CENTRO MCS DIRECT PROPERTY

Half Yearly Review December 2009

Centro MCS
DIRECT PROPERTY

CONTENTS

SYNDICATE DIRECTORY AND PORTFOLIO SUMMARY

Syndicate	Net Asset Backing (NAB) as at 31 December 2009 (1)	Forecast Distribution Return on Original Equity for 2010 (2)	Forecast Distribution Return on Current NAB	Forecast Tax Advantaged Portion for 2010 (3)	Gearing Ratio as at 31 December 2009	Page
Centro MCS 4	$2.00	7.00%	3.50%	100%	67.0%	14
Centro MCS 5	$2.15	15.50%	7.21%	0.00%	43.3%	16
Centro MCS 6 (4)	$1.45	12.00%	8.28%	20.00%	41.5%	18
Centro MCS 8	$1.83	12.50%	6.83%	100%	41.7%	20
Centro MCS 9	$1.00	0.00%	0.00%	0.00%	60.4%	22
Centro MCS 10	$1.00	5.00%	5.00%	25.00%	57.0%	24
Centro MCS 11	$2.42	16.50%	6.82%	100%	33.5%	26
Centro MCS 12	$1.12	8.00%	7.14%	90.80%	54.2%	28
Centro MCS 14	$0.99	4.00%	4.04%	40.00%	32.6%	30
Centro MCS 15	$1.19	7.50%	6.30%	17.00%	13.3%	32
Centro MCS 16	$0.67	0.00%	0.00%	0.00%	82.9%	34
Centro MCS 17	$1.21	6.00%	4.96%	0.00%	34.3%	36
Centro MCS 18	$1.00	4.00%	4.00%	0.00%	35.9%	38
Centro MCS 19 NZ/I	$0.96	7.50%	7.50%	14.00%	38.1%	40
Centro MCS 19 UT	$1.01	8.00%	7.62%	0.00%	49.5%	42
Centro MCS 20	$0.94	7.50%	7.98%	0.00%	47.9%	44
Centro MCS 21	$1.69	4.50%	2.66%	0.00%	49.9%	46
Centro MCS 22	$2.01	33.00%	16.42%	14.00%	39.5%	48
Centro MCS 23 (5)	$0.70	35.00%	4.61%	21.00%	56.7%	50
Centro MCS 24	$0.00	0.00%	0.00%	0.00%	96.1%	52
Centro MCS 25	$1.55	5.00%	3.23%	65.00%	53.8%	54
Centro MCS 26	$1.60	9.00%	5.63%	0.00%	39.0%	56
Centro MCS 27	$1.15	5.50%	4.79%	35.00%	59.4%	58
Centro MCS 28	$0.73	1.00%	1.37%	0.00%	70.8%	60
Centro MCS 32	$0.49	2.50%	5.10%	0.00%	58.1%	62
Centro MCS 33	$0.78	3.00%	3.85%	90.00%	57.7%	64
Centro MCS 34	$0.75	4.00%	5.33%	0.00%	69.8%	66
Centro MCS 35	$0.24	0.00%	0.00%	0.00%	78.5%	68
Centro MCS 36	$0.23	1.70%	7.39%	100%	77.4%	70
Centro MCS 37	$0.59	4.00%	6.78%	100%	67.3%	72
Centro MCS 38	$0.20	0.70%	3.50%	100%	94.2%	74
Woodlands	$1.66	11.00%	6.63%	90.00%	53.7%	76

(1) Net Asset Backing (NAB) based on the original $1.00 investment.

(2) Net return forecast to be paid to investors (i.e. the cash distribution). The forecast net return is based on the original $1.00 invested at the commencement of the Syndicate unless stated otherwise in these Explanatory Notes.

(3) The forecast tax advantaged component is based on the Forecast Distribution Return to be paid to investors. For further details, please refer to Page 12.

(4) The net return is based upon a lot value of $0.80 following the capital return of $0.20 after the sale of Big Top Showrooms in 1999.

(5) The net return is based upon a lot value of $0.10 following the $0.90 return of capital in 2005.

PROPERTY PORTFOLIO MAPS

Australasian Properties

Western Australia
Regional Office: Perth
12 Properties

South Australia/ Northern Territory
Regional Office: Adelaide
9 Properties

Queensland
Regional Office: Brisbane
18 Properties

New South Wales/ Australian Capital Territory
Regional Office: Sydney
19 Properties

Victoria/Tasmania
Regional Office: Melbourne
18 Properties

New Zealand
2 Properties

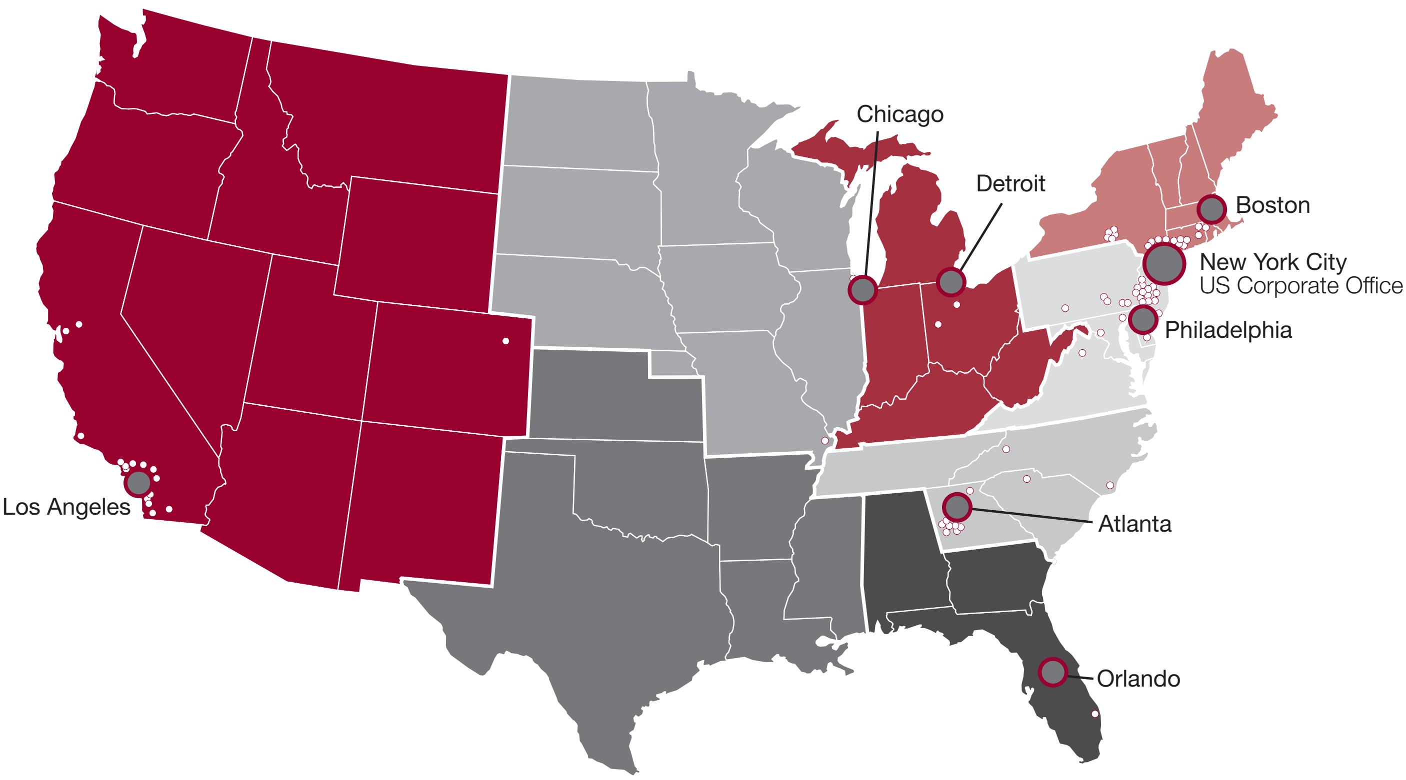
US Properties

West Region
Regional Office: San Diego
17 Properties

Central Region
Regional Office: Chicago
1 Property

Midwest Region
Regional Office: Detroit
2 Properties

Northeast Region
Regional Office: Boston
14 Properties



South Region
Regional Office: Orlando
1 Property

Southeast Region
Regional Office: Atlanta
10 Properties

Mid Atlantic Region
Regional Office: Philadelphia
22 Properties

FUNDS MANAGEMENT REPORT

Market Overview

As outlined in the 2009 Annual Report, the Australian and the US governments provided the financial insurance and capital necessary to stabilise the major financial institutions of both countries. Off the back of these measures, the economies of both countries are improving with similarities and differences in the prevailing economic conditions that impacted our operations in the half year to 31 December 2009.

In general, the US economy is coming off the lows of 2008 with strong stock market performance, positive movement in GDP and high but stabilising unemployment in 2009. Australia is already reeling in some of its monetary policy but has paused to watch consumer sentiment.

Equity capital markets have become increasingly receptive to real estate, with listed property trusts raising more than $19 billion in equity in the US and $12 billion in equity in Australia during the 2009 calendar year. Real estate debt, however, remains challenging due to the stressed securitised markets in the US and high levels of real estate bank debt in Australia.

Occupancy in our Centro MCS Australian portfolio improved 20 basis points to 98.9% over the last six months while the US portfolio declined 80 basis points to 87.1%. Prior US bankruptcies were the foundation of this decline, a trend fortunately not continued thusfar in 2010.

The Centro MCS Australian property portfolio value has declined by 0.1% over the last six months, and the US portfolio has declined by 3.8% on a comparative basis. These compare with declines of 6.6% and 18.9% over the prior six months respectively, indicating a substantial change in market sentiment.

Overall we continue to be cautious on real estate fundamentals in both countries.

We are maintaining our focus on property operations and managing the syndicates to achieve the best outcome for all investors. We believe that our particular type of retail property – shopping centres focused on serving the everyday needs of consumers – will continue to be impacted less than retail properties that are focused on the more discretionary and luxury segments.

Australian Retail Market

We anticipate that the second half of the 2010 financial year will remain challenging. There will be no government stimulus which had a positive impact on retailer sales in 2009. Some external factors beyond our control such as statutory charges and insurance costs continue to exert pressure on centre operating costs. However, we continue to complete over 60 leases per month on average, generating steady growth and future rental increases which help offset the impact of rising costs.

Our 98.9% occupancy and solid rental income growth of 2.2% compared to the prior six month period demonstrates the stability and quality of our Australian Centro MCS portfolio and the sound underlying fundamentals of the retail property sector.

Reported sales in the Centro MCS Australian portfolio reached $4.9 billion in the year ended December 2009, with comparable annual sales growth of 4.9%. During the first half of the 2010 financial year sales growth has moderated and is expected to grow by around 3.0% for the remainder of the financial year.

Over the past 12 months it has become apparent that consumer spending habits have altered. Greater value for money is being sought, consumer brand loyalty has diminished, and discretionary spending remains vulnerable. However, consumers are still looking for affordable indulgences and retailers are working hard to meet these new trends. People are choosing to dine and entertain at home rather than eating out, a factor that has benefited supermarkets which contribute significantly to our portfolio sales growth.

Food, grocery and liquor retailing accounts for 40% of total retail turnover in Australia and has traditionally been one of the strongest retail categories, particularly in times of a slower economy. Sales from supermarkets and discount department stores account for more than 60% of the portfolio turnover. The Centro MCS Australian portfolio is well positioned to grow in this new climate with a heavy orientation towards non-discretionary retailers.

The resilience of the Australian retail sector during the difficulties of the global financial crisis is a credit to quality retailers and their ability to adapt quickly to the changed economic environment. With positive economic data indicating signs of recovery we expect that the sector will continue to grow and prosper.

US Retail Market

Economic recovery in the US is anticipated to be bumpy and slow, but we are seeing modest improvements. Retail conditions, while still difficult, are stabilising. As sales trends improve and as retailers regain confidence, they are shifting their focus from survival to longer-term growth. Whilst it is expected to take time before retailers significantly grow their operations, we are starting to see an increase in demand for certain retailers.

With the depth of our national US portfolio and the local market intelligence provided by our regional operating structure, our 67 Centro MCS shopping centres are well positioned to benefit in this improving environment.

We have taken important steps to bolster our relationships with our retailers and understand their current real estate strategies. Over the past six months, we have conducted in-depth portfolio reviews with 40 of our top retailers. Our leasing capabilities are demonstrated by the progress we have made in re-leasing the space created in our portfolio by bankruptcies in 2008 and 2009. To date we have executed, or are under negotiation leases for more than 60% of this space.

Notwithstanding our improved optimism, operating metrics for the first half of 2010 illustrate the challenging environment. Leasing momentum continued across our portfolio with 96 specialty leases signed. Retailer exits, driven mainly by small shops, outnumbered new leasing and resulted in continued pressure on rents and occupancy. At 31 December 2009 our Centro MCS US portfolio was 87.1% leased, down slightly from 30 June 2009. Rental income is stressed by intense competition among landlords to acquire high quality retailers to replace the big-box space (shops greater than 1,000 square metres) vacated by retailer bankruptcies. This competitive environment is the significant contributing factor explaining why rental income declined by 8.3%.

Given the grocery and discount orientation of our top retailers, we are comfortable with the nature and diversity of our tenant base but will continue to closely monitor their financial position. Our portfolio is located across 30 states and our demographics represent national averages with above average income levels. As these parameters indicate, our US portfolio is diverse across geography, tenancy and physical character and these attributes position us favourably as the recovery continues.

Syndicate Retail Sales Update

Australia

Government assistance during the global financial crisis in the form of stimulus packages released during 2009 greatly assisted the retail industry. Sales performance within the Centro MCS Australian Syndicate portfolio was not severely impacted by the economic downturn and the portfolio produced retail sales growth of 4.9% for the 12 months to 31 December 2009.

Sales growth by retailer category was:

• Specialty Stores:	+10.3%
• Mini Majors:	+6.0%
• Supermarkets:	+3.1%
• Discount Department Stores:	+2.3%
• Department Stores:	-1.8%

For the remainder of FY10, we expect supermarkets and value-oriented retailers to drive sales growth. However, as the effects of government assistance dissipates, sales growth is expected to soften and broadly align with inflation at around 3%.

United States

Sales are not reported by individual retailers in the US. The US Census Bureau reported a 2.7% decrease in overall retail sales and flat Grocery Store sales for the 2009 calendar year (compared with 2008). For the six months to December 2009, overall retail sales in the US decreased by 1.4% while Grocery Store sales increased slightly by 0.1%.

General Merchandise Store sales (which includes discount retailers) were flat across the 2009 calendar year and for the six months to December 2009. However, Health and Personal Care store sales (driven primarily by Pharmacy and Drug Store sales), were up 3.3% for the 2009 calendar year and up 3.5% for the six months to December 2009. These three store categories made up over one third of the total US consumer spending in 2009.

The Centro MCS US portfolio features top retailers such as TJX Companies, Kroger, Safeway, Stop and Shop/Price Rite, and Renders Market who all fall into the aforementioned categories. This retailer mix highlights the defensive nature of the US portfolio.

The National Retail Federation has forecast a 2.5% increase in retail sales (excluding automobiles, gas stations, and restaurants) for the 2010 calendar year.

Syndicate Leasing Update

The Centro MCS Property Management and Leasing Teams have completed over 480 leasing deals across the Centro MCS Syndicate portfolio for the six months to December 2009, leveraging off strong national retailer relationships in Australasia and the US.

Leasing results for the period are shown below:

Category	Australasia	US
Number of Specialty Deals	389	96
Renewal Rental Growth for Specialty Retailers	5.1%	0.4%
Lease Renewal Rate for Specialty Retailers	80.8%	67.5%
Portfolio Occupancy	98.9%	87.1%
Lease Expiry Profile (weighted by income)	4.65 years	4.56 years

Over the past year in Australia, very few specialty retailers have experienced extreme difficulties and announced closures. The majority of the stores that have closed have been re-let resulting in minimal impact on our income streams and centre occupancy rates.

In contrast, a number of high profile retailers in the US have entered bankruptcy over the past year and we believe the potential remains for additional store closures or bankruptcies in the 2010 calendar year.

The occupancy of the Australasian portfolio has improved slightly from 98.7% at 31 June 2009 to 98.9% at 31 December 2009, contributing to strong rental income growth when renewing retailer leases.

The occupancy of the US portfolio has marginally decreased from 87.9% at 30 June 2009 to 87.1% at 31 December 2009 reflecting the challenges that are ongoing in the US retail leasing environment.

Property Revaluations Overview

Each property in the Centro MCS portfolio is independently valued on an annual basis, alternating between Independent and Directors' valuations every six months. Properties receiving Directors' valuations at 31 December 2009 were generally independently valued at 30 June 2009 and vice versa.

As property managers we aim to positively influence the Net Operating Income (NOI), retailer quality and mix, occupancy and condition of the properties. On a day-to-day basis our management teams concentrate on leasing, marketing and maintaining our properties to a high standard to drive both retail sales and property income. This management focus assists in protecting the value of syndicate properties which ultimately underpins the value of the syndicate investments.

Valuation Results

The Centro MCS Syndicate portfolio has experienced further valuation write downs since 30 June 2009, although these declines are minimal compared with those experienced over the preceding 12 months. The portfolio continued to be impacted by weak investment market conditions and the lack of liquidity in debt markets.

Australasia Valuation Results

At 31 December 2009, 33% of the Australian and New Zealand (NZ) syndicate property portfolio was valued independently with Directors' valuations completed for all other properties. On a comparative basis (excluding properties that were sold during the six month period – refer Asset Sales Update on Page 8) the Australian portfolio value decreased by 0.1% to A$3.1 billion and the portfolio weighted average capitalisation rate softened (increased) by 6 basis points from 7.88% to 7.94%. The portfolio NOI growth, which compares the NOI for the six months to 31 December 2009 to the corresponding six month period to 31 December 2008, was 2.2%.

The major reason for property devaluations was the softening in capitalisation rates that are predominantly driven by external market factors. Property income growth limited the full effects of increases in capitalisation rates.

Recent retail property transactions provide a level of support and guidance for market value but major transactions have been lacking in the previous 18 months. The highly sought after portfolios or properties that were listed for sale were well received by local and international investors. Considering these recent transactions, our high level of occupancy and the stability of our property income, we expect our portfolio values to stabilise with most major indicators pointing to returning confidence in the Australian retail market.

For details on the NZ property valuation results please refer to the Centro MCS 20 syndicate report on Page 44.

United States Valuation Results

At 31 December 2009, the total US property syndicate portfolio was valued by Directors' with independent valuations scheduled to be completed at 30 June 2010. On a comparative basis, the US portfolio value decreased by 3.8% to US$2.4 billion and the weighted average capitalisation rate softened by 26 basis points from 8.26% to 8.52%. The portfolio NOI fell on average by

8.3% compared with the previous corresponding six month period in 2008.

The valuation decreases in the US are primarily due to economic fundamentals, vacancies, and lower property income growth expectations. A continued lack of transactions, combined with limited financing availability, kept capitalisation rates high. We expect valuations in the US to remain under pressure given the challenging US retail environment. However, there is more capital today looking for high quality acquisition opportunities than there is product available which may serve as a catalyst to compress capitalisation rates over the medium-term.

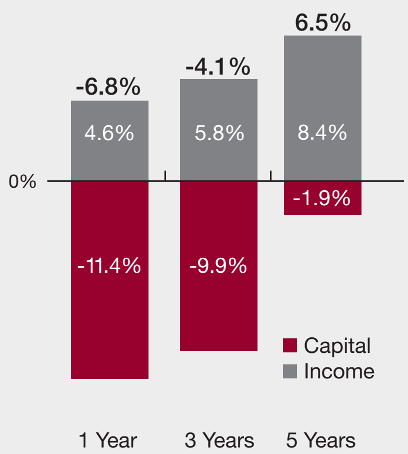
Net Asset Backing (NAB) Impacts

The weighted average Australasian NAB across the syndicate portfolio remains unchanged at A$1.18 from 30 June 2009 to 31 December 2009, while the weighted average US NAB fell by 20.0% to A$0.27. The NAB of each syndicate is highlighted in the table on Page 1, as well as in the individual syndicate commentaries.

Total Annual Returns

The average Total Annual Return for the Australasian syndicates for the year to 31 December 2009 was negative 6.8% (based on an equal investment in each syndicate). As illustrated by the chart below, this is due to the decrease in property valuations and the resultant impact on syndicate NABs (which is magnified by the level of gearing in the syndicate).

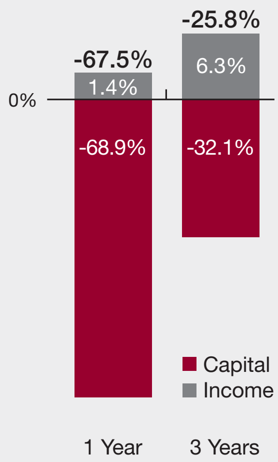
Centro MCS Australasian Syndicate Performance
to 31 December 2009



Source: Centro. Based on net returns to investors from an asset weighted investment in each Centro MCS Australasian syndicate with published NABs for the period of performance for one year, three years and five years.

For the past three and five financial years, the average Total Annual Return for the Australasian syndicate portfolio has been negative 4.1% and positive 6.5% per annum respectively.

Centro MCS US Syndicate Performance
to 31 December 2009



Source: Centro. Based on net returns to investors from an asset weighted investment in each Centro MCS US syndicate with published NABs for the period of performance for one year and three years.

The average Total Annual Return for the US syndicates for the year to 31 December 2009 was negative 67.5% (based on an equal investment in each syndicate). This result is also due to the significant decrease in property valuations and their impact on syndicate NABs. This result is magnified by the level of gearing in the syndicate and also reflects the impact of the Australian and US dollar foreign exchange rate movements over the period.

The average Total Annual Returns reflect the combined return from income and capital growth (or decline) over a given period and assumes that distribution income received during the period was reinvested at the same return rate.

Asset Sales Update

Over the last six months we have sold five Australian shopping centres, five hotels and one small land holding for a combined value of $218.30 million as detailed in the table below.

We have not sold any shopping centres in our US Syndicate portfolio during the year.

Property Sold	Syndicate	Sale Price ($m)	Sale Date	Reason for Sale
Centro Kincumber	Centro MCS 14	$21.40	June 2009	To assist refinancing
Centro Warringal	Centro MCS 14	$30.60	September 2009	To assist refinancing
Samuel Village Shopping Centre	Centro MCS 37	$6.20	September 2009	To lower Syndicate debt
Alice Springs Land	Centro MCS 10	$0.70	September 2009	To assist refinancing
Centro Rosebud	Centro MCS 18	$13.15	September 2009	To assist refinancing
Newnham Hotel, Sands Tavern, Browns Plains Hotel, Aspley Hotel, Morayfield Tavern	Centro MCS 17	$31.75	November / December 2009	To assist refinancing
David Jones Perth	Centro MCS 28	$114.50	January 2010	To lower Syndicate debt
TOTAL		**$218.30**		

These property sales were completed to assist with refinancing the syndicates or decreasing the syndicate gearing (calculated as total interest bearing debt over gross assets).

As a result of these asset sales we were successful in extending the debt for all syndicates with loan expiries during 2009. Please refer to the Financial Borrowings and Debt section below.

Financial Borrowings and Debt

The syndicates are geared between 13% and 96%, with the majority less than 60%. We believe that gearing in the 30 – 50% range is most appropriate in the current environment. Decreasing property values have pushed the gearing for several syndicates higher than our preferred range and in these instances we are pursuing a range of available options to reduce gearing and this may include selling assets.

Distributions may also be reduced or suspended so earnings can be used to reduce debt levels or fund capital expenditure. We will continue to work proactively with our financiers when gearing levels approach or exceed acceptable levels, as asset sales may not provide the best outcome for the financiers and investors.

Each syndicate has its own external senior debt facilities, and as previously advised, some syndicates have subordinated loans from Centro. For details regarding each syndicate's debt profile, please refer to the individual syndicate commentaries in this report.

The next 12 to 24 months are expected to be particularly challenging for securing further debt or achieving extensions of existing debt. Low liquidity in debt markets means that mortgage financing is in short supply, resulting in higher loan facility margins (on top of official interest rates). It is expected that higher financing costs will continue to impact syndicates that have debt facilities maturing during 2010.

Hedging

Many of the Centro MCS syndicates historically entered into hedging contracts with Centro because it was able to source hedges from the external market at rates more favourable than those which could have been achieved by individual syndicates. These hedges have included interest rate and foreign currency (FX) exposures for both income from investments (income hedges) and equity in properties or funds (equity hedges).

As stated in prior correspondence many of the hedges that syndicates held directly with Centro to fix interest and FX rates have been terminated. Syndicates that closed out hedges include Centro MCS 4, 5, 6, 8, 11, 12, 14, 15, 16, 19 NZ, 19 UT, 28, 32, 33, 35, 36 and 38. Hedges were not terminated where this was a requirement under existing syndicate funding facilities or where the mark-to-market cost of terminating hedges would have resulted in an excessive syndicate cost.

The principal reason the syndicates agreed to terminate hedges was to reduce the risk associated with Centro as the primary counterparty. Where it is considered to be in the best interests of investors, the syndicates will seek replacement cover directly with rated external counterparties, allowing the syndicate to directly manage its ongoing hedging.

Where interest rate hedges have been terminated, Australian syndicates have increased their exposure to currently low variable interest rates which, for at least the medium term, will have a positive future cash flow impact. For a number of the US syndicates, the termination of income and FX hedges has reduced forecast distributable income as explained to US syndicate investors in letters mailed during 2009.

Regulatory Guide 46 – Improving Disclosure for Unlisted Property Schemes

In September 2008, the Australian Securities & Investments Commission (ASIC) released Regulatory Guide 46 (RG 46) setting out eight principles for improved disclosure to help retail investors compare risks and returns across investments in the unlisted property sector.

Centro MCS will continue to use its website (centromcs.com.au) to provide this disclosure to investors. Pages detailing RG 46 disclosure for each syndicate will be updated on the Centro MCS website based on 31 December 2009 information. In addition, many of the items are discussed in the Centro MCS half yearly and annual reviews, investor correspondence and the *Investor News* newsletter.

In particular, the guide covers the following disclosure requirements:

- **Disclosure Principle 1 -** Gearing Ratio – indicates the extent to which a syndicate's assets are funded by external liabilities. Ongoing disclosure will continue to be provided in the individual syndicate commentary in the half year and annual reviews.
- **Disclosure Principle 2 -** Interest Cover – indicates the syndicate's ability to meet interest payments from earnings. This disclosure is covered in the individual syndicate commentary in the half year and annual reviews.
- **Disclosure Principle 3 -** Syndicate Borrowing – provides information on the syndicate's borrowing, maturity and any associated risks including breaches of loan covenants. This information will continue to be provided in the financial accounts with relevant disclosure in investor letters and in the individual syndicate commentary in the half year and annual reviews.
- **Disclosure Principle 4 -** Portfolio Diversification – addresses the syndicate's investment practices and portfolio risks. Various portfolio metrics are included in the half year and annual syndicate reports. Relevant portfolio risks are covered in the syndicate prospectus or subsequent Explanatory Memoranda or through ongoing investor communication.
- **Disclosure Principle 5 -** Valuation Policy – assesses the reliability of the valuations. The Centro MCS valuation policy covering property and syndicate NAB valuations is outlined on the Centro MCS website. Syndicate portfolio valuation commentary is provided on Page 6 of this report and in the individual syndicate reports.
- **Disclosure Principle 6 -** Related Party Transactions – for the syndicates, a related party transaction refers to transactions such as investments, loans, fee agreements or guarantees with other Centro entities. This information will be provided in the RG 46 section of the Centro MCS website.
- **Disclosure Principle 7 -** Distribution Practices – discloses whether distributions have been made solely from realised income or from a combination of realised income

and a return of capital funded by borrowings or retained earnings from a prior financial year. The September 2009 edition of *Investor News* provided significant disclosure on each syndicate's distributions. The existing Centro MCS distribution methodology is that distributions will generally not be supplemented with a return of capital component funded by cash reserves or new debt funding.

- **Disclosure Principle 8 -** Withdrawal Arrangements – discloses whether a syndicate has withdrawal rights. If applicable, these rights are disclosed in the PDS, prospectus or subsequent Explanatory Memoranda contained on the Centro MCS website. Further disclosure on syndicate withdrawal arrangements will be provided in the RG 46 section of the Centro MCS website.

Centro MCS fully supports the disclosure requirements under this guide which we believe will provide ongoing and meaningful information for investors.

Investor Communication

Through its various publications and website (centromcs.com.au), Centro MCS continues to keep investors informed about the performance of their investments and how they are being impacted by broader property and financial market developments. Investors may also receive correspondence on specific matters relating to their investments such as rollovers, asset sales, development updates or other strategic proposals.

Centro MCS Key Reporting Dates:

- 2010 Annual Tax Return Guides – will be available on centromcs.com.au in August 2010
- 2010 Annual Review – mailed to Investors in September 2010

Investor Services Team

Our Investor Services Team is available to answer questions investors may have about their Centro MCS investments.

Please call the toll free number during business hours to speak to one of our Centro MCS Investor Services Officers or alternatively you can access information from the website.

Centro Investor Services

Toll Free (Australia)
1800 802 400

Toll Free (New Zealand)
0800 449 605

Telephone
+61 3 8847 1802

Facsimile
+61 3 8847 1868

Email:
investor@centro.com.au

Adviser Services Team

The Centro Adviser Services Team is available to answer queries from financial planners and Authorised Representatives through a dedicated phone and email service in addition to providing timely and valuable information updates and client reports. The Centro Adviser Services Team can be contacted during Australian business hours.

Centro Adviser Services

Toll Free (Australia)
1800 103 080

Toll Free (New Zealand)
0800 449 605

Telephone
+61 3 8847 1806

Facsimile
+61 3 8847 1871

Email:
adviser@centro.com.au

FUNDS MANAGEMENT TEAM

Centro MCS – The Team

The Centro MCS Syndicate Funds Management team is responsible for the ongoing management of 35 retail property syndicates.

With Australasian funds under management of A$3.1 billion and US funds under management of US$2.4 billion, the team oversees a total of 145 shopping centres across all the syndicates.

Expertise within the team covers a broad spectrum including acquisitions, centre management, development, investment management, accounting and valuations.

The team itself includes three executives from the original MCS Property business and collectively has over 70 years of property experience and expertise.

Gerard Condon

BBus(Prop), GradDipAppFin/Inv

General Manager – Syndicate Funds Management

Gerard has 20 years experience in the property industry. Gerard's role as the team's General Manager sees him bearing ultimate responsibility for all 35 syndicates. Gerard oversees the syndicate, retail distribution and investor services teams.

Gerard was previously manager of the Syndicate Funds Management team and commenced with Centro following five years with MCS Property. Gerard had nine years experience in valuations prior to MCS.

Andrew Lamont

BBus (Prop Mgmt & Val), ANZIV

Syndicate Fund Manager – Syndicates 4, 6, 10, 15, 18, 20, 28 & Woodlands

Andrew is responsible for the day-to-day management of the team in addition to managing the above syndicates.

He first joined the Centro MCS team as an Asset Manager in 2001 before going on to undertake various senior management roles within Centro. His property industry experience spans 16 years, some of them abroad.

Susan Degotardi

BAppSc (Prop Econ), GradDipAppFin

Syndicate Portfolio Manager

Susan began her property career with Macquarie Bank, where she spent six years as a portfolio manager in the group's Real Estate Structured Finance division. She joined the Centro MCS team in May 2006. Susan is currently on maternity leave.

Alastair McIntosh

BEng, BSc, MAppFin

Syndicate Portfolio Manager – Syndicates 9, 19 NZ/I, 19 UT, 23, 24, 32 & 35

Alastair joined the Centro MCS team in July 2006. Prior to this he spent two years with Carson Group. There, he was a Project Manager serving the building and property industries.

Chris Brockett

BBus(Acc & Bus Law), CA, SA Fin

Syndicate Portfolio Manager – Syndicates 8, 14, 21, 22, 25, 34 & 36

Chris spent two years in London as a derivatives specialist before joining Centro in December 2005 as a Senior Financial Accountant. He then went on to join the Centro MCS team in December 2006.

Warren Taylor

BComm, GradDipAppFin/Inv, CPA, SA Fin

Syndicate Portfolio Manager – Syndicates 11, 12, 16, 17, 26, 33 & 38

Warren's experience in portfolio management stems from a three year role as Development Analyst with Colonial First State Property Management. He joined the Centro MCS team in January 2007.

Vanessa Visenjoux

B Bus (Acc), CPA

Syndicate Portfolio Manager – Syndicates 5, 27, 37, 39 & 40

Vanessa first joined the Centro MCS team as a Syndicate Accountant in 1999. Before going on to undertake the role of Manager - Financial Accountant - Syndicates, she was responsible for the management and statutory reporting for all Centro MCS Syndicates.

Vanessa joined the Syndicate Funds Management team in September 2009 after her return from maternity leave.

Centro Properties Group Executive Committee

Robert Tsenin, Chief Executive Officer (replaced Glenn Rufrano from 1 March 2010)

Chris Nunn, Group Chief Financial Officer

Mark Wilson, General Manager Property Operations – Australia

Dimitri Kiriacoulacos, General Councel – Australia

Gerard Condon, General Manager – Syndicate Funds Management

Paul Belcher, General Manager – Finance

Michael Benett, General Manager – Listed Funds Management

NOTES ON THE INDIVIDUAL SYNDICATE REPORTS

- **Net Asset Backing (NAB) Policy –** For a full copy of the Centro MCS NAB policy, please refer to the Centro MCS website (centromcs.com.au).
- **Total Annual Returns (since inception) –** Reflect the combined return from income and capital growth over a given period and assumes that dividend income received during the period was reinvested at the same return rate. Total Annual Returns are only provided for those syndicates that have been in existence for more than three years.
- **FY10 Distribution Forecast –** Investors should be aware that while it is Centro MCS's current expectation that the income of syndicates will be sufficient to meet the forecasts, changes in economic and trading conditions may influence these expectations. For US syndicates, changes to the foreign currency exchange rates may increase volatility in distribution rates.
- **Distribution Return on Initial Equity / Distribution Return on the Original $1.00 Invested –** Unless otherwise specified, this distribution rate is based on the original $1.00 invested at commencement of the syndicate.
- **Distribution Return on Net Asset Backing (NAB) –** The Distribution Return on NAB is based on the current 31 December 2009 NAB of the Syndicate.
- **Tax Advantaged Portion –** The Tax Advantaged Portion reported is only an indication of investors' forecast tax advantaged position in relation to their cash distribution. Where the investment in a syndicate has borrowings associated with it (and the borrowings are managed on investors' behalf by the Responsible Entity), the Tax Advantaged Portion quoted in this report refers to the effective non taxable amount of the cash distribution received by investors each year (after claiming interest deductions).

  Investors should note that the actual tax advantaged portion can vary from the forecast provided due to a number of factors that may change during the forecast period, including but not limited to:

  - The sale of property
  - Variance in capital expenditure
  - Variance in syndicate earnings
  - Variance in forecast distributions
  - Variance in interest repayments on investor loans
  - Rollover or termination fees

  It is also important that investors understand that this is not the amount (or the rate) that should be used to determine the reduction to the Capital Gains Tax (CGT) cost base. The reduction to your CGT cost base is advised on your Annual Taxation Statement under the heading 'Tax Deferred Income'. Investors should refer to the Centro MCS Direct Property Annual Tax Return Guide on the Centro MCS website (centromcs.com.au). Investors who have queries in relation to this information should contact Centro's Investor Services Team or speak to their tax accountant.
- **Equivalent Pre-tax Return on Initial Equity / Equivalent Pre-tax Return on the Original $1.00 Invested –** The equivalent pre-tax return is based on a 46.5% marginal rate.
- **NAB per Unit (based on the remaining units only) –** At joint meetings of noteholders and unitholders for investors in Centro MCS 35, 36 and 38 held in October 2009, noteholders voted in favour of cancelling the unsecured notes from the syndicate investment structure with effect from 1 July 2009. The NAB per Unit reflects the current value of the remaining units only, following this note cancellation.
- **Syndicate Review Date –** This date or range of dates is the maximum permitted term of the syndicate as governed by the individual syndicate constitutions.
- **Top Retailers –** Disclosure has been provided for any syndicate tenants that contribute 5% or more of net property income.
- **Property Portfolio Statistics –** We have included historical annual portfolio results as at 30 June 2006, 2007, 2008 and 2009.
- **Gearing Ratio –** The gearing ratio has been calculated in accordance with ASIC RG 46 which states that entities should disclose a gearing ratio for the scheme calculated using the following formula:

$$\text{Gearing Ratio} = \frac{\text{Total interest bearing liabilities}}{\text{Total assets}}$$

Investors should note that external financier gearing ratio covenants are generally based on the external financier drawn debt as a proportion of the latest independent valuation for the secured property assets.

- **Interest Cover Ratio –** The interest cover ratio has been calculated for the six months to December 2009 in accordance with ASIC RG 46 which states that the schemes interest cover should be disclosed and calculated using the following formula:

$$\text{Interest Cover} = \frac{\text{EBITDA – unrealised gains + unrealised losses}}{\text{Interest Expense}}$$

  EBITDA = earnings before interest, tax, depreciation and amortisation.

  Investors should note that external financier interest cover covenants are generally based on the above formula although there are a number of exceptions under certain external syndicate loans e.g. completing a calculation based on net property income instead of EBITDA and completing a 12 month test at a particular point in time.

Additional terms are defined in the Glossary starting on Page 78 of this report.

- **Debt Maturity Profile –** This section provides disclosure on external financier and Centro Property Trust related party loan terms, average interest rates as at 31 December 2009 and interest rate hedging profiles for syndicates with interest rate hedges in place.

CENTRO **MCS 4**

Total Annual Return since Inception: **17.36%**

FY10 Distribution Forecast on Initial Equity: **7.00%**

NAB Change

Dec '09	**$2.00**
Jun '09	**$2.12**
Dec '08	**$2.71**

Syndicate Update

- **Centro Seven Hills 100% Occupied** – Centro Seven Hills is now fully leased with 12 leasing deals completed for the six months to December 2009 at average rentals of 11.3% above budget. The new lease with Best & Less who replaced Mitre 10 strengthened the centre tenancy mix and is a noteworthy achievement.
- **Syndicate NAB Declines** – Although the valuation of Centro Seven Hills remained unchanged at $93.0 million, the Syndicate's CSIF-A investment declined by 16.4% to $9.4 million due to CSIF-A property devaluations. The valuation decline is amplified by the Syndicate's 67.0% gearing ratio, resulting in a $0.12 reduction in the NAB to $2.00.
- **CSIF-A Portfolio Performance** – The CSIF-A portfolio devaluation was largely due to the valuation capitalisation rate softening from 8.20% to 8.32% over the six month period. However, the portfolio occupancy rate improved from 98.7% to 99.1%. Due to CSIF-A's high 77.5% gearing ratio as at December 2009, all earnings are being redirected towards debt repayment and as a result, no distribution is expected from this investment during FY10 or FY11.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	21.00%	21.25%	21.75%	6.75%	7.00%
Distribution Return on Net Asset Banking (NAB)	5.66%	4.56%	4.99%	3.18%	3.50%
Tax Advantaged Portion	26.54%	34.13%	100%	100%	100%
Equivalent Pre-tax Return on Initial Equity	26.25%	24.94%	40.65%	12.62%	13.08%
NAB	$3.71	$4.66	$4.36	$2.12	$2.00 (1)
Syndicate Commencement Date	May 1996, rollovers occurred March 2002 and August 2007				
Syndicate Review Date	September 2012 – August 2014				

(1) NAB at 31 December 2009.

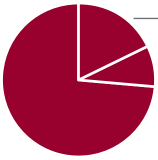
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Seven Hills	NSW	6.0%	100%	$93,000,000 (1)	8.00%	0.00%	5.77 years
CSIF-A Investment (2)	Various	5.5%	99.1%	$9,362,500	8.32%	-16.41%	5.31 years
TOTAL		**5.7%**	**99.5%**	**$102,362,500**	**8.09%**	**-1.76%**	**5.62 years**
FY09 TOTAL		1.8%	99.6%	$104,200,000	8.02%	-23.9% (4)	5.88 years
FY08 TOTAL (3)		1.5%	98.0%	$114,000,000	6.25%	-1.26% (4)	6.02 years
FY07 TOTAL (3)		2.5%	98.7%	$115,450,000	6.25%	19.51% (4)	6.73 years
FY06 TOTAL (3)		-2.3%	99.5%	$96,600,000	6.75%	14.59% (4)	6.57 years

(1) Directors' valuation.
(2) Equity investment into Centro Syndicate Investment Fund (CSIF-A). For further information on CSIF-A refer to the Fact Sheet on the Centro MCS website under Syndicate Portfolio & RG46 Disclosures for Centro MCS 4.
(3) Historical statistics are for Centro Seven Hills only.
(4) Annual valuation change from prior period.

Top Retailers

Total % of Income 26.4%



Debt Information

All Syndicate debt at 31 December 2009 was at a variable (floating) interest rate of 6.19% p.a. (including weighted average margin).

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	43.7%	65.7%	67.0%
Interest Cover Ratio	1.7 times	1.4 times	1.7 times

(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$40.50 million	$0.72 million	15 December 2011
Centro Property Trust	$29.65 million	Nil	Payable at reasonable notice
TOTAL	**$70.15 million**	**$0.72 million**	**1.55 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

CENTRO **MCS 5**

Total Annual Return
since Inception: **16.46%**

FY10 Distribution Forecast
on Initial Equity: **15.50%**

NAB Change

Dec '09	$2.15
Jun '09	$2.10
Dec '08	$2.33

Syndicate Update

- **Increase in NAB** – A slight increase of 1.34% in the property valuation at Belmont Village, Centro Launceston and Centro Kuralta has resulted in an increase of 1.90% in the NAB from $2.10 in June 2009 to $2.14 in December 2009. Centro New Town's valuation has declined by 4.98% due to reduced Property Net Income.
- **Potential Syndicate Rollover** – The Syndicate's end term is approaching and the Responsible Entity (RE) is considering a restructure proposal to allow investors wishing to exit the Syndicate to do so, whilst accommodating investors choosing to remain in the Syndicate.

  If we are unable to accommodate investors who wish to exit, the Syndicate will not be able to continue for another term and most likely the Syndicate properties will be sold and the Syndicate will be wound up.
- **Strong 29% Growth in Distribution Forecast** – The FY10 distribution of 15.5% on initial equity is up 29% compared with the actual FY09 distribution of 12.0%. The Syndicate is benefiting from lower variable interest rates and forecast property portfolio income growth. The Syndicate is forecast to pay $870,000 of capital expenditure (most of which will be for a new smoke management system at Centro Kurralta) out of earnings during FY10.
- **Mixed Property Sales Results** – Centro Launceston recorded a 12.9% sales growth, underpinned by Coles and Kmart sales increases of 8.2% and 16.8% respectively. Centro New Town sales grew by 8.0% bolstered by Kmart sales increases of 15.6%. Conversely, annual sales at Belmont Shopping Village declined by 3.3% due to increased competition from two new Coles supermarkets at Westfield Bay City Plaza and Manifold Heights, a new Woolworths supermarket in Geelong West and a new Big W at Westfield Bay City Plaza. A moderate sales performance was recorded at Centro Kurralta which was down 0.2%.
- **Occupancy** – The Portfolio is 99.4% leased with only one vacancy across the Portfolio. Six lease renewals and three new deals were completed during the year at an average rental of 11.4% above budget. Over 70% of Syndicate income is secured by Wesfarmers through their Coles supermarket and Kmart discount department store businesses.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	15.50%	15.75%	15.75%	12.00%	15.50%
Distribution Return on Net Asset Backing (NAB)	6.25%	6.08%	5.65%	5.71%	7.21%
Tax Advantaged Portion	7.25%	9.37%	0.34%	32.95%	0.00%
Equivalent Pre-tax Return on Initial Equity	16.56%	16.71%	15.80%	15.44%	15.50%
NAB	$2.48	$2.59	$2.79	$2.10	$2.15 (1)
Syndicate Commencement Date			December 1996, rollover occurred October 2003		
Syndicate Review Date					31 October 2010

(1) NAB at 31 December 2009.

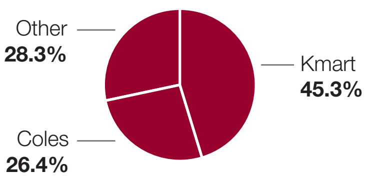
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation[1]	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Belmont Shopping Village	VIC	-3.3%	100%	$37,000,000	7.75%	3.64%	2.58 years
Centro Launceston	TAS	12.9%	100%	$27,200,000	9.00%	1.87%	1.78 years
Centro Kurralta	SA	-0.2%	100%	$27,090,000	7.50%	3.00%	1.54 years
Centro New Town	TAS	8.0%	97.6%	$21,000,000	9.00%	-4.98%	1.82 years
TOTAL		**4.3%**	**99.4%**	**$112,290,000**	**8.23%**	**1.34%** (2)	**1.97 years**
FY09 TOTAL		0.5%	100%	$110,800,000	8.02%	-15.55% (2)	2.22 years
FY08 TOTAL		3.1%	100%	$131,200,000	6.97%	5.47% (2)	3.16 years
FY07 TOTAL		0.6%	100%	$124,400,000	6.91%	5.87% (2)	3.88 years
FY06 TOTAL		2.8%	100%	$117,500,000	7.01%	4.72% (2)	4.75 years

(1) Independent valuations undertaken by Savills at Belmont Village, Jones Lang Lasalle at Centro Kurralta and Colliers at Centro Launceston and Centro New Town.
(2) Valuation change from prior period.

Top Retailers

Total % of Income 71.7%



Debt Information

All Syndicate debt at 31 December 2009 was at a variable (floating) interest rate of 5.72% p.a. (including weighted average margin).

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	36.0%	44.2%	43.3%
Interest Cover Ratio	2.4 times	2.4 times	2.9 times

(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$49.51 million	$1.30 million	15 December 2011
Centro Property Trust	$2.13 million	Nil	Payable at reasonable notice
TOTAL	**$51.64 million**	**$1.30 million**	**1.92 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

CENTRO **MCS 6**

Total Annual Return
since Inception: **15.24%**

FY10 Distribution Forecast
on Initial Equity: **12.00%**

NAB Change

Dec '09	$1.45
Jun '09	$1.41
Dec '08	$1.44

Syndicate Update

- **Syndicate NAB Increases 2.8%** – Over the six months to December 2009, the Centro Brandon Park valuation increased 3.6%, largely due to property income growth. This valuation increase resulted in an improvement in the Syndicate NAB from $1.41 to $1.45.
- **Capital Works Program Update** – Centro Brandon Park's extensive capital works program is continuing and includes fire services and air conditioning upgrades. All works are expected to be completed on budget this financial year.
- **Steady Centre Results** – Centro Brandon Park continues to perform well, recording 0.5% net income growth compared with the previous corresponding period in 2008. We completed eight leasing deals for the six months to December 2009 and have maintained full occupancy at the Centre.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	13.30%	13.30%	13.30%	9.50%	12.00%
Distribution Return on Net Asset Backing (NAB)	7.15%	6.43%	6.49%	6.74%	8.28%
Tax Advantaged Portion	26.45%	31.85%	27.19%	50.55%	20.00%
Equivalent Pre-tax Return on Initial Equity	16.61%	16.19%	16.44%	13.67%	14.09%
NAB	$1.86	$2.07	$2.05	$1.41	$1.45 (1)
Syndicate Commencement Date					June 1997, rollover occurred August 2004
Syndicate Review Date					August 2009 – August 2011

(1) NAB at 31 December 2009.

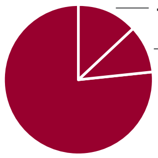
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation (1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Brandon Park	VIC	-1.6%	100%	$104,000,000	7.75%	3.59%	3.65 years
FY09 TOTAL		-1.4%	100%	$100,400,000	7.75%	-19.49% (2)	3.79 years
FY08 TOTAL		6.7%	100%	$124,700,000	6.50%	1.30% (2)	3.80 years
FY07 TOTAL		0.2%	99.6%	$123,100,000	6.50%	11.00% (2)	4.34 years
FY06 TOTAL		-0.2%	98.6%	$110,900,000	6.75%	7.67% (2)	4.38 years

(1) Independent valuation undertaken by Savills.
(2) Annual valuation change from prior period.

Top Retailers

Total % of Income 23.5%



Debt Information

All Syndicate debt at 31 December 2009 was at a variable (floating) interest rate of 5.73% p.a. (including weighted average margin).

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	30.1%	43.0%	41.5%
Interest Cover Ratio	2.5 times	2.5 times	3.2 times

(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$46.48 million	$4.41 million	15 December 2011
Centro Property Trust	$2.06 million	Nil	Payable at reasonable notice
TOTAL	**$48.54 million**	**$4.41 million**	**1.91 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

CENTRO **MCS 8**

Total Annual Return
since Inception: **14.25%**

FY10 Distribution Forecast
on Initial Equity: **12.50%**

NAB Change

Dec '09	$1.83
Jun '09	$1.80
Dec '08	$2.16

Syndicate Update

- **Higher Debt Costs Impact Distribution** – Forecast increase in debt servicing costs of $600,000 per annum has resulted in a reduction of the forecast distribution rate from 14% annualised for the first quarter of FY10 to 12% annualised for the remaining three quarters (equivalent to 12.50% for the entire financial year). The increase in debt servicing costs is a result of the floating interest rate increasing at a more rapid rate than initially forecast due to growth in the Australian economy.
- **Leasing Leads to Income Growth** – Leasing activity in the six months to 31 December 2009 has contributed to 1.8% income growth across the portfolio. A total of 13 lease negotiations were successfully completed, including six new leases and seven lease renewals.
- **Syndicate Nears End of Second Term** – Leading into the rollover we think it is unlikely the Syndicate can rollover in its current form. We are marketing Centro Croydon and the Four Hotels for sale. If the sale process is successful, management may consider seeking investor approval for a restructure proposal that will provide liquidity for investors who wish to exit and enable the Syndicate to rollover for another term with the two remaining assets.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	11.60%	12.00%	12.25%	11.00%	12.50%
Distribution Return on Net Asset Backing (NAB)	6.38%	5.34%	5.24%	6.12%	6.83%
Tax Advantaged Portion	19.92%	14.22%	18.85%	29.39%	100%
Equivalent Pre-tax Return on Initial Equity	13.78%	13.56%	14.26%	13.81%	23.36%
NAB	$1.82	$2.25	$2.34	$1.80	$1.83 (1)
Syndicate Commencement Date	February 1998, rollover occurred May 2003				
Syndicate Review Date	May 2010				

(1) NAB at 31 December 2009.

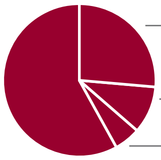
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation (1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Northgate	WA	3.2%	100%	$44,650,000	8.50%	-2.93%	4.33 years
Centro Albany	QLD	5.5%	98.9%	$40,750,000	7.75%	1.88%	2.64 years
Centro Croydon	VIC	2.8%	100%	$28,000,000	8.75%	0.36%	3.94 years
Four Hotels	QLD	N/A	100%	$26,150,000	7.73%	12.72%	7.74 years
TOTAL		**3.8%**	**99.8%**	**$139,550,000**	**8.19%**	**1.79%**	**4.32 years**
FY09 TOTAL		4.9%	99.8%	$137,100,000	8.11%	-13.68% (2)	4.24 years
FY08 TOTAL		8.0%	100%	$158,835,000	7.17%	2.98% (2)	4.49 years
FY07 TOTAL		3.1%	100%	$154,235,000	6.71%	16.55% (2)	4.81 years
FY06 TOTAL		6.0%	99.8%	$132,335,000	7.26%	17.19% (2)	3.47 years

(1) Directors' valuations.
(2) Annual valuation change from prior period.

Top Retailers

Total % of Income 42.0%



Debt Information

All Syndicate debt at 31 December 2009 was at a variable (floating) interest rate of 5.69% p.a. (including weighted average margin).

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	35.5%	42.5%	41.7%
Interest Cover Ratio	2.3 times	2.4 times	3.0 times

(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$57.89 million	Nil	15 December 2011
Centro Property Trust	$1.86 million	Nil	Payable at reasonable notice
TOTAL	**$59.75 million**	**Nil**	**1.93 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

CENTRO **MCS 9**

Total Annual Return since Inception:	**9.07%**
FY10 Distribution Forecast on Initial Equity:	**Nil**

NAB Change

Dec '09	$1.00
Jun '09	$0.95
Dec '08	$1.00

Syndicate Update

- **Breach of Debt Facility Covenant** – The Syndicate breached its Interest Cover Ratio (ICR) as at 31 December 2008 and this breach subsists as at 31 December 2009. The financier has not waived this breach, and all earnings that would have been allocated to distributions continue to be used for capital expenditure or are being retained by the Syndicate. We are still working with the financier to remedy the breach with a view to recommencing distributions.
- **Portfolio Revaluations Increase Syndicate NAB** – The 1.94% increase in portfolio value has resulted in the Syndicate NAB increasing from $0.95 at June 2009 to $1.00 at 31 December 2009. The properties were valued by national independent valuations firms Savills and m3property.
- **Sales Growth Across the Syndicate Portfolio** – The Syndicate portfolio recorded sales growth of 4.9% over the 12 months to 31 December 2009. Centro Gympie sales grew by 6.4%, with Big W sales increasing by 3.9%, Woolworths by 2.2% and the specialty retailers by 9.4%. Centro Dianella recorded sales growth of 5.3%, with supermarket sales increasing by 2.4% and specialty retailers by 7.3%. The sales growth at Centro Hollywood was slightly lower at 3.4% with specialty retailers driving the Centre's sales with an increase of 9.2%. Major tenant sales growth was more conservative, with supermarket sales increasing by 1.2% and Target's sales by 0.5%.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	9.50%	9.50%	9.50%	0.00%	0.00%
Distribution Return on Net Asset Backing (NAB)	6.99%	6.01%	6.21%	0.00%	0.00%
Tax Advantaged Portion	73.68%	100%	73.76%	0.00%	0.00%
Equivalent Pre-tax Return on Initial Equity	16.09%	12.80%	15.59%	0.00%	0.00%
NAB	$1.36	$1.58	$1.53	$0.95	$1.00(1)
Syndicate Commencement Date					October 1998
Syndicate Review Date					November 2010 – November 2011

(1) NAB at 31 December 2009.

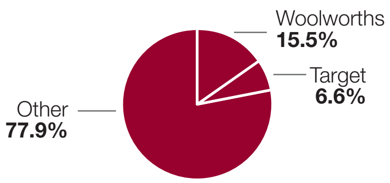
Property Portfolio Statistics

Property(1)	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(2)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Hollywood	SA	3.4%	96.0%	$82,750,000	8.50%	0.06%	3.93 years
Centro Gympie	QLD	6.4%	100%	$59,000,000	7.75%	0.00%	7.89 years
Centro Dianella	WA	5.3%	99.8%	$57,750,000	8.25%	6.94%	4.74 years
TOTAL		**4.9%**	**98.0%**	**$199,500,000**	**8.21%**	**1.94%**	**5.24 years**
FY09 TOTAL		10.9%	99.0%	$195,700,000	7.99%	-17.04% (3)	5.61 years
FY08 TOTAL (4)		12.9%	99.3%	$295,000,000	6.96%	2.43% (3)	6.18 years
FY07 TOTAL (4)		3.1%	99.1%	$288,000,000	6.70%	23.34% (3)	5.96 years
FY06 TOTAL (4)		0.1%	97.7%	$233,505,822	7.47%	23.84% (3)	4.84 years

(1) Hamilton Central was sold on 19 December 2008 for $17.25 million and Raintrees Shopping Centre was sold on 22 December 2008 for $29.0 million.
(2) Independent valuation undertaken by m3property at Centro Hollywood, Savills at Centro Gympie and Centro Dianella.
(3) Annual valuation change from prior period.
(4) All historical statistics include Hamilton Central and Raintrees Shopping Centre.

Top Retailers

Total % of Income 22.1%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 8.52% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	57.9%	61.9%	60.4%
Interest Cover Ratio (2)	1.6 times	1.4 times	1.2 times

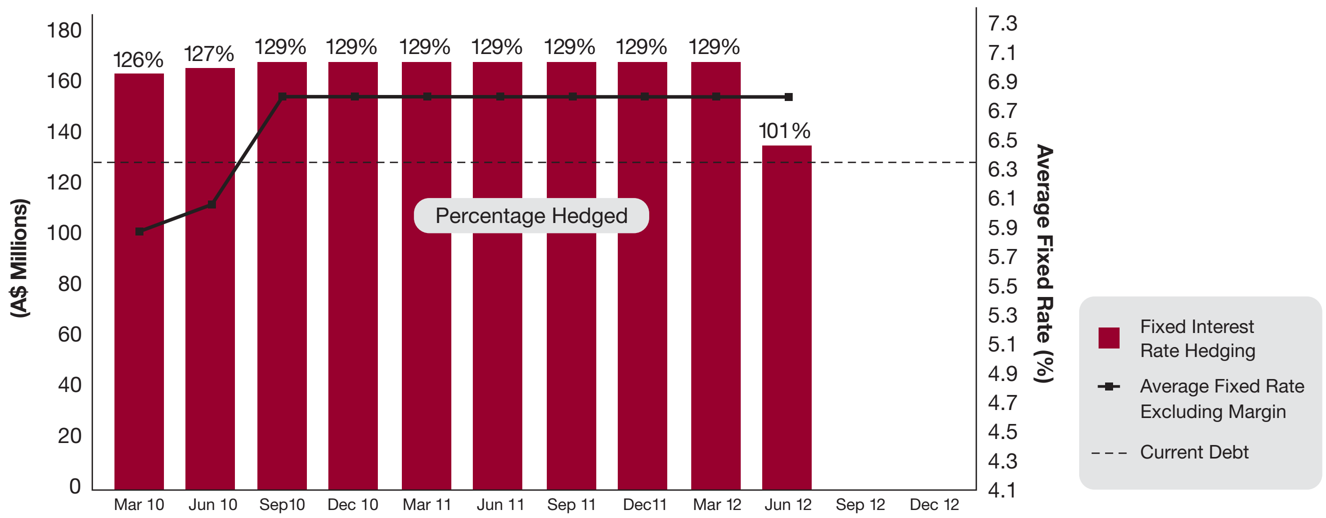
(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.
(2) As at 31 December 2009 the Syndicate was in breach of its ICR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$114.23 million	$2.47 million	15 December 2011
Centro Property Trust	$16.48 million (2)	Nil	Payable at reasonable notice
TOTAL	**$130.71 million**	**$2.47 million**	**1.85 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.
(2) Includes $2.17 million of interest bearing trade debt.

Fixed Interest Rate Hedge Summary



CENTRO **MCS 10**

Total Annual Return since Inception: **10.14%**

FY10 Distribution Forecast on Initial Equity: **5.00%**

NAB Change

Dec '09	$1.00
Jun '09	$0.99
Dec '08	$1.21

Syndicate Update

- **Portfolio Valuation Results** – Directors' valuations were completed for all Syndicate properties as at 31 December 2009 with the valuations remaining unchanged for Centro Lennox and Maitland Hunter Mall. The $550,000 valuation decline at Kmart Alice Springs reflects the sale of a vacant land parcel adjoining the Kmart Centre for $700,000 on 21 September 2009. The Syndicate NAB is now $1.00, marginally higher than the 30 June 2009 NAB.
- **Syndicate Debt Refinancing Completed** – The Syndicate's Commercial Mortgage Backed Securities (CMBS) debt facility matured in December 2009, and this facility was successfully extended for a further two year period with the existing Lenders. Syndicate distributions continue to be forecast at 5.0% on initial equity for the remainder of this financial year.
- **FoodWorks Replaces BiLo at Maitland Hunter Mall** – The proposal from Coles to assign their supermarket lease to FoodWorks was accepted and FoodWorks opened their new store in November 2009. We are now focusing on renewing the Kmart and FoodWorks leases expiring in November 2010.
- **Centro Lennox Woolworths Expansion Planned** – We have recently lodged a town planning proposal to expand the strong trading Woolworths supermarket at Centro Lennox by 750 square metres to 3,600 square metres. Once completed, the retail sales performance of the Centre will be further improved off its current annual sales growth of 5.0% recorded to December 2009.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	10.50%	10.50%	10.50%	8.50%	5.00%
Distribution Return on Net Asset Backing (NAB)	6.91%	6.44%	7.00%	8.59%	5.00%
Tax Advantaged Portion	100%	49.81%	54.51%	45.99%	25.00%
Equivalent Pre-tax Return on Initial Equity	20.39%	15.61%	15.47%	11.90%	6.09%
NAB	$1.52	$1.63	$1.50	$0.99	$1.00 (1)
Syndicate Commencement Date					April 1999, rollover occurred June 2006
Syndicate Review Date					July 2011 – June 2013

(1) NAB at 31 December 2009.

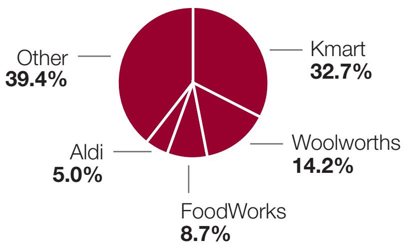
Property Portfolio Statistics

Property (1)	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation (2)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Lennox	NSW	5.0%	100%	$42,500,000	7.75%	0.00%	5.65 years
Maitland Hunter Mall	NSW	6.1%	99.6%	$18,100,000	10.00%	0.00%	1.34 years
Kmart Centre, Alice Springs	NT	-9.3%	100%	$15,850,000	9.50%	-3.35%	0.73 years
TOTAL		**2.6%**	**99.8%**	**$76,450,000**	**8.65%**	**-0.71%**	**3.28 years**
FY09 TOTAL		1.4%	99.4%	$77,000,000	8.65%	-18.43% (3)	3.50 years
FY08 TOTAL		3.9%	99.0%	$94,400,000	7.39%	-4.07% (3)	4.27 years
FY07 TOTAL		-4.3%	98.8%	$98,400,000	7.06%	5.77% (3)	5.10 years
FY06 TOTAL		0.6%	99.8%	$93,030,000	7.31%	9.32% (3)	5.70 years

(1) Adjoining vacant land to Kmart Centre, Alice Springs was sold on 21 September 2009 for $700,000.
(2) Directors' valuations.
(3) Annual valuation change from prior period.

Top Retailers

Total % of Income 60.6%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 9.84% p.a.

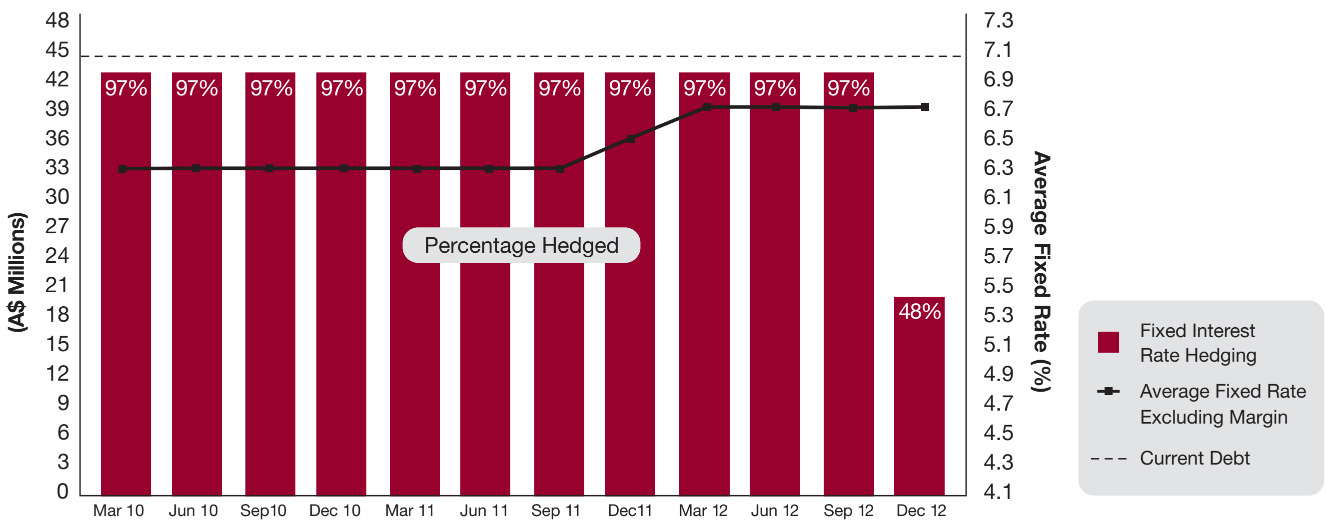
Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio [1]	46.1%	56.6%	57.0%
Interest Cover Ratio	2.0 times	1.9 times	2.0 times

(1) As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity
External Financier	$44.41 million	Nil	21 December 2011

Fixed Interest Rate Hedge Summary



CENTRO **MCS 11**

Total Annual Return since Inception: **17.89%**

FY10 Distribution Forecast on Initial Equity: **16.50%**

NAB Change

Dec '09	$2.42
Jun '09	$2.53
Dec '08	$2.77

Syndicate Update

- **Rollover Progress** – Despite a number of investors applying to buy units in Centro MCS 11, we regret to announce that we have been unsuccessful in matching all exiting investors with buyers at 3 March 2010. The Syndicate Constitutions now require Centro Surfers Paradise to be sold within a reasonable time. Upon the sale of Centro Surfers Paradise, all Syndicate debt will be repaid, net proceeds will be distributed to investors and the Syndicate wound up. We envisage that this process is likely to take more than six months. If offers to buy the property are substantially below the current valuation, then we may consider holding investor meetings to consider extending the syndicate term for up to three years to enable property prices to improve.
- **Significant Increase in Land Tax Impacts Valuation** – Both the rollover and 31 December 2009 valuation have been impacted by a significantly higher land tax assessment for Centro Surfers Paradise. Higher land tax assessments have impacted most Queensland retail property owners and is the primary driver for the 3.07% fall in valuation since June 2009.
- **Surfers Paradise Regeneration Continues** – The 'Hilton' and 'Soul' developments on Cavill Avenue opposite Centro Surfers Paradise are underway and pedestrian traffic in the Cavill Mall precinct is expected to increase once the developments are completed. The Gold Coast City Council has commenced foreshore redevelopment works.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	11.10%	12.50%	12.75%	13.25%	16.50%
Distribution Return on Net Asset Backing (NAB)	5.84%	4.31%	4.26%	5.24%	6.82%
Tax Advantaged Portion	24.29%	14.35%	1.96%	29.32%	100%
Equivalent Pre-tax Return on Initial Equity	13.64%	14.06%	12.97%	16.63%	30.84%
NAB	$1.90	$2.90	$2.99	$2.53	$2.42[1]
Syndicate Commencement Date					March 2000
Syndicate Review Date					March 2010

(1) NAB at 31 December 2009.

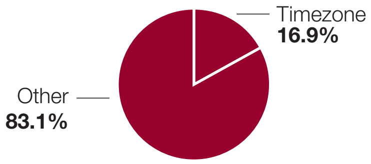
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation[1]	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Surfers Paradise	QLD	3.7%	97.8%	$202,000,000	7.50%	-3.07%	4.20 years
FY09 TOTAL		8.7%	98.3%	$208,400,000	7.50%	-9.39% [2]	3.74 years
FY08 TOTAL		13.7%	100%	$230,000,000	6.50%	1.10% [2]	3.46 years
FY07 TOTAL		6.4%	96.4%	$227,500,000	6.25%	30.30% [2]	3.65 years
FY06 TOTAL		2.2%	94.5%	$174,600,000	7.00%	13.38% [2]	4.06 years

(1) Directors' valuation.
(2) Annual valuation change from prior period.

Top Retailers

Total % of Income 16.9%



Debt Information

All Syndicate debt at 31 December 2009 was at a variable (floating) interest rate of 5.68% p.a. (including weighted average margin).

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	29.2%	32.7%	33.5%
Interest Cover Ratio	2.5 times	2.9 times	3.8 times

(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$69.55 million	$1.35 million	15 December 2011
Centro Property Trust	$1.86 million	Nil	Payable at reasonable notice
TOTAL	**$71.41 million**	**$1.35 million**	**1.93 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

CENTRO MCS 12

Total Annual Return since Inception: **10.66%**

FY10 Distribution Forecast on Initial Equity: **8.00%**

NAB Change

Dec '09	$1.12
Jun '09	$1.06
Dec '08	$1.25

Syndicate Update

- **Rollover Progress** – The matching of exiting investors with buyers will continue until 14 April 2010. If buyers are found for all exiting investors, Centro MCS 12 will rollover for a further period of between five to six years. If buyers cannot be found for all exiting investors by 14 April 2010, the three properties will then be marketed for sale. We will keep investors informed of progress in the coming months.
- **Supermarket Expansion and Refurbishments Drive Sales** – Sales continue to grow at all three Centres, particularly at Centro St Agnes and Centro Oakleigh following recent major supermarket refurbishments. The Centro St Agnes centre refurbishment works are now complete and received well by the local community. The refurbishment included a new parents room, lifts and mall tiling works.
- **Active Leasing Contributes to Income Growth** – Active leasing has resulted in completing 14 deals across the three properties for the six months to December 2009. In particular the refurbishment of Centro St Agnes has attracted interest from a number of prospective tenants and will most likely enable us to lease vacant space and increase income from the Centre.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	10.00%	10.00%	10.00%	7.00%	8.00%
Distribution Return on Net Asset Backing (NAB)	7.04%	6.41%	6.49%	6.61%	7.14%
Tax Advantaged Portion	46.59%	25.91%	39.16%	56.22%	90.80%
Equivalent Pre-tax Return on Initial Equity	14.39%	12.25%	13.40%	10.42%	12.70%
NAB	$1.42	$1.56	$1.54	$1.06	$1.12 (1)
Syndicate Commencement Date					April 2000
Syndicate Review Date					April 2010

(1) NAB at 31 December 2009.

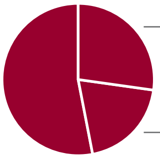
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Oakleigh	VIC	N/A (2)	100%	$36,875,000	8.50%	2.15%	5.58 years
Centro St Agnes	SA	8.8%	99.1%	$30,675,000	8.50%	2.25%	2.64 years
Centro Glenorchy	TAS	3.3%	100%	$18,550,000	9.00%	0.27%	9.61 years
TOTAL		**6.9%**	**99.7%**	**$86,100,000**	**8.61%**	**1.77%**	**5.55 years**
FY09 TOTAL		6.9%	99.9%	$84,600,000	8.55%	-15.23% (3)	5.78 years
FY08 TOTAL		4.2%	98.1%	$99,800,000	7.15%	5.72% (3)	2.77 years
FY07 TOTAL		4.5%	99.6%	$94,400,000	7.00%	9.26% (3)	3.28 years
FY06 TOTAL		3.9%	98.3%	$86,400,000	7.50%	6.14% (3)	3.64 years

(1) Directors' valuations.
(2) Sales growth for Centro Oakleigh is not comparable due to recent development.
(3) Annual valuation change from prior period.

Top Retailers

Total % of Income 47.0%



Debt Information

All Syndicate debt at 31 December 2009 was at a variable (floating) interest rate of 6.01% p.a. (including weighted average margin).

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	44.3%	55.1%	54.2%
Interest Cover Ratio	2.2 times	2.2 times	2.5 times

(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$44.85 million	$4.33 million	15 December 2011
Centro Property Trust	$8.49 million	Nil	Payable at reasonable notice
TOTAL	**$53.34 million**	**$4.33 million**	**1.80 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

CENTRO **MCS 14**

Total Annual Return
since Inception: **8.46%**

FY10 Distribution Forecast
on Initial Equity: **4.00%**

NAB Change

Dec '09	$0.99
Jun '09	$1.01
Dec '08	$1.24

Syndicate Update

- **Woolworths Enter New Lease at Centro Stirlings** – In January 2010, we successfully negotiated a new 20 year lease deal with Woolworths. Woolworths could have exercised their final five year option when the current term expires in May 2010, however they elected to enter into an entirely new lease that will see them at Centro Stirlings until 2030. As part of this renewal, Woolworths will undertake a full refurbishment of the store.
- **Strong Sales Growth Continues** – Sales growth at Centro Stirlings and Centro Kalamunda continue to remain strong with increases of 18.5% and 5.6% respectively. The strong growth at Centro Stirlings was underpinned by Woolworths (+6.2%) and Best & Less (+6.5%) while at Centro Kalamunda, the specialty retailers collectively contributed towards the sales growth.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	9.30%	9.30%	9.35%	2.35%	4.00%
Distribution Return on Net Asset Backing (NAB)	7.50%	5.85%	5.81%	2.32%	4.04%
Tax Advantaged Portion	38.23%	58.93%	100%	0.00%	40.00%
Equivalent Pre-tax Return on Initial Equity	12.65%	14.06%	17.48%	2.35%	5.39%
NAB	$1.24	$1.59	$1.61	$1.01	$0.99 (1)
Syndicate Commencement Date	January 2001, rollover occurred August 2007				
Syndicate Review Date	September 2012 – August 2014				

(1) NAB at 31 December 2009.

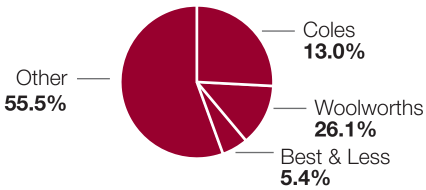
Property Portfolio Statistics

Property (1)	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(2)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Stirlings	WA	18.5%	100%	$26,900,000	8.50%	-3.41%	2.20 years
Centro Kalamunda	WA	5.6%	99.6%	$21,700,000	8.50%	3.33%	3.70 years
CSIF-A Investment	Various	5.5%	99.1%	$2,625,000	8.32%	-16.41%	5.31 years
Chapman Way	WA	N/A	100%	$1,600,000	N/A	-11.11%	0.00 years
TOTAL		**11.5%**	**99.6%**	**$52,825,000**	**8.47%**	**-1.79%**	**3.19 years**
FY09 TOTAL (3)		8.5%	99.6%	$84,286,000	8.01%	-17.96% (4)	3.53 years
FY08 TOTAL (3)		12.5%	98.0%	$126,540,000	6.96%	6.24% (4)	3.97 years
FY07 TOTAL (3)		3.7%	97.9%	$113,045,000	6.75%	17.15% (4)	3.65 years
FY06 TOTAL (3)		3.1%	99.6%	$96,500,000	7.18%	12.44% (4)	3.62 years

(1) Centro Warringal was sold on 14 September 2009 for $30.6 million.
(2) Independent valuations undertaken by m3property.
(3) All historical statistics include Centro Kincumber and Centro Warringal.
(4) Annual valuation change from prior period.

Top Retailers

Total % of Income 44.5%



Debt Information

All Syndicate debt at 31 December 2009 was at a variable (floating) interest rate of 6.70% p.a. (including weighted average margin).

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	53.7%	55.5%	32.6%
Interest Cover Ratio	1.8 times	1.5 times	1.7 times

(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$17.20 million	Nil	30 September 2010
Centro Property Trust	$0.62 million	Nil	Payable at reasonable notice
TOTAL	**$17.82 million**	**Nil**	**0.76 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

CENTRO **MCS 15**

Total Annual Return since Inception: **11.29%**

FY10 Distribution Forecast on Initial Equity: **7.50%**

NAB Change

Dec '09	**$1.19**
Jun '09	**$1.19**
Dec '08	**$1.28**

Syndicate Update

- **Centro Meadow Mews Valuation Growth** – The Centro Meadow Mews valuation improved 2.4% to $33.8 million over the six months to December 2009 mainly due to property income growth. The Syndicate NAB remained unchanged at $1.19.
- **Syndicate Debt Refinancing Completed** – The Syndicate's debt facility matured in December 2009, and this facility was successfully extended for a further year with the existing Lenders. Syndicate distributions continue to be forecast at 7.5% on initial equity for the remainder of this financial year.
- **Centro Meadow Mews Performance Update** – Centro Meadow Mews continues to perform well with annual sales growth of 4.6% and strong property income growth of 5.4% compared to the comparable 2008 six month period. Three lease deals were completed over the six month period maintaining the Centre's near full occupancy.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	10.00%	10.00%	10.00%	11.88% (1)	7.50%
Distribution Return on Net Asset Backing (NAB)	6.33%	5.46%	6.10%	9.98%	6.30%
Tax Advantaged Portion	98.59%	50.47%	91.59%	0.00%	17.00%
Equivalent Pre-tax Return on Initial Equity	19.28%	15.65%	17.96%	11.88%	8.61%
NAB	$1.58	$1.83	$1.64	$1.19	$1.19 (2)
Syndicate Commencement Date					April 2001
Syndicate Review Date					No later than April 2012

(1) Includes a special distribution of 2.375 cents resulting from the sale of Centro Ringwood.
(2) NAB at 31 December 2009.

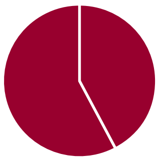
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation (1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Meadow Mews	TAS	4.6%	99.5%	$33,800,000	8.25%	2.42%	4.04 years
FY09 TOTAL		7.0%	100%	$33,000,000	8.25%	-12.47% (2)	3.87 years
FY08 TOTAL (3)		4.2%	100%	$88,000,000	7.11%	-2.98% (2)	3.23 years
FY07 TOTAL (3)		4.8%	100%	$90,700,000	6.75%	12.11% (2)	4.53 years
FY06 TOTAL (3)		3.6%	96.9%	$80,900,000	7.00%	17.34% (2)	5.54 years

(1) Directors' valuation.
(2) Annual valuation change from prior period.
(3) Historical statistics include Centro Meadow Mews and Centro Ringwood.

Top Retailers

Total % of Income 42.4%



Debt Information

All Syndicate debt at 31 December 2009 was at a variable (floating) interest rate of 7.12% p.a. (including weighted average margin).

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	45.8%	13.2%	13.3%
Interest Cover Ratio	1.8 times	2.0 times	8.0 times

(1) As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity
External Financier	$4.67 million	Nil	31 December 2010

CENTRO **MCS 16**

Total Annual Return since Inception: **6.38%**

FY10 Distribution Forecast on Initial Equity: **Nil**

NAB Change

Dec '09	$0.67
Jun '09	$0.80
Dec '08	$0.91

Syndicate Update

- **Debt Repayment** – The Syndicate repaid $1.5 million of external debt during the six months to December 2009. The repayment was made from cash reserves obtained as a result of freezing distributions. Without repaying some debt it is likely that the Syndicate would breach its loan to value ratio (LVR) covenant of 65% (current LVR is 63.4%).
- **Valuation Decline and Impact on NAB** – The Centro Toormina valuation decrease of 4.23% was primarily due to a softening in the valuer's capitalisation rate from 7.50% to 8.00%. The high gearing level of the Syndicate has resulted in the NAB decreasing 15% from $0.80 to $0.67 as at 31 December 2009.
- **Distribution Update and Syndicate Strategy** – The high gearing level of the Syndicate makes it prudent to suspend distributions and to use cash previously allocated for distributions for repaying external financier debt. As the Syndicate approaches the end of its term we are considering options for investors and will communicate to investors in the latter half of the 2010 calendar year.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	11.00%	12.00%	12.00%	0.00%	0.00%
Distribution Return on Net Asset Backing (NAB)	8.59%	8.51%	8.28%	0.00%	0.00%
Tax Advantaged Portion	5.57%	1.79%	100%	0.00%	0.00%
Equivalent Pre-tax Return on Initial Equity	11.58%	12.19%	22.43%	0.00%	0.00%
NAB	$1.28	$1.41	$1.45	$0.80	$0.67 (1)
Syndicate Commencement Date					May 2001
Syndicate Review Date					May 2007 – May 2011

(1) NAB at 31 December 2009.

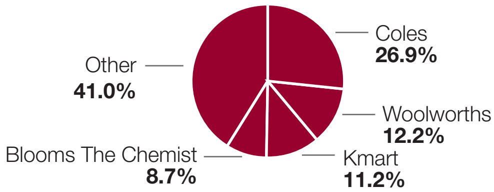
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Toormina	**NSW**	**N/A (2)**	**99.4%**	**$68,000,000**	**8.00%**	**-4.23%**	**7.48 years**
FY09 TOTAL		N/A (2)	99.3%	$71,000,000	7.50%	10.25% (3)	7.93 years
FY08 TOTAL(4)		N/A	N/A	$64,251,000	6.75%	74.24% (3)	7.30 years
FY07 TOTAL		4.5%	100%	$36,875,000	6.75%	6.88% (3)	2.68 years
FY06 TOTAL		-1.2%	100%	$34,500,000	7.25%	7.81% (3)	3.51 years

(1) Independent valuation undertaken by m3property.
(2) Sales growth for Centro Toormina is not comparable due to recent development.
(3) Annual valuation change from prior period.
(4) Occupancy rate is not available for FY08 during redevelopment of Centre.

Top Retailers

Total % of Income 59.0%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 7.22% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	42.5%	80.0%	82.9%
Interest Cover Ratio	2.8 times	1.5 times	1.4 times

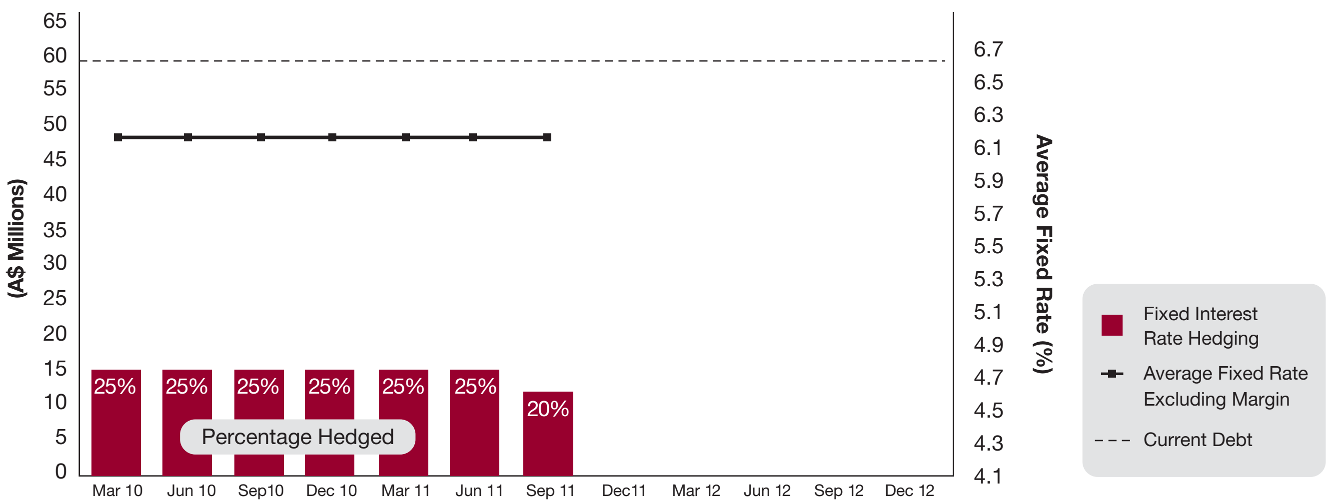
(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$43.12 million	Nil	15 December 2011
Centro Property Trust	$15.45 million	Nil	Payable at reasonable notice
TOTAL	**$58.57 million**	**Nil**	**1.70 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

Fixed Interest Rate Hedge Summary



CENTRO **MCS 17**

Total Annual Return since Inception:	11.05%
FY10 Distribution Forecast on Initial Equity:	6.00%

NAB Change

Dec '09	$1.21
Jun '09	$1.15
Dec '08	$1.20

Syndicate Update

- **Sale of Five Liquorland Outlets** – Five of the eight Liquorland outlets were sold during the six months to December 2009 for a total of $31.75 million which is 10.8% above the June 2009 valuation. The strong sale prices and the subsequent application of these proceeds to retire debt resulted in a 5.2% increase in NAB to $1.21 as at 31 December 2009. We have recently sold the Koala Tavern for $8.0 million or equal to its current book value. The remaining outlets (Runaway Tavern and the Wallaby Hotel) are not being actively marketed for sale but will be sold if reasonable offers are received.
- **Debt Facility Successfully Refinanced** – The Syndicate has successfully extended its debt facility with its existing financier for a further one year period to 20 December 2010. The extension provides an opportunity to refinance the loan facility on potentially more favourable terms next year. The remaining two Liquorland outlets may be sold to facilitate the refinancing.
- **Property Portfolio Fully Leased** – There were no vacancies in the Syndicate property portfolio at 31 December 2009. We continue to work hard to optimise the tenancy mix at each Centre in the portfolio with a view to increase net property income.
- **Continued Sales Growth at Centro Newcomb** – Despite several competing neighbourhood centres, Centro Newcomb sales continue to grow above expectations. The combination of Woolworths and Aldi at this Centre has worked well in conjunction with a number of key service and fresh food specialty tenants.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	9.05%	9.05%	9.05%	7.00%	6.00%
Distribution Return on Net Asset Backing (NAB)	6.80%	6.11%	6.20%	6.09%	4.96%
Tax Advantaged Portion	82.45%	49.00%	50.82%	49.18%	0.00%
Equivalent Pre-tax Return on Initial Equity	16.08%	12.90%	13.05%	9.99%	6.00%
NAB	$1.33	$1.48	$1.46	$1.15	$1.21 (1)
Syndicate Commencement Date					October 2001
Syndicate Review Date					October 2007 – October 2011

(1) NAB at 31 December 2009.

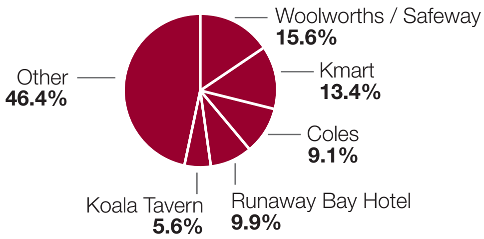
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
3 Liquorland Outlets	QLD	2.3%	100%	$32,350,000	7.30%	- 46.97%	6.21 years
Centro Townsville	QLD	-1.3%	100%	$36,600,000	8.25%	0.00%	2.66 years
Centro Newcomb	VIC	13.1%	100%	$26,000,000	7.75%	1.56%	8.91 years
Centro Albion Park	NSW	2.7%	100%	$15,400,000	8.50%	5.48%	7.34 years
TOTAL		**3.6%**	**100%**	**$110,350,000**	**7.89%**	**-19.92%**	**5.63 years**
FY09 TOTAL		7.2%	99.8%	$137,800,000	7.91%	-12.29% (2)	6.08 years
FY08 TOTAL		7.6%	99.4%	$157,100,000	6.74%	3.08% (2)	6.90 years
FY07 TOTAL		0.3%	99.9%	$152,412,856	6.65%	-3.57% (2)	6.29 years
FY06 TOTAL		0.6%	99.8%	$158,060,000	7.34%	17.60% (2)	6.81 years

(1) Independent valuations undertaken by Savills at Centro Newcomb, Colliers at Centro Townsville and m3property at Centro Albion Park. The 3 Liquorland Outlets were previously 8 Liquorland Outlets – the valuation above is a Directors' valuation for Koala Tavern, Runaway Bay Tavern and The Wallaby Hotel. Wallaby Hotel has been sold subsequent to 31 December 2009. The following properties were sold in the first half of 2010 – Aspley Hotel, Browns Plains Hotel, Morayfield Tavern, Newnham Hotel and the Sands Hotel.
(2) Annual valuation change from prior period.

Top Retailers

Total % of Income 53.6%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 9.53% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	40.3%	49.7%	34.3%
Interest Cover Ratio	2.1 times	2.0 times	2.0 times

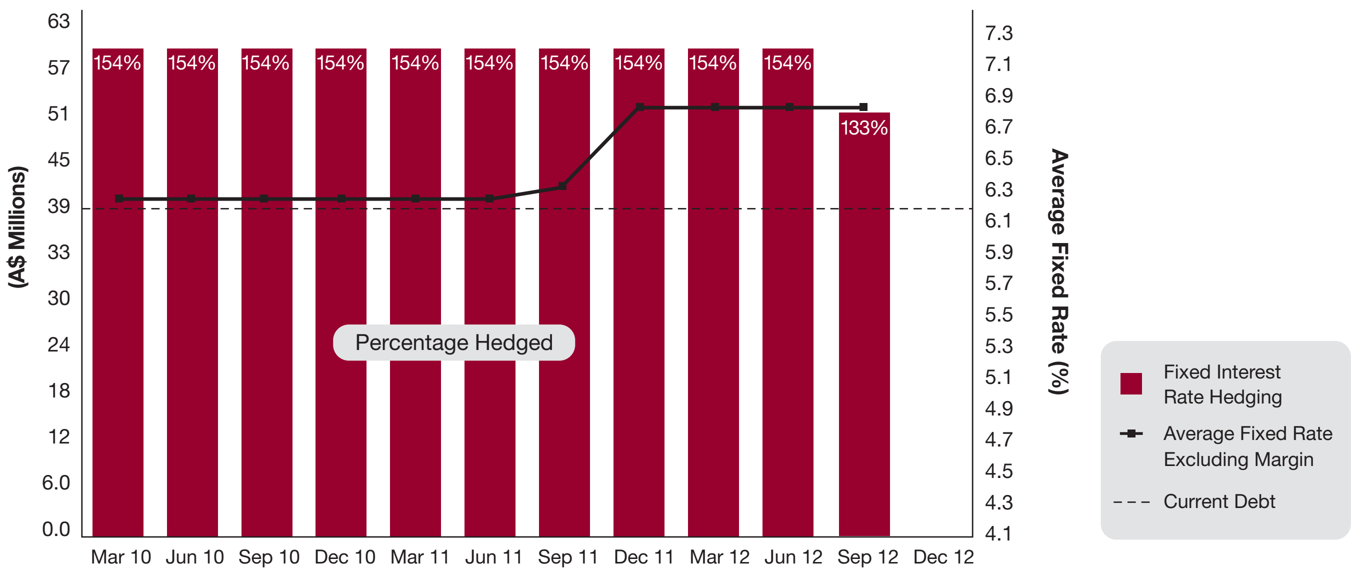
(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$33.34 million	Nil	20 December 2010
Centro Property Trust	$5.73 million	Nil	Payable at reasonable notice
TOTAL	**$39.07 million**	**Nil**	**0.97 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

Fixed Interest Rate Hedge Summary



CENTRO **MCS 18**

Total Annual Return since Inception: **7.71%**

FY10 Distribution Forecast on Initial Equity: **4.00%**

NAB Change

Dec '09	$1.00
Jun '09	$1.00
Dec '08	$1.03

Syndicate Update

- **Portfolio Sale Update** – As advised in our letter dated 29 September 2009, Centro Rosebud was sold for $13.15 million in September 2009, 6.9% above the 30 June 2009 book valuation of $12.3 million. All sale proceeds were used to retire Syndicate debt. An unconditional sale contract is now in place for Centro Meadow Heights at a sale price of $12.3 million with settlement scheduled to occur late May 2010.
- **Portfolio Revaluations Remain Static** – The portfolio valuation for the three Syndicate properties was unchanged compared with June 2009. Centro Hilton & Centro Meadow Heights achieved valuation gains while The Gateway Shopping Village recorded a valuation decline. The Syndicate NAB remained unchanged at $1.00.
- **Syndicate Debt Refinancing Competed** – The Syndicate's Commercial Mortgage Backed Securities (CMBS) debt facility matured in December 2009, and this facility was successfully extended for a further year with the existing Lenders. Syndicate distributions continue to be forecast at 4.0% on initial equity for the remainder of this financial year.
- **New Major Retailer at The Gateway** – We are planning to introduce a second supermarket operator at The Gateway Shopping Village, strengthening the Centre's offering. The new lease is subject to finance being secured and we are currently talking to a number of lending institutions outside the CMBS program regarding Syndicate refinancing.
- **Strong Annual Sales Growth at Centro Hilton** – Centro Hilton recorded annual sales growth of 13.0% over the year, underpinned by the Woolworths supermarket performance (up 4.3%). The Centre remains fully leased and recorded 3.7% income growth compared with the previous six month period in 2008.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	8.00%	8.00%	8.00%	6.50%	4.00%
Distribution Return on Net Asset Backing (NAB)	7.41%	6.40%	6.84%	6.50%	4.00%
Tax Advantaged Portion	55.90%	55.34%	47.98%	46.63%	0.00%
Equivalent Pre-tax Return on Initial Equity	12.21%	11.13%	11.34%	9.13%	4.00%
NAB	$1.08	$1.25	$1.17	$1.00	$1.00 (1)
Syndicate Commencement Date					March 2002
Syndicate Review Date					April 2008 – March 2012

(1) NAB at 31 December 2009.

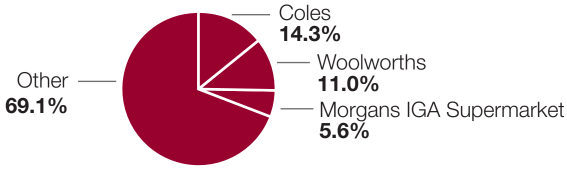
Property Portfolio Statistics

Property (1)	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(2)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
The Gateway Shopping Village	VIC	7.7%	99.7%	$25,200,000	8.25%	-3.08%	2.96 years
Centro Hilton	SA	13.0%	100%	$16,600,000	7.50%	3.75%	6.18 years
Centro Meadow Heights	VIC	8.3%	97.7%	$12,000,000	9.00%	1.69%	3.57 years
TOTAL		**9.8%**	**99.2%**	**$53,800,000**	**8.19%**	**-18.61%**	**3.92 years**
FY09 TOTAL (3)		5.5%	99.7%	$66,100,000	8.30%	-9.70% (4)	3.70 years
FY08 TOTAL (3)		3.3%	99.5%	$73,200,000	7.49%	-0.54% (4)	3.59 years
FY07 TOTAL (3)		2.9%	99.8%	$73,600,000	7.08%	16.83% (4)	4.00 years
FY06 TOTAL (3)		-3.1%	99.1%	$63,000,000	7.42%	6.78% (4)	4.43 years

(1) Centro Rosebud was sold on 21 September 2009 for $13.15 million.
(2) Directors' valuations.
(3) All historical statistics include Centro Rosebud.
(4) Annual valuation change from prior period.

Top Retailers

Total % of Income 30.9%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 10.33% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	41.7%	48.0%	35.9%
Interest Cover Ratio	2.2 times	2.0 times	1.8 times

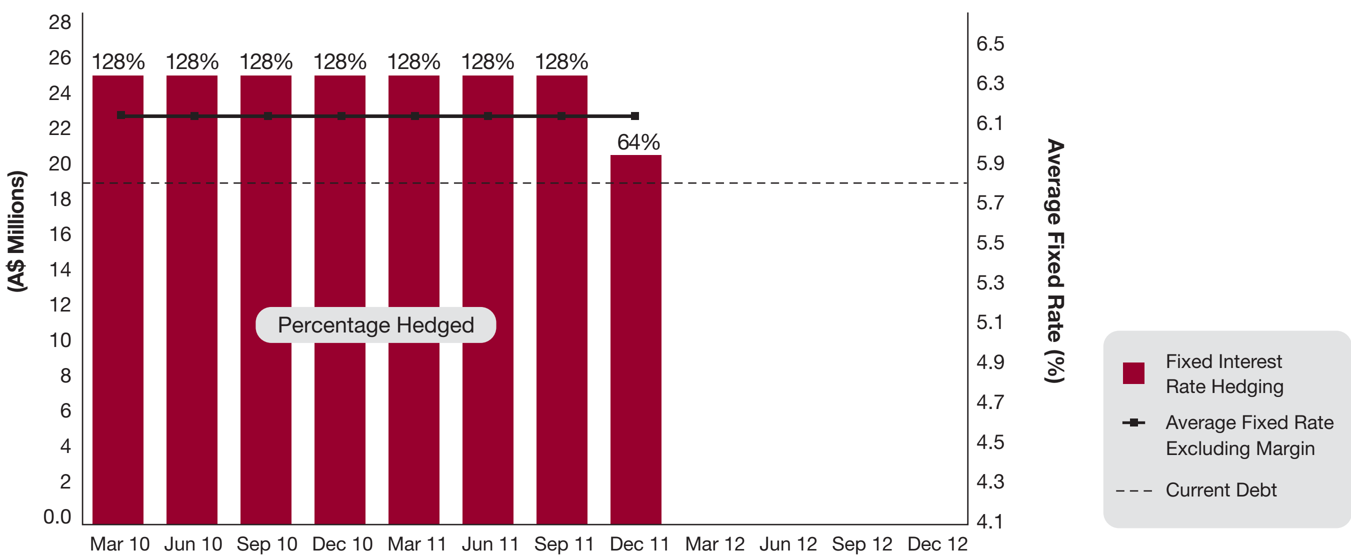
(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$18.54 million	Nil	21 December 2010
Centro Property Trust	$0.99 million	Nil	Payable at reasonable notice
TOTAL	**$19.53 million**	**Nil**	**0.97 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

Fixed Interest Rate Hedge Summary



CENTRO **MCS 19 NZ/I**

Total Annual Return since Inception:	7.91%
FY10 Distribution Forecast on Initial Equity:	7.50%

NAB Change

Dec '09	$0.96
Jun '09	$1.00
Dec '08	$1.06

Syndicate Update

- **Syndicate Valuation Declines** – The valuation of the property portfolio declined by 4.4% over the six months to 31 December 2009. This valuation movement, magnified by the Syndicate's 38.1% gearing ratio, has resulted in a 4.0% reduction in the Syndicate NAB from $1.00 to $0.96.
- **Average Portfolio Occupancy at 99.0%** – The Syndicate's occupancy rate has increased from 98.7% at June 2009 to 99.0% at 31 December 2009. A significant contributing factor was the recent leasing activity at Centro Cat & Fiddle, which is now 100% occupied, and conversely, the lower occupancy rates at Centro Warners Bay and Centro Gladstone over the six month period. 19 lease deals were executed over the six months to 31 December 2009, comprising of 8 new leases and 11 lease renewals.
- **Myer Site Adjoining Cat & Fiddle** – E Kalis Pty Ltd, a major Tasmanian property developer, has purchased the Myer site from the Retirement Benefits Fund (the joint owner of Elizabeth Plaza). It is our understanding at the time of print that E Kalis Pty Ltd plan to build a new office / retail development at the site, and Myer will retain their position on Murray Street.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	8.60%	8.80%	8.80%	7.50%	7.50%
Distribution Return on Net Asset Backing (NAB)	6.57%	6.38%	6.99%	7.50%	7.81%
Tax Advantaged Portion	81.16%	42.37%	35.84%	26.50%	14.00%
Equivalent Pre-tax Return on Initial Equity	16.07%	12.04%	11.80%	9.23%	8.41%
NAB	$1.31	$1.38	$1.26	$1.00	$0.96(1)
Syndicate Commencement Date					November 2002
Syndicate Review Date					July 2009 – July 2011

(1) NAB at 31 December 2009.

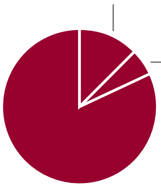
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Warners Bay (30%)	NSW	3.9%	98.9%	$7,050,000	7.75%	-6.52%	6.97 years
Centro Cat & Fiddle (30%)	TAS	0.1%	100%	$7,140,000	9.00%	-2.06%	3.30 years
Centro Gladstone (30%)	QLD	1.5%	98.3%	$4,800,000	8.50%	-4.48%	3.50 years
TOTAL		**2.1%**	**99.0%**	**$18,990,000**	**8.41%**	**-4.37%**	**4.48 years**
FY09 TOTAL		0.2%	98.7%	$19,857,000	8.34%	-13.36% (2)	3.55 years
FY08 TOTAL		5.2%	99.4%	$22,920,000	7.55%	-3.29% (2)	4.00 years
FY07 TOTAL (3)		6.3%	98.7%	$23,700,000	7.14%	6.90% (2)	4.05 years
FY06 TOTAL (4)		5.7%	99.5%	$29,370,000	7.29%	17.39% (2)	4.39 years

(1) Directors' valuations.
(2) Annual valuation change from prior period.
(3) All statistics exclude Centro Everton (70%) which was sold on 30 June 2006.
(4) Includes Centro Everton (70%) which was sold on 30 June 2006.

Top Retailers

Total % of Income **18.3%**



Debt Information

All of the Syndicate debt at 31 December 2009 was at a variable (floating) interest rate of 4.25% p.a. (including weighted average margin).

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	31.5%	36.6%	38.1%
Interest Cover Ratio	3.2 times	3.5 times	4.7 times

(1) As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity
External Financier	$7.70 million	$0.11 million	28 December 2010

CENTRO **MCS 19 UT**

Total Annual Return since Inception: **8.50%**

FY10 Distribution Forecast on Initial Equity: **8.00%**

NAB Change

Dec '09	$1.01
Jun '09	$1.05
Dec '08	$1.05

Syndicate Update

- **Syndicate Valuation Declines** – The valuation of the property portfolio declined by 1.6% over the six months to 31 December 2009. This valuation movement, magnified by the Syndicate's 49.5% gearing ratio, has resulted in a 3.8% reduction in the Syndicate NAB from $1.05 to $1.01.
- **Supermarket Bankruptcy at Altone Park Shopping Centre** – The operator of the Altone Continental supermarket at Altone Park Shopping Centre has declared bankruptcy, resulting in an occupancy rate of 74.4% at the Centre. We are working to replace the tenant with an alternate supermarket operator or anchor.
- **Average Portfolio Occupancy at 95.5%** – The Syndicate's occupancy rate has fallen from 99.1% at June 2009 to 95.5% at 31 December 2009 mainly due to the retailer bankruptcy. The occupancy rates at Centro Warners Bay and Centro Gladstone have declined over the six month period. However, occupancy rates at the remaining six centres in the portfolio, have either increased or been maintained. 36 lease deals were executed over the six months to 31 December 2009, comprising of 14 new leases and 22 lease renewals.
- **Myer Site Adjoining Cat & Fiddle** – E Kalis Pty Ltd, a major Tasmanian property developer has purchased the Myer site from the Retirement Benefits Fund (the joint owner of Elizabeth Plaza). It is our understanding at the time of print that E Kalis plan to build a new office / retail development at the site, and Myer will retain their position on Murray Street.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	8.60%	8.60%	8.60%	8.00%	8.00%
Distribution Return on Net Asset Backing (NAB)	7.11%	6.19%	7.05%	7.62%	7.92%
Tax Advantaged Portion	41.41%	51.17%	36.01%	28.11%	0.00%
Equivalent Pre-tax Return on Initial Equity	11.95%	12.42%	11.29%	9.95%	8.00%
NAB	$1.21	$1.39	$1.22	$1.05	$1.01 (1)
Syndicate Commencement Date					June 2002
Syndicate Review Date					July 2010 – July 2011

(1) NAB at 31 December 2009.

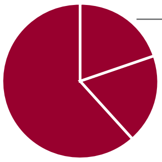
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation (1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Melville Plaza Shopping Centre	WA	1.1%	100%	$22,600,000	8.25%	-1.74%	3.93 years
Centro Kiama	NSW	8.4%	99.1%	$23,500,000	8.00%	2.93%	4.09 years
Centro Warners Bay (70%)	NSW	3.9%	98.9%	$16,450,000	7.75%	-6.52%	6.97 years
Centro Cat & Fiddle (70%)	TAS	0.1%	100%	$16,660,000	9.00%	-2.06%	3.30 years
Altone Park Shopping Centre	WA	12.6%	74.4%	$13,500,000	9.50%	0.00%	5.15 years
Centro Gladstone (70%)	QLD	1.5%	98.3%	$11,200,000	8.50%	-4.48%	3.50 years
Centrepoint Shopping Centre	VIC	0.9%	100%	$10,800,000	7.75%	-4.42%	4.87years
Deniliquin Plaza Shopping Centre	NSW	2.5%	100%	$7,500,000	8.50%	0.00%	5.58 years
Elizabeth Plaza	TAS	12.5%	100%	$6,650,000	9.00%	2.31%	2.07 years
TOTAL		**5.3%**	**95.5%**	**$128,860,000**	**8.40%**	**-1.61%**	**4.37 years**
FY09 TOTAL		3.8%	99.1%	$130,963,000	8.29%	-9.61% (2)	4.24 years
FY08 TOTAL		8.8%	99.6%	$144,880,000	7.47%	-2.27% (2)	4.46 years
FY07 TOTAL (3)		5.7%	97.3%	$148,250,000	7.05%	8.78% (2)	4.55 years
FY06 TOTAL (4)		5.9%	98.2%	$153,080,000	7.40%	N/A	4.99 years

(1) Directors' valuations.
(2) Annual valuation change from prior period.
(3) All statistics exclude Centro Everton (70%) which was sold on 30 June 2006.
(4) Includes Centro Everton (70%) which was sold on 30 June 2006.

Top Retailers

Total % of Income 38.6%



Debt Information

All Syndicate debt at 31 December 2009 was at a variable (floating) interest rate of 4.33% p.a. (including weighted average margin).

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	45.8%	48.9%	49.5%
Interest Cover Ratio	2.2 times	2.5 times	3.6 times

(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$64.40 million	$0.11 million	28 December 2010
Centro Property Trust	$1.89 million	Nil	Payable at reasonable notice
TOTAL	**$66.29 million**	**$0.11 million**	**0.99 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

CENTRO **MCS 20**

Total Annual Return since Inception: **7.37%**

FY10 Distribution Forecast on Initial Equity: **7.50%**

NAB Change

Dec '09	$0.94
Jun '09	$0.91
Dec '08	$0.98

Syndicate Update

- **3.3% Syndicate NAB Increase** – A 2.3% property portfolio valuation increase was recorded for the six months to December 2009. The valuation increase, amplified by the Syndicate's 47.9% gearing ratio, has contributed to a 3.3% gain in the NAB from $0.91 to $0.94.
- **New Foodtown Supermarket Lease Negotiated at Kelston** – A new 15 year lease with two further ten year options has been negotiated with Foodtown at Kelston Shopping Centre which will take effect from October 2011. Foodtown is also proposing to undertake a full store refurbishment during 2010, adding further value to the Centre.
- **Property Portfolio Update** – Kelston Shopping Centre continues to record positive sales growth of 5.6% underpinned by Foodtown supermarket which recorded an annual sales increase of 4.7%. Porirua MegaCentre has one remaining vacant café tenancy and some rental write-downs are anticipated for the 2010 calendar year.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	8.80%	9.00%	9.00%	4.00%	7.50%
Distribution Return on Net Asset Backing (NAB)	7.53%	6.93%	9.00%	4.40%	7.98%
Tax Advantaged Portion	96.36%	71.62%	72.67%	7.80%	0.00%
Equivalent Pre-tax Return on Initial Equity	16.79%	14.08%	15.37%	4.27%	7.50%
NAB	$1.17	$1.30	$1.00	$0.91	$0.94(1)
Syndicate Commencement Date					May 2003
Syndicate Review Date					May 2009 – May 2013

(1) NAB at 31 December 2009.

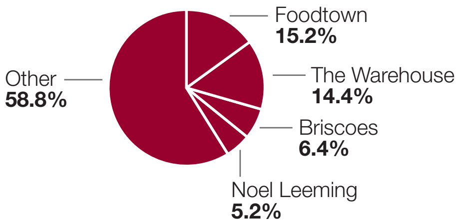
Property Portfolio Statistics

Property		Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Porirua MegaCentre Stages 2, 3 & 4	NZ	N/A	98.6%	$31,700,000	9.25%	-1.25%	2.41 years
Kelston Shopping Centre	NZ	5.6%	97.9%	$22,000,000	9.00%	7.84%	2.48 years
TOTAL		**5.6%**	**98.4%**	**$53,700,000**	**9.15%**	**2.29%**	**2.44 years**
FY09 TOTAL		4.5%	99.0%	$52,500,000	9.44%	-5.75% (2)	2.70 years
FY08 TOTAL		5.0%	99.0%	$55,700,000	8.10%	-12.28% (2)	2.75 years
FY07 TOTAL		0.1%	99.0%	$63,500,000	7.73%	9.67% (2)	N/A
FY06 TOTAL		-0.3%	99.1%	$57,900,000	8.45%	13.09% (2)	N/A

(1) Independent valuations completed by CB Richard Ellis expressed in $NZ.
(2) Annual valuation change from prior period.

Top Retailers

Total % of Income 41.2%



Debt Information

All Syndicate debt at 31 December 2009 was at a variable (floating) interest rate of 4.86% p.a. (including weighted average margin).

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	52.5%	55.5%	47.9%
Interest Cover Ratio	2.0 times	2.0 times	3.2 times

(1) As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity
External Financier	NZ$26.46 million	Nil	15 December 2011

CENTRO **MCS 21**

Total Annual Return since Inception: **13.96%**

FY10 Distribution Forecast on Initial Equity: **4.50%**

NAB Change

Dec '09	$1.69
Jun '09	$1.62
Dec '08	$1.92

Syndicate Update

- **Syndicate Debt Extended** – The Syndicate's Commercial Mortgage Backed Securities (CMBS) debt facility was recently extended for a further two years from 21 December 2009 to 21 December 2011, a successful result in the present market conditions.
- **Steady Sales Growth at Centro Roselands Continues** – Retailers reported a 1.5% increase in sales during the 12 months to 31 December 2009. Roselands Fruit World, Priceline Pharmacy, The Reject Shop and Coles all recorded solid growth in turnover during this period, with increases of 8.3%, 6.9%, 3.2% and 3.1% respectively.
- **Proactive Leasing Maintains Full Occupancy** – Proactive leasing activity during the six months to 31 December 2009 resulted in the successful negotiation of 24 lease deals, including 9 new leases and 15 lease renewals. This leasing activity has contributed to maintaining the 100% occupancy rate.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	10.80%	10.80%	10.80%	7.50%	4.50%
Distribution Return on Net Asset Backing (NAB)	5.68%	4.93%	5.05%	4.69%	2.66%
Tax Advantaged Portion	31.61%	46.17%	33.44%	3.58%	0.00%
Equivalent Pre-tax Return on Initial Equity	14.02%	15.13%	13.94%	7.73%	4.50%
NAB	$1.90	$2.19	$2.14	$1.62	$1.69 (1)
Syndicate Commencement Date					July 1998, rollover occurred June 2004
Syndicate Review Date					June 2009 – June 2011

(1) NAB at 31 December 2009.

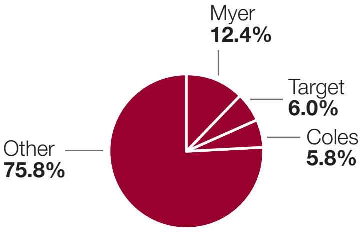
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Roselands (50% interest)	NSW	1.5%	100%	$152,500,000	7.00%	1.67%	5.00 years
FY09 TOTAL		1.4%	100%	$150,000,000	7.00%	-13.04% (2)	4.94 years
FY08 TOTAL		8.2%	99.6%	$172,500,000	6.00%	-1.43% (2)	5.36 years
FY07 TOTAL		1.4%	99.8%	$175,000,000	6.00%	7.69% (2)	5.31 years
FY06 TOTAL		1.0%	98.2%	$162,500,000	6.00%	10.85% (2)	5.69 years

(1) Directors' valuation.
(2) Annual valuation change from prior period.

Top Retailers

Total % of Income 24.2%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 9.24% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio [(1)]	42.4%	50.5%	49.9%
Interest Cover Ratio	1.8 times	1.9 times	2.1 times

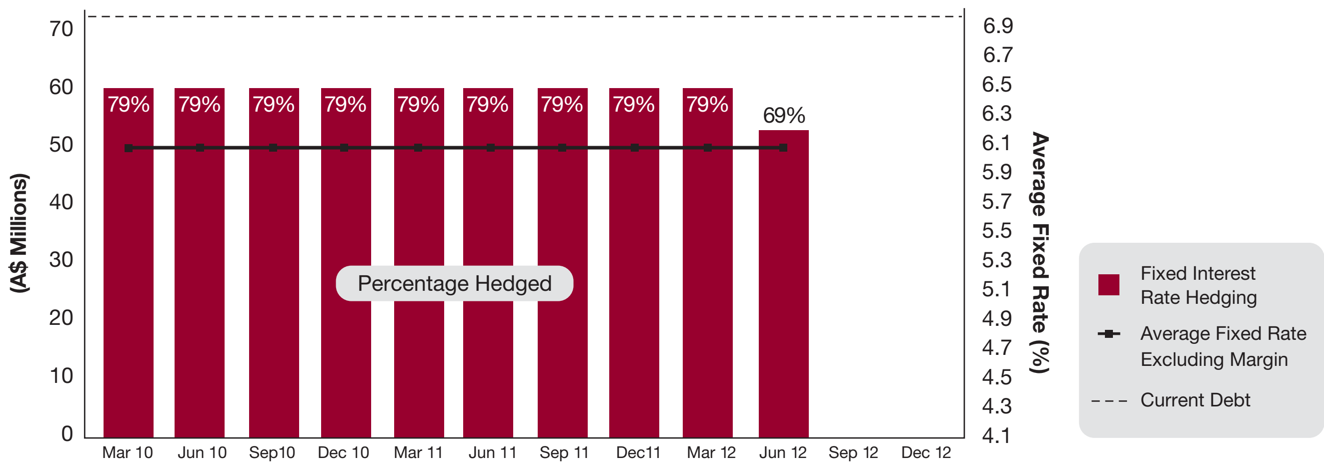
(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity [(1)]
External Financier	$73.64 million	Nil	21 December 2011
Centro Property Trust	$2.14 million	Nil	Payable at reasonable notice
Centro Property Trust	$0.50 million	Nil	Payable at reasonable notice
TOTAL	**$76.28 million**	**Nil**	**1.94 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

Fixed Interest Rate Hedge Summary



CENTRO **MCS 22**

Total Annual Return since Inception: **22.21%**

FY10 Distribution Forecast on Initial Equity: **33.00%**

NAB Change

Dec '09	$2.01
Jun '09	$2.07
Dec '08	$2.12

Syndicate Update

- **Steady Annual Return** – The Syndicate achieved a healthy 10.5% total annual return for the year to 31 December 2009 as a result of the special distribution of 9% paid in July 2009. The 5.2% reduction in the NAB was more than offset by a strong income return of 15.7%. Since commencement, the Syndicate has achieved an average total annual return of 22.2% per annum.
- **Metcash Strong Profit Results** – Metcash, the Syndicate's single tenant, recently announced its 2010 half year profit results to October 2009 and recorded an increase in sales turnover of 6.6% and an increase in net profit of 36.5% compared to the same period last year. This is another record performance for the national grocery and liquor distributor and reaffirms the Syndicate's ability to support its 33% forecast distribution for FY10.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	26.50%	25.25%	26.50%	28.50%	33.00%
Distribution Return on Net Asset Backing (NAB)	13.06%	11.80%	11.94%	13.77%	16.42%
Tax Advantaged Portion	27.07%	8.72%	9.12%	7.31%	14.00%
Equivalent Pre-tax Return on Initial Equity	33.26%	27.16%	28.60%	30.31%	37.02%
NAB	$2.03	$2.14	$2.22	$2.07	$2.01 (1)
Syndicate Commencement Date					April 1998, rollover occurred March 2005
Syndicate Review Date					May 2010 – May 2012

(1) NAB at 31 December 2009.

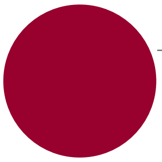
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Kidman Park Distribution Centre	SA	N/A	100%	$39,500,000	10.25%	-1.50%	6.01 years
FY09 TOTAL		N/A	100%	$40,100,000	10.25%	-6.74% (2)	6.51 years
FY08 TOTAL		N/A	100%	$43,000,000	9.50%	2.38% (2)	7.51 years
FY07 TOTAL		N/A	100%	$42,000,000	9.50%	6.33% (2)	8.51 years
FY06 TOTAL		N/A	100%	$39,500,000	10.00%	2.60% (2)	9.51 years

(1) Directors' valuation.
(2) Annual valuation change from prior period.

Top Retailers

Total % of Income 100%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 5.88% p.a.

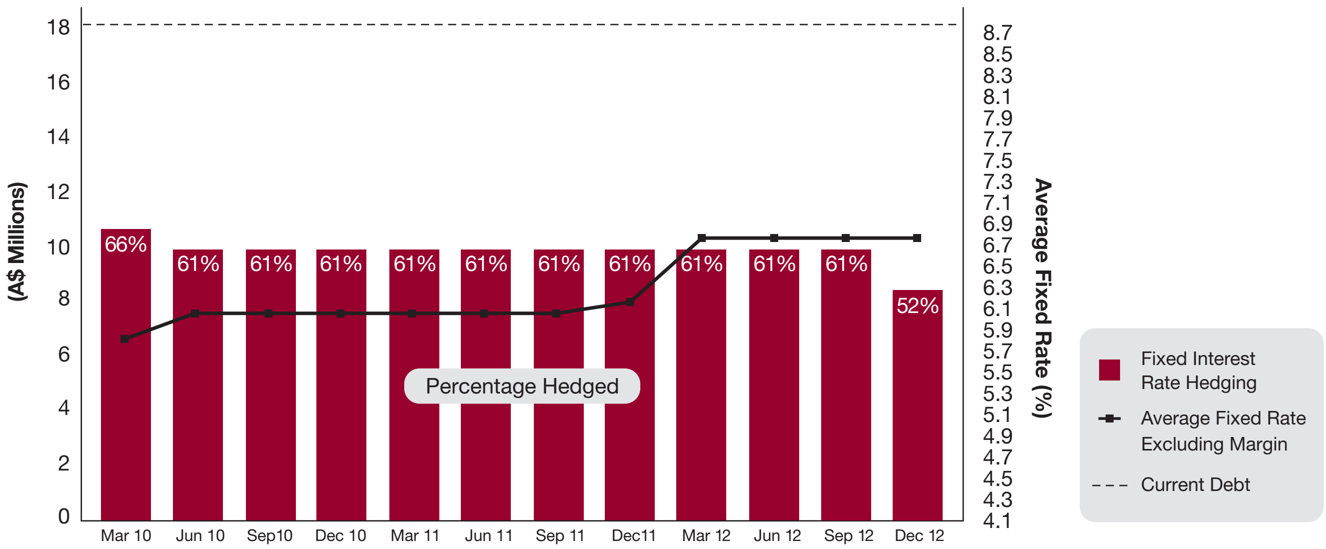
Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	36.0%	37.5%	39.5%
Interest Cover Ratio	4.1 times	4.4 times	6.4 times

(1) As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity
External Financier	$16.22 million	Nil	21 December 2011

Fixed Interest Rate Hedge Summary



CENTRO **MCS 23**

Total Annual Return since Inception: **19.83%**

FY10 Distribution Forecast on Initial Equity: **35.00%**

NAB Change

Dec '09	$0.70
Jun '09	$0.76
Dec '08	$0.97

Syndicate Update

- **Syndicate NAB Declines 7.9%** – Over the six months to 31 December 2009, the value of Centro Dubbo declined 3.38% due to the capitalisation rate softening 25 basis points (0.25%) from 8.0% to 8.25%. The valuation decline, amplified by Syndicate's gearing of 56.7% has resulted in a 7.9% reduction in the Syndicate NAB to $0.70.
- **Sales Growth at Centro Dubbo** – Centro Dubbo has experienced a 5.1% increase in sales over the 12 months to December 2009, with the Target store's sales increasing by 7.7%, Coles supermarket by 2.7%, and specialty retailer sales by 4.5%.
- **Centre Occupancy Maintained** – Centro Dubbo remains 100% fully leased, with six lease deals completed over the past six months, comprising of two new leases and four lease renewals.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity (1)	44.50%	48.00%	49.00%	30.00%	35.00%
Distribution Return on Net Asset Backing (NAB)	5.56%	4.85%	5.05%	3.95%	4.61%
Tax Advantaged Portion	55.39%	79.67%	37.36%	47.95%	21.00%
Equivalent Pre-tax Return on Initial Equity	67.71%	64.55%	64.91%	42.52%	41.39%
NAB (2)	$0.80	$0.99	$0.97	$0.76	$0.70(3)
Syndicate Commencement Date	May 1999, rollover occurred May 2005				
Syndicate Review Date	April 2010 – April 2011				

(1) The annual distribution return is based on the remaining original equity of $0.10 following the return of capital in 2005 of $0.90 after the sale of Whitsunday Shopping Centre.
(2) The NAB is based on a lot value of $0.10 following the return of capital in 2005.
(3) NAB at 31 December 2009.

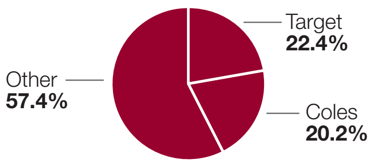
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Dubbo	NSW	**5.1%**	**100%**	**$37,200,000**	**8.25%**	**-3.38%**	**3.24 years**
FY09 TOTAL (2)		5.8%	100%	$38,500,000	8.00%	-10.26% (3)	3.57 years
FY08 TOTAL (2)		6.7%	99.4%	$42,900,000	7.00%	-0.23% (3)	4.06 years
FY07 TOTAL (2)		-2.3%	100%	$43,000,000	6.75%	11.69% (3)	4.44 years
FY06 TOTAL (2)		9.9%	98.3%	$38,500,000	7.25%	13.24% (3)	5.19 years

(1) Independent valuation undertaken by CB Richard Ellis.
(2) All statistics exclude Whitsunday Shopping Centre which was sold in 2005.
(3) Annual valuation change from prior period.

Top Retailers

Total % of Income 42.6%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 7.07% p.a.

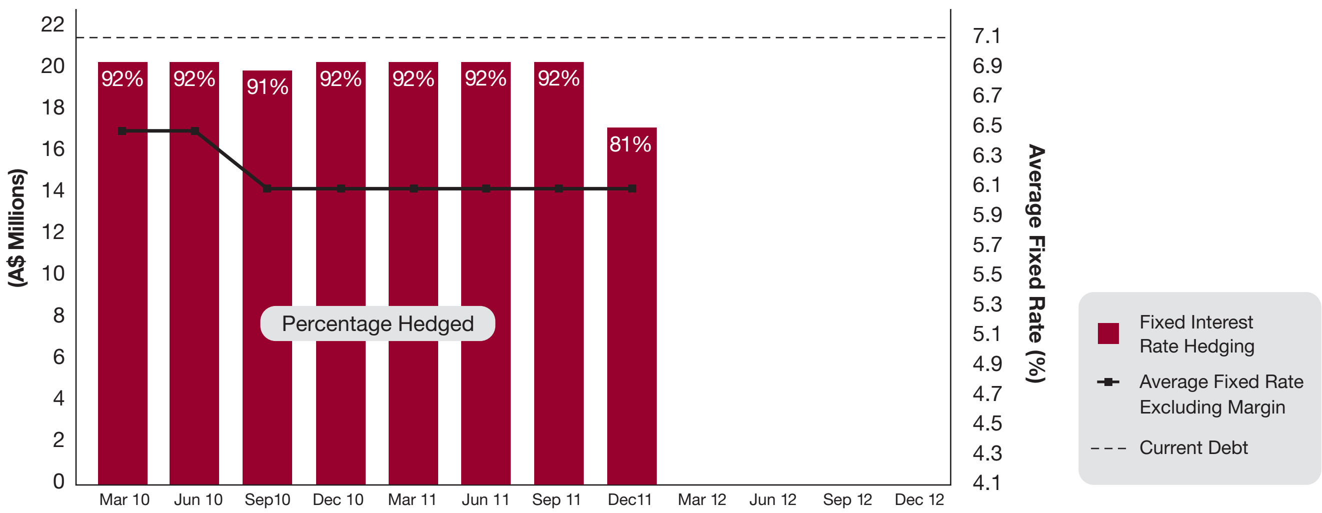
Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	49.4%	55.4%	56.7%
Interest Cover Ratio	1.6 times	1.6 times	1.6 times

(1) As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity
External Financier	$21.73 million	Nil	15 December 2011

Fixed Interest Rate Hedge Summary



CENTRO **MCS 24**

Total Annual Return since Inception:	**-4.42%**
FY10 Distribution Forecast on Initial Equity:	**Nil**

NAB Change

Dec '09	$0.00
Jun '09	$0.03
Dec '08	$0.28

Syndicate Update

- **LVR Breach with Gearing at 96.1%** – The Syndicate's gearing is 96.1%. Although we continue to meet our external loan interest payment obligations, the financier has advised us that they will not be extending their debt facility past the maturity date of 21 May 2010.
- **Properties Marketed for Sale** – Due to the Syndicate's high level of gearing and the inability to refinance, the properties, Centro Lake Macquarie and Mount Hutton, have been marketed for sale. The sale process is ongoing, however based on current offers, we forecast that investors are unlikely to receive any proceeds following the repayment of debt and Syndicate liabilities. We will write to investors once the sale process is concluded.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	8.25/8.00% (1)	8.00%	6.01%	0.00%	0.00%
Distribution Return on Net Asset Backing (NAB)	6.99/6.78% (1)	6.72%	5.51%	0.00%	0.00%
Tax Advantaged Portion	97.47%	74.59%	100%	0.00%	0.00%
Equivalent Pre-tax Return on Initial Equity	15.34%	13.19%	11.23%	0.00%	0.00%
NAB	$1.18	$1.19	$1.09	$0.03	$0.00 (2)
Syndicate Commencement Date			December 1998, rollover occurred November 2005		
Syndicate Review Date				November 2011 – November 2012	

(1) Distribution rate reduced to 8.0% post Syndicate rollover from November 2005.
(2) NAB at 31 December 2009.

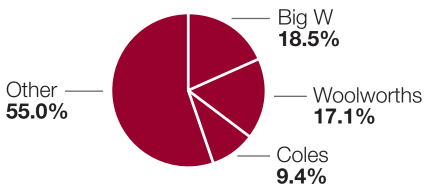
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation (1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Lake Macquarie	NSW	N/A (2)	98.5%	$59,000,000	8.00%	0.00%	9.13 years
Mount Hutton	NSW	-0.5%	96.1%	$9,000,000	9.00%	-5.26%	3.71 years
TOTAL		**N/A**	**98.0%**	**$68,000,000**	**8.13%**	**-0.73%**	**8.17 years**
FY09 TOTAL		34.5%	96.7%	$68,500,000	8.14%	-23.58% (3)	8.39 years
FY08 TOTAL		-5.9%	97.1%	$89,642,000	6.41%	19.68% (3)	2.83 years
FY07 TOTAL		-1.3%	N/A	$74,904,201	7.34%	15.77% (3)	1.93 years
FY06 TOTAL		-1.9%	96.5%	$64,700,000	7.38%	N/A	2.39 years

(1) Director's valuations.
(2) Not applicable due to Centro Lake Macquarie development.
(3) Annual valuation change from prior period.

Top Retailers

Total % of Income 45.0%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 7.28% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2010
Gearing Ratio (1)	67.8%	95.7%	96.1%
Interest Cover Ratio	1.2 times	1.0 times	1.1 times

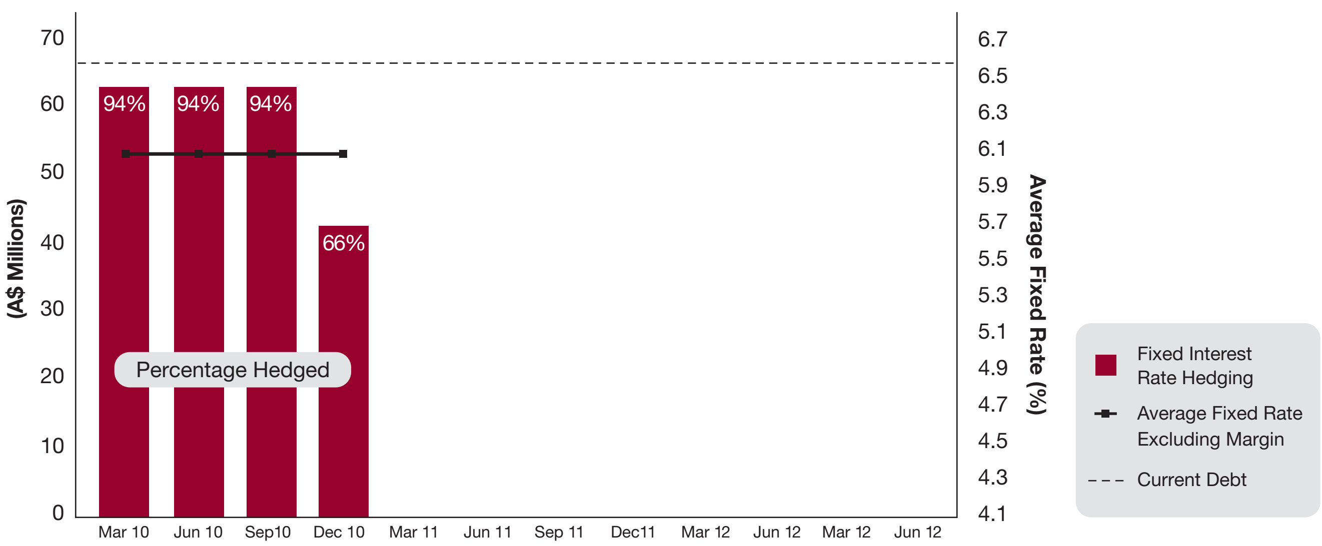
(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate had breached its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$65.50 million	$1.77 million	21 May 2010
Centro Property Trust	$2.28 million	Nil	Payable at reasonable notice
TOTAL	**$67.78 million**	**$1.77 million**	**0.41 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

Fixed Interest Rate Hedge Summary



CENTRO **MCS 25**

Total Annual Return since Inception: **13.96%**

FY10 Distribution Forecast on Initial Equity: **5.00%**

NAB Change

Dec '09	$1.55
Jun '09	$1.60
Dec '08	$1.68

Syndicate Update

- **Strong Sales Growth Reported** – The resurgence in the resources sector in Northern Queensland and Western Australia has resulted in strong sales growth at Centro Emerald Market, Emerald Village and Centro Karratha, with a growth of 19.8%, 11.9% and 15.3% respectively. Sales growth of 14.6% at Centro Raymond Terrace was underpinned by strong performances from Woolworths and Go-Lo, with an increase of 7.8% and 9.1% respectively.
- **Active Leasing Contributes to Income Growth** – Active leasing during the six months to 31 December 2009 has contributed to 3.3% income growth across the portfolio. A total of 20 lease deals were successfully negotiated in this period, including 11 lease renewals and 9 new leases. Among the newly signed tenants are Prouds The Jewellers at Centro Emerald Village and OPSM at Centro Karratha.
- **Emerald Retail Development Objection Update** – As updated in the *Annual Review 2009*, the Syndicate lodged an objection to the development of a new sub-regional shopping centre in Emerald. This objection was unsuccessful in the Planning & Environment Court of Queensland. We have lodged an appeal against this decision with the Court of Appeal. A date for this hearing has been scheduled for late April 2010.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	11.00%	11.00%	12.00%	6.00%	5.00%
Distribution Return on Net Asset Backing (NAB)	6.29%	5.14%	5.66%	3.80%	3.23%
Tax Advantaged Portion	45.31%	100%	77.46%	100%	65.00%
Equivalent Pre-tax Return on Initial Equity	15.69%	20.56%	20.08%	11.21%	7.82%
NAB	$1.75	$2.14	$2.12	$1.60	$1.55 (1)
Syndicate Commencement Date					July 2001, rollover occurred June 2007
Syndicate Review Date					June 2012 – June 2014

(1) NAB at 31 December 2009.

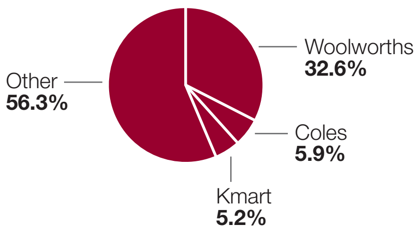
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Karratha (50%)	WA	15.3%	100%	$41,200,000	7.75%	-0.77%	5.89 years
Centro Raymond Terrace	NSW	14.6%	98.0%	$25,700,000	8.50%	0.78%	6.55 years
Centro Oxenford	QLD	1.0%	100%	$21,000,000	7.75%	1.94%	5.71 years
Centro Emerald Village (50%)	QLD	11.9%	100%	$12,350,000	8.75%	-5.00%	2.59 years
CSIF-A Investment	Various	5.5%	99.1%	$7,490,000	8.32%	-16.41%	5.31 years
Centro Emerald Market (50%)	QLD	19.8%	100%	$7,250,000	8.75%	-3.33%	4.89 years
TOTAL		**11.3%**	**99.5%**	**$114,990,000**	**8.16%**	**-1.24%**	**5.66 years**
FY09 TOTAL		15.7%	99.7%	$116,435,000	7.94%	-13.17% (2)	5.68 years
FY08 TOTAL		12.0%	99.5%	$134,100,000	7.23%	2.22% (2)	5.96 years
FY07 TOTAL		10.0%	99.6%	$113,187,500	6.89%	14.16% (2)	5.51 years
FY06 TOTAL		3.3%	99.8%	$99,150,000	7.30%	12.00% (2)	5.33 years

(1) Directors' valuations.
(2) Annual valuation change from prior period.

Top Retailers

Total % of Income 43.7%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 6.73% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	45.5%	52.1%	53.8%
Interest Cover Ratio	2.0 times	1.8 times	2.3 times

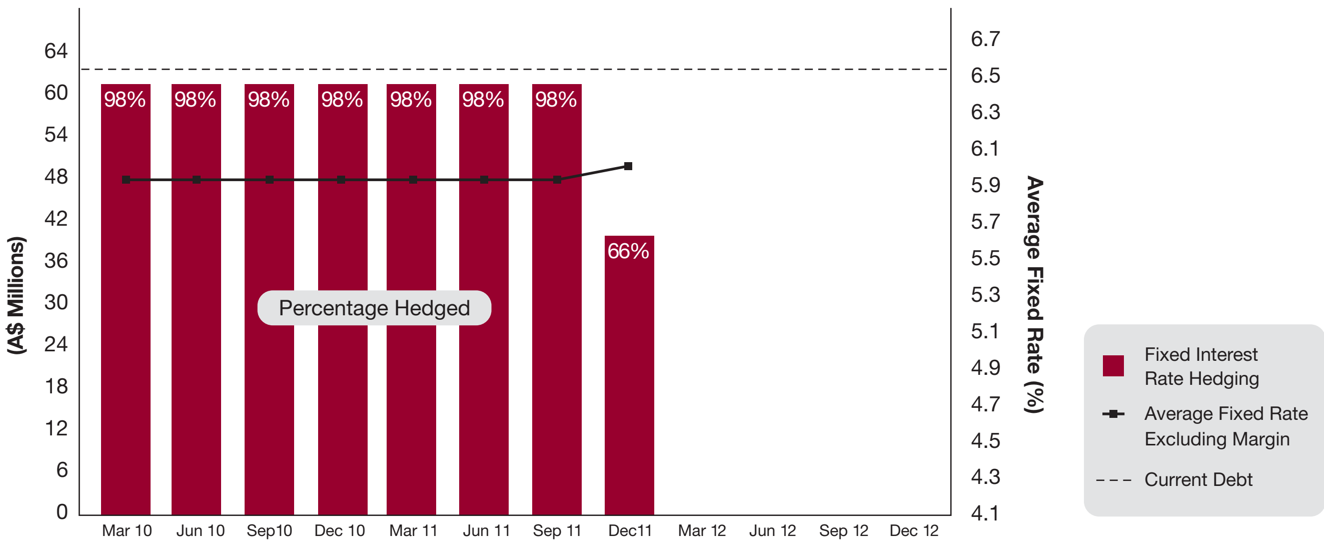
(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$62.36 million	Nil	21 December 2011
Centro Property Trust	$0.31 million	Nil	Payable at reasonable notice
TOTAL	**$62.67 million**	**Nil**	**1.97 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

Fixed Interest Rate Hedge Summary



CENTRO **MCS 26**

Total Annual Return
since Inception: **14.27%**

FY10 Distribution Forecast
on Initial Equity: **9.00%**

NAB Change

Dec '09	$1.60
Jun '09	$1.61
Dec '08	$1.77

Syndicate Update

- **Valuations Remain Flat** – The total valuation for the Syndicate property portfolio remained flat at December 2009 which has provided support to the NAB of $1.60 as at 31 December 2009. The valuation increase of 11.29% for Tweed Supermarket was driven by a sharpening in capitalisation rates for the property, reflecting increased demand for freestanding supermarkets.
- **Strong Property Performance Continues** – The properties were near fully leased at December 2009 and sales across the Syndicate properties were up 7.5%. Sales at Centro Indooroopilly were up almost 18% as the Centre continues to capture the benefits of higher density residential development in its trade area.
- **Majors Renewals and Development Options at Centro Maddington** – Lease renewal negotiations have commenced with Kmart at Centro Maddington and we expect Kmart to enter a new lease when their current lease expires in December 2010. We are also working closely with Woolworths to expand their current tenancy and possibly introduce a new mini major into the Centre or on vacant land owned by the Syndicate adjacent to Centro Maddington.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	9.40%	9.80%	10.50%	7.97%	9.00%
Distribution Return on Net Asset Backing (NAB)	5.91%	5.30%	5.00%	4.95%	5.63%
Tax Advantaged Portion	62.02%	33.02%	69.93%	10.73%	0.00%
Equivalent Pre-tax Return on Initial Equity	14.89%	12.61%	16.88%	8.71%	9.00%
NAB	$1.59	$1.85	$2.10	$1.61	$1.60(1)
Syndicate Commencement Date	February 2002, rollover occurred April 2008				
Syndicate Review Date	March 2013 – March 2015				

(1) NAB at 31 December 2009.

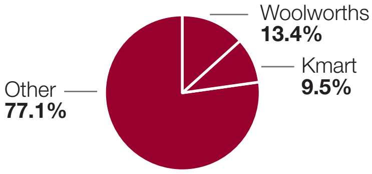
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Maddington (76%)	WA	5.9%	99.6%	$64,234,032	8.25%	-1.96%	2.52 years
Centro Indooroopilly	QLD	17.9%	100%	$43,800,000	8.25%	-2.67%	4.38 years
Woolworths Tweed Heads	NSW	5.0%	100%	$13,800,000	7.50%	11.29%	18.18 years
TOTAL		**7.5%**	**99.8%**	**$121,834,032**	**8.17%**	**-0.88%**	**4.51 years**
FY09 TOTAL		5.0%	99.7%	$122,916,880	8.16%	-15.49% (2)	4.81 years
FY08 TOTAL		7.7%	100%	$145,449,960	6.72%	7.99% (2)	5.28 years
FY07 TOTAL		6.2%	100%	$134,682,160	6.69%	11.60% (2)	4.20 years
FY06 TOTAL		2.7%	99.9%	$120,677,600	7.16%	21.94% (2)	4.53 years

(1) Independent valuation undertaken by Savills at Centro Maddington and Centro Indooroopilly and CBRE at Tweed Supermarket.
(2) Annual valuation change from prior period.

Top Retailers

Total % of Income 22.9%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 6.95% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	30.2%	37.1%	39.0%
Interest Cover Ratio	2.6 times	2.5 times	2.6 times

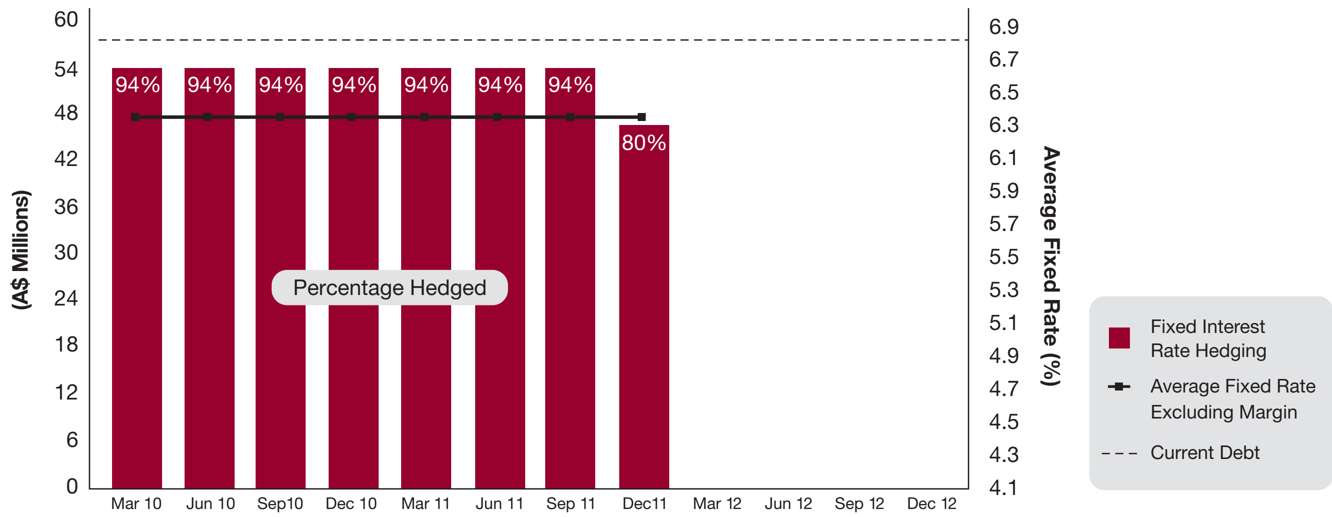
(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$54.42 million	Nil	15 December 2011
Centro Property Trust	$3.16 million	Nil	Payable at reasonable notice
TOTAL	**$57.58 million**	**Nil**	**1.92 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

Fixed Interest Rate Hedge Summary



CENTRO **MCS 27**

Total Annual Return since Inception: **17.91%**

FY10 Distribution Forecast on Initial Equity: **5.50%**

NAB Change

Dec '09	**$1.15**
Jun '09	$1.15
Dec '08	$1.35

Syndicate Update

- **5.50% Distribution Forecast for FY10** – The Syndicate distribution of 5.50% for FY10 is lower than the 7.00% actual for FY09 because the Syndicate's cost of debt, being the variable interest rate, has increased from FY09. A new lease has been secured with a popular retailer JB HiFi for the Salvation Army site and rent is expected to commence in June 2010 at a slightly lower level than the previous lease agreement.
- **Syndicate Debt Refinancing Required** – The Syndicate's Commercial Mortgage Back Securities (CMBS) debt facility matures December 2010 and we are pursuing opportunities to refinance this debt. Given the 59.4% gearing of this Syndicate, we anticipate the cost of debt to increase. However in the current market environment there is no firm guarantee that this debt can be refinanced and in the event that we are not able to secure finance, the property may need to be sold and the Syndicate wound up.
- **Property Performance** – Sunshine Marketplace has experienced a decline of 1.4% in annual sales as a result of competition from the recently developed neighboring Sunshine Plaza. The Centre has only two vacancies, with nine lease renewals, including JB HiFi, and four new deals completed during the year at an average rental 9.6% above budget. We have accepted lower income on lease renewals due to competing retail space at Sunshine Plaza.
- **Syndicate NAB maintained** – The valuation of Sunshine Marketplace has declined by 0.22% since June 2009. The valuation decline is a result of lower forecasted net property income as we have had to accept lower income on lease renewals to compete effectively with Sunshine Plaza. The slight decrease in property valuation has had no impact on the NAB at December 2009.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	8.50%	8.50%	8.50%	7.00%	5.50%
Distribution Return on Net Asset Backing (NAB)	7.33%	5.78%	5.48%	6.09%	4.79%
Tax Advantaged Portion	100%	100%	43.38%	15.19%	35.00%
Equivalent Pre-tax Return on Initial Equity	16.80%	15.79%	11.70%	7.92%	7.17%
NAB	$1.16	$1.47	$1.55	$1.15	$1.15 (1)
Syndicate Commencement Date					April 1999, rollover occurred April 2006
Syndicate Review Date					May 2011 – April 2013

(1) NAB at 31 December 2009.

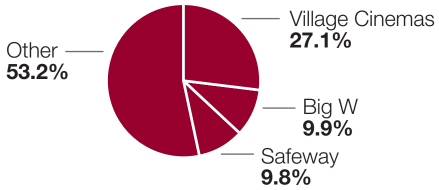
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation (1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Sunshine Marketplace	VIC	-1.4%	97.4%	$90,800,000	7.75%	-0.22%	6.02 years
FY09 TOTAL		10.5%	100%	$91,000,000	7.75%	-13.33% (2)	6.02 years
FY08 TOTAL		8.8%	100%	$105,000,000	6.50%	2.94% (2)	6.37 years
FY07 TOTAL		4.6%	100%	$102,000,000	6.50%	14.61% (2)	7.12 years
FY06 TOTAL		7.0%	100%	$89,000,000	7.00%	9.88% (2)	7.89 years

(1) Directors' valuation.
(2) Annual valuation change from prior period.

Top Retailers

Total % of Income 46.8%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 6.43% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	50.9%	59.5%	59.4%
Interest Cover Ratio	1.7 times	1.9 times	1.7 times

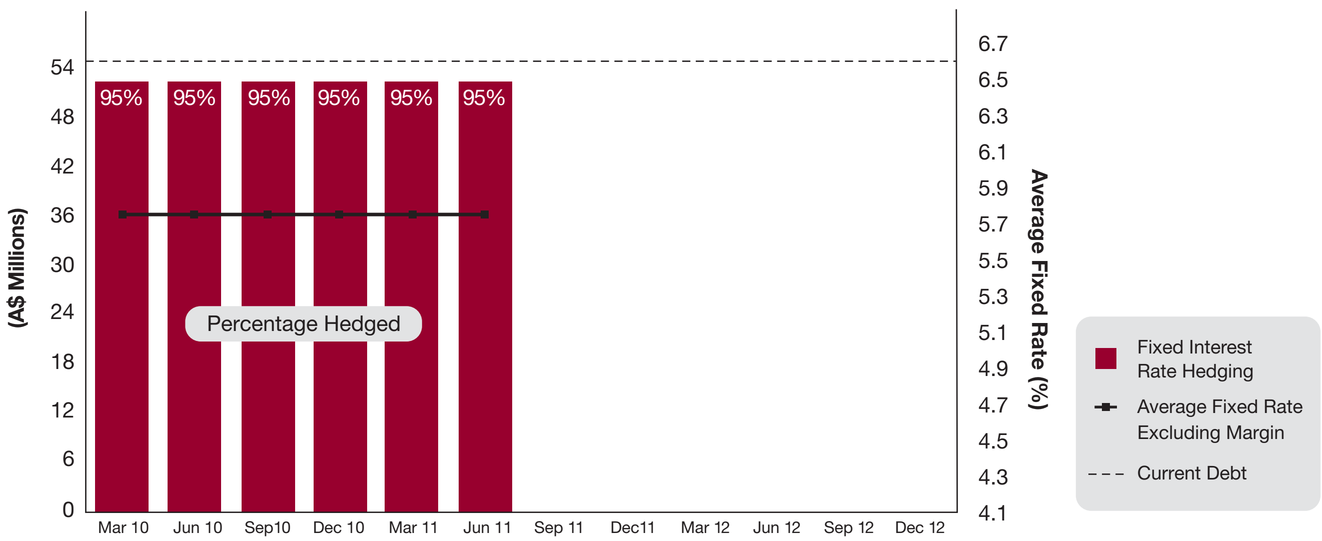
(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$54.02 million	Nil	20 December 2010
Centro Property Trust	$1.08 million	Nil	Payable at reasonable notice
TOTAL	**$55.10 million**	**Nil**	**0.97 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

Fixed Interest Rate Hedge Summary



CENTRO **MCS 28**

Total Annual Return
since Inception: **3.37%**

FY10 Distribution Forecast
on Initial Equity: **1.0%**

NAB Change

Dec '09	$0.73
Jun '09	$0.71
Dec '08	$0.96

Syndicate Update

- **Sale of David Jones Perth** – As advised in our 15 February 2010 letter, David Jones Perth was sold on 20 January 2010 for $114.5 million. All sale proceeds were used to retire Syndicate debt which has reduced the Syndicate gearing ratio to 59%, substantially lower than its previous 71% gearing ratio.
- **Syndicate Distributions Reinstated** – The sale of David Jones Perth has provided additional cash flow benefits to the Syndicate through a lower loan facility margin allowing distributions to recommence from the March 2010 quarter. We are now forecasting to pay distributions at 0.05 cents per unit for both the March and June 2010 quarters.
- **Mixed Portfolio Valuation Results** – Property portfolio valuations remained static over the six months to December 2009 with a $2.5 million valuation decline in the Syndicate's 50% share of Perth City Central offset by a $2.5 million valuation increase in the Syndicate's 50% share of Centro Bankstown. Centro Bankstown recorded annual net property income growth to December 2009 of 2.7% while Perth City Central has been adversely impacted by the recent departure of the Department of Immigration & Citizenship from its upper level offices. The Syndicate NAB recorded a minor improvement from $0.71 at June 2009 to $0.73 at December 2009.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	8.35%	8.45%	6.35%	2.52%	1.00%
Distribution Return on Net Asset Backing (NAB)	6.79%	6.22%	4.89%	3.55%	1.37%
Tax Advantaged Portion	73.35%	100%	100%	100%	0.00%
Equivalent Pre-tax Return on Initial Equity	14.12%	15.79%	12.00%	4.71%	1.00%
NAB	$1.23	$1.36	$1.30	$0.71	$0.73(1)
Syndicate Commencement Date					January 2003
Syndicate Review Date					June 2012

(1) NAB at 31 December 2009.

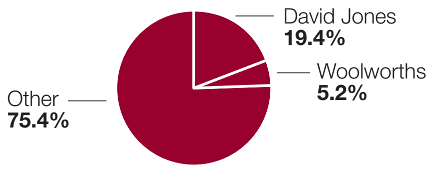
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Bankstown (50%)	NSW	N/A (2)	94.2%	$260,000,000	6.75%	0.97%	5.30 years
David Jones Perth(3)	WA	-0.5%	100%	$114,500,000	7.75%	-0.03%	2.61 years
Perth City Central (50%)	WA	10.2%	100%	$27,500,000	8.50%	-8.33%	4.58 years
TOTAL		**3.7%**	**96.0%**	**$402,000,000**	**7.15%**	**-0.01%**	**4.52 years**
FY09 TOTAL		5.8%	95.7%	$402,040,000	7.17%	-16.15% (4)	4.58 years
FY08 TOTAL		7.5%	98.7%	$482,869,077	6.25%	4.99% (4)	4.79 years
FY07 TOTAL		7.1%	100%	$459,900,000	6.01%	11.67% (4) (5)	4.19 years
FY06 TOTAL(6)		1.1%	99.8%	$377,000,000	6.30%	16.72% (4)	3.50 years

(1) Directors' valuations.
(2) Sales growth for Centro Bankstown is not comparable due to previous development.
(3) David Jones Perth was sold on 20 January 2010 for $114.5 million.
(4) Annual valuation change from prior period.
(5) FY07 valuation growth excludes the purchase of the 50% interest in Perth City Central in February 2007.
(6) FY06 historical statistics are for Centro Bankstown (50%) and David Jones Perth only.

Top Retailers

Total % of Income 24.6%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 8.24% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	57.1%	68.0%	70.8%
Interest Cover Ratio	1.6 times	1.7 times	1.2 times

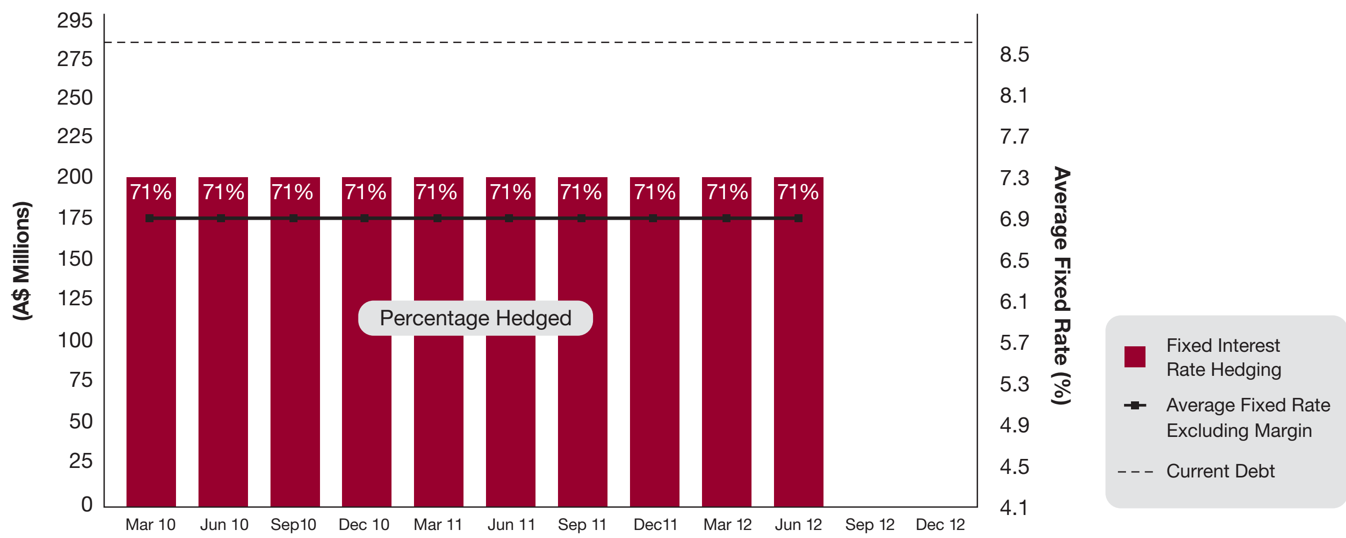
(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$280.83 million	Nil	15 December 2011
Centro Property Trust	$2.64 million	Nil	Payable at reasonable notice
TOTAL	**$283.47 million**	**Nil**	**1.95 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

Fixed Interest Rate Hedge Summary



CENTRO **MCS 32**

Total Annual Return
since Inception: **-0.89%**

FY10 Distribution Forecast
on Initial Equity: **2.50%**

NAB Change

Dec '09	$0.49
Jun '09	$0.58
Dec '08	$1.05

Syndicate Update

- **California Market Conditions** – California has been one of the most significantly impacted states in the recession and has recorded some of the highest unemployment and home foreclosures in the US. These factors continue to create an extremely challenging environment for retailers, and have resulted in large numbers of available retail spaces, and subsequently lower market rents, especially outside the dense retail markets such as Los Angeles, Orange County, and the San Francisco Bay area. However, 10 of the 15 shopping centres in the Centro MCS 32 portfolio are located in the dense, mature markets detailed above, making them more desirable to retailers looking to either break into or expand in the Californian market.
- **Leasing and Marketing** – In the six months to 31 December 2009, we have been successful in securing approximately 79,000 square feet (7,340 m^2) of new and renewal leases of big box space (spaces 10,000 square feet (930 m^2) or greater) across the Portfolio, including approximately 45,000 square feet (4,180 m^2) of spaces rejected in bankruptcy by Linens 'n Things and Shoe Pavilion. Retailers range from national retailers such as Trader Joe's and Bed Bath & Beyond, to regional retailers taking advantage of vacancies created by the current economic conditions. These new leases however, have been executed with lower rents compared to the rents paid by the previous tenants, in line with the new market conditions.
- **Syndicate Review in October 2010** – The Syndicate is approaching the end of its initial term, and it must either be extended, rolled over or wound up. We are currently working through the options available for the Syndicate and once the appropriate strategy is determined we will write to investors prior to October 2010.
- **Debt Facility Covenants** – As at 31 December 2009, the minimum Net Worth covenant on the US$14.5 million debt facility was close to the minimum requirement and if valuations were to fall by a further 1% this covenant would be breached. We are currently engaged in encouraging discussions with the financier to reduce this covenant and provide a greater buffer to lessen the likelihood of a covenant breach. If a breach were to occur and we were unable to negotiate a waiver or a reduced covenant the facility would become due and payable and asset sales may be required to repay this loan.
- **Syndicate Distribution Reforecast** – As explained in our letter to investors dated 29 March 2010, the forecast distribution rate for FY10 has been reduced from 3.00% p.a. down to 2.50% p.a. This is due to the significant strengthing of the A$/US$ exhange rate. This is resulting in reduced Australian doller income being received from the Syndicate's US investments.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on the Original $1.00 Invested	9.00%	9.25%	9.25%	3.48%	2.50%
Distribution Return on Net Asset Backing (NAB)	7.89%	7.01%	7.40%	6.00%	5.10%
Tax Advantaged Portion	70.50%	60.45%	16.41%	21.68%	0.00%
Equivalent Pre-tax Return on Initial Equity	14.98%	14.07%	10.57%	4.14%	2.50%
NAB	$1.41	$1.32	$1.25	$0.58	$0.49(1)
Syndicate Commencement Date					October 2003
Syndicate Review Date					October 2008 – October 2010

(1) As at 31 December 2009.

Property Portfolio Statistics

Property	State	Occupancy Rate (by area)	31 December 2009 Valuation[1]	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Mira Mesa Mall	California	99.7%	$41,329,711	8.19%	1.66%	4.44 years
Gateway Plaza	California	96.7%	$31,890,560	7.19%	-0.77%	3.11 years
The Esplanade Shopping Centre	California	90.8%	$32,762,575	8.00%	4.69%	3.43 years
Puente Hills Town Center East & West	California	91.9%	$23,222,504	8.65%	-3.46%	3.03 years
Ocean View Plaza	California	97.4%	$22,371,582	7.94%	2.04%	3.59 years
Gateway Plaza, Santa Fe Springs	California	100%	$16,163,316	7.94%	-3.76%	10.04 years
Vallejo Corners	California	90.3%	$10,957,097	7.15%	-3.46%	3.45 years
Pacoima Center	California	100%	$10,846,042	7.69%	1.86%	7.58 years
University Mall	California	56.6%	$9,534,800	7.90%	-5.29%	3.48 years
California Oaks Center	California	94.0%	$9,345,072	8.65%	-3.46%	3.34 years
Santa Paula Shopping Center	California	98.2%	$8,550,741	8.65%	-3.46%	5.14 years
Lompoc Shopping Center	California	85.3%	$8,410,565	8.65%	-3.46%	7.72 years
Felicita Plaza	California	91.3%	$7,067,659	8.19%	5.05%	6.77 years
San Bernardino Center	California	100%	$5,589,619	7.44%	-3.76%	5.63 years
Country Hills Shopping Center	California	89.9%	$4,985,200	8.00%	15.73%	10.81 years
TOTAL		**94.3%**	**$243,027,043**	**7.99%**	**0.72%**	**4.71 years**
FY09 TOTAL		92.9%	$241,298,200	7.84%	-23.17%	4.93 years
FY08 TOTAL		97.2%	$316,971,750	6.13%	-3.35%	N/A
FY07 TOTAL		99.2%	$327,957,000	5.85%	10.85%	N/A

(1) Directors' valuations expressed in US$. Including ground leases.

Debt Information

All of the Syndicate's US$ debt was at a weighted average fixed interest rate of 4.99% p.a. (including margin) as at 31 December 2009.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio [1]	44.3%	58.1%	58.1%
Interest Cover Ratio	2.3 times	2.1 times	2.2 times

(1) As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount[1]	Undrawn Amount	Loan Maturity
External Financier	US$68.97 million	Nil	1 May 2011
External Financier	US$65.58 million	Nil	1 May 2014
External Financier	US$14.52 million	US$4.60 million	31 December 2010
US$ TOTAL	**US$149.07 million**	**US$4.60 million**	**2.66 years**

(1) The US$ figures reflect 48.4% ownership.

CENTRO **MCS 33**

Total Annual Return since Inception: **3.83%**

FY10 Distribution Forecast on Initial Equity: **3.00%**

NAB Change

Dec '09	$0.78
Jun '09	$0.80
Dec '08	$0.93

Syndicate Update

- **Major Capital Expenditure Update** – Major capital works at Centro Arndale have commenced with the replacement of air conditioning plant well underway. Leasing at Centro Keilor is progressing well and to date we have provided less leasing incentives than first anticipated.
- **Harris Scarfe Agrees to New Lease at Centro Arndale** – Harris Scarfe have agreed to a new five year lease at Centro Arndale. This is a very good result for Centro Arndale as Harris Scarfe is a major tenant at the Centre. Negotiations continue with regards to long term leases with Woolworths and Big W, with Woolworths expressing interest in expanding the size of their current supermarket tenancy. Both Woolworths and Big W continue to trade well at the Centre.
- **Centro Lutwyche Tunnel Proposal Update** – Works continue on the Northern Busway in Brisbane which includes a tunnel under part of Centro Lutwyche. The works to date have had some minor impact on the trading performance of Centro Lutwyche. We are currently preparing our claim for compensation for forgone future development opportunities at the site.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	8.00%	8.00%	8.00%	6.75%	3.00%
Distribution Return on Net Asset Backing (NAB)	7.41%	6.50%	7.08%	8.43%	3.85%
Tax Advantaged Portion	88.14%	50.58%	77.30%	66.00%	90.00%
Equivalent Pre-tax Return on Initial Equity	14.64%	11.52%	13.37%	10.62%	5.35%
NAB	$1.08	$1.23	$1.13	$0.80	$0.78 (1)
Syndicate Commencement Date					June 2004
Syndicate Review Date					June 2011

(1) NAB at 31 December 2009.

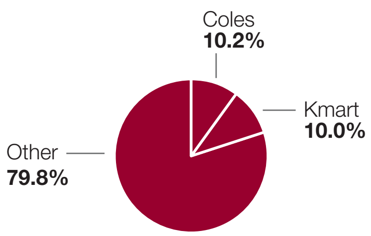
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Keilor	VIC	2.7%	98.8%	$64,125,000	8.00%	-1.54%	4.00 years
Centro Arndale (50%)	SA	2.7%	99.0%	$52,500,000	8.25%	0.00%	3.27 years
Centro Lutwyche (50%)	QLD	-1.1%	99.9%	$30,500,000	7.50%	-4.69%	5.24 years
Centro Burnie	TAS	5.3%	100%	$17,700,000	9.50%	-2.75%	3.40 years
Centro Flinders	WA	1.5%	100%	$17,000,000	8.25%	0.00%	2.45 years
Centro Milton	QLD	-5.3%	100%	$16,500,000	7.50%	0.00%	3.21 years
TOTAL		**1.8%**	**99.3%**	**$198,325,000**	**8.10%**	**-1.49%**	**3.69 years**
FY09 TOTAL		4.5%	98.8%	$201,325,000	8.10%	-16.57% (2)	3.66 years
FY08 TOTAL		4.7%	99.9%	$241,300,000	6.85%	0.25% (2)	3.84 years
FY07 TOTAL		1.9%	99.5%	$240,700,000	6.63%	2.03% (2)	4.09 years
FY06 TOTAL		2.6%	99.6%	$235,900,000	6.89%	7.74% (2)	4.93 years

(1) Directors' valuations.
(2) Annual valuation change from prior period.

Top Retailers

Total % of Income 20.2%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 7.45% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	46.9%	56.9%	57.7%
Interest Cover Ratio	1.8 times	2.1 times	1.6 times

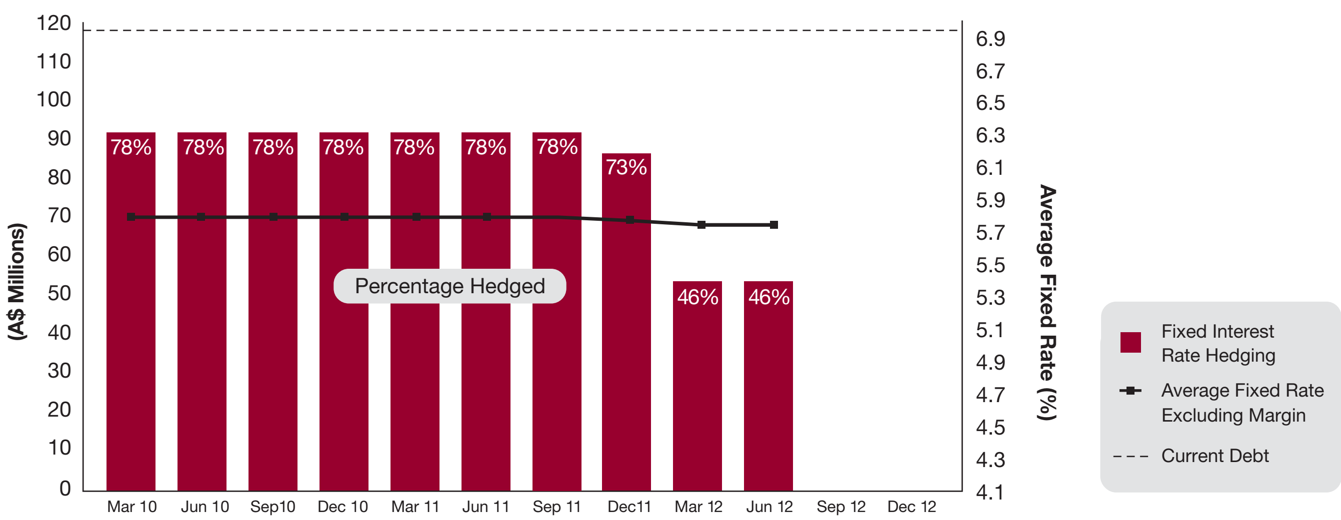
(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$123.00 million	$5.05 million	15 December 2011
Centro Property Trust	$0.04 million	Nil	Payable at reasonable notice
TOTAL	**$123.04 million**	**$5.05 million**	**1.96 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

Fixed Interest Rate Hedge Summary



CENTRO **MCS 34**

Total Annual Return since Inception: **1.99%**

FY10 Distribution Forecast on Initial Equity: **4.00%**

NAB Change

Dec '09	$0.75
Jun '09	$0.76
Dec '08	$0.85

Syndicate Update

- **Continued Sales Growth Across the Portfolio** – Sales performance has remained strong with annual growth across the portfolio of 10%. Highlights of the half year:
  - Centro Emerald Market's annual sales growth of 19.8% was largely due to Coles' 16.3% and Target Country's 8.4% increase in annual sales.
  - Woolworths and Lenard's Poultry Shop underpinned the growth at Centro Emerald Village, with annual sales growth of 5.1% and 14.9% respectively.
  - At Centro Woodcroft, annual sales growth of 7.7% was largely due to Coles and Liquorland growth of 1.4% and 10% respectively.
  - Coles 16% growth contributed significantly to the annual sales growth at Centro Port Pirie, whilst it was the specialty retailers at Centro Pinelands that underpinned its annual sales growth of 8.1%.
- **Update on Objection to Emerald Retail Development** – As updated in the *Annual Review 2009*, the Syndicate lodged an objection to the development of a new sub-regional shopping centre in Emerald. This objection was unsuccessful in the Planning & Environment Court of Queensland. We firmly believe that it is in the best interests of investors to continue with this objection and have therefore lodged an appeal against this decision with the Queensland Court of Appeal. A date for this hearing has been scheduled for late April 2010.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	7.80%	8.00%	8.25%	4.50%	4.00%
Distribution Return on Net Asset Backing (NAB)	6.61%	5.97%	6.55%	5.92%	5.33%
Tax Advantaged Portion	96.75%	45.37%	71.37%	75.42%	0.00%
Equivalent Pre-tax Return on Initial Equity	14.91%	11.15%	13.37%	7.45%	4.00%
NAB	$1.18	$1.34	$1.26	$0.76	$0.75 (1)
Syndicate Commencement Date					December 2004
Syndicate Review Date					December 2009 – December 2011

(1) NAB at 31 December 2009.

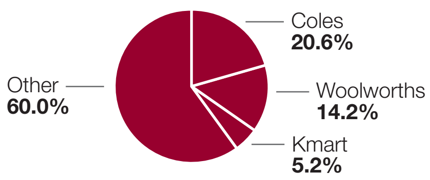
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Pinelands	QLD	8.1%	99.4%	$27,500,000	8.25%	0.36%	4.52 years
Centro Port Pirie	SA	19.7%	98.6%	$23,500,000	8.75%	0.00%	9.23 years
Centro Woodcroft	NSW	7.7%	100%	$19,400,000	8.25%	-2.51%	2.65 years
Centro Lismore	NSW	0.6%	97.7%	$16,500,000	9.25%	3.13%	2.07 years
Centro Emerald Village (50%)	QLD	11.9%	100%	$12,350,000	8.75%	-5.00%	2.59 years
Coles Morwell	VIC	1.0%	100%	$9,100,000	9.50%	2.25%	3.37 years
Centro Emerald Market (50%)	QLD	19.8%	100%	$7,250,000	8.75%	-3.33%	4.89 years
TOTAL		**10.0%**	**99.2%**	**$115,600,000**	**8.68%**	**-0.52%**	**4.34 years**
FY09 TOTAL		11.2%	99.4%	$116,200,000	8.49%	-17.55% (2)	4.45 years
FY08 TOTAL		6.9%	99.1%	$140,927,510	7.17%	5.11% (2)	3.07 years
FY07 TOTAL		0.2%	98.8%	$134,075,000	6.96%	12.06% (2)	3.42 years
FY06 TOTAL		1.3%	98.9%	$119,650,000	7.30%	13.49% (2)	3.94 years

(1) Independent valuation undertaken by Colliers at Centro Pinelands and Centro Lismore, CB Richard Ellis at Centro Woodcroft, Jones Lang LaSalle at Centro Port Pirie and Savills at Coles Morwell. Directors' valuations for all other properties.
(2) Annual valuation change from prior period.

Top Retailers

Total % of Income 40.0%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 6.98% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	54.3%	68.4%	69.8%
Interest Cover Ratio	1.8 times	1.7 times	2.0 times

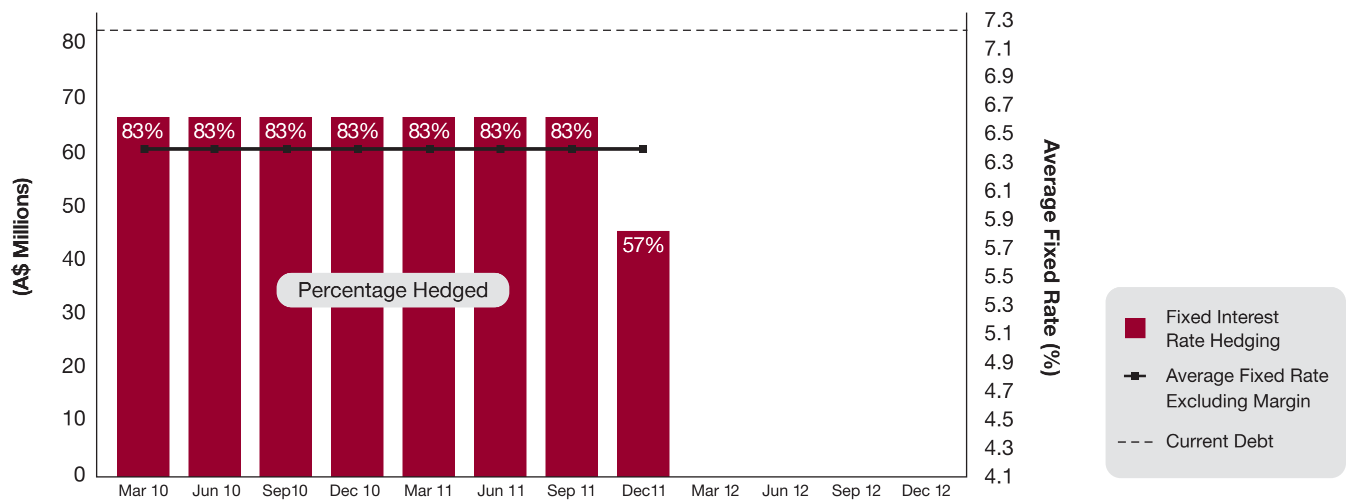
(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$72.50 million	Nil	21 December 2011
Centro Property Trust	$8.17 million	Nil	Payable at reasonable notice
TOTAL	**$80.67 million**	**Nil**	**1.87 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

Fixed Interest Rate Hedge Summary



CENTRO **MCS 35**

Total Annual Return
since Inception: **-15.16%**

FY10 Distribution Forecast
on Initial Equity: **0.00%**

NAB Change

Dec '09	$0.24
Jun '09	$0.33
Dec '08	$0.83

Syndicate Update

- **Georgia Market Conditions** – Atlanta, Georgia continues to be hit hard by the recession in the US. Georgia's seasonally-adjusted unemployment rate has risen to 10.4%, which is higher than the national US average of 9.7%, and its retail leasing market continues to experience large inventories of vacant 'big box' space (10,000 square feet (930 m^2) or greater).
- **Metro Atlanta Big Box Retail Leasing Environment** – The economic climate continues to contribute to the difficult retail leasing environment and the large big box space vacancies in the submarkets where the Syndicate properties are located. These factors create a large lag time in executing new leases, as retailers have multiple options. Given the challenging conditions, we continue to work with both national and regional prospective tenants, moving closer to leasing up major vacancies at both Venture Pointe and Barrett Place.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on the Original $1.00 Invested	8.50%	8.55%	8.60%	5.72%	0.00%
Distribution Return on NAB per Investment	8.76%	7.31%	8.60%	17.33%	0.00%
Tax Advantaged Portion	86.81%	79.22%	76.48%	79.69%	0.00%
Equivalent Pre-tax Return on the Original $1.00 Invested	15.45%	14.44%	14.32%	9.66%	0.00%
NAB per Investment (based on the original $1.00 invested)(1)	$0.97	$1.17	$1.00	$0.33	$0.24(2)
NAB per Unit (based on the remaining units only)(3)	$1.92	$2.32	$1.97	$0.66	$0.47(2)
Syndicate Commencement Date					April 2005
Syndicate Review Date					April 2010 – April 2012

(1) The NAB per Investment (based on the original $1.00 invested) is the NAB that we have always reported to investors. It reflects the current value of your original $1.00 investment into the Syndicate (comprising of $0.495 unsecured notes and $0.505 units). For example $10,000 original investment comprised of 4,950 unsecured notes and 5,050 units. 10,000 x $0.24 = $2,400, the current value of your investment.
(2) As at 31 December 2009.
(3) At the joint meeting of noteholders and unitholders in Centro MCS 35 held on 30 October 2009, noteholders voted in favour of cancelling the unsecured notes from the syndicate investment structure with effect from 1 July 2009. The NAB per Unit reflects the current value of the units. For example, of the $10,000 original investment only the 5,050 Units remain. 5,050 units x $0.47 = $2,400, the current value of your investment.

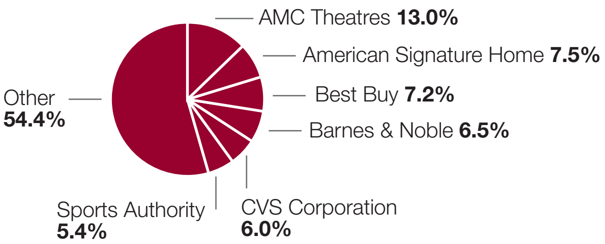
Property Portfolio Statistics

Property	State	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Mansell Crossing	Georgia	98.2%	$47,236,517	8.44%	-3.76%	3.63 years
Barrett Place	Georgia	81.5%	$15,744,184	8.94%	-27.54%	2.63 years
Venture Pointe	Georgia	46.4%	$9,083,449	9.40%	-3.46%	7.92 years
TOTAL		**82.1%**	**$72,064,149**	**8.67%**	**-10.17%**	**3.62 years**
FY09 TOTAL		93.1%(2)	$80,219,000	8.50%	-27.58%(2)	4.40 years
FY08 TOTAL		99.6%	$110,774,000	6.83%	-7.57%(2)	4.15 years
FY07 TOTAL		99.4%	$119,843,500	6.33%	11.11%(2)	4.95 years
FY06 TOTAL		99.8%	$107,864,000	6.58%	7.03%(2)	5.78 years

(1) Directors' valuations expressed in US$.
(2) Annual occupancy change from prior period.

Top Retailers

Total % of Income 45.6%



Debt Information

All of the Syndicate's US$ debt was at a weighted average fixed interest rate of 4.42% p.a. (including margin) as at 31 December 2009.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio(1)	58.1%	79.7%	78.5%
Interest Cover Ratio	2.1 times	1.9 times	1.9 times

(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. There is no gearing or interest cover ratio covenant for the senior debt.

Debt Maturity Profile

Financier	Loan Facility Amount(1)	Undrawn Amount	Loan Maturity(2)
External Financier	US$64.00 million	Nil	1 April 2015
External Financier	US$2.60 million	Nil	1 February 2011
US$ TOTAL	**US$66.60 million**	**Nil**	**5.09 years**
Centro Property Trust	A$0.35 million	Nil	Payable at reasonable notice
A$ TOTAL	**A$0.35 million**	**Nil**	**1 year**

(1) The US$ figures reflect 97% ownership. The A$ figures reflect 100% ownership.
(2) Centro Property Trust loan calculated at 12 months loan maturity.

CENTRO **MCS 36**

Total Annual Return since Inception: **-19.74%**

FY10 Distribution Forecast on Initial Equity: **1.70%**

NAB Change

Dec '09	$0.23
Jun '09	$0.34
Dec '08	$0.66

Syndicate Update

- **Regional Market Conditions** – The Northeast and Mid Atlantic Regions of the US, where the Syndicate Properties are located, continue to outperform the rest of the US with unemployment and foreclosure rates below national averages. As a result of the relative strength of these regions, the occupancy rate of the Syndicate portfolio increased to 89.4% at 31 December 2009 from 88.2% at 30 June 2009. However, there remains a lag time in refilling spaces, as retail spending remains geared toward non-discretionary items and Americans continue to save income.
- **Leasing and Marketing** – In the six months to 31 December 2009, we have been successful in securing new and renewal leases totaling approximately 120,000 square feet (11,148m^2) of big box space (spaces 10,000 square feet (930m^2) or greater), taking advantage of both opportunistic and discretionary retailers and the relative strength of the Northeast and Mid Atlantic Regions of the US.
- **Net Worth Covenant** – In the Notices of Meetings and Explanatory Memorandum issued to Investors in September 2009 we mentioned that one of the covenants associated with three of the debt facilities requires the net worth (tangible assets less total debt) of the REIT (the US Trust that contains all the properties and the debt facilities) to remain above US$30 million. The REIT's current net worth is US$39 million, giving it approximately US$9 million of headroom above the net worth covenant threshold. If the REIT property portfolio valuation declines by a further US$9 million (4%) from the 31 December 2009 valuations, the loan covenant will likely be breached. In that event, we will consider ways of remedying the debt covenant breach, which may include asset sales.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on the Original $1.00 Invested	8.25%	8.30%	5.60%	1.98%	1.70%
Distribution Return on NAB per Investment	8.25%	8.30%	6.75%	5.82%	7.39%
Tax Advantaged Portion	88.31%	79.61%	71.83%	0.00%	100%
Equivalent Pre-tax Return on the Original $1.00 Invested	15.11%	14.04%	9.10%	1.98%	3.18%
NAB per Investment (based on the original $1.00 invested)(1)	$1.00	$1.00	$0.83	$0.34	$0.23(2)
NAB per Unit (based on the remaining units only)(3)	N/A	N/A	N/A	$0.53	$0.36(2)
Syndicate Commencement Date					August 2005
Syndicate Review Date					June 2011 – June 2012

(1) The NAB per Investment (based on the original $1.00 invested) is the NAB that we have always reported to investors. It reflects the current value of your original $1.00 investment into the Syndicate (comprising of $0.36 unsecured notes and $0.64 units). For example, $10,000 original investment comprised of 3,600 unsecured notes and 6,400 units. 10,000 x $0.23 = $2,300, the current value of your investment.
(2) As at 31 December 2009.
(3) At the joint meeting of Noteholders and Unitholders in Centro MCS 36 held on 9 October 2009, Noteholders voted in favour of cancelling the unsecured notes from the syndicate investment structure with effect from 1 July 2009. The NAB per Unit reflects the current value of the units. For example, of the $10,000 original investment only the 6,400 units remain. 6,400 units x $0.36 = $2,300, the current value of your investment.

Property Portfolio Statistics

Property	State	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 Dec 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Park Hills Plaza	Pennsylvania	94.3%	$18,260,541	8.65%	-3.46%	4.10 years
Kline Plaza	Pennsylvania	79.9%	$12,346,410	8.53%	1.02%	6.28 years
Whitemarsh Shopping Centre	Pennsylvania	100%	$12,120,725	8.44%	0.57%	7.56 years
Collegeville Shopping Centre	Pennsylvania	90.7%	$13,391,063	7.65%	-3.46%	3.10 years
County Line Plaza	Pennsylvania	98.6%	$10,759,434	8.53%	-2.70%	4.21 years
Bensalem Square	Pennsylvania	97.7%	$5,141,000	9.15%	-24.82%	3.81 years

Property Portfolio Statistics (continued)

Property	State	Occupancy Rate (by area)	31 December 2009 Valuation[1]	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Cherry Square	Pennsylvania	98.3%	$8,022,385	8.53%	-2.70%	4.25 years
North Penn Marketplace	Pennsylvania	90.5%	$8,427,942	8.15%	-3.46%	4.65 years
Gilbertsville Shopping Centre	Pennsylvania	98.6%	$6,370,718	8.78%	-2.70%	3.49 years
Woodbourne Square	Pennsylvania	100%	$5,478,162	8.65%	-3.46%	3.38 years
Chalfont Village	Pennsylvania	100%	$4,294,336	8.53%	-2.70%	2.74 years
69th Street Plaza	Pennsylvania	100%	$1,707,614	9.15%	-52.42%	4.26 years
New Holland Shopping Center	Pennsylvania	95.2%	$3,586,478	8.53%	-2.70%	1.57 years
Commerce Plaza	Pennsylvania	100%	$2,263,805	7.19%	-3.76%	14.93 years
Mt Carmel Plaza	Pennsylvania	28.0%	$1,067,000	9.53%	-13.73%	4.81 years
Highridge Plaza	New York	93.2%	$16,803,504	7.69%	-3.76%	3.66 years
North Ridge Plaza	New York	100%	$11,202,336	8.19%	-3.76%	4.47 years
A&P Mamaroneck	New York	100%	$2,987,290	6.69%	-3.76%	1.25 years
Port Washington	New York	100%	$838,737	8.19%	8.08%	3.42 years
Christmas Tree Plaza	Connecticut	86.4%	$19,384,267	7.90%	-3.46%	5.40 years
Killingly Plaza	Connecticut	90.8%	$7,068,390	9.25%	6.81%	0.75 years
Milford	Connecticut	100%	$2,354,987	N/A	76.57%	4.67 years
North Park Center	Georgia	91.1%	$10,300,818	9.65%	-3.46%	3.06 years
Holcomb Bridge Crossing	Georgia	80.9%	$5,733,646	9.03%	-2.70%	7.64 years
Park Plaza	Georgia	94.3%	$4,799,245	9.40%	-3.46%	2.04 years
Rio Grande Plaza	New Jersey	86.9%	$13,578,351	8.15%	-3.46%	3.90 years
Shoprite Supermarket	New Jersey	100%	$3,839,396	8.15%	-3.46%	13.25 years
Magnolia Plaza	North Carolina	56.2%	$2,877,845	10.50%	4.10%	2.03 years
East Main Center	South Carolina	36.3%	$1,746,000	N/A	13.21%	5.25 years
Culpeper Town Square	Virginia	96.6%	$9,738,955	9.65%	-3.46%	5.78 years
TOTAL		**89.4%**	**$226,491,379**	**8.50%**	**-3.45%**	**4.55 years**
FY09 TOTAL		88.2%	$234,584,800	8.36%	-22.39%[2]	4.60 years
FY08 TOTAL		89.68%	$302,252,000	7.09%	-10.37% [2]	N/A
FY07 TOTAL		91.69%	$337,225,350	7.02%	5.40% [2]	N/A

(1) Directors' valuations expressed in US$ (figures reflect 97% ownership).
(2) Annual valuation change from prior period.

Debt Information

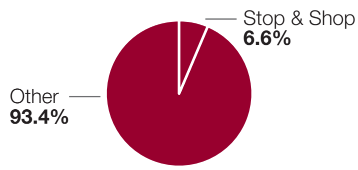
The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 5.92% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio [1]	63.5%	80.7%	77.4%
Interest Cover Ratio	2.1 times	1.8 times	1.7 times

(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Top Retailers

Total % of Income 6.6%



Debt Maturity Profile

Financier	Loan Facility Amount[1]	Undrawn Amount	Loan Maturity[2]
External Financier	US$160.72 million	Nil	1 January 2016
External Financier	US$11.66 million	Nil	1 January 2033
External Financier	US$7.35 million	Nil	1 May 2018
External Financier	US$7.28 million	Nil	1 January 2014
External Financier	US$3.76 million	Nil	1 June 2012
External Financier	US$2.62 million	Nil	1 April 2014
US$ TOTAL	**US$193.39 million**	**Nil**	**6.95 years**
Centro Property Trust	A$0.60 million	Nil	Payable at reasonable notice
A$ TOTAL	**A$0.60 million**	**Nil**	**1 year**

(1) The US$ figures reflect 97% ownership. The A$ figures reflect 100% ownership.
(2) Centro Property Trust loan calculated at 12 months loan maturity.

CENTRO **MCS 37**

Total Annual Return since Inception:	**-7.19%**
FY10 Distribution Forecast on Initial Equity:	**4.00%**

NAB Change

Dec '09	**$0.59**
Jun '09	**$0.59**
Dec '08	**$0.71**

Syndicate Update

- **Strong Sales Growth at Monier Road and Whites Hill** – Retail sales increased 16.6% and 7.1% at Centro Monier Village and Centro Whites Hill respectively for the twelve months to December 2009 primarily due to the performance of the Woolworths supermarkets. The expansion of the nearby Park Village Shopping Centre and the redevelopment of nearby Mt Ommaney Shopping Centre has had little impact on sales performance at Centro Monier Village.
- **Portfolio Occupancy at 98.1%** – Two of the three vacancies at Centro Gladstone Home have been leased successfully and above budget rental. Lease negotiations are currently underway in respect of the single vacancy. Centro Monier Village now has three vacancies (89.9% occupancy) as a result of two retailers recently vacating at lease expiry. Management is currently negotiating new lease deals for both vacancies. Centro White Hills, Centro Newtown and Centro Albury are all fully leased. Across the portfolio, three new lease renewals and ten new deals were completed during the year at an average rental of 12.6% above budget.
- **NAB Maintained** – The valuation for Centro Newtown and Centro Gladstone Home declined by 2.57% and 0.77% respectively, however this decline has been offset by the valuation gain at Centro Albury. As a result the NAB has been maintained at $0.59.

Key Syndicate Statistics

Year Ending 30 June	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	7.00%	7.05%	4.00%	4.00%
Distribution Return on Net Asset Backing (NAB)	7.00%	7.67%	6.78%	6.78%
Tax Advantaged Portion	100%	100%	100%	100%
Equivalent Pre-tax Return on Initial Equity	13.08%	13.18%	7.48%	7.48%
NAB	$1.00	$0.92	$0.59	$0.59 (1)
Syndicate Commencement Date				May 2006
Syndicate Review Date				May 2011 – May 2013

(1) NAB at 31 December 2009.

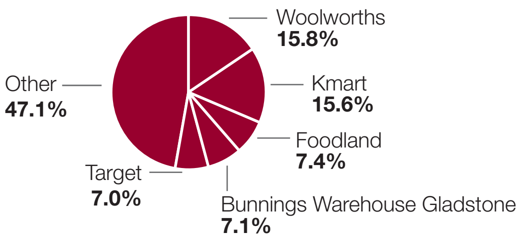
Property Portfolio Statistics

Property (1)	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation (2)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Albury	NSW	3.5%	100%	$51,300,000	7.75%	1.89%	1.62 years
Centro Newton	SA	-3.1%	100%	$30,300,000	7.75%	-2.57%	4.82 years
Centro Gladstone Home	QLD	-2.2%	96.9%	$25,800,000	8.75%	-0.77%	5.08 years
Centro Whites Hill	QLD	7.1%	100%	$15,100,000	7.75%	0.00%	10.17 years
Centro Monier Village	QLD	16.6%	89.9%	$12,800,000	7.75%	0.00%	7.30 years
TOTAL		**4.38%**	**98.1%**	**$135,300,000**	**7.94%**	**-0.4%**	**4.68 years**
FY09 TOTAL		4.8%	95.0%	$141,550,000	7.88%	-13.16 (3)	4.78 Years
FY08 TOTAL		6.1%	99.3%	$163,000,000	6.90%	-1.20% (3)	5.35 years
FY07 TOTAL		3.3%	99.3%	$164,980,000	6.60%	10.95% (3)	5.95 years
FY06 TOTAL		N/A	99.3%	$148,700,000	7.03%	N/A (3)	4.69 years

(1) Samuel Village was sold in September 2009 for $6.2 million.
(2) Directors Valuations.
(3) Annual valuation change from prior period.

Top Retailers

Total % of Income 52.9%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 5.77% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	59.6%	68.9%	67.30%
Interest Cover Ratio	1.9 times	1.8 times	1.7 times

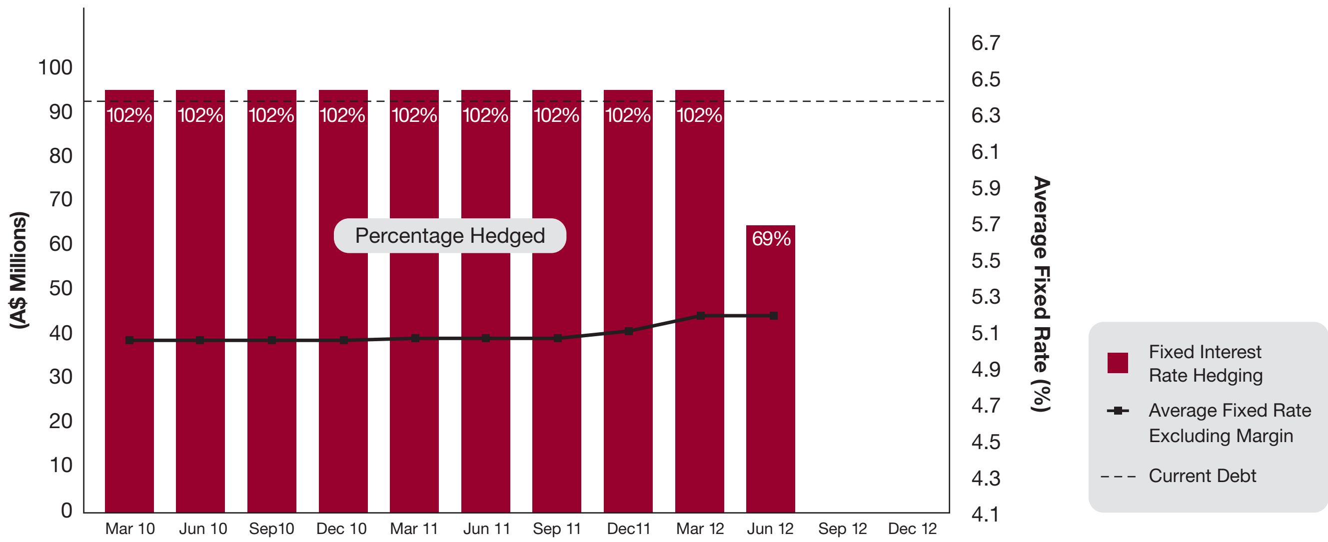
(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity (1)
External Financier	$92.68 million	Nil	20 December 2011
Centro Property Trust	$0.85 million	Nil	Payable at reasonable notice
TOTAL	**$93.53 million**	**Nil**	**1.95 years**

(1) Centro Property Trust loan calculated at 12 months loan maturity.

Fixed Interest Rate Hedge Summary



CENTRO **MCS 38**

Total Annual Return
since Inception: **-32.69%**

FY10 Distribution Forecast
on Initial Equity: **0.70%**

NAB Change

Dec '09	$0.20
Jun '09	$0.24
Dec '08	$0.91

Syndicate Update

- **Unsecured Notes Removed From Investment Structure** – In October 2009 investors overwhelmingly approved the cancellation of the unsecured notes in the Centro MCS 38 investment structure. As a result, the value of the Units that Investors hold has increased by an amount equal to the value of the cancelled notes at the time of cancellation. All future payments to investors from the Syndicate will be in the form of distributions.
- **Distribution Forecast Lowered for FY10** – Due to the high Australian Dollar and the negative impact this has on converting income received from US properties, the distribution rate for Centro MCS 38 has been lowered from 1.00% p.a. to 0.70% p.a. We expect that this distribution rate will remain at 0.70% p.a. for FY10.
- **State of US Economy Impacting Mall Performance** – The six malls which make up a majority of the Syndicate assets continue to be impacted by the recession in the US. While bankruptcies have slowed during the past six months, the leasing market remains very tough with most retailers reluctant to commit to new sites to cover previous bankruptcies. Occupancy rates remain static although it has been necessary in some cases to lower income on lease renewals to retain key tenants.

Key Syndicate Statistics

Year Ending 30 June	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on the Original $1.00 Invested	7.65%	7.75%	3.79%	0.70%
Distribution Return on NAB per Investment	N/A	8.33%	15.79%	3.50%
Tax Advantaged Portion	99.98%	67.10%	98.51%	100%
Equivalent Pre-tax Return on the Original $1.00 Invested	14.30%	12.27%	7.04%	1.31%
NAB per Investment (based on the original $1.00 invested) (1)	N/A	$0.93	$0.24	$0.20(2)
NAB per Unit (based on the remaining units only) (3)	N/A	N/A	$0.37	$0.31(2)
Syndicate Commencement Date				October 2006
Syndicate Review Date				June 2012 – June 2016

(1) The NAB per Investment (based on the original $1.00 invested) is the NAB that we have always reported to investors. It reflects the current value of your original $1.00 investment into the Syndicate (comprising of $0.35 unsecured notes and $0.65 units). For example $10,000 original investment comprised of 3,500 unsecured notes and 6,500 units. 10,000 x $0.2 = $2,000, the current value of your investment.
(2) As at 31 December 2009.
(3) At the joint meeting of noteholders and unitholders in Centro MCS 38 held on 30 October 2009, noteholders voted in favour of cancelling the unsecured notes from the syndicate investment structure with effect from 1 July 2009. The NAB per Unit reflects the current value of the units. For example of the $10,000 original investment only the 6,500 Units remain. 6,500 units x $0.31 = $2,000, the current value of your investment.

Property Portfolio Statistics (continued)

Property	State	Occupancy Rate (by area)	31 December 2009 Valuation[1]	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Enfield Square	Connecticut	80.0%	$44,853,068	9.15%	-5.21%	6.93 years
Eagle Rock Plaza	California	95.9%	$40,525,624	8.65%	-5.25%	3.68 years
Midway Mall	Ohio	58.4%	$42,430,330	9.53%	2.54%	3.54 years
Town Square	New York	91.1%	$36,279,362	8.69%	-3.76%	4.35 years
Independence Mall	North Carolina	82.5%	$34,460,162	9.15%	-7.79%	3.62 years
West Park Mall	Missouri	66.9%	$29,926,146	9.53%	-17.29%	3.56 years
Lakewood Plaza	New Jersey	98.5%	$31,961,247	8.65%	-3.46%	4.93 years
Richland Mall	Ohio	92.1%	$24,295,042	9.53%	-11.23%	4.01 years
Westland Town Center	Colorado	97.0%	$21,123,653	8.53%	-2.70%	6.73 years
North Dover	Delaware	100%	$19,799,002	8.15%	-3.46%	4.95 years
Parkway Plaza 1	New York	100%	$16,259,921	8.94%	-3.76%	6.47 years
Campus Plaza	New York	97.2%	$15,556,359	8.65%	-3.46%	5.18 years
Century Plaza	Florida	84.2%	$13,588,315	9.03%	-2.70%	2.46 years
Shoppes at Vestal	New York	100%	$11,748,498	8.94%	-3.76%	2.48 years
Parkway Plaza	Connecticut	93.2%	$10,150,702	7.94%	-3.76%	5.81 years
Village at Mableton	Georgia	85.5%	$9,502,318	9.53%	-2.70%	3.89 years
Campus Village	Maryland	100%	$5,279,734	8.65%	-3.46%	4.26 years
Plymouth Plaza	Pennsylvania	93.7%	$6,350,275	9.15%	25.05%	2.67 years
Pier One	New York	100%	$2,262,743	8.90%	-3.46%	2.08 years
TOTAL		**83.9%**	**$416,352,502**	**8.97%**	**-5.64%**	**4.52 years**
FY09 TOTAL		84.1%	$441,272,881	8.86%	-35.14%[2]	4.68 years
FY08 TOTAL		85.8%	$680,327,881	7.11%	-8.54%[2]	4.98 years
FY07 TOTAL		94.4%	$743,881,110	6.77%	6.21%[2]	5.33 years

(1) Directors' valuations expressed in US$ (figures reflect 97.7% ownership)
(2) Annual valuation change from prior period.

Debt Information

All of the Syndicate's US$ debt was at a weighted average fixed interest rate of 6.40% p.a. (including margin) as at 31 December 2009.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio[1]	55.8%	87.5%	94.2%[2]
Interest Cover Ratio	1.7 times	1.5 times	1.3 times

(1) For external financier debt loan covenant purposes, Centro Property Trust debt is not included. There is no LVR or ICR covenants for facilities under Centro MCS 38.
(2) Interest bearing debt / total Syndicate assets, derived from Centro MCS 38 financial report for half year ended 31 December 2009.

Debt Maturity Profile

Financier	Loan Facility Amount[1]	Undrawn Amount	Loan Maturity
External Financier	US$340.9 million	Nil	1 July 2016
External Financier	US$38.4 million	Nil	1 November 2016
External Financier	US$18.6 million	Nil	5 August 2011
External Financier	US$10.5 million	Nil	1 December 2027
External Financier	US$9.8 million	Nil	01 February 2012
Centro Property Trust	US$3.9 million	Nil	Payable at reasonable notice
US$ TOTAL	**US$422.1 million**	**Nil**	**6.4 years**
Centro Property Trust	A$10.0 million	Nil	Payable at reasonable notice
A$ TOTAL	**A$10.0 million**	**Nil**	**1 year**

(1) The US$ figures reflect 97.7% ownership. The A$ figures reflect 100% ownership.
(2) Centro Property Trust loan calculated at 12 months loan maturity.

WOODLANDS

Total Annual Return since Inception:	N/A
FY10 Distribution Forecast on Initial Equity:	11.0%

NAB Change

Dec '09	$1.66
Jun '09	$1.66
Dec '08	$1.94

Syndicate Update

- **Centro Woodlands Valuation Growth** – The Centro Woodlands valuation improved 2.4% to $17.1 million over the six months to December 2009 largely due to property income growth. The Syndicate NAB has made an allowance for anticipated legal fees relating to an appeal against a proposed competing development (see below) and remained unchanged at $1.66.
- **Ongoing Appeal to Proposed Competing Development** – An Appeal hearing for an approved supermarket and discount department store development is due to be held during May 2010. We will update investors in the 2010 Annual Review regarding the outcome.
- **Performance Update** – Centro Woodlands continues to perform well with annual sales growth of 4.9% and strong property income growth of 5.4% compared to the same six month period to December 2008. The centre remains fully leased.

Key Syndicate Statistics

Year Ending 30 June	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Forecast 2010
Distribution Return on Initial Equity	9.00%	9.50%	9.60%	9.00%	11.00%
Distribution Return on Net Asset Backing (NAB)	6.16%	4.77%	4.47%	5.42%	6.63%
Tax Advantaged Portion	34.73%	38.37%	100%	100%	90.00%
Equivalent Pre-tax Return on Initial Equity	11.94%	12.67%	17.94%	16.82%	19.60%
NAB	$1.46	$1.99	$2.15	$1.66	$1.66 (1)
Syndicate Commencement Date					August 1995, rollover occurred August 2007
Syndicate Review Date					August 2012 – August 2014

(1) NAB at 31 December 2009.

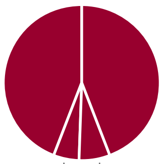
Property Portfolio Statistics

Property	State	Centre Sales Growth	Occupancy Rate (by area)	31 December 2009 Valuation(1)	31 December 2009 Capitalisation Rate	% Valuation Change (from 30 June 2009)	Weighted Average Lease Expiry (by income)
Centro Woodlands	QLD	4.9%	100%	$17,100,000	8.00%	2.40%	4.48 years
FY09 TOTAL		9.7%	100%	$16,700,000	8.00%	-13.25% (2)	4.85 years
FY08 TOTAL		18.4%	100%	$19,250,000	7.00%	4.34% (2)	5.71 years
FY07 TOTAL		14.0%	100%	$18,450,000	6.75%	19.03% (2)	6.16 years

(1) Directors' valuation.
(2) Annual valuation change from prior period.

Top Retailers

Total % of Income 55.9%



Debt Information

The average interest rate for all Syndicate debt (including weighted average margin) at 31 December 2009 was 5.85% p.a.

Period Ending	30 June 2008	30 June 2009	31 December 2009
Gearing Ratio (1)	44.8%	55.3%	53.7%
Interest Cover Ratio	1.9 times	1.8 times	2.0 times

(1) As at 31 December 2009, the Syndicate was within its LVR covenant.

Debt Maturity Profile

Financier	Loan Facility Amount	Undrawn Amount	Loan Maturity
External Financier	$9.75 million	Nil	30 September 2010

GLOSSARY

ABN – Australian Business Number.

A$ – Australian Dollars.

Anchor Tenant – Typically a retailer (often a supermarket, department store or discount department store) with a lettable area greater than 1,000m^2.

ASIC – Australian Securities & Investments Commission – ASIC enforces and regulates company and financial services laws to protect consumers, investors and creditors.

Assets – The resources owned by a company, fund or person. Assets can be tangible, e.g. cash, investments, property and equipment, or intangible, for example goodwill, patents.

Capitalisation Rate – The capitalisation rate is the percentage number used to determine the current value of a property based on assessed market net operating income. This is therefore the investor's yield on their investment.

Centro (CNP) – Centro Properties Group being Centro Properties Limited (ABN 45 078 590 682) and Centro Property Trust (ARSN 091 043 793) and all other entities controlled by each of them.

Centro MCS – The direct property division of Centro, consisting of Centro MCS Manager Limited (ABN 69 051 908 984) and CPT Manager Limited (ABN 37 054 494 307).

CMBS – Commercial Mortgage Backed Securities.

Community Centre – A community centre provides a wider range of goods and services than a Neighbourhood Centre. Community centres typically include a supermarket, junior department store, variety store, super pharmacy or discount department stores as anchor tenants.

CSIF – Centro Syndicate Investment Fund.

Distributions – Income payments made by Centro's managed funds to investors.

Foreign Exchange (FX) – System of trading in and converting the currency of one country into that of another.

Gearing Ratio – The gearing ratio is generally expressed as a percentage and is calculated as the proportion of total fund debt to Fund assets.

Hedge – A strategy used to offset financial risks such as movements in interest rates or foreign currency exchange (FX) rates. Common hedging strategies adopted by Centro MCS include the use of interest rate swaps, FX rate forwards and cross currency swaps, which are effectively used to fix interest rates or foreign currency exchange rates for the life of the swap. These swaps are generally independent of the debt facilities, so a swap maturity date may be different to the term of the debt facility.

ICR – Interest Coverage Ratio – A ratio used to determine how easily an entity can pay interest on outstanding debt. The interest coverage ratio is calculated by dividing the entity's earnings before interest and taxes (EBIT) of one period by the entity's interest expense of the same period.

Initial Syndicate Term – The first term of the syndicate, usually being anywhere between seven and ten years.

LVR – Loan to Value Ratio.

Major (tenant or retailer) – Generally a supermarket, department store or a discount department store tenant with a lettable area greater than 1,000m^2.

Mini Major – A retailer with a large national chain that occupies a smaller Net Lettable Area than the major stores.

NAB – The NAB (or Net Asset Backing) is the measure used to reflect the fair value of a syndicate or fund investment. The use of a NAB methodology differs somewhat from the accounting norm of a Net Tangible Assets (NTA) figure (NTA being simply the total tangible assets of a company or trust on a per unit basis). Though NAB is quite closely aligned with NTA, it is adjusted for several factors such as actual or likely property acquisition costs, structuring and establishment costs, exit and success fees and selling costs. All of these adjustments ensure that the NAB measure is best able to reflect the illiquid fixed term nature of syndicates.

Neighbourhood Centre – A neighbourhood centre features a supermarket as the anchor tenant in addition to specialty retailers that focus on the day-to-day needs of the immediate neighbourhood. The typical size of a neighbourhood centre is 5,000-6,000m^2.

NOI – Net Operating Income – Property revenues less property expenses, excluding debt service, depreciation and capital expenditure.

Specialty Retailer – Typically a retailer with a lettable area of less than 1,000m^2.

Subordinated Debt – Debt that is either unsecured or has a lower priority than that of another debt claim on the same asset or property.

Syndicate – A direct property investment vehicle whereby investors' funds are pooled over a set group of properties for a fixed term. This is normally administered by a responsible entity with ownership vested with a custodian on behalf of investors.

Tax advantaged – The non-assessable distribution component received by investors. This amount generally does not form part of an investor's taxable income in the year of receipt. It normally comprises of tax deferred income attributable to depreciation and capital allowances that will reduce the investor's CGT cost base in the units and tax free amounts relating to the capital gains discount that will not affect the CGT cost base.

US$ – US Dollars.

DIRECTORY

Responsible Entity

CPT Manager Limited
ABN 37 054 494 307

Board of Directors
Paul Cooper (Chairman)
Robert Tsenin (Group Chief Executive Officer & Managing Director)
Anna Buduls
Susan Oliver
Jim Hall
Rob Wylie

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Centro MCS 25
Centro MCS 26
Centro MCS 27
Centro MCS 32
Centro MCS 33

Responsible Entity

Centro MCS Manager Limited
ABN 36 651 908 984

Board of Directors
W Peter Day (Chairman)
Paul Cooper
Jim Hall
Michael Humphris
Fraser MacKenzie
Bill Bowness

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Centro MCS 14
Centro MCS 15

Centro MCS 16
Centro MCS 19 UT
Centro MCS 19 NZ/I
Centro MCS 20
Centro MCS 34
Centro MCS 35
Centro MCS 36
Centro MCS 37
Centro MCS 38
Woodlands

Company Secretary

Elizabeth Hourigan

Registered Office

Corporate Offices, 3rd Floor
Centro The Glen
235 Springvale Road
Glen Waverley Victoria 3150

Telephone	+61 3 8847 0000
Facsimile	+61 3 9886 1234
Toll Free (AUS)	1800 802 400
Toll Free (NZ)	0800 449 605
Email	investor@centro.com.au
Website	centromcs.com.au

Corporate Solicitors

Freehills
101 Collins Street
Melbourne Victoria 3000

Auditors

Moore Stephens
Level 14, 607 Bourke Street
Melbourne Victoria 3000

Ernst & Young
Ernst & Young Building
8 Exhibition Street
Melbourne Victoria 3000

Centro MCS
DIRECT PROPERTY