Centro Australia Wholesale Fund and Controlled Entities

ARSN 122 223 974

Responsible Entity
CPT Manager Limited
ABN 37 054 494 307

Annual report for the year ended 30 June 2009

Contents

This financial report covers Centro Australia Wholesale Fund ("CAWF", "the Fund" or "the Trust") and its controlled entities ("CAWF Group"). The financial report is presented in Australian currency.

CAWF is a trust, incorporated and domiciled in Australia. The registered office and principal place of business is:

3rd Floor, Centro The Glen
235 Springvale Road
Glen Waverley VIC 3150

A description of the nature of the consolidated entity's operations and its principal activities are included in the Directors' report on page 2, which does not form part of this financial report.

The financial report was authorised for issue by the Directors on 21 September 2009. The Group has the power to amend and reissue the financial report.

Through the use of the internet, we have ensured that our reporting is timely, complete and available globally at minimum cost. All press releases, financial reports and other information are available on our website: www.centro.com.au

Responsible Entity	CPT Manager Limited A.B.N. 37 054 494 307 3rd Floor, Centro The Glen 235 Springvale Road Glen Waverley, VIC 3150 Telephone: (03) 8847 0000
Directors	Paul Cooper (Chairman) Graham Goldie Sam Kavourakis Peter Wilkinson Jim Hall Rob Wylie
Chief Executive Officer	Glenn Rufrano
Secretaries of the Responsible Entity	Elizabeth Hourigan Paul Flanigan
Auditor	Moore Stephens Level 14, 607 Bourke Street Melbourne, VIC 3000
Security Registry	CPT Manager Limited

Directors' report

The Directors of CPT Manager Limited, the Responsible Entity, present their report on Centro Australia Wholesale Fund ("CAWF", "the Fund" or "the Trust") and its controlled entities ("CAWF Group") for the year ended 30 June 2009.

Responsible Entity
Pursuant to the Managed Investments Act, which came into effect on 1 July 1998, CPT Manager Limited was appointed and registered as the Responsible Entity of CAWF Group on 13 October 2006.

Directors
The following persons were directors of Centro Australia Wholesale Fund during the whole of the financial year and up to the date of this report (unless otherwise stated):

P. Cooper
P. G. Goldie
L. P. Wilkinson
J. Hall
S. Kavourakis
R. Wylie (appointed 16 October 2008)

Secretary: Elizabeth Hourigan

Alternate Secretary: Paul Flanigan (appointed 6 March 2009)

Chief Executive Officer: Glenn Rufrano

Paul Cooper was appointed Chairman on 1 July 2008 and continues in office at the date of this report.

On 25 June 2009, an ASX announcement was made by Centro Properties Group that Anna Buduls, Susan Oliver and Robert Tsenin, will be appointed as non-executive directors to the Board of CPT Manager Limited. Their appointments will be effective immediately after the lodgement of the financial statements in September 2009. At that time, Graham Goldie, Sam Kavourakis and Peter Wilkinson will retire as directors from the CPT Manager Limited board as announced at the Centro Properties Group 2008 Annual General Meeting.

Principal activities
The principal activity of CAWF and its controlled entities during the course of the year was investment in retail properties in Australia.

Distributions attributable to unitholders
Distributions paid to members during the financial year were as follows:

CAWF Group - Investors
Distributions paid or payable to unitholders for the year totalled $111.001 million. Distributions paid or to be paid since the start of the year are as follows:

Quarter	Cents per unit	Date Paid
June 2008	2.13	29 August 2008
September 2008	0.85	6 November 2008
December 2008	1.46	6 February 2009
March 2009	1.22	8 May 2009
June 2009	1.09	7 August 2009
Total paid/payable to unitholders	6.75	

The tax components of the annual distribution are set out below:

For tax purposes the net distribution paid/payable comprised of the following quarters: September 2008, December 2008, March 2009 and June 2009.

	Cents per unit
Taxable income	2.47
Tax deferred component	2.15
Net distribution paid/payable to unitholders	4.62

Review of operations
CAWF Group recorded a net loss before finance costs attributable to unitholders of $397.570 million for the year ended 30 June 2009 (2008: $0.553 million). During the year CAWF Group recorded a distributable income of 4.54 cents (2008: 4.99 cents) per unit as disclosed in note 19.

Significant changes in the state of affairs
During the year the following significant changes in the state of affairs occurred:

- the downturn in property markets resulted in a 16.06% devaluation across the CAWF Group's investment in retail properties;

- the downturn in interest rates resulted in a $81.826 million drop in the fair value of open financial derivatives.

Matters subsequent to the end of the financial year
(i) Appointments and resignations

On 13 July 2009, Centro Properties Limited, the ultimate parent of the Responsible Entity, CPT Manager Limited, announced that it had appointed Chris Nunn as Group Chief Financial Officer and Dimitri Kiriacoulacos as General Counsel – Australia. Mr Nunn joined in September and Mr Kiriacoulacos will join by October. Both will be members of the Executive Committee.

On 6 August 2009, Centro Properties Limited announced that Glenn Rufrano Chief Executive Officer had advised the board that he would not be renewing his contract beyond February 2010. Tony Clarke also advised that he would not be renewing his contract as Chief Executive Officer Australia beyond February 2010. A search for a new Chief Executive Officer has commenced.

Except for the matters discussed above, no other matter or circumstance has arisen in the interval between 30 June 2009 and the date hereof that has significantly affected, or may significantly affect:
(a) the CAWF Group's operations in future financial years, or
(b) the results of those operations in future financial years, or
(c) the CAWF Group's state of affairs in future financial years.

Likely developments and expected results of operations
Information on the likely developments in the operations of CAWF Group has not been included in the report because of the volatility in the global economy and the uncertainty this creates with forecasting performance which the Directors believe would be likely to result in unreasonable prejudice to the Group.

Environmental regulation
As a property owner, the Trust is subject to the normal environmental regulations of landowners within Australia. These include regulation against air pollution, liquid discharge and soil contamination. The proper care and maintenance of asbestos, which is present in a number of properties, is also carefully monitored. The Trust has in place monitoring procedures to ensure proper compliance and there are no matters requiring specific disclosure.

Other information
CAWF Group Issued Units

During the year ended 30 June 2009 no units were issued (2008: no units) and no units were redeemed (2008: no units). At 30 June 2009, total units on issue were 1,644,887,630 (2008: 1,644,887,630 units).

CAWF Group Total Assets

At 30 June 2009 were $2,072.601 million (2008: $2,536.958 million).

Fees paid to and interests held in CAWF Group by the Responsible Entity or its related entities
Fees paid to the Responsible Entity and its related entities out of CAWF Group during the year are disclosed in note 23.

No fees were paid out of CAWF Group to the directors of the Responsible Entity during the year.

The number of interests in CAWF Group held by the Responsible Entity or its related entities as at the end of the year are disclosed in note 23.

Meetings of directors
The numbers of meetings of the Responsible Entity's Board of Directors and of each Board Committee held during the year ended 30 June 2009, and the numbers of meetings attended by each Director were:

CPT Manager Limited	Board Meetings	Board Audit & Risk Management Committee Meetings	Compliance Committee Meetings	Board Sub-Committee Meetings
Number of meetings held:	44	24	4	3
Number of meetings attended by:				
P. Cooper	44	#	#	3
P. G. Goldie	43	23	3	#
L. P. Wilkinson	40	#	4	#
J. Hall	44	24	3	3
S. Kavourakis	43	22	#	#
R. Wylie *	27/28	8/9	3/3	#

Not a member of the relevant committee
* Mr R. Wylie was appointed to the Board on 16 October 2008.

Remuneration report
Key Management Personnel (KMP) are defined in AASB 124 Related Party Disclosures as those having the responsibility for planning, directing and controlling the activities of the Trust. The Responsible Entity (RE) meets the definition of a KMP as it has authority in relation to the activities of the Trust.

Fees paid to the RE during the year totalled $10.913 million (2008: $12.340 million).

Indemnification and Insurance of Directors and Officers
The Responsible Entity must indemnify the Directors on a full indemnity basis and to the extent permitted by law, against all losses or liabilities incurred by the Directors as an officer of the Responsible Entity or of a related body corporate provided that the loss does not arise out of misconduct including lack of good faith.

During the financial year the Responsible Entity insured its Directors, Secretary and Officers against liability to third parties and for costs incurred in defending any civil or criminal proceedings that may be brought against them in their capacity as Directors or Officers of CPT Manager Limited. This excludes a liability which arises out of a wilful breach of duty or improper use of inside information. The premium also insures the Responsible Entity for any indemnity payments it may make to its Officers in respect of costs and liabilities incurred. Disclosure of the premium payable is prohibited under the conditions of the policy.

Proceedings on behalf of the Trust
No person has applied for leave of Court to bring proceedings on behalf of the Responsible Entity or the Trusts, or to intervene in any proceedings to which the Responsible Entity is a party for the purpose of taking responsibility on behalf of the Trusts for all or any part of those proceedings.

Auditor's independence declaration
A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 6.

Rounding of amounts
CAWF Group is of the class specified in ASIC Class Order 98/100 and accordingly amounts in the Directors' report and the financial reports have been rounded off to the nearest thousand dollars unless otherwise stated.

Signed in accordance with a resolution of the Board of Directors.

R. Wylie

Melbourne
21 September 2009

AUDITOR'S INDEPENDENCE DECLARATION
UNDER SECTION 307C OF THE CORPORATIONS ACT 2001 TO THE DIRECTORS OF THE RESPONSIBLE ENTITY OF CENTRO AUSTRALIA WHOLESALE FUND AND CENTRO AUSTRALIA WHOLESALE FUND AND CONTROLLED ENTITIES

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2009 there have been:

(i) no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and

(ii) no contraventions of any applicable code of professional conduct in relation to the audit.

Moore Stephens

MOORE STEPHENS
Chartered Accountants

Scott Phillips
Partner

Melbourne, 21 September 2009

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	Notes	CAWF Group 2009 $'000	CAWF Group 2008 $'000	CAWF 2009 $'000	CAWF 2008 $'000
Revenue and other income					
Share of net profits of associates and joint venture partnership accounted for using the equity method		-	50,421	-	-
Loan guarantee income		4,335	2,942	4,335	2,942
Distributions from unlisted trusts		-	-	143,126	140,634
Other income	4	877	12,944	877	12,944
Total revenue and other income		5,212	66,307	148,338	156,520
Finance costs	5	(56,842)	(49,008)	(56,842)	(49,008)
Other expenses		(1,656)	(3,633)	(1,656)	(3,633)
Loss on sale of assets		(4,241)	-	(4,241)	-
Management fees		(10,913)	(12,340)	(10,913)	(12,340)
Impairment of available for sale financial assets		-	-	(350,891)	-
Net loss on derivatives		(79,643)	-	(79,643)	-
Share of net loss of associates and joint venture partnership accounted for using the equity method	10	(251,366)	-	-	-
Expenses, excluding finance costs		(404,661)	(64,981)	(504,186)	(64,981)
Net profit/(loss) before income tax expense		(399,449)	1,326	(355,848)	91,539
Income tax benefit/(expense)	6	1,879	(1,879)	1,879	(1,879)
Profit/(loss) for the year		(397,570)	(553)	(353,969)	89,660
Profit/(loss) is attributable to:					
Members of Centro Australia Wholesale Fund		(397,570)	(553)	(353,969)	89,660

The above income statements should be read in conjunction with the accompanying notes.

	Notes	CAWF Group 2009 $'000	CAWF Group 2008 $'000	CAWF 2009 $'000	CAWF 2008 $'000
ASSETS					
Current assets					
Cash and cash equivalents	7	13,209	17,398	13,209	17,398
Trade and other receivables	8	17,106	14,010	17,106	14,010
Derivative financial instruments	9	-	48,519	-	48,519
Total current assets		30,315	79,927	30,315	79,927
Non-current assets					
Investments accounted for using the equity method	10	2,041,519	2,457,031	-	-
Available-for-sale financial assets	11	-	-	2,041,519	2,457,031
Derivative financial instruments	9	767	-	767	-
Total non-current assets		2,042,286	2,457,031	2,042,286	2,457,031
Total assets		2,072,601	2,536,958	2,072,601	2,536,958
LIABILITIES					
Current liabilities					
Trade and other payables	12	28,624	36,878	28,624	36,878
Borrowings	13	150,043	622,000	150,043	622,000
Derivative financial instruments	9	65	-	65	-
Provisions	14	18,000	-	18,000	-
Total current liabilities		196,732	658,878	196,732	658,878
Non-current liabilities					
Borrowings	15	624,533	150,000	624,533	150,000
Derivative financial instruments	9	31,827	-	31,827	-
Total non-current liabilities		656,360	150,000	656,360	150,000
Total liabilities		853,092	808,878	853,092	808,878
Net assets		1,219,509	1,728,080	1,219,509	1,728,080
EQUITY					
Contributed equity	16	1,618,370	1,618,370	1,618,370	1,618,370
Reserves	17	-	-	-	43,601
Retained profits	17(b)	(398,861)	109,710	(398,861)	66,109
Capital and reserves attributable to equity holder of Centro Australia Wholesale Fund		1,219,509	1,728,080	1,219,509	1,728,080
Total equity		1,219,509	1,728,080	1,219,509	1,728,080

The above balance sheets should be read in conjunction with the accompanying notes.

		CAWF Group		CAWF	
	Notes	2009 $'000	2008 $'000	2009 $'000	2008 $'000
Total equity at the beginning of the financial year		1,728,080	1,768,604	1,728,080	1,768,604
Changes in the fair value of available-for-sale financial assets	17	-	-	(394,492)	(90,213)
Transferred to profit or loss	17	-	-	350,891	-
Net income/(expense) recognised directly in equity		-	-	(43,601)	(90,213)
(Loss)/Profit for the year		(397,570)	(553)	(353,969)	89,660
Total recognised income and expense for the year		(397,570)	(553)	(397,570)	(553)
Transactions with equity holders in their capacity as equity holders:					
Distributions provided for or paid	18	(111,001)	(39,971)	(111,001)	(39,971)
Total equity at the end of the financial year		1,219,509	1,728,080	1,219,509	1,728,080

The above statements of changes in equity should be read in conjunction with the accompanying notes.

	Notes	CAWF Group 2009 $'000	CAWF Group 2008 $'000	CAWF 2009 $'000	CAWF 2008 $'000
Cash flows from operating activities					
Payments to suppliers and employees (inclusive of goods and services tax)		(15,862)	(12,393)	(15,862)	(12,393)
Distribution received		117,441	110,958	117,441	110,958
Receipts from operations		3,940	-	3,940	-
Interest received		856	497	856	497
Interest paid		(49,756)	(52,931)	(49,756)	(52,931)
Net cash (outflow)/inflow from operating activities	26	56,619	46,131	56,619	46,131
Cash flows from investing activities					
Payments for property investments		(3,807)	(6,227)	(3,807)	(6,227)
Proceeds from sale of assets		33,467	-	33,467	-
Net cash (outflow)/inflow from investing activities		29,660	(6,227)	29,660	(6,227)
Cash flows from financing activities					
Distributions paid	14	(93,001)	(61,355)	(93,001)	(61,355)
Proceeds from/(repayment of) borrowings		36,000	22,000	36,000	22,000
Repayments of borrowings		(33,467)	-	(33,467)	-
Net cash (outflow)/inflow from financing activities		(90,468)	(39,355)	(90,468)	(39,355)
Net increase/(decrease) in cash and cash equivalents		(4,189)	549	(4,189)	549
Cash and cash equivalents at the beginning of the financial year		17,398	16,849	17,398	16,849
Cash and cash equivalents at the end of the financial year	7	13,209	17,398	13,209	17,398

The above cash flow statements should be read in conjunction with the accompanying notes.

1 Summary of significant accounting policies

The principal accounting policies adopted in the preparation of the financial report are set out below. The financial report includes financial statements for Centro Australia Wholesale Fund ("CAWF", "the Fund" or "the Trust") and ("CAWF") as an individual entity and the consolidated entity consisting of Centro Australia Wholesale Fund and its controlled entities ("the Group" or "CAWF Group").

(a) Basis of preparation

This general purpose financial report has been prepared in accordance with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, Australian Accounting Interpretations and the *Corporations Act 2001*.

The accounting policies adopted are consistent with those of the previous financial year. When the presentation or classification of items in the financial report is amended comparative amounts are also reclassified unless it is impractical.

These consolidated financial statements incorporate an elimination of inter-entity balances and other adjustments necessary to present the financial statements on a combined basis.

CAWF has current financing facility with Commonwealth Bank of Australia (CBA) and Centro Capital Pty Limited under an Australian dollar facility. The facility with CBA expires on 15 December 2011 and the facility with Centro Capital Pty Limited is due to expire on 4 December 2009. If CAWF is not able to refinance the loan from Centro Capital Pty Limited, CAWF may not be able to continue to fund its operations and may be required to raise additional capital or realise some of their assets to meet their borrowing obligations.

The financial report has been prepared on a going concern basis.

A significant uncertainty exists in relation to CAWF's ability to continue as a going concern and therefore whether it will realise its assets and extinguish its liabilities in the normal course of business at the amounts stated in the financial report. At 30 June 2009,CAWF remains reliant on the support of its lender through the extension or refinancing of certain loan facilities beyond the existing expiry dates. However after taking into account all available information, the directors have concluded that there are reasonable grounds to believe:

- the facilities will be able to be extended and/or refinanced;

- the trust will be able to pay its debts as and when they become due and payable; and

- the basis of preparation of the general purpose financial report on a going concern basis is appropriate.

The directors have formed this view based on a number of factors including:

- CAWF's net asset position of $1.2 billion as at 30 June 2009;

- The underlying cash flow performance of CAWF's property portfolio; and

- CAWF is forecasting to have sufficient cashflow to meet its expected operating requirements.

No adjustments were made to the financial report in relation to this uncertainty.

The independent audit report of Centro Properties Group included an emphasis of matter regarding going concern. Whilst the financial statements of Centro Properties Group have been prepared on a going concern basis, a significant uncertainty exists whilst Centro Properties Group remains reliant on the continuing support of lenders through the extension or refinancing of certain loan facilities.

The Directors of the Responsible Entity are of the opinion that the loans payable by CAWF Group to.Centro Properties Group will not cause a significant uncertainty as to the going concern basis of preparation of these financial statements.

Compliance with IFRS
This financial report complies with Australian Accounting Standards and International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board.

Historical cost convention
These financial statements have been prepared under the historical cost convention, as modified by the revaluation of available-for-sale financial assets, financial assets and liabilities (including derivative instruments) at fair value through profit or loss and investment property.

1 Summary of significant accounting policies (continued)

Significant accounting estimates, judgements and assumptions
The preparation of financial statements in conformity with AIFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 2.

(b) Principles of consolidation

These financial statements comprise the consolidated accounts of Centro Australia Wholesale Fund and its controlled entities (which includes Centro Australia Wholesale Fund).

Controlled entities are those entities over which the Group has the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities. Where control of an entity is obtained during a financial year, its results are included in the Group's income statement from the date on which control commences. Where control of an entity ceases during a financial year its results are included for that part of the year during which control existed.

The purchased method of accounting is used to account for the acquisition of subsidiaries by the Group. The effects of all transactions between entities in the Group are eliminated on consolidation.

Minority interests in the results and equity of controlled entities are shown separately in the consolidated income statement and balance sheet respectively.

(i) Subsidiaries
Investments in subsidiaries are accounted for at cost in the individual financial statements of Centro Australia Wholesale Fund.

(ii) Associates
Associates are all entities over which CAWF has significant influence but not control, generally accompanying a unitholding of between 20% and 50% of the voting rights. Investments in associates are accounted for in the Group's financial statements using the equity method, after initially being recognised at cost.

CAWF's share of its associates' post-acquisition profits or losses is recognised in the income statement, and its share of post-acquisition movements in reserves (if any) is recognised in the net assets attributable to unitholders. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Income receivable from associates, recognised in the consolidated financial statements, reduces the carrying amount of the investment.

Unrealised gains on transactions between the Group and its associates are eliminated to the extent of the Group's interest in the associates. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of associates have been changed where necessary to ensure consistency with the policies adopted by the Group.

(iii) Joint ventures
Investments in joint ventures are accounted for using the equity method.

(c) Investment properties

Property investments held by investments accounted for using the equity method are carried at fair value.

Directors assess fair value of the investment properties at each reporting date and obtain independent valuations on a regular basis to assist in assessing fair value.

Changes in fair values are recorded in the income statement.

(d) Financial assets

The Group classifies its investments in financial assets in the following categories: loans and receivables, and available-for-sale financial assets. The classification depends on the purpose for which the investments were acquired, and are re-evaluated at each reporting date.

1 Summary of significant accounting policies (continued)

Classification

(i) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for those with maturities greater than 12 months after the reporting date which are classified as non-current assets. Loans and receivables are included in receivables in the balance sheets.

(ii) Available-for-sale financial assets

Available-for-sale financial assets, comprising interests in unlisted property trusts are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless the Fund intends to dispose of the investment within 12 months of the balance sheet date. They comprise investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments.

Recognition and derecognition

Purchases and sales of investments are recognised on trade-date – the date on which the Group commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

Subsequent measurement

Loans and receivables are subsequently carried at amortised cost using the effective interest rate method.

Available-for-sale financial assets and financial assets at fair value through profit or loss are subsequently carried at fair value. Realised and unrealised gains and losses arising from changes in the fair value of the 'financial assets at fair value through profit or loss' category are included in the income statement in the period in which they arise. Unrealised gains and losses arising from changes in the fair value of non monetary securities classified as available-for-sale are recognised in unitholders' funds in the available-for-sale investments revaluation reserve. When securities classified as available-for-sale are sold or impaired, the accumulated fair value adjustments are included in the income statement as gains and losses from investment securities.

If the market for a financial asset is not active (and for unlisted securities), the Group establishes fair value by using valuation techniques, as disclosed in note 1(g).

Impairment

The Group assesses at each balance date whether there is objective evidence that a financial asset or group of financial assets is impaired. In the case of equity securities classified as available-for-sale, a significant or prolonged decline in the fair value of a security below its cost is considered in determining whether the security is impaired. If any such evidence exists for available-for-sale financial assets, the cumulative loss – measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in profit or loss – is removed from equity and recognised in the income statement. Impairment losses recognised in the income statement on equity instruments are not reversed through the income statement.

(e) Assets Held for Sale

Non current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. They are stated at the lower of their carrying amount and fair value less costs to sell. Non-current assets classified as held for sale are presented separately from the other assets in the balance sheet.

(f) Derivatives

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date. CAWF has not adopted hedge accounting for any derivatives.

When a hedging instrument expires or is sold or terminated, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss existing in equity at that time remains in equity and is recognised when the forecast transaction is ultimately recognised in the income statement. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in equity is immediately transferred to the income statement.

(i) Derivatives that do not qualify for hedge accounting

A change in the fair value of any derivative instrument that does not qualify for hedge accounting is immediately recognised in the income statement.

1 Summary of significant accounting policies (continued)

(g) Fair value estimation

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement and for disclosure purposes.

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques. The fair value of interest-rate swaps are calculated as the present value of the estimated future cash flows. The fair value of forward exchange contracts is determined using forward exchange market rates at reporting date.

(h) Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Amounts disclosed as revenue are net of trade allowances and amounts collected on behalf of third parties.

The Group recognises revenue when the amount of revenue can be reliably measured, it is probable that the future economic benefits will flow to the entity and specific criteria have been met for each of the Group's activities as described below.

The amount of revenue is not considered to be reliably measurable until all contingencies relating to the revenue have been resolved.

All revenue is stated net of the amount of goods and services tax (GST).

(i) Distribution revenue
Distribution revenue is recognised as revenue when the right to receive the distribution payment has been established.

(ii) Interest income
Interest income is recognised on a time proportion basis using the effective interest method.

(i) Trade and other receivables

Trade receivables are recognised initially at fair value, and subsequently measured at amortised cost less a provision for impairment. Trade receivables are generally due for settlement within 30 days.

Collectability of trade and other receivables is reviewed on an ongoing basis. Debts which are known to be uncollectible are written off by reducing the carrying amount directly. A provision for impairment of receivables is raised when objective evidence that Centro Australia Wholesale Fund may not be able to collect all amounts due according to the original terms of the receivables. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments are considered indications that the trade receivable is impaired.

The amount of the impairment allowance is the difference between the asset's carrying amount and the present value of estimated cashflows, discounted at the original effective interest rate. Cashflows for short term receivables are not discounted if the effect of discounting is immaterial.

The amount of the impairment loss is recognised in the income statement within direct property expenses. When a trade receivable for which an impairment allowance had been recognised becomes uncollectible in a subsequent period, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against direct property expenses in the income statement.

(j) Trade and other creditors

These amounts represent liabilities for goods and services provided to the Group prior to the end of the financial year and which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

(k) Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Summary of significant accounting policies (continued)

(l) Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the income statement over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities which are not incremental costs relating to the actual drawdown of the facility are recognised as prepayments and amortised over the term of the facility on a straight line basis.

The fair value of the liability portion of a convertible bond is determined using a market interest rate for an equivalent non-convertible bond. This amount is recorded as a liability on an amortised cost basis until extinguished on conversion or maturity of the bonds. The remainder of the proceeds is allocated to the conversion option. This is recognised and included in shareholders' equity, net of income tax effects.

Borrowings are removed from the balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed is recognised in other income or other expenses.

(m) Borrowing costs

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed as incurred.

The capitalisation rate used to determine the amount of borrowing costs to be capitalised is the effective interest rate applicable to the Group's outstanding borrowings during the year.

(n) Provisions

Provisions are recognised when the Fund has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Provisions are measured at the present value of management's best estimates of the expenditure required to settle the present obligation at reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as an interest expense.

(o) Contributed equity

Ordinary shares are classified as equity (note 16).

Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds. Incremental costs directly attributable to the issue of new shares or options for the acquisition of a business are not included in the cost of the acquisition as part of the purchase consideration.

(p) Net Tangible Asset Backing Per Unit

(i) Basic net tangible asset backing per unit
Basic net tangible asset backing per unit is determined by dividing the net assets attributable to unitholders (excluding intangible assets) by the number of units outstanding at balance date.

(ii) Diluted net tangible asset backing per unit
Diluted net tangible asset backing per unit adjusts the figures used in the determination of basic net tangible asset backing per unit by taking into account the equity notes.

1 Summary of significant accounting policies (continued)

(q) Distributions

A provision is made for the amount of any distribution declared, determined or publicly recommended by the Directors on or before the end of the reporting period but not distributed at reporting date.

(r) Distributable Income per Unit

(i) Basic distributable income per unit
Basic distributable income per unit is determined by dividing the distributable income before tax by the weighted average number of equivalent units outstanding during the year, adjusted for bonus elements in units issued during the year.

(ii) Diluted distributable income per unit
Diluted distributable income per unit adjusts the figures used in the determination of basic distributable income per unit by including the equity notes as unitholders' funds in distributable income per unit that will arise as a result of conversion to, calling of or subscription for unit capital.

(s) Income tax

Under current income tax legislation no income tax is payable by the Group provided the taxable income is fully distributed to unitholders or the unitholders become presently entitled to all the taxable income.

(t) Goods and Services Tax (GST)

Revenues, expenses and assets of Australian entities are recognised net of the amount of GST, except where the amount of the GST incurred is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense.

Receivables and payables in the balance sheet are shown inclusive of GST.

The net amount of GST recoverable from or payable to the taxation authority is included in other receivables or payables in the balance sheet.

Cashflows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from or payable to the taxation authority, are presented as operating cashflow.

(u) New accounting standards and interpretations

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2009 reporting periods. The Group's assessment of the impact of these new standards and interpretations is set out below.

(i) AASB 8 *Operating Segments* and AASB 2007-3 *Amendments to Australian Accounting Standards arising from AASB 8* (effective from 1 January 2009)
AASB 8 will result in a significant change in the approach to segment reporting, as it requires adoption of a 'management approach' to reporting on financial performance. The information being reported will be based on what the key decision makers use internally for evaluating segment performance and deciding how to allocate resources to operating segments. The trust will adopt AASB 8 from 1 July 2009.

(ii) Revised AASB 123 *Borrowing Costs* and AASB 2007-6 *Amendments to Australian Accounting Standards arising from AASB 123* (effective from 1 July 2009)
The revised AASB 123 is applicable to annual reporting periods commencing on or after 1 July 2009. AASB 123 has removed the option to expense all borrowing costs and – when adopted – will require the capitalisation of all borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset. There will be no impact on the financial report of the Group, as the Group already capitalises borrowing costs relating to qualifying assets. The Group will apply the revised standard from 1 July 2009.

1 Summary of significant accounting policies (continued)

(iii) Revised AASB 101 *Presentation of Financial Statements and AASB 2007-8 Amendments to Australian Accounting Standards arising from AASB 101* (effective from 1 July 2009)
A revised AASB 101 is applicable for annual reporting periods beginning on or after 1 July 2009. The revised standard requires the presentation of a statement of comprehensive income and makes changes to the statement of changes in equity, but will not affect any of the amounts recognised in the financial statements. If the Group has made a prior period adjustment or has reclassified items in the financial statements, it will need to disclose a third balance sheet (statement of financial position), this one being as at the beginning of the comparative period. The Group will apply the revised standard from 1 July 2009.

(iv) Revised AASB 3 *Business Combinations*, AASB 127 *Consolidated and Separate Financial Statements* and AASB 2008-3 *Amendments to Australian Accounting Standards arising from AASB 3 and AASB 127* (effective 1 July 2009)
The revised accounting standards for business combinations and consolidated financial statements are operative for annual reporting periods beginning on or after 1 July 2009, but may be applied earlier. The Group has not yet decided when it will apply the revised standards. However, the new rules generally apply only prospectively to transactions that occur after the application date of the standard. Their impact will therefore depend on whether the Group will enter into any business combinations or other transactions that affect the level of ownership held in the controlled entities in the year of initial application. For example, under the new rules:

- all payments (including contingent consideration) to purchase a business are to be recorded at fair value at the acquisition date, with contingent payments subsequently remeasured at fair value through income;
- all transaction costs will be expensed;
- the Group will need to decide whether to continue calculating goodwill based only on the parent's share of net assets or whether to recognise goodwill also in relation to the non-controlling (minority) interest; and
- when control is lost, any continuing ownership interest in the entity will be remeasured to fair value and a gain or loss recognised in profit or loss.

(v) AASB 2008-7 *Amendments to Australian Accounting Standards - Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate* (effective 1 July 2009)
AASB 2008-7 is effective for annual reporting periods beginning on or after 1 July 2009. After that date, all dividends received from investments in subsidiaries, jointly controlled entities or associates will be recognised as revenue, even if they are paid out of pre-acquisition profits, but the investments may need to be tested for impairment as a result of the dividend payment. Under the Group's current policy, these dividends are deducted from the cost of the investment. Furthermore, when a new intermediate parent entity is created in internal reorganisations it will measure its investment in subsidiaries at the carrying amount of the net assets of the subsidiary rather than the subsidiary's fair value.

(vi) AASB 2008-8 Amendment to IAS 39 *Amendment to Australian Accounting Standards - Eligible Hedged Items* (effective 1 July 2009)
AASB 2008-8 is effective for annual reporting periods beginning on or after 1 January 2009. AASB 2008-8 amends *Financial Instruments: Recognition and Measurement* and must be applied retrospectively in accordance with AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors.* The amendment makes two significant changes. It prohibits designating inflation as a hedgeable component of a fixed rate debt. It also prohibits including time value of money in the one-sided hedged risk when designating options as hedges. The Group will apply the amended standard from 1 July 2009. AASB 2008-8 is not expected to have a material impact on the Group's financial statements.

(v) Comparative Figures

Where required by Accounting Standards comparative figures have been adjusted to conform with changes in presentation for the current year.

(i) An error was noted in the classification of cash flows from operating activities and cash flows from investing activities relating to payments for property investments amounting to $50.093 million. This resulted in the net cash flows from operating activities being overstated by $50.093 million and the net cash flows from investing activities being understated by $50.093 million.

This has now been correctly reflected in the comparative figures by reclassifying the amount of $50.093 million from 'Distribution received' to 'Payments for property investments'. This reclassification did not have any impact on the Income Statement or Balance Sheet for the year ended 30 June 2008.

1 Summary of significant accounting policies (continued)

(w) Rounding of amounts

The Group is of a kind referred to in Class order 98/100, issued by the Australian Securities and Investments Commission, relating to the "rounding off" of amounts in the financial report. Amounts in the financial report have been rounded off in accordance with that Class Order to the nearest thousand dollars ($'000), or in certain cases, the nearest dollar.

2 Critical accounting estimates and judgements

Investment Property Values

Investment properties are carried at their fair value. Valuations are either based on an independent valuation or on a Director's review of the carrying value. Valuations are determined based on assessments and estimates of uncertain future events, including upturns and downturns in property markets and availability of similar properties, vacancy rates, market rents and capitalisation and discount rates. For further information regarding investment property valuations please refer to note 11.

At 30 June 2009, the carrying value of investment properties held by the Group is $2.042 billion (2008: $2.457 billion).

Uncertainty around property valuations

The global market for many types of real estate has been severely affected by the recent volatility in global financial markets. The lower levels of liquidity and volatility in the banking sector have translated into a general weakening of market sentiment towards real estate and the number of real estate transactions has significantly reduced.

Fair value of investment property is the price at which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction. The best evidence of fair value is given by current prices in an active market for similar property in the same location and condition.

The current lack of comparable market evidence relating to pricing assumptions and market drivers means that there is less certainty in regard to valuations and the assumptions applied to valuation inputs. The period of time needed to negotiate a sale in this environment may also be significantly prolonged.

The fair value of investment property has been adjusted to reflect market conditions at the end of the reporting period. While this represents the best estimates of fair value as at the balance sheet date, the current market uncertainty means that if investment property is sold in future the price achieved may be higher or lower than the most recent valuation, or higher or lower than the fair value recorded in the financial statements.

Fair value of mark to market derivatives and other financial instruments

Management uses their judgement in selecting an appropriate valuation technique for financial instruments not quoted in an active market. Valuation techniques commonly used by market practitioners are applied. For mark-to-market derivative financial instruments, assumptions are made based on quoted market rates adjusted for specific features of the instrument. Other financial instruments are valued using a discounted cash flow analysis based on assumptions supported, where possible, by observable market prices or rates. Details of assumptions used and of the end results of sensitivity analysis regarding these assumptions are provided in note 22.

3 Segment information

(a) Description of segments

Business segments
CAWF Group and CAWF operates within the retail property investment segment.

Geographical segments
CAWF Group operates in one geographical area being Australia

4 Revenue and other income

	CAWF Group		CAWF	
	2009	2008	2009	2008
	$'000	$'000	$'000	$'000
From continuing operation				
Share of net profits of associates and joint venture partnership accounted for using the equity method	-	50,421	-	-
Loan guarantee income	4,335	2,942	4,335	2,942
Distributions from unlisted trusts	-	-	143,126	140,634
	4,335	53,363	147,461	143,576
Other income				
Interest revenue	877	497	877	497
Net gain on derivatives	-	9,384	-	9,384
Other income	-	3,063	-	3,063
	877	12,944	877	12,944
	5,212	66,307	148,338	156,520

5 Borrowing costs

	CAWF Group		CAWF	
	2009	2008	2009	2008
	$'000	$'000	$'000	$'000
Borrowing costs				
Interest and finance charges paid/payable	56,842	50,447	56,842	50,447
Amount capitalised	-	(1,439)	-	(1,439)
	56,842	49,008	56,842	49,008

6 Income tax expense

(a) Income tax expense

Current tax	-	1,879	-	1,879
Adjustments for current tax of prior periods	(1,879)	-	(1,879)	-
	(1,879)	1,879	(1,879)	1,879

(b) Numerical reconciliation of income tax expense to prima facie tax payable

Profit/(loss) from continuing operations before income tax expense	(399,449)	1,326	(355,848)	91,539
Tax at the Australian tax rate of 30% (2008 - 30%)	(119,835)	398	(106,754)	27,462
Effect of revaluation decrements and trust income not subject to income tax	117,956	1,481	104,875	(25,583)
Income tax (benefit)/expense	(1,879)	1,879	(1,879)	1,879

7 Current assets - Cash and cash equivalents

	CAWF Group		CAWF	
	2009 $'000	2008 $'000	2009 $'000	2008 $'000
Cash at bank and on hand	13,209	17,398	13,209	17,398

8 Current assets - Trade and other receivables

	CAWF Group		CAWF	
	2009 $'000	2008 $'000	2009 $'000	2008 $'000
Related party receivables	15,291	10,376	15,291	10,376
Other receivables	164	3,626	164	3,626
Prepayments	1,651	8	1,651	8
	17,106	14,010	17,106	14,010

9 Derivative financial instruments

	CAWF Group		CAWF	
	2009 $'000	2008 $'000	2009 $'000	2008 $'000
Current assets				
Interest rate swaps - fair value hedges	-	48,519	-	48,519
Non-current assets				
Interest rate swaps - fair value hedges	767	-	767	-
Total derivative financial instrument assets	767	48,519	767	48,519
Current liabilities				
Interest rate swaps - fair value hedges	65	-	65	-
Non-current liabilities				
Interest rate swaps - fair value hedges	31,827	-	31,827	-
Total derivative financial instrument liabilities	31,892	-	31,892	-
Total net derivative financial instrument assets/(liabilities)	(31,125)	48,519	(31,125)	48,519

a) Impairment of derivative financial instrument

The derivative financial instrument liability of $31.125 million as 30 June (2008: asset $48.519 million) is after a $0.013 million credit risk adjustment (2008: $4.972 million).

b) Instruments used by the Group (interest rate swap contracts)

The Group's exposure to fluctuations in interest rates is hedged through the use of interest rate swap contracts under which it is obliged to receive interest at variable rates and to pay interest at fixed rates. The contracts are settled on a net basis.

Swaps currently in place cover more than 100% of the loan principal outstanding. The fixed interest rate over the period was 5.75% and the variable rates ranged between 7.76% and 3.11% p.a.

9 Derivative financial instruments (continued)

At 30 June 2009, the notional principal amount and the periods of expiry of the interst rate swap contracts which commenced prior to balance date are as follows:

	2009 $'000	2008 $'000
Interest rate swaps		
Less than 1 year	900,000	900,000
1 - 2 years	900,000	900,000
2 - 3 years	900,000	900,000
3 - 4 years	675,000	900,000
4 - 5 years	675,000	675,000
5 - 6 years	-	675,000

Only one interest rate swap contract is active at a point in time. Each contract expires one year after the date of activation.

The contracts require settlement of net interest receivable or payable between each 30 and 90 days (depending upon the contract). Where possible the settlement dates coincide with the dates on which interest is payable on the underlying debt. The contracts are settled on a net basis.

c) Net fair value of financial assets and liabilities

The net fair value of financial assets and financial liabilities of the Group approximates their carrying value.

10 Non-current assets - Investments accounted for using the equity method

	CAWF Group		CAWF	
	2009 $'000	2008 $'000	2009 $'000	2008 $'000
Investments in associates	2,041,519	2,457,031	-	-
Reconciliation of the year's movement				
Opening balance at 1 July	2,457,031	2,490,925	-	-
Share of profit/(loss) from associates	(251,366)	50,421	-	-
Distribution received/receivable	(143,126)	(140,634)	-	-
Disposals	(37,709)	-	-	-
Additional investment during the period	16,689	56,319	-	-
Closing balance at 30 June	2,041,519	2,457,031	-	-

(a) Shares in associates

Investments in associates are accounted for in the consolidated financial statements using the equity method of accounting and are carried at cost by the parent entity (refer to note 24).

11 Non-current assets - Available-for-sale financial assets

	CAWF Group 2009 $'000	CAWF Group 2008 $'000	CAWF 2009 $'000	CAWF 2008 $'000
Investments in associates	-	-	2,041,519	2,457,031

	CAWF Group 2009 $'000	CAWF Group 2008 $'000	CAWF 2009 $'000	CAWF 2008 $'000
Reconciliation of the movements in financial assets				
Opening balance at 1 July	-	-	2,457,031	2,490,925
Share of net income	-	-	(251,366)	50,421
Additional investment during the year / (reduction of investment during the year)	-	-	16,689	56,319
Disposals	-	-	(37,709)	-
Distribution of net income	-	-	(143,126)	(140,634)
Closing balance at 30 June	-	-	2,041,519	2,457,031

12 Current liabilities - Trade and other payables

	CAWF Group 2009 $'000	CAWF Group 2008 $'000	CAWF 2009 $'000	CAWF 2008 $'000
Related party payable	25,543	22,690	25,543	22,690
Accrued expenses and interest	3,081	12,309	3,081	12,309
Income tax payable	-	1,879	-	1,879
Total trade and other payables	28,624	36,878	28,624	36,878

13 Current liabilities - Borrowings

	CAWF Group 2009 $'000	CAWF Group 2008 $'000	CAWF 2009 $'000	CAWF 2008 $'000
Secured				
Bank loans	-	622,000	-	622,000
CMBS	150,000	-	150,000	-
Loans from related parties	43	-	43	-
Total current borrowings	150,043	622,000	150,043	622,000

Assets pledged as security:

a) The Commercial Mortgage Backed Securities are provided by Centro Capital Pty Limited under an Australian dollar facility. They have variable interest rates and are payable quarterly. The facility with current principal amount of $150 million is due to mature on 4 December 2009.

Commercial Mortgage Backed Securities of $150 million which are secured by the following investment properties: Centro Cranbourne, Centro Karingal, Centro Mandurah and Centro Warriewood.

14 Current liabilities - Provisions

	CAWF Group 2009 $'000	CAWF Group 2008 $'000	CAWF 2009 $'000	CAWF 2008 $'000
Provision for distribution	18,000	-	18,000	-

	Provision for distribution $'000	Total $'000
CAWF Group - 2009		
Current		
Opening balance at 1 July	-	-
Distributions paid during the year	(93,001)	(93,001)
Provision recognised during the year	111,001	111,001
Closing balance at 30 June	18,000	18,000

15 Non-current liabilities - Borrowings

	CAWF Group 2009 $'000	CAWF Group 2008 $'000	CAWF 2009 $'000	CAWF 2008 $'000
Secured				
Bank loans	624,533	-	624,533	-
CMBS	-	150,000	-	150,000
Total non-current borrowings	624,533	150,000	624,533	150,000

a) Assets pledged as security:

Commonwealth Bank of Australia ("CBA") loan of $624.533 million is secured by a fixed and floating charge over the following investment properties: Centro Arndale, Centro Bankstown, Centro Box Hill South, Centro Colonnades, Centro Cranbourne, Centro Galleria, Centro Goulburn, Centro Halls Head, Centro Hervey Bay, Centro Karratha, Centro Karingal, Centro Mandurah, Centro Mildura, Centro Roselands, Centro Taigum, Centro Toombul, Centro Warriewood, Centro Box Hill North and Centro Whitsunday.

b) Loan facility drawndown after year end

During August 2009 an additional amount of $6 million was drawndown under the CBA loan facility.

c) Repayment of loan facilities upon sale of assets

Under the loan facilities with CBA all proceeds from the sale of any assets held by CAWF must be used to repay the loan facilities, after repaying any senior debt, as in the case of the assets secured under the CMBS facility & the Tuggeranong and Victoria Gardens facilities.

d) Off-Balance sheet

CAWF equity accounts its 50% interest in its associate The Tuggeranong Town Centre Trust ("TTCT"). TTCT has a $115.471 million loan outstanding with ANZ as at 30 June 2009. The debt is maturing on 31 March 2010. This borrowing relates to CAWF's interest in Centro Tuggeranong. Following a breach of the LVR covenant under the terms of the loan all distribution proceeds from TTCT, net of capital purchases, must be applied to the repayment of principal under the loan.

CAWF equity accounts its 50% interest in its associate Victoria Gardens Retail Trust ("VGRT"). VGRT has borrowed $66 million from ANZ maturing 15 December 2011. An extension is currently being negotiated. $33 million of this borrowing relates to CAWF's interest in Centro Victoria Gardens (the remaining $33 million represents an external entity's 50% interest in VGRT).

16 Contributed equity

		CAWF Group 2009 No '000	CAWF Group 2008 No '000	CAWF Group 2009 $'000	CAWF Group 2008 $'000
(a) Capital					
Number of $1 units issued					
Ordinary units		822,799	822,799	1,618,370	1,618,370
Foundation units		822,089	822,089	-	-
		1,644,888	1,644,888	1,618,370	1,618,370
1 July 2007	Opening balance			1,644,888	1,618,370
30 June 2008	Balance			1,644,888	1,618,370
1 July 2008	Opening balance			1,644,888	1,618,370
30 June 2009	Balance			1,644,888	1,618,370

Ordinary and foundation units entitle the holder to participate in distributions and the proceeds on winding up of the trust in proportion to the number of and the amounts paid on the units held.

On a show of hands every holder of ordinary and foundation units present at a meeting in person or by proxy, is entitled to one vote, and upon a poll each unit is entitled to one vote.

If Centro Properties Trust (a founding unit holder) should sell units to another party, it must redeem its foundation units, and CAWF will issue new ordinary units to the purchaser.

17 Reserves and retained profits

	CAWF Group 2009 $'000	CAWF Group 2008 $'000	CAWF 2009 $'000	CAWF 2008 $'000
(a) Reserves				
Available-for-sale investments revaluation reserve	-	-	-	43,601
Movements:				
(i) Available-for-sale investments revaluation reserve				
Opening balance at 1 July	-	-	43,601	133,814
Fair value gains/(losses) on available-for-sale financial assets during the year	-	-	(394,492)	(90,213)
Transfer to net profit - gross	-	-	350,891	-
Closing balance at 30 June	-	-	-	43,601
(b) Retained profits				
Movements in retained profits were as follows:				
Opening retained profits	109,710	150,234	66,109	16,420
Net profit/(loss) for the year	(397,570)	(553)	(353,969)	89,660
Distributions provided for or paid	(111,001)	(39,971)	(111,001)	(39,971)
Balance 30 June	(398,861)	109,710	(398,861)	66,109

17 Reserves and retained profits (continued)

(i) Available-for-sale investments revaluation reserve
Changes in the fair value and exchange differences arising on translation of investments, such as equities, classified as available-for-sale financial assets, are taken to the available-for-sale investments revaluation reserve, as described in note 1(d). Amounts are recognised in profit and loss when the associated assets are sold or impaired.

18 Distributions

	CAWF Group		CAWF	
	2009 $'000	2008 $'000	2009 $'000	2008 $'000
Total gross distribution	111,001	39,971	111,001	39,971

19 Distributable income

	CAWF Group		CAWF	
	2009 $'000	2008 $'000	2009 $'000	2008 $'000
Profit/(loss) for the year before income tax	(399,449)	1,326	(355,848)	91,539
Adjusted for:				
Share of non distributable net profits of associates accounted for using the equity method	394,492	90,213	-	-
Net movement on mark to market of derivatives	79,643	(9,384)	79,643	(9,384)
Impairment of available for sale financial asset	-	-	350,891	-
Distributable income	74,686	82,155	74,686	82,155
(a) **Basic**				
Weighted average number of units on issue for the year (being the weighted average number of units outstanding during the year) ('000).	1,644,888	1,644,888	1,644,888	1,644,888
Distributable income per unit (cents)	4.54	4.99	4.54	4.99

20 Net tangible asset backing (NTA)

Net assets attributable to unitholders ($'000)	1,219,509	1,728,080	1,219,509	1,728,080
(a) **Basic**				
Number of units				
Number of units outstanding at the end of the year used in the calculation of basic net tangible asset backing per unit ('000).	1,644,888	1,644,888	1,644,888	1,644,888
Basic NTA ($)	0.74	1.05	0.74	1.05
Number of units outstanding at the end of the year used in the calculation of diluted net tangible asset backing per unit ('000).	1,644,888	1,644,888	1,644,888	1,644,888
Diluted NTA ($)	0.74	1.05	0.74	1.05

21 Captial risk management

CAWF Group's objectives when managing capital are to safeguard its ability to continue as a going concern, so that it can continue to provide returns for unitholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, CAWF Group may adjust the amount of distributions paid to unitholders, return capital to unitholders, issue new units or sell assets.

CAWF Group manages its net assets attributable to unitholders as capital, notwithstanding net assets attributable to unitholders are classified as a liability.

Consistent with other direct retail property schemes in the industry CAWF Group monitors capital on the basis of the gearing ratio.

The gearing ratio has been calculated in accordance with ASIC RG 46 which is calculated using the following formula:

Gearing Ratio = Total interest bearing liabilities ÷ Total assets

During 2009, CAWF Group's strategy which was unchanged from 2008, the gearing ratio at 30 June 2009 and 2008 were as follows:

	CAWF Group		CAWF	
	2009 $'000	2008 $'000	2009 $'000	2008 $'000
Borrowings	774,576	772,000	-	-
Total borrowings	774,576	772,000	-	-
Cash and cash equivalents	13,209	17,398	-	-
Investment accounted for using the equity method	2,041,519	2,457,031	-	-
Trade and other receivables	17,106	14,010	-	-
Other financial assets	767	48,519	-	-
Total assets	2,072,601	2,536,958	-	-
Gearing ratio	37.37 %	30.43 %	- %	- %

The gearing ratio is monitored on a consolidated basis.

22 Financial risk management

This note details the disclosures of AASB 7 – Financial Instruments: Disclosures, which covers only financial assets and financial liabilities.

The Group's activities expose it to a variety of financial risks; market risk (including interest rate risk and price risk), credit risk, liquidity risk and cash flow interest rate risk. The Group's overall risk management policy focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Group. The Group uses derivative financial instruments such as interest rate hedges to hedge certain risk exposures. Derivatives are exclusively used for hedging purposes. The Group uses different methods to measure different types of risk to which it is exposed. These methods include sensitivity analysis in the case of interest rate and other price risks.

Risk management is carried out by a central treasury department (Group Treasury) under policies approved by the Board of Directors. Group Treasury identifies, evaluates and hedges financial risk in close co-operation with the consolidated entity's operating unit. The Board provides written principles for overall risk management, as well as written policies covering specific areas, such as mitigating interest rate and credit risks, use of derivatives financial instruments and investing excess liquidity.

CAWF Group holds the following financial instruments:

	CAWF Group		CAWF	
	2009	2008	**2009**	2008
	$'000	$'000	**$'000**	$'000
Financial assets				
Cash and cash equivalents	**13,209**	17,398	**13,209**	17,398
Trade and other receivables	**17,106**	14,010	**17,106**	14,010
Derivative financial instruments	**767**	48,519	**767**	48,519
Available-for-sale financial assets	**-**	-	**2,041,519**	2,457,031
	31,082	79,927	**2,072,601**	2,536,958
Financial liabilities				
Trade and other payable	**28,624**	36,878	**28,624**	36,878
Borrowings	**774,576**	772,000	**774,576**	772,000
Derivative financial instruments	**31,892**	-	**31,892**	-
	835,092	808,878	**835,092**	808,878

(a) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices will affect the Group's income or the value of its holdings of financial instruments.

(i) Foreign exchange risk
CAWF transacts only in Australian dollars and therefore is not exposed to foreign exchange risk.

(ii) Price risk
CAWF Group is not exposed to any significant concentrations of price risk. CAWF parent is exposed to price risk. This arises from investments held by the parent and classified on the balance sheet either as available-for-sale or at fair value through profit or loss. Available-for-sale investments in the parent entity relates to unlisted investments in equity accounted joint ventures and associates as these are long term investments, whose fair value is determined with reference to the fair value of the underlying investment properties.

To manage its price risk arising from investments in equity securities, the Group diversifies its portfolio. Diversification of the portfolio is done in accordance with the limits set by the Group.

22 Financial risk management (continued)

Sensitivity analysis
The following table summarises the sensitivity of the Group's financial assets and financial liabilities to price risk.

CAWF		Price risk			
		-10%		+10%	
30 June 2009	Carrying amount	Impact on post-tax profit	Impact on equity	Impact on post-tax profit	Impact on equity
Financial assets					
AFS investments	2,041,519	-	(204,152)	-	204,152
Total increase/ (decrease)	2,041,519	-	(204,152)	-	204,152

CAWF		Price risk			
		-5%		+5%	
30 June 2008	Carrying amount $'000	Impact on post tax profit $'000	Impact on equity $'000	Impact on post tax profit $'000	Impact on equity $'000
Financial assets					
AFS investments	2,457,031	(79,251)	(43,601)	-	122,852
Total increase/ (decrease)	2,457,031	(79,251)	(43,601)	-	122,852

(iii) Cash flow and fair value interest rate risk
Group
CAWF Group interest rate risk arises from current and non-current borrowings. Borrowings issued at variable rates expose the Group to cash flow interest rate risk. Borrowings issued at fixed rates expose the Group to fair value interest rate risk. Group policy is to fix the rates for approximately 60% of its borrowings. This policy has been complied with at the year end.

CAWF Group manages its cash flow interest-rate risk by using floating-to-fixed interest rate swaps. Such interest rate swaps have the economic effect of converting borrowings from floating rates to fixed rates. Generally, CAWF Group raises long-term borrowings at floating rates and swaps them into fixed rates that are lower than those available if CAWF Group borrowed at fixed rates directly. Under the interest-rate swaps, CAWF Group agrees with other parties to exchange, at specified intervals (mainly quarterly), the difference between fixed contract rates and floating-rate interest amounts calculated by reference to the agreed notional principal amounts.

Management does not consider it reasonably possible that interest rates will fall over the coming 12 months and has therefore performed the sensitivity analysis presented below on that basis. This represents a change in the sensitivity basis applied to the 2008 comparatives, and is a result of management's reassessment of the economic environments in which the Group operates and underlying risk variables as at reporting date.

As at the reporting date, CAWF Group had the following variable rate borrowings and interest rate swap contracts outstanding:

	30 June 2009		30 June 2008	
	Weighted average interest rate %	Notional Principal Settlement $'000	Weighted average interest rate %	Notional Principal Settlement $'000
Bank Loans	6.8	624,533	7.2	622,000
CMBS	6.6	150,000	8.0	150,000
Off balance sheet debt	6.5	148,471	7.6	150,387
Interest rate swaps (notional principal amount)	5.4	(900,000)	7.1	(900,000)
Net exposure to cash flow interest rate risk		23,004		22,387

Refer to note 8(b) for further details on interest rate swaps

22 Financial risk management (continued)

Sensitivity analysis

The tables below disclose the impact that a 130 basis point (bps) (i.e. 1.3%) (2008:+/- 100bps) shift in the forward interest rate curve would have on the Group's post tax profits and equity (excluding retained profits). Management does not consider it reasonably possible that interest rates will fall over the coming 12 months having regard to forecasted movements in the three month forward interest rate curve for both BBSW and LIBOR and has therefore performed the sensitivity analysis presented below on that basis. The sensitivities have been reassessed by management during the financial year in light of the current economic environment.

CAWF Group		**Interest rate risk**			
		-0.0		**+1.3**	
30 June 2009	**Carrying amount $'000**	**Impact on post tax profit $'000**	**Impact on equity $'000**	**Impact on post tax profit $'000**	**Impact on equity $'000**
Financial assets					
Derivatives - fair value through profit and loss	767	-	-	14,201	-
Financial liabilities					
Derivatives - fair value through profit and loss	31,892	-	-	22,585	-
Borrowings	774,576	-	-	(8,587)	-
Total increase/ (decrease)	807,235	-	-	28,199	-

CAWF Group		Interest rate risk			
		-1%		+1%	
30 June 2008	Carrying amount $'000	Impact on post tax profit $'000	Impact on equity $'000	Impact on post tax profit $'000	Impact on equity $'000
Financial assets					
Derivatives - fair value through profit and loss	48,519	(32,788)	-	31,312	-
Financial liabilities					
Borrowings	772,000	2,037	-	(2,083)	-
Total increase/ (decrease)	820,519	(30,751)	-	29,229	-

CAWF		**Interest rate risk**			
		-0.0		**+1.3**	
30 June 2009	**Carrying amount $'000**	**Impact on post tax profit $'000**	**Impact on equity $'000**	**Impact on post tax profit $'000**	**Impact on equity $'000**
Financial assets					
Derivatives - fair value through profit and loss	767	-	-	14,201	-
Financial liabilities					
Derivatives - fair value through profit and loss	31,892	-	-	22,585	-
Borrowings	774,576	-	-	(8,587)	-
Total increase/ (decrease)	807,235	-	-	28,199	-

CAWF		Interest rate risk			
		-1%		+1%	
30 June 2008	Carrying amount $'000	Impact on post tax profit $'000	Impact on equity $'000	Impact on post tax profit $'000	Impact on equity $'000
Financial assets					
Derivatives - fair value through profit and loss	48,519	(32,788)	-	31,312	-
Financial liabilities					
Borrowings	772,000	2,037	-	(2,083)	-
Total increase/ (decrease)	820,519	(30,751)	-	29,229	-

22 Financial risk management (continued)

(b) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in a financial loss to CAWF Group. These counterparties include, but are not limited to, entities within the Centro Properties Group, banks and tenants at rental properties. Credit limits and policies have been established to ensure that CAWF Group deal only with approved counterparties and that counterparty concentration risk is addressed and the risk of loss is mitigated.

Counterparty exposure is measured as the aggregate of all obligations of any single legal entity or economic entity to CAWF Group, after allowing for appropriate set offs which are legally enforceable.

The Group has policies in place to ensure that sales of products and services are made to customers with an appropriate credit history. All receivables are with unrated entities. Derivative counterparties are limited to entities within the Centro Properties Group which are unrated.

Refer note 23 for detail regarding CAWF acting as a security guarantor over a $165 million financing facility obtained by Centro Retail Trust.

(c) Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. Typically the Group ensures that it has sufficient cash on demand to meet expected operational expenses for a period of 60 days, including the servicing of financial obligations; this excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters.

Prudent liquidity risk management involves maintaining sufficient cash, the availability of funding through an adequate amount of committed credit facilities and the ability to close-out market positions.

CAWF Group manages liquidity risk by continuously monitoring forecast and actual cashflows and matching the maturity profiles of financial assets and liabilities. CAWF Group hold a large portion of their investments in direct property where there is not an immediate liquid market, however the underlying investment properties of these funds are stable and management expect that sufficient cash flows will be generated and available to meet cash outflow liabilities arising from the day to day operations of CAWF Group.

Financing arrangements
The Group and the parent entity have access to an additional $47 million of funding Refer note 15.

Maturities of financial liabilities
The tables below analyse the Group's and the parent entity's financial liabilities, net and gross settled derivative financial instruments into relevant maturity groupings based on the remaining period at the reporting date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. For interest rate swaps the cash flows have been estimated using forward interest rates applicable at the reporting date.

CAWF Group - At 30 June 2009	**Less than 6 months**	**6 - 12 months**	**1 - 2 years**	**2 - 5 years**	**Over 5 years**	**Total contractual cash flows**	**Carrying Amount (assets)/ liabilities**
	$'000	**$'000**	**$'000**	**$'000**	**$'000**	**$'000**	**$'000**
Non-derivatives							
Trade and other payables	28,624	-	-	-	-	28,624	28,624
Borrowings	169,638	17,326	42,396	651,664	-	881,024	774,576
Provisions	18,000	-	-	-	-	18,000	18,000
Total non-derivatives	216,262	17,326	42,396	651,664	-	927,648	821,200

22 Financial risk management (continued)

CAWF Group - At 30 June 2008	Less than 6 months $'000	6 - 12 months $'000	1 - 2 years $'000	2 - 5 years $'000	Over 5 years $'000	Total contractual cash flows $'000	Carrying Amount (assets)/ liabilities $'000
Non-derivatives							
Trade and other payables	36,878	-	-	-	-	36,878	36,878
Variable loans	642,589	6,516	156,487	-	-	805,592	772,000
Total non-derivatives	679,467	6,516	156,487	-	-	842,470	808,878

23 Related party transactions

(a) Key management personnel

Key Management Personnel (KMP) are defined in AASB 124 Related Party Disclosures as those having the responsibility for planning, directing and controlling the activities of the Trust. The Responsible Entity (RE) meets the definition of a KMP as it has authority in relation to the activities of the Trust.

Fees paid to the RE during the year totalled $10.913 million (2008: $12.340 million).

(b) Transactions with related parties

The following transactions occurred with related parties:

	CAWF Group 2009 $	CAWF Group 2008 $	CAWF 2009 $	CAWF 2008 $
Fees charged by the Responsible Entity in accordance with the provisions of the CAWF Constitution for the period:				
Centro Properties Limited and related entities				
Responsible Entity management fees	**10,912,672**	12,340,271	**10,912,672**	12,340,271
Property management fees	**9,484,655**	8,994,408	**9,484,655**	8,994,408
Development and leasing fees	**234,659**	264,022	**234,659**	264,022
CMBS Interest	**9,310,604**	12,467,377	**-**	-
Swap Interest	**2,383,866**	(10,558,740)	**-**	-
Tuggeranong Interest Differential	**518,913**	2,806,244	**-**	-
CER loan guarantee income	**4,334,897**	2,942,466	**-**	-
Tuggeranong Interest Income	**(21,059)**	-	**-**	-
	37,159,207	29,256,048	**20,631,986**	21,598,701

(c) Outstanding balances

The following balances are outstanding at the reporting date in relation to transactions with related parties:

23 Related party transactions (continued)

	CAWF Group 2009 $	CAWF Group 2008 $	CAWF 2009 $	CAWF 2008 $
Receivable from:				
Associates	14,851,369	4,585,722	-	-
Centro Properties Trust	45,503	5,214,723	-	-
Centro Retail Trust	394,521	577,348	-	-
	15,291,393	10,377,793	-	-
Payables to:				
Centro Properties Limited				
Responsible Entity management fees	828,290	-	-	-
Swap Interest	5,851,307	2,061	-	-
Professional Fees	606,569	-	-	-
CMBS	150,000,000	150,000,000	-	-
Interest Payable on CMBS	435,411	923,115	-	-
Associates - distributions received in advance	18,257,533	20,629,008	-	-
	175,979,110	171,554,184	-	-

The Responsible Entity or its related entities held 822,088,703 foundation units in CAWF Group as at the end of the year (2008: 822,088,703).

On 27 November 2007 Centro Retail Trust ('CER'), a related party of CAWF, obtained a financing facility from an external party. At the request of CER on 10 February 2009, CAWF agreed to act as a security guarantor for $160.000 million of the financing facility which expires when CER has refinanced the facility and releases the CAWF assets as security. A condition of the agreement is that CER must within 120 days of being requested by CAWF discharge CAWF of all liability in connection with the securities provided by CAWF. As at the date of the report CAWF has not requested discharge of this liability.

24 Investments in associates

(a) Carrying amounts

Name of company	Principal activity	Ownership interest 2009 %	Ownership interest 2008 %	CAWF Group 2009 $'000	CAWF Group 2008 $'000	CAWF 2009 $'000	CAWF 2008 $'000
Unlisted							
Centro Arndale Property Trust("Centro Arndale")	Property	50.00	50.00	52,500	65,000	-	-
Bankstown Joint Owners Agreement("Centro Bankstown")	Property	50.00	50.00	257,500	309,640	-	-
Box Hill Central Holding Trust("Centro Box Hill South")	Property	50.00	50.00	41,950	53,150	-	-
Centro Colonnades Head Trust("Centro Colonnades")	Property	50.00	50.00	150,900	184,100	-	-
Cranbourne Holding Trust("Centro Cranbourne")	Property	50.00	50.00	61,000	68,551	-	-
Centro Galleria Morley Head Trust("Centro Galleria")	Property	50.00	50.00	262,500	300,005	-	-
Centro CTT Holding Trust 2("Centro Goulburn")	Property	50.00	50.00	24,400	31,900	-	-
Halls Head Trust("Centro Halls Head")	Property	50.00	50.00	13,400	15,000	-	-
Hervey Bay Holding Trust("Centro Hervey Bay")	Property	50.00	50.00	34,950	41,000	-	-

24 Investments in associates (continued)

Name of company	Principal activity	Ownership interest 2009 %	2008 %	CAWF Group 2009 $'000	2008 $'000	CAWF 2009 $'000	2008 $'000
Centro Karingal Holding Trust("Centro Karingal" and "Karingal Entertainment Centre")	Property	50.00	50.00	87,000	106,049	-	-
The Property Unit Trust No. 3("Centro Karratha")	Property	50.00	50.00	42,165	43,384	-	-
Centro Lavington Sub Trust("Centro Lavington")	Property	50.00	50.00	31,640	36,500	-	-
Centro Mandurah Holding Trust("Centro Mandurah")	Property	50.00	50.00	106,000	118,760	-	-
Mildura Centre Plaza Unit Trust("Centro Mildura")	Property	50.00	50.00	44,300	56,800	-	-
Mornington Shopping Centre Unit Trust("Centro Mornington")	Property	50.00	50.00	26,500	30,900	-	-
Centro Roselands Investment Trust("Centro Roselands")	Property	50.00	50.00	150,435	173,450	-	-
Southport Holding Trust("Centro Southport")	Property	-	50.00	-	37,750	-	-
Springwood Holding Trust("Centro Springwood")	Property	50.00	50.00	27,000	31,750	-	-
Taigum Holding Trust("Centro Taigum")	Property	50.00	50.00	40,000	44,250	-	-
The Glen Centre Trust("Centro The Glen")	Property	50.00	50.00	190,000	201,000	-	-
Centro Toombul Head Trust("Centro Toombul")	Property	50.00	50.00	86,250	113,500	-	-
Tuggeranong Town Centre Trust(Tuggeranong Hyperdome SC")	Property	50.00	50.00	30,679	72,400	-	-
Ridgebay Unit Trust("Centro Tweed")	Property	50.00	50.00	48,000	54,450	-	-
Victoria Gardens Holding Trust("Centro Victoria Gardens")	Property	50.00	50.00	47,100	54,000	-	-
Keilor Downs Trust("Centro Warriewood" and "Centro Cranbourne")	Property	50.00	50.00	65,000	78,099	-	-
Warwick Grove Trust("Centro Warwick")	Property	50.00	50.00	61,450	69,243	-	-
Wholesale Fund Whitehorse Trust("Centro Box Hill North")	Property	50.00	50.00	33,150	36,400	-	-
Centro Cannonvale Sub trust("Centro Whitsunday")	Property	50.00	50.00	25,750	30,000	-	-
				2,041,519	2,457,031	-	-

(i) Non-current assets pledged as security

Refer to note 15 for information on non-current assets pledged as security

(ii) Contractural obligations

Refer to note 28 for disclosure of any contractural obligations to purchase, construct, develop or maintain investment properties held by investments accounted for using the equity method.

24 Investments in associates (continued)

	CAWF Group		CAWF	
	2009	2008	2009	2008
	$'000	$'000	$'000	$'000
(b) Summarised financial information of associates				
Total assets	2,348,032	2,649,461	-	-
Total liabilities	(225,507)	(192,430)	-	-

(c) Share of associates' profits or losses

	Share of profit/(loss) 2009 $'000	Share of profit/(loss) 2008 $'000	Share of distribution 2009 $'000	Share of distribution 2008 $'000
Centro Arndale Property Trust("Centro Arndale")	(7,906)	(8,035)	4,777	5,173
Bankstown Joint Owners Agreement("Centro Bankstown")	(39,139)	7,136	17,623	15,490
Box Hill Central Holding Trust("Centro Box Hill South")	(7,767)	2,906	3,863	3,779
Centro Colonnades Head Trust("Centro Colonnades")	(24,516)	3,926	9,430	9,572
Cranbourne Holding Trust("Centro Cranbourne")	(5,769)	4,836	2,293	4,444
Centro Galleria Morley Head Trust("Centro Galleria")	(21,643)	21,875	16,866	16,259
Centro CTT Holding Trust 2("Centro Goulburn")	(5,425)	(1,319)	2,017	2,030
Halls Head Trust("Centro Halls Head")	(958)	285	648	596
Hervey Bay Holding Trust("Centro Hervey Bay")	(4,550)	3,359	1,824	1,808
Centro Karingal Holding Trust("Centro Karingal" and "Karingal Entertainment Centre")	(13,323)	4,114	6,162	5,890
The Property Unit Trust No. 3("Centro Karratha")	1,334	8,470	3,146	2,592
Centro Lavington Sub Trust("Centro Lavington")	(3,239)	254	2,200	2,234
Centro Mandurah Holding Trust("Centro Mandurah")	(5,890)	8,130	7,254	7,021
Mildura Centre Plaza Unit Trust("Centro Mildura")	(10,152)	2,927	3,205	3,083
Mornington Shopping Centre Unit Trust("Centro Mornington")	(2,461)	1,465	1,964	1,864
Centro Roselands Investment Trust("Centro Roselands")	(13,249)	5,928	10,650	10,200
Southport Holding Trust("Centro Southport")	448	2,691	448	2,550
Springwood Holding Trust("Centro Springwood")	(2,866)	2,036	1,955	1,921
Taigum Holding Trust("Centro Taigum")	(1,760)	1,444	2,738	2,754
The Glen Centre Trust("Centro The Glen")	27	5,481	12,571	12,146
Centro Toombul Head Trust("Centro Toombul")	(20,528)	(15,522)	6,985	7,297
Tuggeranong Town Centre Trust(Tuggeranong Hyperdome SC")	(40,897)	(19,553)	3,185	3,124
Ridgebay Unit Trust("Centro Tweed")	(3,177)	2,164	3,317	3,427
Victoria Gardens Holding Trust("Centro Victoria Gardens")	(4,410)	(4,752)	2,691	2,819
Keilor Downs Trust("Centro Warriewood" and "Centro Cranbourne")	(6,743)	7,071	6,680	4,289
Warwick Grove Trust("Centro Warwick")	(3,328)	5,386	4,637	4,517
Wholesale Fund Whitehorse Trust("Centro Box Hill North")	(1,030)	(3,798)	2,112	1,882
Centro Cannonvale Sub trust("Centro Whitsunday")	(2,449)	1,526	1,885	1,873
Total	(251,366)	50,421	143,126	140,634

25 Events occurring after the reporting period

(i) Appointments and resignations

On 13 July 2009, Centro Properties Limited, the ultimate parent of the Responsible Entity, CPT Manager Limited, announced that it had appointed Chris Nunn as Group Chief Financial Officer and Dimitri Kiriacoulacos as General Counsel – Australia. Mr Nunn will join in September and Mr Kiriacoulacos will join by October. Both will be members of the Executive Committee.

On 6 August 2009, Centro Properties Limited announced that Glenn Rufrano Chief Executive Officer had advised the board that he would not be renewing his contract beyond February 2010. Tony Clarke also advised that he would not be renewing his contract as Chief Executive Officer Australia beyond February 2010. A search for a new Chief Executive Officer has commenced.

26 Reconciliation of profit/(loss) after income tax to net cash inflow from operating activities

	CAWF Group		CAWF	
	2009 $'000	2008 $'000	2009 $'000	2008 $'000
Net profit/(loss) before income tax expense	(397,570)	(553)	(353,969)	89,660
Share of net losses/(profits) of associates not received as dividends or distributions	394,492	90,213	-	-
Loss on sale of asset	4,241	-	4,241	-
Impairment of available for sale financial asset	-	-	350,891	-
Net (loss)/gain on derivatives not qualifying for hedge accounting	79,643	(9,384)	79,643	(9,384)
Decrease/(increase) in assets				
Trade and other receivables	(3,096)	(29,460)	(3,096)	(29,460)
Increase/(decrease) in liabilities				
Trade payables	(21,091)	(4,685)	(21,091)	(4,685)
Net cash inflow from operating activities	56,619	46,131	56,619	46,131

27 Remuneration of auditors

During the year the following fees were paid or payable for services provided by the auditor of the parent entity, its related practices and non related audit firms:

	CAWF Group		CAWF	
	2009 $	2008 $	2009 $	2008 $
(a) Audit services				
Audit and review of financial reports				
PricewaterhouseCoopers	-	172,120	-	172,120
Moore Stephens	95,850	-	95,850	-
Total remuneration for audit services	95,850	172,120	95,850	172,120

28 Commitments

(a) Capital commitments

Capital expenditure contracted for at the reporting date but not recognised as liabilities is as follows:

	CAWF Group		CAWF	
	2009 $'000	2008 $'000	2009 $'000	2008 $'000
Capital Expenditure Projects				
Payable:				
Within one year	1,848	9,742	-	-
Later than one year but not later than five years	-	-	-	-
Later than five years	-	-	-	-
	1,848	9,742	-	-

(b) Lease commitments

(i) Non-cancellable operating leases
The future minimum lease revenues for non-cancellable operating leases contracted for but not capitalised in the financial statements at balance date are:

	CAWF Group		CAWF	
	2009 $'000	2008 $'000	2009 $'000	2008 $'000
Within one year	-	-	-	-
Later than one year but not later than five years	-	-	-	-
Later than five years	-	-	-	-

Where required by Accounting Standards comparative figures have been adjusted to conform with changes in presentation for the current year.

Operating lease receivables are not disclosed for the current year in the financial statements of CAWF as investment income from the underlying properties are accounted for as a share of net profit/loss from associates accounted for using the equity method. Hence, the investment properties are not directly held by CAWF.

Accordingly, comparative information in relation to the year ended 30 June 2008 has been restated as follows:

CAWF	30 June 2008		
	Previously stated $'000	Adjustments $'000	Restated $'000
Operating lease receivables:			
Not later than 1 year	196,214	(196,214)	-
Later than 1 year but not later than 5 years	539,729	(539,729)	-
Later than 5 years	361,731	(361,731)	-
	1,097,674	(1,097,674)	-

This restatement did not have any impact on the Income statements or Balance sheets for the years ended 30 June 2008 and 30 June 2009 accordingly.

29 Contingencies

CER Security Lend

Under an agreement dated 10 February 2009, at the request of CER, Centro Australia Wholesale Fund ("CAWF") agreed to act as a security guarantor for a $160 million financing facility. As a condition of this agreement, CAWF has agreed that it cannot require CER to release CAWF from all liability in connection with the securities prior to 15 December 2011. CER has agreed to indemnify CAWF for certain liabilities and loss if the securities are enforced by the lenders and the assets subject to these securities are sold.

Other Contingent Liabilities

The Victorian State Revenue Office has assessed CAWF in relation to the following events:

1. The establishment of CAWF, namely its acquisition of indirect interests in Victorian properties from CPT (assessment of $46m including interest and penalties);

2. DPF's acquisition of a 49.9% interest in CAWF on the basis that the DPF is not a widely held trust and hence that CAWF was not an eligible "wholesale unit trust" (assessment of $23m including interest and penalties).

CAWF considers that there are no basis for the assessments and has lodged written objection to the assessment with the SRO. No provision has been made in respect of these assessments.

The Directors of the Responsible Entity, CPT Manager Limited, declare that:

(a) the financial statements and notes of Centro Australia Wholesale Fund and its controlled entities ("CAWF Group") set out on pages 7 to 37 are in accordance with the *Corporations Act 2001*, including:
  (i) complying with Accounting Standards, the *Corporations Regulations 2001*, its Constitution and other mandatory professional reporting requirements; and
  (ii) giving a true and fair view of CAWF Group's financial position as at 30 June 2009 and of their performance for the year ended on that date; and

(b) In the Directors' opinion there are reasonable grounds to believe that CAWF Group will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the directors.

RH Wylie

R. Wylie
Director

Melbourne
21 September 2009

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF CENTRO AUSTRALIA WHOLESALE FUND AND CENTRO AUSTRALIA WHOLESALE FUND AND CONTROLLED ENTITIES

Report on the Financial Report

We have audited the accompanying financial report of Centro Australia Wholesale Fund and Centro Australia Wholesale Fund and Controlled Entities (the trusts), which comprises the balance sheet as at 30 June 2009 and the income statement, statement of changes in equity and cash flow statement for the year ended on that date, a summary of significant accounting policies and other explanatory notes and the directors' declaration.

Directors' Responsibility for the Financial Report

The directors of the Responsible Entity of the trusts are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances. In Note 1, the directors also state, in accordance with Accounting Standard AASB 101: Presentation of Financial Statements, that compliance with the Australian equivalents to International Financial Reporting Standards (IFRS) ensures that the financial report, comprising the financial statements and notes, complies with IFRS.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the trusts' preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the trusts' internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit, we have complied with the independence requirements of the *Corporations Act 2001*.

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MOORE STEPHENS

Auditor's Opinion

In our opinion:

(a) the financial report of Centro Australia Wholesale Fund and Centro Australia Wholesale Fund and Controlled Entities is in accordance with the *Corporations Act 2001*, including:

(i) giving a true and fair view of the trusts' financial position as at 30 June 2009 and of its performance for the year ended on that date; and

(ii) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Regulations 2001;

(b) the financial report also complies with International Financial Reporting Standards as disclosed in Note 1.

Material uncertainty regarding continuation as a going concern

Without modification to the conclusion expressed above, we draw attention to Note 1 in the financial report. The matters as set forth in Note 1, indicate the existence of a significant uncertainty in relation to the refinancing of the current loan facility beyond its existing expiry date, which casts significant doubt about Centro Australia Wholesale Fund and Centro Australia Wholesale Fund and Controlled Entities ability to continue as a going concern and whether the trusts' will realise their assets and extinguish their liabilities in the normal course of business and at the amounts stated in the financial report.

Moore Stephens

MOORE STEPHENS
Chartered Accountants

Scott Phillips
Partner

Melbourne, 21 September 2009