

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 \*  
 Super IntermediateCo LLC  
 (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)

C/O CENTRO PROPERTIES LIMITED,  
 CORPORATE, OFFICES, 3RD FLOOR, 235 SPRINGVALE ROAD

(Street)

GLEN WAVERLEY, C3 3150  
 (City) (State) (Zip)

(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 Person

**Table I - Non-Derivative Securities Beneficially Owned**

1. 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	84,323,494	I	See Footnotes (1) (2)

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

SEC 1473 (7-02)

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**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	3. Title and Amount of Securities Underlying	4. Conversion	5. Ownership	6. Nature of Indirect Beneficial Ownership
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(Month/Day/Year)	Derivative Security (Instr. 4)	or Exercise Price of Derivative Security	Form of Derivative Security: Direct (D) or Indirect (I) (Instr. 5)	(Instr. 5)
Date Exercisable	Expiration Date	Title	Amount or Number of Shares	

## Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
Super IntermediateCo LLC C/O CENTRO PROPERTIES LIMITED, CORPORATE OFFICES, 3RD FLOOR, 235 SPRINGVALE ROAD GLEN WAVERLEY, C3 3150	Â	Â X	Â	Â
Super LLC C/O CENTRO PROPERTIES LIMITED, CORPORATE OFFICES, 3RD FLOOR, 235 SPRINGVALE ROAD GLEN WAVERLEY, C3 3150	Â	Â X	Â	Â
CPT Custodian Pty LTD C/O CENTRO PROPERTIES LIMITED, CORPORATE OFFICES, 3RD FLOOR, 235 SPRINGVALE ROAD GLEN WAVERLEY, C3 3150	Â	Â X	Â	Â

## Signatures

/s/ Andrew Scott 04/13/2007

Signature of Reporting Person

Date

Andrew Scott 04/13/2007

Signature of Reporting Person

Date

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).
- (1) This Form 3 is being filed by each of Super IntermediateCo LLC ("Parent"), Super LLC ("Super") and CPT Custodian Pty Limited ("CPT Custodian").  
  
These shares of Common Stock are directly owned by Super MergerSub Inc. ("MergerSub"). MergerSub is (i) directly owned 100% by Parent, (ii) indirectly owned 100% by Super and (iii) indirectly owned 50% by Centro Super Holding Trust No. 1 and 50% by Centro Super Holding Trust No. 3, for which trusts CPT Custodian is the responsible entity. As a result, each of Parent, Super and CPT Custodian may be deemed to indirectly beneficially own all of the shares of Common Stock owned by MergerSub. These shares of Common Stock were acquired by MergerSub 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., Parent, MergerSub and Super DownREIT MergerSub LLC.
- (2)

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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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