

1 September 2008

Centro DPF Announces Special Distribution

Centro MCS Manager Limited, as Responsible Entity for the Centro Direct Property Fund (DPF) announced today that the DPF will pay a special distribution of 1.00 cent per unit.

This distribution is a result of the Centro Australia Wholesale Fund (CAWF) declaring a cash distribution of \$35 million, which was paid on 29 August 2008. The DPF will receive \$17.5 million, which will be paid as a special distribution on 10 September 2008.

The DPF previously advised that it would consider paying a distribution outside the normal quarterly payment timetable if it received a distribution from CAWF.

For tax purposes, the special distribution is regarded as a distribution in relation to the 2008 financial year and has been included in the DPF tax statements that investors will receive in early September for FY08.

The DPF is expected to pay its regular quarterly distribution, in respect of the September 2008 quarter, on or around 11 November 2008.

For further information

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