



Centro MCS Syndicates

Summary of Distributions and Estimated Cost Bases

Disclaimer: The following information is general information only and should not be considered or relied upon as taxation advice. The information assumes subscription at the commencement of the syndicate. Investors who acquired their interests after commencement of the syndicate, i.e. by acquiring from another investor, will have a different cost base depending on when the interests were acquired. In all cases, investors should seek their own independent advice.

Please note that for syndicates where borrowing costs have been funded by equity, the borrowing expenses are shown as adjusted against the cost base.

Centro MCS 2	Year Ended 30 June (\$ per unit)														
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance	1.1034	1.1034	1.1034	1.1034	1.1034	1.1297	1.1579	1.2360	1.3201	1.3201	1.2069	1.0228	1.0228	1.0228	1.0581
(C) Gross Unit Acquisition Cost = (A) +(B)	2.1034	2.1034	2.1034	2.1034	2.1034	2.1297	2.1579	2.2360	2.3201	2.3201	2.2069	2.0228	2.0228	2.0228	2.0581
Distribution Components:															
(D) Taxable	0.0316	0.0677	0.0706	0.1108	0.0800	0.0976	0.0352	0.0689	0.0789	0.1672	0.1669	0.2426	0.1975	0.2298	0.7850
(E) Tax Deferred	0.0620	0.0599	0.0679	0.0277	0.0195	0.0019	0.0652	0.0361	0.0291	0.0280	0.0356	0.0000	0.0074	0.0043	1.4832
(F) Tax Free	0.0039	0.0054	0.0055	0.0055	0.0055	0.0055	0.0046	0.0000	0.0000	0.0000	0.0159	0.0382	0.0000	0.0000	0.8331
(G) Total Distribution Paid =(D)+(E)+(F)	0.0975	0.1330	0.1440	0.1440	0.1050	0.1050	0.1050	0.1050	0.1079	0.1951	0.2183	0.2808	0.2049	0.2341	3.1013
(H) Accumulated Tax Deferred	0.0620	0.1219	0.1898	0.2175	0.2370	0.2389	0.3041	0.3402	0.3693	0.3972	0.4328	0.4328	0.4402	0.4445	1.9277
(I) Borrowing costs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0001	0.0000	0.0001	0.0031
(J) Accumulated Borrowing costs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0001	0.0001	0.0002	0.0033
Reduced Cost Base 30 June =(C)-(H)-(J)	2.0414	1.9815	1.9136	1.8859	1.8664	1.8907	1.8538	1.8957	1.9508	1.9229	1.7741	1.5898	1.5824	1.5780	0.1271
Centro MCS 3	Year Ended 30 June (\$ per unit)														
(A) Net Unit Acquisition Cost	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance	1.1295	1.1295	1.1295	1.2701	1.2701	1.7873	2.1621	2.1621	2.1621	2.1621	2.1621	2.1621	2.1621	2.1621	2.1945
(C) Gross Unit Acquisition Cost = (A) +(B)	2.1295	2.1295	2.1295	2.2701	2.2701	2.7873	3.1621	3.1621	3.1621	3.1621	3.1621	3.1621	3.1621	3.1621	3.1945
Distribution Components:															
(D) Taxable	-0.0127	0.0314	0.0458	0.0484	0.0072	0.0690	0.1141	0.0809	0.2738	0.3080	0.0352	0.3217	0.2813	0.1781	0.1781
(E) Tax Deferred	0.0279	0.0684	0.0649	0.0565	0.1018	0.0537	0.0259	0.0641	0.0377	0.0153	0.2984	0.0406	0.0031	0.1644	0.1644
(F) Tax Free	0.0018	0.0106	0.0108	0.0116	0.0165	0.0152	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid =(D)+(E)+(F)	0.0170	0.1105	0.1215	0.1165	0.1255	0.1379	0.1400	0.1450	0.3115	0.3233	0.3336	0.3623	0.2845	0.3425	0.3425
(H) Cumulated Tax Deferred	0.0279	0.0963	0.1612	0.2176	0.3194	0.3732	0.3991	0.4632	0.5008	0.5161	0.8145	0.8551	0.8582	1.0226	1.0226
(I) Borrowing costs	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0001	0.0000	0.0217	0.0093
(J) Cumulated Borrowing costs	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0001	0.0001	0.0219	0.0312
Reduced Cost Base 30 June =(C)-(H)-(J)	2.1016	2.0332	1.9683	2.0524	2.4679	2.7889	2.7631	2.6990	2.6613	2.6460	2.3474	2.3069	2.2820	2.1408	2.1408
Centro MCS 4	Year Ended 30 June (\$ per unit)														
(A) Net Unit Acquisition Cost	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance	1.1447	1.3208	1.3962	1.4403	1.5394	1.7014	1.7958	1.8586	1.8586	1.8586	1.8586	2.0812	4.2824	4.3255	5.3255
(C) Gross Unit Acquisition Cost = (A) +(B)	2.1447	2.3208	2.3962	2.4403	2.5394	2.7014	2.7958	2.8586	2.8586	2.8586	2.8586	3.0812	5.2824	5.3255	6.3255
Distribution Components:															
(D) Taxable	-0.0447	0.0116	0.0394	0.0752	0.0941	0.0553	0.1144	0.0989	0.0817	0.0557	0.0721	0.3361	0.3714	0.3714	0.3714
(E) Tax Deferred	0.1243	0.0674	0.0467	0.0213	0.0289	0.1107	0.1144	0.0989	0.0817	0.0557	0.0721	0.3361	0.3714	0.3714	0.3714
(F) Tax Free	0.0270	0.0370	0.0390	0.0395	0.0310	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid =(D)+(E)+(F)	0.1067	0.1160	0.1160	0.1360	0.1540	0.1660	0.1660	0.2945	0.3027	0.3382	0.3496	0.3361	0.3714	0.3714	0.3714
(H) Accumulated Tax Deferred	0.1243	0.1917	0.2384	0.2597	0.2886	0.3993	0.5137	0.6126	0.6943	0.7501	0.8222	1.1583	1.5297	1.5297	1.5297
(I) Borrowing costs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0000	0.0002	0.0004	0.0005	0.0487	0.0487
(J) Accumulated Borrowing costs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0000	0.0002	0.0005	0.0010	0.0497	0.0497
Reduced Cost Base 30 June =(C)-(H)-(J)	2.0203	2.1290	2.1578	2.1805	2.2508	2.3021	2.2820	2.2460	2.1643	2.1084	2.2584	4.1231	3.7461	3.7461	3.7461
Centro MCS 5	Year Ended 30 June (\$ per unit)														
(A) Net Unit Acquisition Cost	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance	1.3976	1.3976	1.4144	1.3573	1.5049	1.5501	1.5501	1.5501	1.7576	1.7576	1.7576	1.7576	1.7576	1.7977	1.7977
(C) Gross Unit Acquisition Cost = (A) +(B)	2.3976	2.3976	2.4144	2.3573	2.5049	2.5501	2.5501	2.5501	2.7576	2.7576	2.7576	2.7576	2.7576	2.7977	2.7977
Distribution Components:															
(D) Taxable	0.0290	0.0918	0.1001	0.0970	0.0858	0.0941	0.1301	0.0876	0.2468	0.2568	0.2588	0.2838	0.2045	0.2045	0.2045
(E) Tax Deferred	0.0038	0.0172	0.0085	0.0173	0.0272	0.0359	0.0000	0.1529	0.0034	0.0112	0.0145	0.0005	0.0395	0.0395	0.0395
(F) Tax Free	0.0012	0.0036	0.0040	0.0079	0.0092	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid =(D)+(E)+(F)	0.0340	0.1126	0.1126	0.1222	0.1222	0.1300	0.1301	0.2405	0.2502	0.2681	0.2733	0.2844	0.2440	0.2440	0.2440
(H) Accumulated Tax Deferred	0.0038	0.0210	0.0296	0.0469	0.0741	0.1100	0.1100	0.2629	0.2663	0.2776	0.2921	0.2926	0.3322	0.3322	0.3322
(I) Borrowing costs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0003	0.0002	0.0002	0.0002	0.0075	0.0075
(J) Accumulated Borrowing costs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0003	0.0006	0.0008	0.0008	0.0083	0.0083
Reduced Cost Base 30 June =(C)-(H)-(J)	2.3938	2.3766	2.3848	2.3104	2.4308	2.4401	2.4401	2.4947	2.4913	2.4797	2.4649	2.4642	2.4572	2.4572	2.4572
Please note: The above cost base calculations are based on the 50% discount method in determining the capital gain tax impact of the sale of Albany Plaza in the 2000 financial year ("the Disposal"). Where eligible superannuation funds are entitled to 33 1/3% discount, the reduced cost base is as follows:															
Reduced Cost Base 30 June		2.3938	2.3766	2.3848	2.3206	2.4410	2.4503	2.4503	2.5049	2.5015	2.4899	2.4751	2.4744	2.4674	2.4674
Where investors have applied the indexation method of declaring their share of the capital gains tax for the Disposal, the reduced cost base is as follows:															
Reduced Cost Base 30 June		2.3938	2.3766	2.3848	2.3277	2.4481	2.4574	2.4574	2.5120	2.5086	2.4970	2.4823	2.4815	2.4746	2.4746
Centro MCS 6	Year Ended 30 June (\$ per unit)														
(A) Net Unit Acquisition Cost	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance	0.8744	0.8558	0.6742	0.6942	0.6942	0.7644	0.8628	0.8628	0.9654	0.9654	0.9723	0.9723	0.9723	1.0785	1.0785
(C) Gross Unit Acquisition Cost = (A) +(B)	1.8744	1.8558	1.6742	1.6942	1.6942	1.7644	1.8628	1.8628	1.9654	1.9654	1.9723	1.9723	1.9723	2.0785	2.0785
Distribution Components:															
(D) Taxable	-0.0020	0.0976	0.0351	0.0561	0.0359	0.0437	0.1336	0.0000	0.1428	0.1376	0.1474	0.1085	0.1085	0.1085	0.1085
(E) Tax Deferred	0.0822	0.1904	0.0542	0.0399	0.0689	0.0611	0.0255	0.1692	0.0281	0.0338	0.0289	0.0384	0.0384	0.0384	0.0384
(F) Tax Free	0.0081	0.0125	0.0107	0.0088	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Indexation	0.0000	0.0095	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(H) Total Distribution Paid =(D)+(E)+(F)+(G)	0.0882	0.3100	0.1000	0.1048	0.1048	0.1048	0.1048	0.1591	0.1692	0.1709	0.1714	0.1763	0.1470	0.1470	0.1470
(I) Accumulated Tax Deferred	0.0822	0.2726	0.3268	0.3667	0.4356	0.4966	0.5221	0.6913	0.7194	0.7532	0.7821	0.8206	0.8206	0.8206	0.8206
(J) Borrowing costs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0001	0.0001	0.0000	0.0000	0.0043	0.0043
(K) Accumulated Borrowing costs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0001	0.0002	0.0003	0.0003	0.0046	0.0046
Reduced Cost Base 30 June =(C)-(H)-(I)-(K)	1.7922	1.3737	1.3475	1.3275	1.3275	1.3275	1.3275	1.3662	1.3406	1.2741	1.2458	1.2189	1.1899	1.2534	1.2534
Centro MCS 8	Year Ended 30 June (\$ per unit)														
(A) Net Unit Acquisition Cost	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance	0.8333	0.8580	1.2007	1.1497	1.1497	1.2822	1.2420	1.2987	1.3190	1.3190	1.4670	1.4670	1.4670	1.4845	1.4845
(C) Gross Unit Acquisition Cost = (A) +(B)	1.8333	1.8580	2.2007	2.1497	2.1497	2.2822	2.2420	2.2987	2.3190	2.3190	2.4670	2.4670	2.4670	2.4845	2.4845
Distribution Components:															
(D) Taxable	-0.0078	0.0137	-0.0323	0.0146	0.0510	0.0365	0.136								

Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Centro MCS 9															
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance					0.9058	0.9348	0.9928	1.1232	1.3778	1.4618	1.4785	1.8017	2.2181	2.2756	2.2756
(C) Gross Unit Acquisition Cost = (A) + (B)					1.9058	1.9348	1.9928	2.1232	2.3778	2.4618	2.4785	2.8017	3.2181	3.2756	3.2756
Distribution Components:															
(D) Taxable					-0.0168	0.0078	-0.0035	0.0190	0.0107	0.1054	0.1109	0.1193	0.0862	0.2430	0.1564
(E) Tax Deferred					0.0682	0.0853	0.0921	0.0710	0.0818	0.0756	0.0728	0.0700	0.1143	0.0691	0.5408
(F) Tax Free					0.0054	0.0099	0.0079	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0010	0.0653
(G) Total Distribution Paid = (D)+(E)+(F)					0.0569	0.1030	0.0965	0.0900	0.0925	0.1810	0.1838	0.1893	0.2005	0.3131	0.7624
(H) Accumulated Tax Deferred					0.0682	0.1535	0.2456	0.3166	0.3984	0.4740	0.5468	0.6168	0.7311	0.8002	1.3410
(I) Borrowing costs					0.0000	0.0000	0.0000	0.0000	0.0000	0.0009	0.0018	0.0016	0.0020	0.0011	0.0073
(J) Accumulated Borrowing costs					0.0000	0.0000	0.0000	0.0000	0.0000	0.0009	0.0027	0.0044	0.0064	0.0075	0.0148
Reduced Cost Base 30 June = (C)-(H)-(J)					1.8376	1.7813	1.7472	1.8066	1.9794	1.9870	1.9290	2.1805	2.4806	2.4679	1.9198
Centro MCS 9 Unit Trust															
Year Ended 30 June (\$ per unit)															
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(C) Gross Unit Acquisition Cost = (A) + (B)					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable					0.0000	0.0000	0.0000	0.0066	0.0107	0.0185	0.0174	0.0263	0.0000	0.0000	0.0266
(E) Tax Deferred					0.0515	0.0931	0.0886	0.0834	0.0818	0.0765	0.0776	0.0687	0.0950	0.0950	0.0000
(F) Tax Free					0.0054	0.0099	0.0079	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)					0.0569	0.1030	0.0965	0.0900	0.0925	0.0950	0.0950	0.0950	0.0950	0.0950	0.0266
(H) Accumulated Tax Deferred					0.0515	0.1446	0.2332	0.3166	0.3984	0.4748	0.5524	0.6211	0.7161	0.8111	0.8111
Reduced Cost Base 30 June = (C)-(H)					0.9485	0.8554	0.7668	0.6834	0.6016	0.5252	0.4476	0.3789	0.2839	0.1889	0.1889
Centro MCS 10															
Year Ended 30 June (\$ per unit)															
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance					0.8994	0.9148	1.0978	1.1355	1.1585	1.1585	1.1585	1.1585	1.3898	1.3898	1.3898
(C) Gross Unit Acquisition Cost = (A) + (B)					1.8994	1.9148	2.0978	2.1355	2.1585	2.1585	2.1585	2.1585	2.3898	2.3898	2.3898
Distribution Components:															
(D) Taxable					0.0356	0.0318	0.0336	0.0420	0.1291	0.1285	0.0042	0.1342	0.1409	0.1306	0.1306
(E) Tax Deferred					0.0407	0.0511	0.0654	0.0600	0.0488	0.0468	0.1720	0.0518	0.0572	0.0391	0.0391
(F) Tax Free					0.0172	0.0131	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)					0.0935	0.0960	0.0990	0.1020	0.1779	0.1753	0.1762	0.1861	0.1982	0.1697	0.1697
(H) Accumulated Tax Deferred					0.0407	0.0917	0.1571	0.2171	0.2660	0.3127	0.4847	0.5366	0.5938	0.6329	0.6329
(I) Borrowing costs					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0004	0.0005	0.0014	0.0014	0.0014
(J) Accumulated Borrowing costs					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0004	0.0009	0.0023	0.0037	0.0037
Reduced Cost Base 30 June = (C)-(H)-(J)					1.8587	1.8230	1.9407	1.9183	1.8925	1.8458	1.6734	1.8524	1.7938	1.7533	1.7533
Centro MCS 10 Unit Trust															
Year Ended 30 June (\$ per unit)															
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(C) Gross Unit Acquisition Cost = (A) + (B)					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable					0.0356	0.0318	0.0336	0.0420	0.0495	0.0593	0.0000	0.0000	0.0301	0.0445	0.0445
(E) Tax Deferred					0.0407	0.0511	0.0654	0.0600	0.0535	0.0447	0.1050	0.1050	0.0749	0.0405	0.0405
(F) Tax Free					0.0172	0.0131	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)					0.0935	0.0960	0.0990	0.1020	0.1030	0.1040	0.1050	0.1050	0.1050	0.0850	0.0850
(H) Accumulated Tax Deferred					0.0407	0.0917	0.1571	0.2171	0.2706	0.3153	0.4203	0.5253	0.6003	0.6408	0.6408
Reduced Cost Base 30 June = (C)-(H)					0.9593	0.9083	0.8429	0.7829	0.7294	0.6847	0.5797	0.4747	0.3997	0.3592	0.3592
Centro MCS 11															
Year Ended 30 June (\$ per unit)															
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance					0.9640	0.9947	1.0737	1.2070	1.2908	1.3297	1.3557	1.3557	1.3557	1.3557	1.3557
(C) Gross Unit Acquisition Cost = (A) + (B)					1.9640	1.9947	2.0737	2.2070	2.2908	2.3297	2.3557	2.3557	2.3557	2.3557	2.3557
Distribution Components:															
(D) Taxable					-0.0093	0.0533	0.0438	0.0231	0.1090	0.1447	0.1803	0.2035	0.2242	0.1883	0.1883
(E) Tax Deferred					0.0206	0.0353	0.0562	0.0794	0.0828	0.0559	0.0270	0.0178	0.0025	0.0388	0.0388
(F) Tax Free					0.0007	0.0089	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)					0.0120	0.0975	0.1000	0.1025	0.1918	0.2006	0.2073	0.2213	0.2267	0.2271	0.2271
(H) Accumulated Tax Deferred					0.0206	0.0559	0.1121	0.1916	0.2743	0.3302	0.3572	0.3749	0.3774	0.4163	0.4163
(I) Borrowing costs					N/A	N/A	N/A	N/A	N/A	0.0000	0.0003	0.0002	0.0002	0.0047	0.0047
(J) Accumulated Borrowing costs					N/A	N/A	N/A	N/A	N/A	0.0000	0.0003	0.0005	0.0006	0.0053	0.0053
Reduced Cost Base 30 June = (C)-(H)-(J)					1.9434	1.9388	1.9616	2.0154	2.0164	1.9995	1.9983	1.9803	1.9777	1.9410	1.9410
Centro MCS 11 Unit Trust															
Year Ended 30 June (\$ per unit)															
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(C) Gross Unit Acquisition Cost = (A) + (B)					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable					0.0000	0.0440	0.0438	0.0230	0.0220	0.0546	0.0810	0.1071	0.1249	0.0889	0.0889
(E) Tax Deferred					0.0113	0.0446	0.0562	0.0795	0.0830	0.0534	0.0300	0.0179	0.0026	0.0436	0.0436
(F) Tax Free					0.0007	0.0089	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)					0.0120	0.0975	0.1000	0.1025	0.1050	0.1080	0.1110	0.1250	0.1275	0.1325	0.1325
(H) Accumulated Tax Deferred					0.0113	0.0559	0.1121	0.1916	0.2746	0.3280	0.3579	0.3759	0.3785	0.4221	0.4221
Reduced Cost Base 30 June = (C)-(H)					0.9887	0.9441	0.8879	0.8084	0.7254	0.6720	0.6421	0.6241	0.6215	0.5779	0.5779
Centro MCS 12															
Year Ended 30 June (\$ per unit)															
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance					0.9190	0.9506	1.0833	1.1720	1.1720	1.1720	1.1720	1.1720	1.1752	1.1752	1.2863
(C) Gross Unit Acquisition Cost = (A) + (B)					1.9190	1.9506	2.0833	2.1720	2.1720	2.1720	2.1720	2.1720	2.1752	2.1752	2.2863
Distribution Components:															
(D) Taxable					0.0541	0.0340	0.0323	0.1314	0.1395	0.1356	0.1563	0.1563	0.1468	0.1192	0.1192
(E) Tax Deferred					0.0215	0.0660	0.0677	0.0479	0.0422	0.0466	0.0259	0.0259	0.0392	0.0392	0.0392
(F) Tax Free					0.0149	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)					0.0905	0.1000	0.1000	0.1793	0.1817	0.1822	0.1822	0.1822	0.1859	0.1585	0.1585
(H) Accumulated Tax Deferred					0.0215	0.0875	0.1553	0.2032	0.2454	0.2920	0.3179	0.3179	0.3571	0.3964	0.3964
(I) Borrowing costs					N/A	N/A	N/A	N/A	N/A	0.0000	0.0010	0.0000	0.0002	0.0050	0.0050
(J) Accumulated Borrowing costs					N/A	N/A	N/A	N/A	N/A	0.0000	0.0010	0.0010	0.0011	0.0061	0.0061
Reduced Cost Base 30 June = (C)-(H)-(J)					1.8975	1.8631	1.9280	1.9688	1.9266	1.8790	1.8563	1.8170	1.8170	1.8837	1.8837
Centro MCS 12 Unit Trust															
Year Ended 30 June (\$ per unit)															
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(C) Gross Unit Acquisition Cost = (A) + (B)					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable					0.0541	0.0340	0.0323	0.0520	0.0567	0.0524	0.0740	0.0740	0.0607	0.0256	0.0256
(E) Tax Deferred															

Centro MCS 14															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost							1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance							0.6788	1.0368	1.2277	1.2947	1.3495	1.4569	1.4569	2.0409	2.0409
(C) Gross Unit Acquisition Cost = (A) +(B)							1.6788	2.0368	2.2277	2.2947	2.3495	2.4569	2.4569	3.0409	3.0409
Distribution Components:															
(D) Taxable							0.0136	0.0007	0.0102	0.1151	0.0921	0.1420	0.1390	0.0000	0.2874
(E) Tax Deferred							0.0064	0.0923	0.0828	0.0547	0.0815	0.0356	0.0468	0.2101	0.2584
(F) Tax Free							0.0034	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.2575
(G) Total Distribution Paid =(D)+(E)+(F)							0.0234	0.0930	0.0930	0.1698	0.1737	0.1775	0.1858	0.2101	0.8033
(H) Accumulated Tax Deferred							0.0064	0.0987	0.1815	0.2362	0.3178	0.3533	0.4002	0.6102	0.8686
(I) Borrowing costs							0.0000	0.0000	0.0000	0.0031	0.0031	0.0090	0.0080	0.0188	0.0058
(J) Accumulated Borrowing costs							0.0000	0.0000	0.0000	0.0031	0.0061	0.0151	0.0231	0.0419	0.0477
Reduced Cost Base 30 June =(C)-(H)-(J)							1.6724	1.9382	2.0462	2.0554	2.0256	2.0885	2.0337	2.3887	2.1245
Centro MCS 14 Unit Trust															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost							1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance							N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(C) Gross Unit Acquisition Cost = (A) +(B)							1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable							0.0136	0.0007	0.0102	0.0351	0.0074	0.0456	0.0379	0.0000	0.0233
(E) Tax Deferred							0.0064	0.0923	0.0828	0.0579	0.0856	0.0474	0.0551	0.0935	0.0000
(F) Tax Free							0.0034	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0002
(G) Total Distribution Paid =(D)+(E)+(F)							0.0234	0.0930	0.0930	0.0930	0.0930	0.0930	0.0930	0.0935	0.0235
(H) Accumulated Tax Deferred							0.0064	0.0987	0.1815	0.2394	0.3250	0.3724	0.4276	0.5211	0.5211
Reduced Cost Base 30 June =(C)-(H)							0.9936	0.9013	0.8185	0.7606	0.6750	0.6276	0.5724	0.4789	0.4789
Centro MCS 15															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost							1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance							0.9549	1.0275	1.1683	1.2378	1.4663	1.5869	1.7016	1.8089	1.8089
(C) Gross Unit Acquisition Cost = (A) +(B)							1.9549	2.0275	2.1683	2.2378	2.4663	2.5869	2.7016	2.8089	2.8089
Distribution Components:															
(D) Taxable							0.0000	0.0365	0.0347	0.1211	0.1270	0.1044	0.1683	0.1307	0.3032
(E) Tax Deferred							0.0000	0.0555	0.0583	0.0553	0.0573	0.0986	0.0490	0.0916	1.3291
(F) Tax Free							0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.1861
(G) Total Distribution Paid =(D)+(E)+(F)							0.0000	0.0920	0.0930	0.1764	0.1843	0.2030	0.2173	0.2223	1.8184
(H) Accumulated Tax Deferred							0.0000	0.0555	0.1138	0.1691	0.2264	0.3250	0.3740	0.4656	1.7947
(I) Borrowing costs							0.0000	0.0000	0.0000	0.0027	0.0016	0.0032	0.0014	0.0000	0.0000
(J) Accumulated Borrowing costs							0.0000	0.0000	0.0000	0.0027	0.0042	0.0075	0.0089	0.0089	0.0089
Reduced Cost Base 30 June =(C)-(H)-(J)							1.9549	1.9720	2.0544	2.0660	2.2357	2.2545	2.3187	2.3344	1.0054
Centro MCS 15 Unit Trust															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost							1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance							N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(C) Gross Unit Acquisition Cost = (A) +(B)							1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable							0.0000	0.0365	0.0347	0.0356	0.0275	0.0086	0.0495	0.0082	0.2120
(E) Tax Deferred							0.0000	0.0555	0.0583	0.0584	0.0690	0.0914	0.0505	0.0918	0.0000
(F) Tax Free							0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid =(D)+(E)+(F)							0.0000	0.0920	0.0930	0.0940	0.0965	0.1000	0.1000	0.1000	0.2120
(H) Accumulated Tax Deferred							0.0000	0.0555	0.1138	0.1722	0.2412	0.3326	0.3832	0.4750	0.4750
Reduced Cost Base 30 June =(C)-(H)							1.0000	0.9445	0.8862	0.8278	0.7588	0.6674	0.6168	0.5250	0.5250
Centro MCS 16															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost							1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance							1.0982	1.1345	1.1345	1.1345	1.1345	1.1345	1.1345	2.0674	3.2452
(C) Gross Unit Acquisition Cost = (A) +(B)							2.0982	2.1345	2.1345	2.1345	2.1345	2.1345	2.1345	3.0674	4.2452
Distribution Components:															
(D) Taxable							0.0478	0.0520	0.1675	0.1710	0.1817	0.1817	0.2191	0.1394	0.1323
(E) Tax Deferred							0.0414	0.0445	0.0141	0.0109	0.0061	0.0000	0.0000	0.1233	0.0547
(F) Tax Free							0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid =(D)+(E)+(F)							0.0892	0.0965	0.1817	0.1819	0.1878	0.1817	0.2191	0.2627	0.1870
(H) Accumulated Tax Deferred							0.0414	0.0859	0.1000	0.1109	0.1170	0.1170	0.1170	0.2403	0.2950
(I) Borrowing costs							0.0000	0.0000	0.0022	0.0022	0.0032	0.0025	0.0025	0.0086	0.0332
(J) Accumulated Borrowing costs							0.0000	0.0000	0.0022	0.0044	0.0076	0.0102	0.0127	0.0188	0.0519
Reduced Cost Base 30 June =(C)-(H)-(J)							2.0568	2.0487	2.0323	2.0193	2.0099	2.0074	2.0074	2.8083	3.8983
Centro MCS 16 Unit Trust															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost							1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance							N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(C) Gross Unit Acquisition Cost = (A) +(B)							1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable							0.0477	0.0521	0.0836	0.0917	0.0984	0.1389	0.1389	0.0000	0.0000
(E) Tax Deferred							0.0415	0.0444	0.0164	0.0113	0.0116	0.0025	0.0025	0.1200	0.0000
(F) Tax Free							0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid =(D)+(E)+(F)							0.0892	0.0965	0.1000	0.1030	0.1100	0.1415	0.1415	0.1200	0.0000
(H) Accumulated Tax Deferred							0.0415	0.0859	0.1023	0.1136	0.1253	0.1278	0.1278	0.2478	0.2478
Reduced Cost Base 30 June =(C)-(H)							0.9585	0.9141	0.8977	0.8864	0.8747	0.8747	0.8722	0.7522	0.7522
Centro MCS 17															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost							1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance							1.2218	1.2359	1.2646	1.3295	1.3339	1.6365	1.6365	1.6365	1.6365
(C) Gross Unit Acquisition Cost = (A) +(B)							2.2218	2.2359	2.2646	2.3295	2.3339	2.6365	2.6365	2.6365	2.6365
Distribution Components:															
(D) Taxable							0.0028	-0.0029	0.1141	0.0778	0.1031	0.1999	0.1999	0.1292	0.1135
(E) Tax Deferred							0.0460	0.0904	0.0612	0.0977	0.0746	0.3493	0.3493	0.0422	0.0344
(F) Tax Free							0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0834	0.0038	0.0000
(G) Total Distribution Paid =(D)+(E)+(F)							0.0488	0.0875	0.1753	0.1755	0.1778	0.6326	0.6326	0.1752	0.1480
(H) Accumulated Tax Deferred							0.0460	0.1365	0.1976	0.2954	0.3700	0.7193	0.7193	0.7615	0.7959
(I) Borrowing costs							0.0000	0.0000	0.0014	0.0014	0.0016	0.0016	0.0016	0.0016	0.0016
(J) Accumulated Borrowing costs							0.0000	0.0000	0.0014	0.0027	0.0043	0.0059	0.0076	0.0092	0.0092
Reduced Cost Base 30 June =(C)-(H)-(J)							2.1758	2.0994	2.0656	2.0314	1.9596	1.9112	1.8674		

Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Centro MCS 18															
(A) Net Unit Acquisition Cost								1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance								0.7407	0.7752	0.7946	0.8082	0.8082	0.9729	0.9729	0.9729
(C) Gross Unit Acquisition Cost = (A) + (B)								1.7407	1.7752	1.7946	1.8082	1.8082	1.9729	1.9729	1.9729
Distribution Components:															
(D) Taxable								0.0024	-0.0006	0.0582	0.0530	0.0894	0.1021	0.1069	0.0942
(E) Tax Deferred								0.0110	0.0806	0.0712	0.0796	0.0447	0.0406	0.0384	0.0303
(F) Tax Free								0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)								0.0134	0.0800	0.1293	0.1326	0.1341	0.1427	0.1453	0.1245
(H) Accumulated Tax Deferred								0.0110	0.0916	0.1627	0.2423	0.2870	0.3277	0.3661	0.3964
(I) Borrowing costs								0.0000	0.0000	0.0034	0.0033	0.0037	0.0036	0.0010	0.0010
(J) Accumulated Borrowing costs								0.0000	0.0000	0.0034	0.0067	0.0104	0.0141	0.0150	0.0160
Reduced Cost Base 30 June = (C)-(H)-(J)								1.7298	1.6836	1.6285	1.5592	1.5107	1.6312	1.5919	1.5606
Centro MCS 18 Unit Trust															
(A) Net Unit Acquisition Cost								1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance								N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(C) Gross Unit Acquisition Cost = (A) + (B)								1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable								0.0024	0.0000	0.0060	0.0000	0.0316	0.0356	0.0405	0.0336
(E) Tax Deferred								0.0110	0.0800	0.0740	0.0800	0.0484	0.0444	0.0395	0.0314
(F) Tax Free								0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)								0.0134	0.0800	0.0800	0.0800	0.0800	0.0800	0.0800	0.0650
(H) Accumulated Tax Deferred								0.0110	0.0910	0.1650	0.2450	0.2934	0.3378	0.3773	0.4087
Reduced Cost Base 30 June = (C)-(H)								0.9890	0.9090	0.8350	0.7550	0.7066	0.6622	0.6227	0.5913
Centro MCS 19 NZI															
(A) Net Unit Acquisition Cost									1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance									1.0987	1.0901	1.1244	1.1244	1.1244	1.1592	1.1592
(C) Gross Unit Acquisition Cost = (A) + (B)									2.0987	2.0901	2.1244	2.1244	2.1244	2.1592	2.1592
Distribution Components:															
(D) Taxable									-0.0013	0.0956	0.0786	0.1932	0.0894	0.0935	0.0955
(E) Tax Deferred									0.0442	0.0565	0.0815	0.4117	0.0239	0.0315	0.0199
(F) Tax Free									0.0000	0.0000	0.0000	0.1034	0.0134	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)									0.0429	0.1521	0.1601	0.7084	0.1267	0.1251	0.1154
(H) Accumulated Tax Deferred									0.0442	0.1006	0.1821	0.5938	0.6177	0.6493	0.6691
(I) Borrowing costs									0.0000	0.0000	0.0000	0.0000	0.0000	0.0004	0.0007
(J) Accumulated Borrowing costs									0.0000	0.0000	0.0000	0.0000	0.0000	0.0004	0.0011
Reduced Cost Base 30 June = (C)-(H)-(J)									2.0546	1.9894	1.9423	1.5306	1.5067	1.5096	1.4890
Centro MCS 19															
(A) Net Unit Acquisition Cost									1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance									N/A	N/A	N/A	N/A	N/A	N/A	N/A
(C) Gross Unit Acquisition Cost = (A) + (B)									1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable									0.0059	0.0208	0.0173	0.0681	0.0420	0.0310	0.0275
(E) Tax Deferred									0.0500	0.0612	0.0667	0.0000	0.0378	0.0310	0.0225
(F) Tax Free									0.0000	0.0000	0.0000	0.0481	0.0062	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)									0.0559	0.0820	0.0840	0.1162	0.0860	0.0619	0.0800
(H) Accumulated Tax Deferred									0.0500	0.1111	0.1778	0.1778	0.2156	0.2466	0.2691
Reduced Cost Base 30 June = (C)-(H)									0.9500	0.8889	0.8222	0.8222	0.7844	0.7534	0.7309
Centro MCS 20															
(A) Net Unit Acquisition Cost										1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(B) Taxable										0.0000	0.0027	0.0032	0.0255	0.0246	0.0369
(C) Tax Deferred										0.0781	0.0838	0.0848	0.0645	0.0654	0.0031
(D) Tax Free										0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(E) Total Distribution Paid = (B)+(C)+(D)										0.0781	0.0865	0.0880	0.0900	0.0900	0.0400
(F) Accumulated Tax Deferred										0.0781	0.1619	0.2467	0.3111	0.3766	0.3797
Reduced Cost Base 30 June = (A)-(F)										0.9219	0.8381	0.7533	0.6889	0.6234	0.6203
Centro MCS 21 RPT															
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance					1.5004	1.5004	1.5004	1.6570	1.6570	1.6570	1.6570	1.6570	1.6570	1.6570	1.6570
(C) Gross Unit Acquisition Cost = (A) + (B)					2.5004	2.5004	2.5004	2.6570	2.6570	2.6570	2.6570	2.6570	2.6570	2.6570	2.6570
Distribution Components:															
(D) Taxable					0.1300	0.1785	0.1640	0.1521	0.1704	0.1811	0.1413	0.1839	0.1678	0.1814	0.1730
(E) Tax Deferred					0.0030	0.0000	0.0308	0.0585	0.0408	0.0303	0.0742	0.0341	0.0478	0.0361	0.0027
(F) Tax Free					0.0128	0.0111	0.0064	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)					0.1458	0.1896	0.2013	0.2106	0.2112	0.2115	0.2155	0.2180	0.2156	0.2175	0.1757
(H) Accumulated Tax Deferred					0.0030	0.0030	0.0338	0.0923	0.1331	0.1635	0.2376	0.2718	0.3196	0.3557	0.3584
(I) Borrowing costs					0.0043	0.0058	0.0059	0.0060	0.0060	0.0017	0.0000	0.0000	0.0021	0.0022	0.0018
(J) Accumulated Borrowing costs					0.0043	0.0102	0.0160	0.0220	0.0280	0.0297	0.0297	0.0297	0.0318	0.0340	0.0358
Reduced Cost Base 30 June = (C)-(H)-(J)					2.4931	2.4872	2.4505	2.5427	2.4959	2.4639	2.3897	2.3555	2.3057	2.2674	2.2629
Centro MCS 21 RHT															
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(C) Gross Unit Acquisition Cost = (A) + (B)					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable					0.0605	0.0910	0.0645	0.0395	0.0389	0.0850	0.0196	0.0740	0.0581	0.0697	0.0705
(E) Tax Deferred					0.0073	0.0029	0.0366	0.0685	0.0691	0.0230	0.0884	0.0340	0.0499	0.0383	0.0045
(F) Tax Free					0.0128	0.0111	0.0064	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)					0.0806	0.1050	0.1075	0.1080	0.1080	0.1080	0.1080	0.1080	0.1080	0.1080	0.0750
(H) Accumulated Tax Deferred					0.0073	0.0103	0.0468	0.1153	0.1844	0.2074	0.2958	0.3299	0.3797	0.4180	0.4225
Reduced Cost Base 30 June = (C)-(H)					0.9927	0.9897	0.9532	0.8847	0.8156	0.7926	0.7042	0.6701	0.6203	0.5820	0.5775
Centro MCS 22 Property Trust															
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(B) Taxable					0.0000	0.0488	0.0691	0.0733	0.0770	0.0894	0.1008	0.0731	0.1208	0.1341	0.1475
(C) Tax Deferred					0.0110	0.0469	0.0338	0.0302	0.0438	0.0341	0.0252	0.0552	0.0341	0.0098	0.0115
(D) Tax Free					0.0009	0.0071	0.0071	0.0096	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(E) Total Distribution Paid = (B)+(C)+(D)					0.0118	0.1028	0.1100	0.1131	0.1208	0.1234	0.1261	0.1283	0.1548	0.1439	0.1574
(F) Accumulated Tax Deferred					0.0110	0.0579	0.0917	0.1219	0.1657	0.1997	0.2249	0.2801	0.3142	0.3240	0.3355
(G) Borrowing costs					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0006	0.0012
(H) Accumulated Borrowing costs					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0020	0.0031
Reduced Cost Base 30 June = (A)-(F)-(H)					0.9890	0.9421	0.9083	0.8781	0.8343	0.8003	0.7751	0.7199	0.6858	0.6753	0.6515
Centro MCS 22 Investment Trust															
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(B) Taxable					0.0000	0.0085	0.0541	0.0673	0.0730	0.0963	0.1277	0.0822	0.1505	0.1884	0.2046
(C) Tax Deferred					0.0153	0.1107	0.0739	0.0669	0.0875	0.0666	0.0448	0.0935	0.0582	0.0091	0.0182
(D) Tax Free					0.0019	0.0144	0.0138	0.0187	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(E) Total Distribution Paid = (B)+(C)+(D)					0.0171	0.1336	0.1419	0.1529	0.1606	0.1629	0.1725	0.1757	0.2087	0.1975	0.2229
(F) Accumulated Tax Deferred					0.0153	0.1260	0.1999	0.2668	0.3544	0.4209	0.4657	0.5592	0.6174	0.6265	0.6475

Centro MCS 23 Property Trust															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(C) Gross Unit Acquisition Cost = (A) + (B)					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable					0.0008	0.0132	0.0316	0.0360	0.0317	0.0527	0.1770	0.0413	0.0440	0.0454	0.0349
(E) Tax Deferred					0.0035	0.0126	0.0351	0.0491	0.0532	0.0382	0.2838	0.0118	0.0089	0.0088	0.0069
(F) Tax Free					0.0022	0.0082	0.0187	0.0000	0.0000	0.0000	0.1451	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)					0.0065	0.0339	0.0854	0.0851	0.0849	0.0909	0.6059	0.0531	0.0528	0.0542	0.0418
(H) Accumulated Tax Deferred					0.0035	0.0161	0.0512	0.1004	0.1536	0.1918	0.4756	0.4874	0.4963	0.5050	0.5119
(I) Borrowing costs					0.0307	0.0000	0.0000	0.0000	0.0000	0.0000	0.0006	0.0000	0.0003	0.0005	0.0005
(J) Accumulated Borrowing costs					0.0307	0.0307	0.0307	0.0307	0.0307	0.0307	0.0313	0.0313	0.0315	0.0276	0.0281
Reduced Cost Base 30 June = (C)-(H)-(J)					0.9658	0.9532	0.9181	0.8690	0.8157	0.7775	0.4932	0.4813	0.4722	0.4673	0.4599
Centro MCS 23 Investment Trust															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(B) Taxable					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.1879	0.0198	0.0289	0.0296	0.0146
(C) Tax Deferred					0.0050	0.0562	0.0620	0.1000	0.0997	0.1069	0.5966	0.0246	0.0190	0.0195	0.0154
(D) Tax Free					0.0048	0.0426	0.0390	0.0000	0.0000	0.0000	0.1879	0.0000	0.0000	0.0000	0.0000
(E) Total Distribution Paid = (B)+(C)+(D)					0.0098	0.0988	0.1010	0.1000	0.0997	0.1069	0.9724	0.0444	0.0479	0.0491	0.0300
(F) Accumulated Tax Deferred					0.0050	0.0612	0.1232	0.2232	0.3229	0.4298	1.0264	1.0510	1.0700	1.0896	1.1050
Reduced Cost Base 30 June = (A)-(F)					0.9950	0.9388	0.8768	0.7768	0.6771	0.5702	0.0000	0.0000	0.0000	0.0000	0.0000
Note: From the 2005 financial year onwards, any tax deferred distribution received by investors should be assessable as capital gains. This is because the tax deferred amount received exceeds the reduced cost base of the units.															
Centro MCS 24 Property Trust															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(C) Gross Unit Acquisition Cost = (A) + (B)					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable					0.0225	0.0494	0.0531	0.0492	0.0550	0.0623	0.0617	0.0372	0.0501	0.0000	0.0000
(E) Tax Deferred					0.0248	0.0331	0.0285	0.0393	0.0232	0.0150	0.0157	0.0392	0.0291	0.0632	0.0305
(F) Tax Free					0.0023	0.0040	0.0037	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)					0.0496	0.0865	0.0853	0.0885	0.0782	0.0773	0.0775	0.0763	0.0792	0.0632	0.0305
(H) Accumulated Tax Deferred					0.0248	0.0578	0.0864	0.1257	0.1489	0.1639	0.1797	0.2188	0.2479	0.3111	0.3416
(I) Borrowing costs					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0005	0.0007	0.0051
(J) Accumulated Borrowing costs					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0005	0.0012	0.0063
Reduced Cost Base 30 June = (C)-(H)-(J)					0.9752	0.9422	0.9136	0.8743	0.8511	0.8361	0.8203	0.7812	0.7516	0.6877	0.6521
Centro MCS 24 Investment Trust															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(B) Taxable					0.0023	0.0254	0.0332	0.0160	0.0289	0.0495	0.0552	0.0000	0.0200	0.0000	0.0000
(C) Tax Deferred					0.0539	0.0735	0.0641	0.0860	0.0536	0.0331	0.0275	0.0810	0.0600	0.0601	0.0000
(D) Tax Free					0.0047	0.0081	0.0074	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(E) Total Distribution Paid = (B)+(C)+(D)					0.0609	0.1070	0.1047	0.1020	0.0825	0.0826	0.0827	0.0810	0.0800	0.0601	0.0000
(F) Accumulated Tax Deferred					0.0539	0.1274	0.1916	0.2775	0.3312	0.3642	0.3917	0.4728	0.5327	0.5929	0.5929
Reduced Cost Base 30 June = (A)-(F)					0.9461	0.8726	0.8084	0.7225	0.6688	0.6358	0.6083	0.5272	0.4673	0.4071	0.4071
Centro MCS 25															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost							1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(B) Taxable							0.0239	0.0124	0.0210	0.0407	0.0602	0.0000	0.0270	0.0000	
(C) Tax Deferred							0.0534	0.0816	0.0770	0.0623	0.0498	0.1100	0.0930	0.0600	
(D) Tax Free							0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
(E) Total Distribution Paid = (B)+(C)+(D)							0.0773	0.0940	0.0980	0.1030	0.1100	0.1100	0.1200	0.0600	
(F) Accumulated Tax Deferred							0.0534	0.1350	0.2120	0.2744	0.3242	0.4342	0.5272	0.5872	
Reduced Cost Base 30 June = (A)-(F)							0.9466	0.8650	0.7880	0.7256	0.6758	0.5658	0.4728	0.4128	
Centro MCS 26															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost							1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(B) Taxable							0.0000	0.0324	0.0081	0.0196	0.0357	0.0656	0.0316	0.0712	
(C) Tax Deferred							0.0222	0.0585	0.0841	0.0734	0.0583	0.0324	0.0734	0.0086	
(D) Tax Free							0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
(E) Total Distribution Paid = (B)+(C)+(D)							0.0222	0.0909	0.0922	0.0930	0.0940	0.0980	0.1050	0.0797	
(F) Accumulated Tax Deferred							0.0222	0.0807	0.1648	0.2382	0.2965	0.3289	0.4023	0.4109	
Reduced Cost Base 30 June = (A)-(F)							0.9778	0.9193	0.8352	0.7618	0.7035	0.6711	0.5977	0.5891	
Centro MCS 27 Property Trust															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost					1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance					1.4599	1.4599	1.4409	1.3759	1.3759	1.4094	1.7451	1.8786	1.9058	1.9058	1.9058
(C) Gross Unit Acquisition Cost = (A) + (B)					2.4599	2.4599	2.4409	2.3759	2.3759	2.4094	2.7451	2.8786	2.9058	2.9058	2.9058
Distribution Components:															
(D) Taxable					0.0000	0.1060	0.0640	0.0895	0.0701	0.0819	0.0685	0.0000	0.1136	0.1725	0.1765
(E) Tax Deferred					0.0338	0.0628	0.0891	0.0858	0.0995	0.0901	0.1216	0.2028	0.0970	0.0369	0.0106
(F) Tax Free					0.0160	0.0311	0.0241	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)					0.0498	0.1999	0.1773	0.1753	0.1696	0.1720	0.1901	0.2028	0.2105	0.2094	0.1872
(H) Accumulated Tax Deferred					0.0338	0.0966	0.1857	0.2715	0.3710	0.4611	0.5826	0.7854	0.8824	0.9193	0.9299
(I) Borrowing costs					0.0000	0.0000	0.0000	0.0000	0.0016	0.0018	0.0000	0.0000	0.0010	0.0017	0.0017
(J) Accumulated Borrowing costs					0.0000	0.0000	0.0000	0.0000	0.0016	0.0033	0.0033	0.0033	0.0043	0.0060	0.0077
Reduced Cost Base 30 June = (C)-(H)-(J)					2.4260	2.3633	2.2552	2.1044	2.0033	1.9450	2.1591	2.0898	2.0191	1.980	

Centro MCS 33 Trust 1															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost											1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(B) Taxable											0.0056	0.0027	0.0404	0.0118	0.0192
(C) Tax Deferred											0.0746	0.0773	0.0334	0.0682	0.0483
(D) Tax Free											0.0000	0.0000	0.0114	0.0000	0.0000
(E) Total Distribution Paid =(B)+(C)+(D)											0.0802	0.0800	0.0853	0.0800	0.0675
(F) Accumulated Tax Deferred											0.0746	0.1519	0.1853	0.2535	0.3018
Reduced Cost Base 30 June =(A)-(F)											0.9254	0.8481	0.8147	0.7465	0.6982
Centro MCS 33 Trust 2															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost											1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(B) Taxable											0.0357	0.0483	0.0568	0.0547	0.0419
(C) Tax Deferred											0.0445	0.0317	0.0083	0.0253	0.0256
(D) Tax Free											0.0000	0.0000	0.0278	0.0000	0.0000
(E) Total Distribution Paid =(B)+(C)+(D)											0.0802	0.0800	0.0929	0.0800	0.0675
(F) Accumulated Tax Deferred											0.0445	0.0762	0.0845	0.1098	0.1354
Reduced Cost Base 30 June =(A)-(F)											0.9555	0.9238	0.9155	0.8902	0.8646
Centro MCS 34															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost											1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(B) Taxable											0.0048	0.0025	0.0437	0.0236	0.0111
(C) Tax Deferred											0.0300	0.0721	0.0363	0.0589	0.0339
(D) Tax Free											0.0000	0.0034	0.0000	0.0000	0.0000
(E) Total Distribution Paid =(B)+(C)+(D)											0.0348	0.0780	0.0800	0.0825	0.0450
(F) Accumulated Tax Deferred											0.0300	0.1021	0.1384	0.1973	0.2312
Reduced Cost Base 30 June =(A)-(F)											0.9700	0.8979	0.8616	0.8027	0.7688
Centro MCS 35															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost											1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance											0.0000	0.0000	0.0000	0.0000	0.0000
(C) Gross Unit Acquisition Cost = (A) +(B)											1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable											0.0000	0.0329	0.0352	0.0357	0.0217
(E) Tax Deferred											0.0267	0.1354	0.1290	0.1161	0.0699
(F) Tax Free											0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid =(D)+(E)+(F)											0.0267	0.1683	0.1641	0.1518	0.0917
(H) Accumulated Tax Deferred											0.0267	0.1621	0.2910	0.4071	0.4771
Reduced Cost Base 30 June =(C)-(H)											0.9733	0.8379	0.7090	0.5929	0.5229
Centro MCS 36 Trust 1															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost											1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance											0.0000	0.0000	0.0000	0.0000	0.0000
(C) Gross Unit Acquisition Cost = (A) +(B)											1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable											0.0246	0.0265	0.0262	0.0139	
(E) Tax Deferred											0.0810	0.1020	0.0659	0.0000	
(F) Tax Free											0.0000	0.0000	0.0000	0.0000	
(G) Total Distribution Paid =(D)+(E)+(F)											0.1056	0.1284	0.0921	0.0139	
(H) Accumulated Tax Deferred											0.0810	0.1829	0.2488	0.2488	
Reduced Cost Base 30 June =(C)-(H)											0.9190	0.8171	0.7512	0.7512	
Centro MCS 36 Trust 2															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost											1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance											0.0000	0.0000	0.0000	0.0000	0.0000
(C) Gross Unit Acquisition Cost = (A) +(B)											1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable											0.0247	0.0265	0.0257	0.0139	
(E) Tax Deferred											0.0809	0.1020	0.0684	0.0000	
(F) Tax Free											0.0000	0.0000	0.0000	0.0000	
(G) Total Distribution Paid =(D)+(E)+(F)											0.1056	0.1284	0.0921	0.0139	
(H) Accumulated Tax Deferred											0.0809	0.1829	0.2493	0.2493	
Reduced Cost Base 30 June =(C)-(H)											0.9191	0.8171	0.7507	0.7507	
Centro MCS 37															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost											1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance											0.0000	0.0000	0.0000	0.0000	0.0000
(C) Gross Unit Acquisition Cost = (A) +(B)											1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable											0.0000	0.0000	0.0000	0.0000	
(E) Tax Deferred											0.0000	0.0710	0.0706	0.0400	
(F) Tax Free											0.0000	0.0000	0.0000	0.0000	
(G) Total Distribution Paid =(D)+(E)+(F)											0.0000	0.0710	0.0706	0.0400	
(H) Accumulated Tax Deferred											0.0000	0.0710	0.1415	0.1815	
Reduced Cost Base 30 June =(C)-(H)											1.0000	0.9290	0.8585	0.8185	
Centro MCS 38															
Year Ended 30 June (\$ per unit)															
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(A) Net Unit Acquisition Cost											1.0000	1.0000	1.0000	1.0000	1.0000
(B) Loan Balance											0.0000	0.0000	0.0000	0.0000	0.0000
(C) Gross Unit Acquisition Cost = (A) +(B)											1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:															
(D) Taxable											0.0003	0.0375	0.0009	0.0000	
(E) Tax Deferred											0.0806	0.0765	0.0470	0.0000	
(F) Tax Free											0.0000	0.0000	0.0000	0.0000	
(G) Total Distribution Paid =(D)+(E)+(F)											0.0809	0.1140	0.0479	0.0000	
(H) Accumulated Tax Deferred											0.0806	0.1571	0.2041	0.2041	
Reduced Cost Base 30 June =(C)-(H)											0.9194	0.8429	0.7959	0.7959	