

NEW PLAN EXCEL REALTY TRUST INC

Form 3

April 13, 2007

FORM 3 UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

OMB APPROVAL

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INITIAL STATEMENT OF BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934,
Section 17(a) of the Public Utility Holding Company Act of 1935 or Section
30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person *

CPT Manager LTD

(Last)

(First)

(Middle)

2. Date of Event Requiring Statement

(Month/Day/Year)

04/05/2007

3. Issuer Name and Ticker or Trading Symbol

NEW PLAN EXCEL REALTY TRUST INC [NXL]

4. Relationship of Reporting Person(s) to Issuer

5. If Amendment, Date Original Filed(Month/Day/Year)

(Check all applicable)

☐ Director ☒ 10% Owner☐ Officer ☐ Other
(give title below) (specify below)

6. Individual or Joint/Group

Filing(Check Applicable Line)

☒ Form filed by One Reporting Person☐ Form filed by More than One Reporting Person3RD FLOOR, THE GLEN
SHOPPING CENTRE,, 235
SPRINGVALE ROAD

(Street)

GLEN
WAVERLEY, C3 3150

(City)

(State)

(Zip)

Table I - Non-Derivative Securities Beneficially Owned1. Title of Security
(Instr. 4)2. Amount of Securities
Beneficially Owned
(Instr. 4)3. Ownership
Form:
Direct (D)
or Indirect
(I)
(Instr. 5)4. Nature of Indirect Beneficial
Ownership
(Instr. 5)

Common Stock, \$.01 par value per share

42,161,747

I

See Footnote ⁽¹⁾

Reminder: Report on a separate line for each class of securities beneficially
owned directly or indirectly.

SEC 1473 (7-02)

**Persons who respond to the collection of
information contained in this form are not
required to respond unless the form displays a
currently valid OMB control number.**

Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)1. Title of Derivative Security
(Instr. 4)2. Date Exercisable and
Expiration Date
(Month/Day/Year)3. Title and Amount of
Securities Underlying
Derivative Security
(Instr. 4)4. Conversion
or Exercise
Price of
Derivative5. Ownership
Form of
Derivative
Security:6. Nature of Indirect
Beneficial Ownership
(Instr. 5)

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Date Exercisable	Expiration Date	Title	Amount or Number of Shares	Security	Direct (D) or Indirect (I) (Instr. 5)
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Reporting Owners

Reporting Owner Name / Address

Relationships

Director	10% Owner	Officer	Other
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CPT Manager LTD
3RD FLOOR, THE GLEN SHOPPING CENTRE,
235 SPRINGVALE ROAD
GLEN WAVERLEY, VIC 3150

^	^ X	^	^
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Signatures

/s/ Andrew Scott 04/13/2007

Signature of
Reporting Person

Date

Explanation of Responses:

* If the form is filed by more than one reporting person, *see* Instruction 5(b)(v).

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

- These shares of Common Stock are directly owned by Super MergerSub, Inc., a Maryland corporation ("MergerSub"). MergerSub is indirectly owned 50% by Centro Property Trust, for whom the reporting person is the responsible entity. As a result, the reporting person may be deemed to beneficially own 50% of the shares of Common Stock directly owned by MergerSub. MergerSub directly owns a total
- (1) of approximately 84,323,494 shares of Common Stock pursuant to its previously announced tender offer for all of the outstanding shares of Common Stock pursuant to the Agreement and Plan of Merger, dated as of February 27, 2007, as it may be amended or supplemented from time to time, among the Issuer, Excel Realty Partners, L.P., Super IntermediateCo LLC, MergerSub and Super DownREIT MergerSub LLC.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *See* Instruction 6 for procedure.

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