

Form 603

Corporations Law
Section 671B

Notice of initial substantial holder

To: Company Name/Scheme **CENTRO RETAIL TRUST**

ACN/ARSN **104 931 928**

1. Details of substantial holder (1)

Name: **UBS AG and its related bodies corporate**

ACN/ARSN (if applicable)

The holder became a substantial holder on: **3 May 2011**

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Persons' votes (5)	Voting power (6)
Ordinary	116,230,944	116,230,944	5.08%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities	
UBS AG, London Branch	Prime Broker with power to control the exercise of the power to dispose of shares pursuant to a Prime Broking Agreement (see attached)	9,452,778	Ordinary
	Beneficial owner	73,525	Ordinary
UBS Securities Australia Ltd	Beneficial owner	106,704,641	Ordinary

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities	
UBS AG, London Branch	Citicorp Nominees Pty Ltd	UBS AG, London Branch	9,452,778	Ordinary
	Various Custodians	UBS AG, London Branch	73,525	Ordinary
UBS Securities Australia Ltd	Brispot Nominees Pty Ltd	UBS Securities Australia Ltd	106,704,641	Ordinary

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
Please see Annexure A.				

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ ARSN (if applicable)	Nature of association
UBS AG, London Branch	Related body corporate
UBS Securities Australia Ltd	Related body corporate
Brispot Nominees Pty Ltd	Related body corporate

7. Addresses

The addresses of persons named in this form are as follows:


Name	Addresses
Details of all UBS offices can be found through the following link: http://apps.ubs.com/locationfinder	

SIGNATURE

Print Name: Boris Lo Capacity: Authorised signatory

Sign Here:  Date: 5 May 2011

Print Name: So Young Kim Capacity: Authorised signatory

Sign Here:  Date: 5 May 2011

Contact details for this notice:

 Tiffany Leung
 Legal & Compliance
 (T) +852 2971 8042
 (F) +852 2971 7895

Date of change	Person whose relevant interest changed	Nature of Change	Consideration given in relation to change	Number of securities	Class	Annexure A
22-Feb-11	UBS AG, London Branch	Sell	136,456	(403,907)	Ordinary	
01-Mar-11	UBS Securities Australia Ltd	Sell	16,125	(43,000)	Ordinary	
01-Mar-11	UBS Securities Australia Ltd	Sell	807	(2,152)	Ordinary	
01-Mar-11	UBS Securities Australia Ltd	Sell	1,986	(5,295)	Ordinary	
01-Mar-11	UBS Securities Australia Ltd	Sell	16,752	(45,276)	Ordinary	
01-Mar-11	UBS Securities Australia Ltd	Sell	37,000	(100,000)	Ordinary	
01-Mar-11	UBS Securities Australia Ltd	Sell	55,500	(150,000)	Ordinary	
01-Mar-11	UBS Securities Australia Ltd	Sell	55,500	(150,000)	Ordinary	
01-Mar-11	UBS Securities Australia Ltd	Sell	30,035	(81,177)	Ordinary	
01-Mar-11	UBS Securities Australia Ltd	Buy	204,800	576,900	Ordinary	
18-Mar-11	UBS Securities Australia Ltd	Buy	12,322	36,783	Ordinary	
20-Mar-11	UBS Securities Australia Ltd	Buy	1	3	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Buy	3,418	10,053	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Sell	3,120	(9,175)	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Sell	299	(878)	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Buy	3,418	10,053	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Buy	748	2,201	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Buy	1,328	3,906	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Buy	1,342	3,946	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Buy	2,076	6,107	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Buy	1,342	3,946	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Sell	3,450	(10,000)	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Sell	18	(53)	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Sell	3,400	(10,000)	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Sell	1,285	(3,780)	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Sell	1,713	(5,039)	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Sell	444	(1,287)	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Buy	2,703	7,836	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Buy	444	1,287	Ordinary	
21-Mar-11	UBS Securities Australia Ltd	Buy	2,677	7,759	Ordinary	
22-Mar-11	UBS Securities Australia Ltd	Buy	2,642,295	7,766,887	Ordinary	
22-Mar-11	UBS Securities Australia Ltd	Buy	117,156	344,575	Ordinary	
22-Mar-11	UBS Securities Australia Ltd	Buy	4,285,000	12,500,000	Ordinary	
23-Mar-11	UBS Securities Australia Ltd	Buy	11,071,333	32,072,228	Ordinary	
23-Mar-11	UBS Securities Australia Ltd	Buy	1	4	Ordinary	
24-Mar-11	UBS Securities Australia Ltd	Buy	6,768,975	19,462,262	Ordinary	
25-Mar-11	UBS Securities Australia Ltd	Sell	33,700	(99,999)	Ordinary	
30-Mar-11	UBS Securities Australia Ltd	Buy	35	98	Ordinary	
31-Mar-11	UBS Securities Australia Ltd	Buy	3,478,000	10,000,000	Ordinary	
05-Apr-11	UBS Securities Australia Ltd	Buy	3,554,000	10,000,000	Ordinary	
05-Apr-11	UBS Securities Australia Ltd	Buy	24	67	Ordinary	
07-Apr-11	UBS Securities Australia Ltd	Buy	84,466	228,780	Ordinary	
07-Apr-11	UBS Securities Australia Ltd	Buy	211,692	579,344	Ordinary	
07-Apr-11	UBS Securities Australia Ltd	Buy	157	423	Ordinary	
07-Apr-11	UBS Securities Australia Ltd	Buy	93	251	Ordinary	
07-Apr-11	UBS Securities Australia Ltd	Buy	948	2,562	Ordinary	
07-Apr-11	UBS Securities Australia Ltd	Buy	915	2,474	Ordinary	
15-Apr-11	UBS Securities Australia Ltd	Sell	23,833	(66,852)	Ordinary	
15-Apr-11	UBS Securities Australia Ltd	Buy	319,093	885,386	Ordinary	
19-Apr-11	UBS Securities Australia Ltd	Buy	17,775	50,000	Ordinary	
19-Apr-11	UBS Securities Australia Ltd	Buy	57,342	161,345	Ordinary	
20-Apr-11	UBS Securities Australia Ltd	Buy	177,750	500,000	Ordinary	
20-Apr-11	UBS Securities Australia Ltd	Buy	177,700	500,000	Ordinary	
21-Apr-11	UBS Securities Australia Ltd	Buy	15,915	44,543	Ordinary	
21-Apr-11	UBS Securities Australia Ltd	Buy	17,770	50,000	Ordinary	
28-Apr-11	UBS Securities Australia Ltd	Buy	49,459	137,196	Ordinary	
29-Apr-11	UBS Securities Australia Ltd	Sell	23,456	(65,012)	Ordinary	
29-Apr-11	UBS Securities Australia Ltd	Buy	55,828	154,863	Ordinary	
02-May-11	UBS Securities Australia Ltd	Buy	88,347	245,137	Ordinary	
02-May-11	UBS Securities Australia Ltd	Buy	55,813	154,863	Ordinary	
02-May-11	UBS Securities Australia Ltd	Sell	21,457	(59,603)	Ordinary	
03-May-11	UBS Securities Australia Ltd	Sell	55,813	(154,863)	Ordinary	
03-May-11	UBS Securities Australia Ltd	Buy	1,827,000	5,000,000	Ordinary	
03-May-11	UBS Securities Australia Ltd	Buy	1,905,535	5,291,684	Ordinary	
03-May-11	UBS Securities Australia Ltd	Buy	54	150	Ordinary	
03-May-11	UBS Securities Australia Ltd	Buy	22,697	63,047	Ordinary	
03-May-11	UBS Securities Australia Ltd	Buy	2,841	7,892	Ordinary	
03-May-11	UBS Securities Australia Ltd	Buy	31,023	86,176	Ordinary	
03-May-11	UBS Securities Australia Ltd	Buy	303,385	842,735	Ordinary	
03-May-11	UBS Securities Australia Ltd	Sell	276	(766)	Ordinary	
03-May-11	UBS Securities Australia Ltd	Sell	224	(623)	Ordinary	
03-May-11	UBS Securities Australia Ltd	Sell	212	(588)	Ordinary	
03-May-11	UBS Securities Australia Ltd	Sell	6,746	(18,740)	Ordinary	
03-May-11	UBS Securities Australia Ltd	Sell	6,123	(17,009)	Ordinary	

UBS AG

AND

[INSERT COUNTERPARTY NAME]

**MASTER PRIME BROKERAGE
AGREEMENT**

- (b) if UBS considers it desirable (i) in order to facilitate Transactions or (ii) that UBS has collateral (or additional collateral) in relation to your obligations to UBS under this Agreement and the Customer Agreements, credit the Assets to the Transferred Assets Account.

6.3 UBS will credit all Cash to the Banking Account, and hold the Cash as banker and not as trustee, and so will not hold the Cash in accordance with the FSA's client money rules.

6.4 Assets are delivered to UBS at your risk. In the case of registrable Assets, you must deliver, together with the Assets, transfers duly executed in blank in the manner and form UBS requires.

6.5 UBS may in its absolute discretion decline to accept (in whole or in part) any securities, cash or other property tendered to it for credit to the Custody Account, Transferred Assets Account or Banking Account. UBS is not obliged to give any reason for its refusal.

6.6 If, on the relevant settlement or income payment date, UBS credits the Custody Account, Transferred Assets Account or Banking Account with Assets, Income or the proceeds of a sale, purchase or exchange of any Assets, or debits the Custody Account, Transferred Assets Account or Banking Account with the Assets or cost of any Assets, UBS may reverse any credit or debit if the relevant transaction fails to settle, or the Income is not received, on a timely basis.

6.7 Subject to the terms of this Agreement, UBS is authorised and agrees to act on all Instructions. UBS acts upon Instructions at your sole risk. UBS may for any reason refuse to act on any Instructions, including to deliver any Assets from the Custody Account or Transferred Assets Account or make any payments of Cash from the Banking Account.

7. TRANSFERRED ASSETS ACCOUNT

7.1 If UBS credits Assets to the Transferred Assets Account, all right, title and interest in those Assets passes to UBS free of all liens, charges, encumbrances and all third-party interests and rights, and UBS is obliged to deliver to you Equivalent Assets in accordance with, and subject to, the terms of this Agreement. UBS may retain for its own account all fees, profits and other benefits received in connection with any Assets credited to the Transferred Assets Account. Equivalent Assets will be delivered to you, pursuant to clause 10.1 or, at UBS's discretion, earlier, by crediting them to the Custody Account, and this Agreement applies to those assets as if they were

Assets credited to the Custody Account pursuant to clause 6.2, and UBS will debit the Transferred Assets Account accordingly.

7.2 Following any record date for payment or distribution of Income on any Assets credited to the Transferred Assets Account, UBS will credit an amount equal to or securities equivalent to the Income, after deduction of any taxes and duties payable, to either the Banking Account or Custody Account, as appropriate, as soon as reasonably practical after UBS receives the Income.

8. CUSTODY ACCOUNT

8.1 Subject to the terms of this Agreement, in relation to Assets credited by UBS to the Custody Account, UBS will:

- (a) on your behalf, hold or procure to be held to UBS's order those Assets; and
- (b) as soon as practicable after receipt of any necessary documents, procure registration of any registrable Assets in a manner permitted by the FSA Rules, which may include registration in the name of (i) due to the law or market practice of particular jurisdictions, UBS or a sub-custodian, (ii) UBS's or a sub-custodian's nominee, or (iii) any other person as you notify to UBS in writing.

At your request, UBS will notify you of those jurisdictions where registrable Assets credited to the Custody Account are currently registered in the name of UBS or a sub-custodian, and, in relation to the latter, of the name of the sub-custodian.

8.2 Subject to this Agreement, Assets credited to the Custody Account are held by UBS at your risk. Where Assets credited to the Custody Account are registered in the name of UBS, those Assets might not be segregated from UBS's own assets and, if UBS defaults, may not be as well protected from claims made on behalf of the general creditors of UBS. The consequences of you instructing UBS regarding the registration of Assets credited to the Custody Account are at your risk. You may instruct UBS in writing to hold documents of title for Assets credited to the Custody Account other than in UBS's physical possession or with an eligible custodian and you acknowledge that the consequences of doing so or of instructing UBS pursuant to clause 8.1(b)(iii) are at your risk.

8.3 In respect of Assets credited to the Custody Account which are held by a sub-custodian, UBS will, wherever possible, require that sub-custodian to record

them in its books to an account the title of which makes it clear that those Assets belong to a client of UBS.

8.4 Unless UBS has received contrary Instructions in sufficient time for UBS to act on them, UBS will, subject to this Agreement, in relation to Assets credited to the Custody Account and on your behalf:

- (a) collect, as they become payable, all interest, cash dividends and securities dividends and all other cash and securities income and cash and securities payments, with respect to such Assets, and credit the Banking Account or Custody Account on receipt, as appropriate, and, for this purpose, execute in your name any declarations of ownership or other documentation as may be required;
- (b) present for payment all such Assets which are called, redeemed or otherwise become payable and all coupons and other income items which call for payment upon presentation, in any case provided that UBS is actually aware of the opportunities, and credit the Cash, when received, to the Banking Account;
- (c) credit, on receipt, to the Custody Account all Assets received by UBS as a result of a share sub-division or re-organisation, capitalisation of reserves or otherwise with respect to Assets credited to the Custody Account; and
- (d) to the extent the issuer of the relevant assets permits, exchange interim or temporary receipts or certificates for definitive certificates, and old or overstamped certificates for new certificates.

8.5 In accordance with Instructions, UBS will, subject to this Agreement, execute and deliver, or procure to be executed and delivered, to you or as you may direct, any powers of attorney or proxies as may reasonably be required, authorising those attorneys or proxies to exercise any rights conferred by, or otherwise act in respect of, any Assets credited to the Custody Account.

8.6 UBS will use its reasonable efforts to notify you, as soon as reasonably practicable after receipt, of any notice relating to any of the Assets credited to the Custody Account, including, without limitation, notice of a tender or exchange offer or of a rights entitlement or a fractional interest resulting from a rights issue, stock dividend or stock split, but excluding notice of any general meeting of holders of securities. Unless

agreed otherwise with you, UBS is not responsible for taking any action with respect to any such notice, or for the exchange of any Asset credited to the Custody Account even if purely administrative, or for the exercise of any rights to subscribe for securities, conversion rights, voting rights or any other rights relating to those Assets or for dealing with any takeover, other offer or capital re-organisation affecting those Assets. However, for the avoidance of doubt, you have no right to vote in respect of Assets credited to the Custody Account to the extent that they are Settlement Securities that have not yet been delivered to third parties.

8.7 You authorise UBS to transfer Assets credited to the Custody Account from such account to the Transferred Assets Account (so that UBS may borrow, lend, charge, sell, transfer or otherwise use those Assets for its own purposes or the purposes of its other clients) without giving notice of this to you, and clause 7.1 applies accordingly.

8.8 You authorise UBS and UBS's sub-custodians, agents and other delegates to hold Assets credited to the Custody Account in accounts in which those Assets are commingled with assets of the same class held by the relevant person for its other clients. Where Assets are held in such an account, your rights to those Assets is not in relation to any separately identifiable securities, but rather is in relation to the same number, class, denomination and issue as those delivered to UBS, and you confirm you accept this. Where Assets credited to the Custody Account are pooled on this basis, UBS:

- (a) acknowledges that you have an equitable interest in that pool of assets (or in UBS' interest in respect of that pool) equal to the proportion which from time to time the number of Assets credited to the Custody Account (or which should have been credited) which have been pooled bears to the total number of assets in the pool (or in that part of the pool in respect of which UBS has an interest); and
- (b) may, if those Assets are called for partial redemption by their issuer, and subject to the rules or regulations pertaining to allocation of any Securities System in which those Assets have been deposited, allot or procure to be allotted the called portion to the respective beneficial holders of that class of investment in any manner UBS considers fair and equitable.

For the purposes of this clause 8.8, assets are of the same class as other assets if they are (i) of the same

light or which UBS may suffer or incur in respect of past Transactions.

PART D: SECURITY

11. CHARGE

11.1 The charge created by this clause 11 is given by you to UBS as continuing security for the payment and discharge of all your Liabilities. As security for your Liabilities, you charge to UBS by way of first fixed charge, with full title guarantee and free from any adverse interest:

- (a) all your right, title and interest in respect of the Assets (other than assets falling within paragraph (c) below) for the time being credited to the Custody Account, including without limitation any rights against any custodian, banker or other person;
- (b) all your right, title and interest in respect of assets which, or the certificates or documents of title to which, are from time to time deposited with or held by a member of UBS Group, including without limitation any rights against any custodian, banker or other person;
- (c) all your rights under this Agreement and the Customer Agreements including without limitation all rights that you have to the delivery of Equivalent Assets; and
- (d) all of your rights and interest in any amount payable to you by UBS under a Customer Agreement following termination of that Customer Agreement.

11.2 The Charge is a continuing security and is not affected in any way by any settlement of account (whether or not any Liabilities remain outstanding thereafter) or other matter and is in addition to any other current or future security, guarantee or indemnity held by UBS or any other person in respect of any or all of the Liabilities.

11.3 You acknowledge that UBS may file or register details of the Charge in appropriate jurisdictions. You must do everything commercially reasonable requested by UBS to perfect the Charge, including without limitation executing and signing promptly all documents required to vest the Charged Property in UBS or a nominee of UBS.

11.4 You undertake not to allow to continue or to create any encumbrance or security interest over the Charged Property, other than any security interests arising by operation of law, the Charge and any

interests created in favour of parties appointed under clause 23.

11.5 You by way of security irrevocably appoint UBS as your attorney on your behalf and in your name or otherwise to execute all transfers, assignments, further assurances or other documents as may reasonably be required to vest any of the Charged Property in UBS or in a person acting as nominee or otherwise on behalf of UBS or to perfect or preserve the rights and interests in respect of the Charge (including, without limitation, the institution and conduct of legal proceedings) or for the exercise by UBS of all or any of the powers, authorities and discretions conferred on UBS by this Agreement.

11.6 For all purposes, including any legal proceedings, a certificate by any officer of UBS as to the sums or Liabilities for the time being due to or incurred by UBS is conclusive in the absence of fraud or manifest error.

11.7 Sections 93 (restriction on consolidation of mortgages) and 103 (regulation of exercise of power of sale) of the Law Property Act 1925 shall not apply to this Agreement. The Liabilities shall become due for the purposes of section 101 (mortgagee powers) of the Law of Property Act 1925, and the statutory power of sale and of appointing a receiver conferred under that Act (as varied or extended under this Agreement) and all other powers shall be deemed to arise immediately after execution of this Agreement.

11.8 All rights charged by you to UBS shall secure your obligations to UBS under this Agreement and your obligations to UBS under the relevant Customer Agreements between you and UBS and under any other agreement or transaction between you and UBS. In the event of an enforcement of the Charge, UBS shall have absolute discretion to determine the order and manner in which the proceeds of sale are applied to discharge Liabilities under Customer Agreements and any other agreement or transaction between you and UBS

PART E: MARGIN

12. MARGIN REQUIREMENT

12.1 You must at all times maintain with UBS Margin equal to or greater than the aggregate of the Liabilities and any applicable Initial Margin.

12.2 Where the Margin Requirement exists and is greater than the Minimum Call amount specified in the Schedule, UBS may require you to deliver to it Acceptable Collateral of a Value (in aggregate) at least equal to or greater than the Margin Requirement by giving notice in writing to you at the address specified