	38.2%	44.4%	19,530
Multiple DDS Based Centres	3	2.4%	5.5%	37,759
Single DDS Based Centres	44	35.8%	38.8%	18,198
Convenience Centres	57	46.3%	22.2%	8,035
Multiple Supermarket Based Centres	11	8.9%	7.5%	14,157
Single Supermarket Based Centres	46	37.4%	14.4%	6,456
Bulky Goods Centres	3	2.4%	2.8%	19,611
CBD Retail Centres	5	4.1%	3.3%	13,496
Other	4	3.3%	4.7%	24,275
Total	123	100.0%	100.0%	16,797

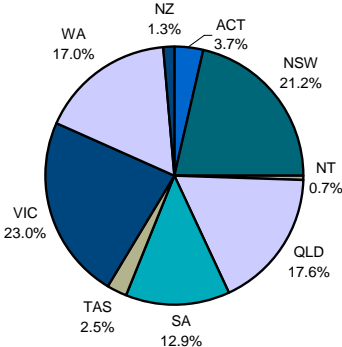
Geographic Diversification



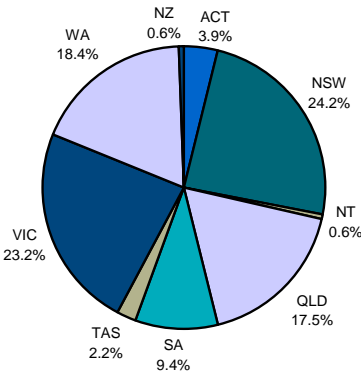
New South Wales	438,681 sq.m
Queensland	363,289 sq.m
Victoria	476,049 sq.m
Western Australia	351,595 sq.m
South Australia	266,575 sq.m
Tasmania	51,851 sq.m
Australian Capital Territory	75,813 sq.m
Northern Territory	14,361 sq.m
New Zealand	27,768 sq.m

Geographic Diversification

Geographic Distribution by GLA



Geographic Distribution by ABR



- Centro’s Australasian portfolio encompasses properties both Australia and in New Zealand. Its top three states by ABR (New South Wales, Victoria and Queensland) are also Australia’s most populous states, accounting for approximately 77 percent of the nation’s population.

Top 10 Retailers

Retailer	Percent of GLA	Percent of ABR
1 Woolworths / Safeway	10.0%	7.7%
2 Coles	10.9%	6.5%
3 Kmart	9.9%	4.1%
4 Target	6.2%	2.3%
5 Big W	4.3%	2.2%
6 Myer	3.5%	1.4%
7 David Jones	2.4%	1.3%
8 Millers	0.5%	0.7%
9 Metcash Trading	2.9%	0.7%
10 The Reject Shop	0.7%	0.7%
Total	51.4%	27.7%

- Centro is the largest landlord to the Woolworths and Coles groups
- Centro's top ten retailers contribute 27.7% of total Annual Base Rent

MAT Growth

Category	MAT (\$m) ¹	Composition	MAT Growth per SCCA Standards ²
Supermarkets	4,684	43.7%	4.4%
Discount Department Stores	1,516	14.1%	3.8%
Department Stores	381	3.6%	-1.1%
Total Majors	6,580	61.4%	4.0%
Specialties	3,148	29.4%	10.1%
Mini Majors	492	4.6%	8.5%
Cinema/Other	499	4.7%	12.4%
Total	10,720	100.0%	6.2%

- Solid MAT growth of 6.2% recorded for the year ending 31-Dec-08
- Cinemas, specialties and mini majors recorded the strongest growth

¹ Reflects 100% of centres' sales to 31 December 2008.

² SCCA standards include only stable properties.

Centro US Portfolio Assessment

Physical Characteristics and Market Analysis

As of 31 December 2008

Executive Summary

- Centro is largely comprised of community centers (64%) and has an average shopping center size of 163,366 square feet
- 38% of Centro's portfolio was redeveloped in 2000 or later
- 62% of Centro's GLA is grocery-anchored
- 76% of Centro's grocers are #1 or #2 in their market or a specialty grocer
- Centro's 2007 average sales per square foot for grocers of \$561 exceeded the sales per square foot for the US average grocer in 2007 by 22%
- For shopping centers that have been redeveloped over the past five years, the 2007 average sales per square foot for grocers is \$580
- 92% of Centro's grocers have a rent to sales ratio of below 3%
- Centro's income demographics, including an average household income of \$72,524, are higher than the national averages, while its average population density is 174,771
- 64% of Centro's ABR is derived from properties located in metro markets with populations greater than one million

Portfolio Breakdown

Asset Type	Number of Properties	GLA (SF)
Community and Neighborhood Shopping Centers	603	98,216,978
New Development Properties ¹	3	610,107
Total Shopping Centers	606	98,827,085
Malls and Lifestyle Centers	9	4,217,271
Miscellaneous Properties	10	330,749
Miscellaneous Land	8	-
Total	633	103,375,105

(1) All projects are community and neighborhood shopping centers. Includes expected total GLA. The remainder of the Portfolio Assessment does not include information on new development properties, malls and lifestyle centers, miscellaneous properties, miscellaneous land, Stateline Square (Southaven, MS), Germantown Square (Cordova, TN) and Riverdale Square (Memphis, TN).

Types of Shopping Centers¹

Classification	Number of Shopping Centers	Percent of Shopping Centers	Percent of Shopping Center GLA	Average Shopping Center Size (SF)
Community Shopping Centers	382	63.7%	81.1%	207,979
Grocery-anchored ²	226	37.7%	48.8%	211,780
Non-grocery anchored ³	153	25.5%	31.5%	201,851
Non-anchored	3	0.5%	0.7%	234,192
Neighborhood Shopping Centers	218	36.3%	18.9%	85,190
Grocery-anchored ²	140	23.3%	13.2%	92,612
Non-grocery anchored ³	68	11.3%	5.2%	74,242
Non-anchored	10	1.7%	0.6%	55,725
Total	600	100.0%	100.0%	163,366

- Approximately 64 percent of Centro's portfolio is community shopping centers and approximately 36 percent is neighborhood shopping centers
- 366 properties, accounting for approximately 62 percent of Centro's portfolio GLA, are grocery-anchored; 280 of the 366 grocery-anchored shopping centers have an additional anchor

(1) According to the ICSC: "Neighborhood shopping centers provide convenience shopping for the day-to-day needs of consumers in the immediate neighborhood. These centers are typically anchored by a grocery and average 30,000 to 150,000 square feet. Community shopping centers typically offer a wider range of apparel and other soft goods than the neighborhood shopping center does. Among the more common anchors are grocers, super drugstores and discount department stores. These centers average 100,000 to 350,000 square feet."

(2) The property may also have another anchor in addition to the grocer.

(3) The non-grocery anchor is either a major discount store, a tenant with square footage greater than 10,000 square feet if the shopping center GLA is less than 125,000 square feet or a tenant with square footage greater than 25,000 square feet if the shopping center GLA is greater than 125,000 square feet, or a tenant with square footage greater than 10 percent of the shopping center GLA, but not less than 5,000 square feet.

Investing in Redevelopment

Shopping Centers Redeveloped¹

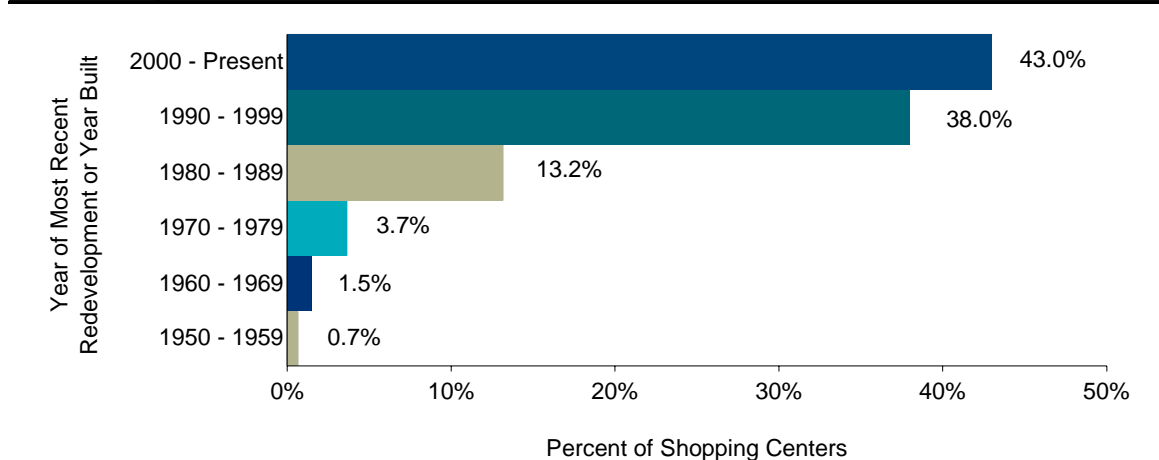
Period of Most Recent Redevelopment	Number of Shopping Centers	Percent of Shopping Centers	Percent of Shopping Center GLA
2005 - 2008	107	17.8%	21.1%
2000 - 2004	118	19.7%	23.4%
1995 - 1999	88	14.7%	14.1%
1990 - 1994	36	6.0%	5.7%
Total	349	58.2%	64.3%

- Approximately 38 percent of Centro's portfolio was redeveloped in 2000 or later

Effective Age²

Region	Median Age (Years)	Average Age (Years)
Northeast	13	14
Mid-Atlantic	11	13
Southeast	11	10
South	7	9
Midwest	9	11
Central	11	12
Southwest	9	11
West	11	11
Overall	10	12

Effective Age Characteristics²

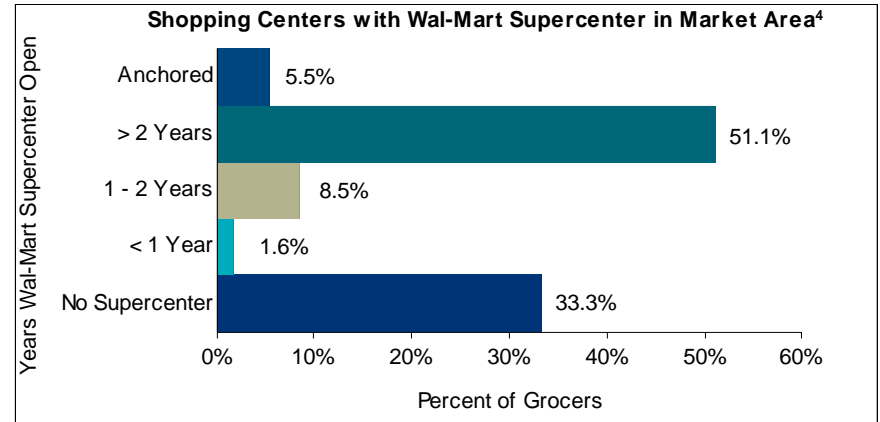
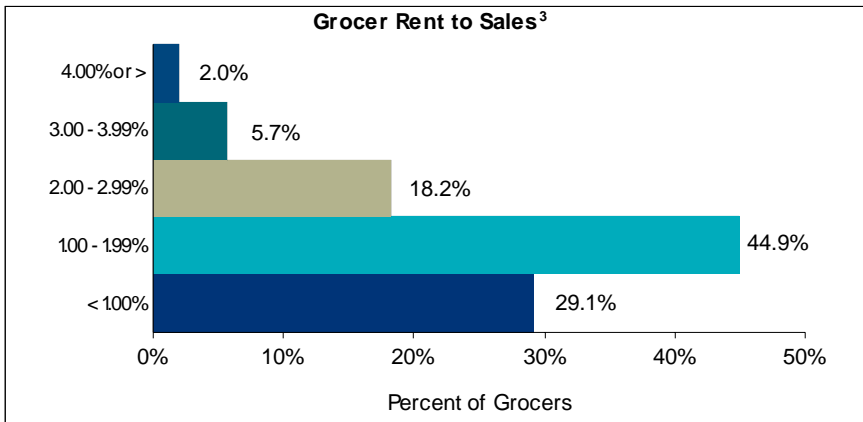
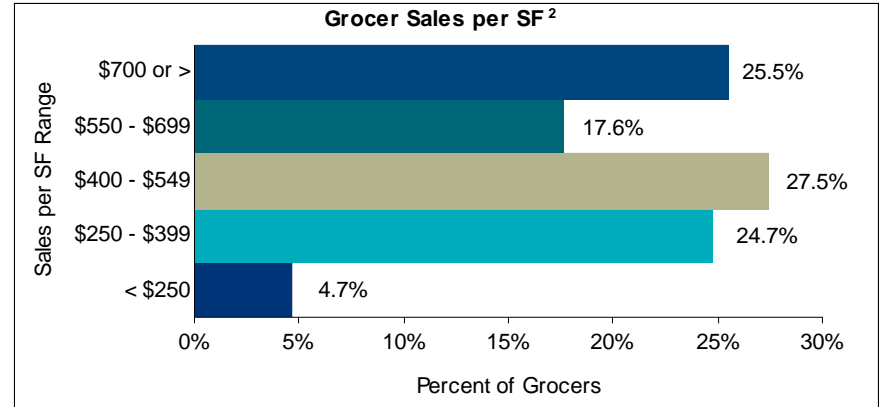
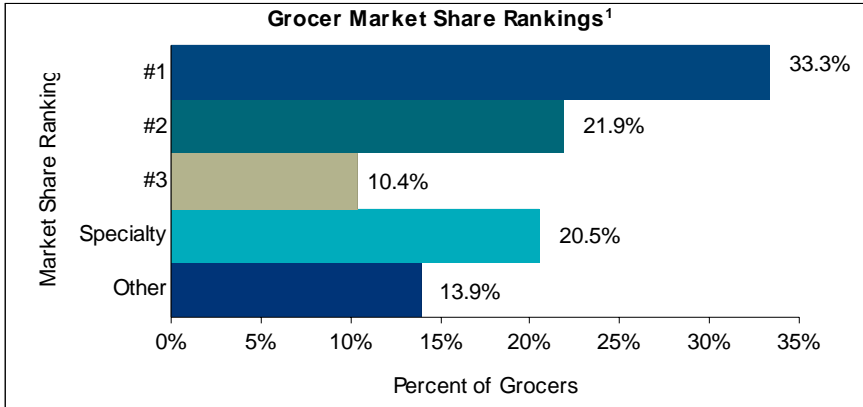


(1) Property is considered redeveloped if significant building improvements are made or GLA is expanded and the investment is expected to have a significant favorable impact on marketability.

(2) Effective age is calculated based on the year of the most recent redevelopment of the property or by year built if no redevelopment has occurred.

Grocery-Anchored Shopping Centers

Summary Statistics



(1) Specialty grocers do not compete directly with mainstream grocers in each market due to their niche focus. Grocers classified as Other may be #1, #2 or #3 in their immediate neighborhood area, but have a lesser rank when calculated utilizing published market share reports.

(2) Grocer sales per square foot includes only properties reporting sales data for 2007 and excludes non-comparable stores. Selling area for the Centro grocers is 77 percent of gross floor area as defined by the Food Marketing Institute.

(3) Excludes ground leases.

(4) Market area is defined as 5 miles for shopping centers located within Major Markets; 10 miles for shopping centers located in Mid-Markets; and 20 miles for shopping centers located in Smaller Markets.

Grocer Concentration

Grocer	Number of Stores	Total ABR	Percent of Grocer ABR	Total GLA (SF)
The Kroger Co. ¹	71	\$ 24,120,691	18.6%	3,857,565
Ahold USA, Inc. ²	18	11,413,366	8.8%	1,095,782
Publix Super Markets ³	21	8,109,053	6.3%	977,882
Safeway, Inc. ⁴	14	7,792,036	6.0%	769,060
Wakefern Food Corporation ⁵	9	6,559,596	5.1%	500,479
SUPERVALU, INC. ⁶	19	6,449,093	5.0%	893,110
Delhaize America, Inc. ⁷	21	5,897,028	4.6%	747,750
The Great A&P Tea Company, Inc. ⁸	11	5,254,186	4.1%	444,097
Giant Eagle Inc. ⁹	7	4,802,495	3.7%	486,430
H. E. Butt Grocery Company ¹⁰	8	4,576,530	3.5%	428,874
Golub Corporation ¹¹	5	3,897,379	3.0%	342,663
Winn-Dixie Stores, Inc.	8	2,948,070	2.3%	420,695
Roundy's Supermarkets, Inc. ¹²	7	2,618,723	2.0%	347,347
Spartan Stores, Inc. ¹³	5	2,419,222	1.9%	254,017
Whole Foods Market, Inc.	3	1,877,870	1.5%	99,364
Hy-Vee, Inc.	4	1,321,639	1.0%	251,070
BI-LO, LLC	4	1,246,506	1.0%	170,219
Martin's Super Markets	3	1,129,423	0.9%	162,279
Redner's Markets, Inc.	3	1,026,817	0.8%	163,596
Brookshire Grocery Co. ¹⁴	4	1,025,971	0.8%	255,699
Trader Joe's ¹⁵	5	824,516	0.6%	41,978
All American Quality Foods, Inc. ¹⁶	3	725,995	0.6%	132,875
Weis Markets, Inc. ¹⁷	4	703,845	0.5%	137,944
Ingles Markets, Incorporated	3	408,000	0.3%	108,000
ALDI Inc.	4	282,894	0.2%	62,400
Wal-Mart Stores, Inc. ¹⁸	24	-	-	-
Costco Wholesale Corporation ¹⁹	3	-	-	-
Target Corporation ²⁰	3	-	-	-
Others (includes all grocers with < 3 stores) ²¹	72	22,019,098	17.0%	3,101,790
TOTAL	366	\$ 129,450,042	100.0%	16,252,965

- The top three grocers by ABR account for approximately 34 percent of total grocer ABR

(1) Includes Dillons, Food 4 Less, King Soopers, Kroger, Pay Less, Ralphs and Smith's. Excludes ABR and GLA from five non-owned Krogers and one non-owned Ralphs.

(2) Includes Giant Food, Martin's, Stop & Shop and Super Stop & Shop.

(3) Includes Publix and Publix Sabor.

(4) Includes Dominick's, Genuardi's, Randalls, Tom Thumb and Vons.

(5) Includes PriceRite and ShopRite. Excludes ABR and GLA from one non-owned ShopRite.

(6) Includes Acme, Albertsons, Cub Foods, Jewel Osco, Sav-A-Lot, Shaw's and Shop 'n Save. Excludes ABR and GLA from one non-owned Cub Foods.

(7) Includes Food Lion, Hannaford Bros., Harveys and Sweetbay Supermarket. Excludes ABR and GLA from one non-owned Hannaford Bros.

(8) Includes A&P, A&P Fresh, Pathmark, Super Fresh and Waldbaum's. Excludes ABR and GLA from one non-owned A&P and one non-owned Pathmark.

(9) Includes Giant Eagle and Valu King Food Market.

(10) Includes Central Market and H-E-B.

(11) Includes Price Chopper.

(12) Includes Pick 'n Save and Rainbow Foods. Excludes ABR and GLA from one non-owned Rainbow Foods.

(13) Includes D&W Fresh Markets, Family Fare Supermarkets and VG's Food and Pharmacy.

(14) Includes Super 1 Foods.

(15) Excludes ABR and GLA from one non-owned Trader Joe's.

(16) Includes Food Depot.

(17) Excludes ABR and GLA from one non-owned Weis.

(18) Includes Sam's Club and Wal-Mart Supercenters. Excludes ABR and GLA from Sam's Club and Wal-Mart Supercenters.

(19) Excludes ABR and GLA from one owned and two non-owned Costco.

(20) Excludes ABR and GLA from three non-owned SuperTarget.

(21) Excludes ABR and GLA from one owned BJ's Wholesale Club and one non-owned Meijer.

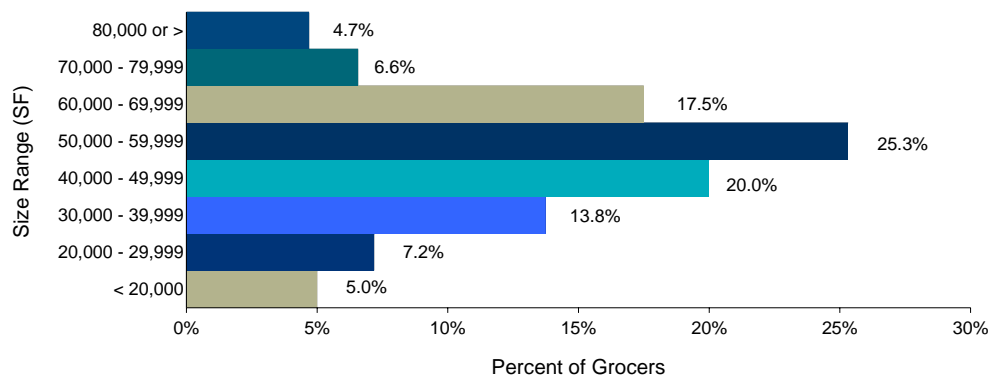
Includes only open and operating stores and stores under construction at community and neighborhood shopping centers.

Grocer Size and Sales

Top Five Grocers by ABR	Number of Centro Stores	Average Centro Store Size (SF)	Centro 2007 Avg Sales per SF
The Kroger Co.	71	59,347	\$540
Ahold USA, Inc.	18	60,877	740
Publix Super Markets	21	46,566	701
Safeway, Inc.	14	54,933	530
Wakefern Food Corporation	9	62,560	883
TOTAL CENTRO GROCERS	366	50,791	\$561

- The 2007 average sales per square foot for grocers located in shopping centers that have been redeveloped over the past five years is \$580

Size of Grocery-Anchors¹



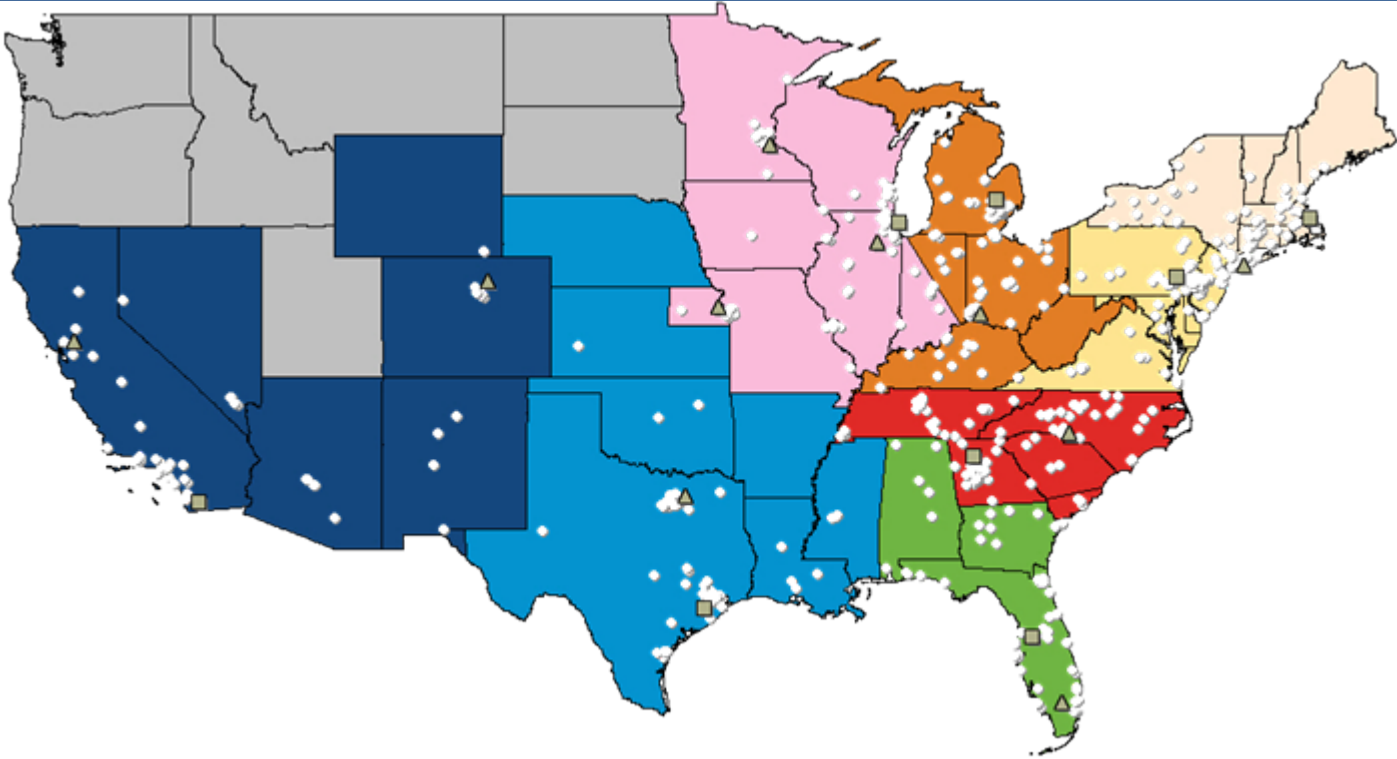
- The average grocer in Centro's portfolio is 50,791 square feet, as compared with the Food Marketing Institute defined "typical" grocery size of 47,500 square feet

(1) Excludes 46 shopping centers anchored by either a BJ's Wholesale Club, Costco, SAM'S CLUB, Wal-Mart Supercenter or non-owned grocer.

Grocer sales per square foot includes only properties reporting sales data for 2007 and excludes non-comparable stores. Selling area for the Centro grocers is 77 percent of gross floor area as defined by the Food Marketing Institute.

Source: Supermarket Facts, Industry Overview 2007 by Food Marketing Institute.

Regional Distribution

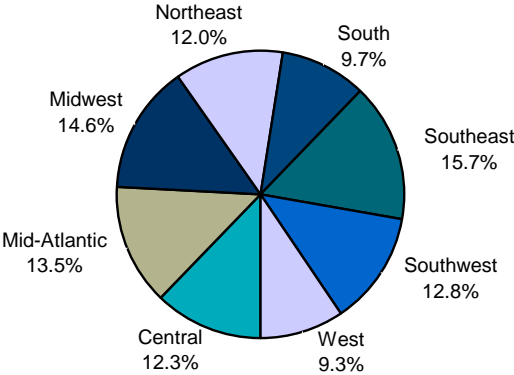


Region	GLA (SF)
Northeast	11,806,384
Mid-Atlantic	13,259,997
Southeast	15,400,131
South	9,515,528

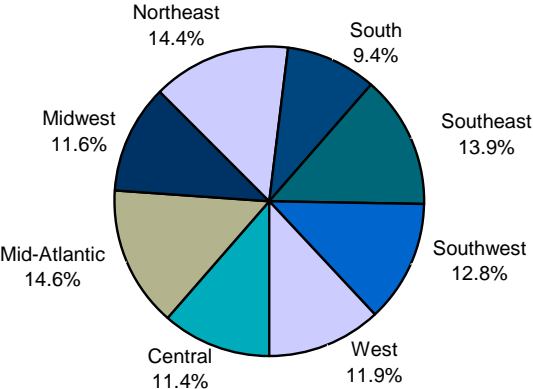
Region	GLA (SF)
Midwest	14,276,085
Central	12,048,510
Southwest	12,553,803
West	9,158,916

Regional Distribution

Regional Distribution by GLA



Regional Distribution by ABR



- Centro’s portfolio encompasses 40 states and its top five states by ABR (Texas, Florida, Pennsylvania, New York and California) account for approximately 39 percent of the nation’s GDP

Summary Demographics¹

Total Portfolio	1-Mile	3-Mile	5-Mile
Average Population Density (2007)	10,062	74,740	174,771
% Population Growth (2007 - 2012)	4.9%	4.7%	4.8%
Average Household Income (2007)	\$70,545	\$71,408	\$72,524
Median Household Income (2007)	\$61,537	\$60,788	\$60,722
Per Capita Income (2007)	\$28,583	\$27,745	\$27,867

Central	1-Mile	3-Mile	5-Mile
Average Population Density (2007)	9,880	76,112	185,336
% Population Growth (2007 - 2012)	2.0%	2.3%	2.8%
Average Household Income (2007)	\$79,187	\$76,312	\$75,977
Median Household Income (2007)	\$69,430	\$67,476	\$66,549
Per Capita Income (2007)	\$31,207	\$29,581	\$29,401

South	1-Mile	3-Mile	5-Mile
Average Population Density (2007)	10,114	70,773	163,311
% Population Growth (2007 - 2012)	5.2%	6.2%	6.7%
Average Household Income (2007)	\$58,259	\$60,149	\$60,330
Median Household Income (2007)	\$46,481	\$46,589	\$46,542
Per Capita Income (2007)	\$25,313	\$25,377	\$25,383

Mid-Atlantic	1-Mile	3-Mile	5-Mile
Average Population Density (2007)	10,278	72,452	165,592
% Population Growth (2007 - 2012)	2.6%	2.9%	3.0%
Average Household Income (2007)	\$74,794	\$76,197	\$77,559
Median Household Income (2007)	\$63,528	\$64,142	\$63,956
Per Capita Income (2007)	\$29,221	\$29,210	\$29,640

Southeast	1-Mile	3-Mile	5-Mile
Average Population Density (2007)	5,948	46,849	107,794
% Population Growth (2007 - 2012)	7.4%	7.9%	7.8%
Average Household Income (2007)	\$59,374	\$64,894	\$66,397
Median Household Income (2007)	\$55,945	\$57,920	\$57,749
Per Capita Income (2007)	\$26,173	\$26,557	\$26,443

Midwest	1-Mile	3-Mile	5-Mile
Average Population Density (2007)	8,496	61,948	148,285
% Population Growth (2007 - 2012)	1.5%	1.5%	1.6%
Average Household Income (2007)	\$63,627	\$64,669	\$65,625
Median Household Income (2007)	\$58,492	\$58,000	\$57,617
Per Capita Income (2007)	\$27,626	\$26,534	\$26,560

Southwest	1-Mile	3-Mile	5-Mile
Average Population Density (2007)	12,175	95,097	226,319
% Population Growth (2007 - 2012)	9.9%	8.1%	8.2%
Average Household Income (2007)	\$65,927	\$69,276	\$70,845
Median Household Income (2007)	\$57,566	\$58,973	\$59,180
Per Capita Income (2007)	\$27,376	\$26,263	\$26,146

Northeast	1-Mile	3-Mile	5-Mile
Average Population Density (2007)	7,746	61,802	142,554
% Population Growth (2007 - 2012)	2.5%	1.9%	1.9%
Average Household Income (2007)	\$78,455	\$76,459	\$78,042
Median Household Income (2007)	\$66,254	\$62,129	\$62,526
Per Capita Income (2007)	\$31,286	\$29,312	\$29,704

West	1-Mile	3-Mile	5-Mile
Average Population Density (2007)	16,786	118,141	272,508
% Population Growth (2007 - 2012)	8.2%	7.2%	7.2%
Average Household Income (2007)	\$81,921	\$80,065	\$81,657
Median Household Income (2007)	\$71,490	\$67,885	\$68,353
Per Capita Income (2007)	\$29,646	\$28,316	\$28,743

(1) Demographic data weighted by ABR.
 Source: Applied Graphics Solutions and MapInfo Corporation.
 Source: US Bureau of Economic Analysis.

Shopping Centers in CBSA Locations¹

CBSA Population	Total CBSAs in US	Total CBSAs in Centro Portfolio	Number of Shopping Centers	Percent of Shopping Center ABR
5,000,000 or Greater	6	6	110	25.4%
4,000,000 - 4,999,999	6	6	96	13.5%
3,000,000 - 3,999,999	3	2	7	1.1%
2,000,000 - 2,999,999	9	9	54	10.4%
1,000,000 - 1,999,999	25	20	77	13.9%
500,000 - 999,999	39	29	63	11.0%
250,000 - 499,999	79	45	93	13.7%
100,000 - 249,999	206	42	52	6.7%
50,000 - 99,999	210	16	20	2.0%
10,000 - 49,999	339	17	17	1.3%
Non CBSA	-	-	11	0.9%
TOTAL	922	192	600	100.0%

- Centro has a presence in 192 CBSAs, including 43 of the 49 CBSAs with populations of more than one million
- 344 properties, accounting for approximately 64 percent of Centro's ABR, are located in more urban CBSAs with populations of more than one million

(1) The United States Office of Management and Budget defines metropolitan and micropolitan statistical areas according to published standards that are applied to Census Bureau data. The term "core based statistical area" (CBSA) became effective in 2000 and refers collectively to metropolitan and micropolitan statistical areas. The general concept of a metropolitan or micropolitan statistical area is that of a core area containing a substantial population nucleus, together with adjacent communities having a high degree of economic and social integration with that core. Current metropolitan and micropolitan statistical area definitions were announced by OMB effective June 6, 2003. Each metropolitan statistical area (MSA) must have at least one urbanized area of 50,000 or more inhabitants. Each micropolitan statistical area must have at least one urban cluster of at least 10,000 but less than 50,000 population. If specified criteria are met, a metropolitan statistical area containing a single core with a population of 2.5 million or more may be subdivided to form smaller groupings of counties referred to as metropolitan divisions.
Source: US Census Bureau.

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