

Centro MCS 14																	
Year Ended 30 June (\$ per unit)																	
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
(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							0.6788	1.0368	1.2277	1.2947	1.3495	1.4569	1.4569	2.0409	2.0409	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	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	0.0760	0.0748
(E) Tax Deferred							0.0064	0.0923	0.0828	0.0547	0.0815	0.0356	0.0468	0.2101	0.2584	0.8985	0.0016
(F) Tax Free							0.0034	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.2575	0.0000	0.0000
(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	0.9745	0.0764
(H) Accumulated Tax Deferred							0.0064	0.0987	0.1815	0.2362	0.3178	0.3533	0.4002	0.6102	0.8686	1.7672	1.7687
(I) Borrowing costs							0.0000	0.0000	0.0000	0.0031	0.0031	0.0090	0.0080	0.0188	0.0058	0.0115	0.0011
(J) Accumulated Borrowing costs							0.0000	0.0000	0.0000	0.0031	0.0061	0.0151	0.0231	0.0419	0.0477	0.0592	0.0603
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	1.2145	1.2119
Centro MCS 14 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							0.0136	0.0007	0.0102	0.0351	0.0074	0.0456	0.0379	0.0000	0.0233	0.0045	0.0324
(E) Tax Deferred							0.0064	0.0923	0.0828	0.0579	0.0856	0.0474	0.0551	0.0935	0.0000	0.0355	0.0026
(F) Tax Free							0.0034	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0002	0.0000	0.0000
(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	0.0400	0.0350
(H) Accumulated Tax Deferred							0.0064	0.0987	0.1815	0.2394	0.3250	0.3724	0.4276	0.5211	0.5211	0.5566	0.5592
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	0.4434	0.4408
Centro MCS 15																	
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							0.9549	1.0275	1.1883	1.2378	1.4663	1.5869	1.7016	1.8089	1.8089	1.8089	1.8101
(C) Gross Unit Acquisition Cost = (A) + (B)							1.9549	2.0275	2.1883	2.2378	2.4663	2.5869	2.7016	2.8089	2.8089	2.8089	2.8101
Distribution Components:																	
(D) Taxable							0.0000	0.0365	0.0347	0.1211	0.1270	0.1044	0.1683	0.1307	0.3032	0.0794	0.0802
(E) Tax Deferred							0.0000	0.0555	0.0583	0.0553	0.0573	0.0986	0.0490	0.0916	1.3291	0.0083	0.0124
(F) Tax Free							0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.1861	0.0000	0.0000
(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	0.0877	0.0926
(H) Accumulated Tax Deferred							0.0000	0.0555	0.1138	0.1691	0.2264	0.3250	0.3740	0.4656	1.7947	1.8030	1.8154
(I) Borrowing costs							0.0000	0.0000	0.0000	0.0027	0.0016	0.0032	0.0014	0.0000	0.0000	0.0010	0.0000
(J) Accumulated Borrowing costs							0.0000	0.0000	0.0000	0.0027	0.0042	0.0075	0.0089	0.0089	0.0089	0.0099	0.0107
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	0.9960	0.9840
Centro MCS 15 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	0.0365	0.0347	0.0356	0.0275	0.0086	0.0495	0.0082	0.2120	0.0655	0.0619
(E) Tax Deferred							0.0000	0.0555	0.0583	0.0584	0.0690	0.0914	0.0505	0.0918	0.0000	0.0095	0.0131
(F) Tax Free							0.0000	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)							0.0000	0.0920	0.0930	0.0940	0.0965	0.1000	0.1000	0.1000	0.2120	0.0750	0.0750
(H) Accumulated Tax Deferred							0.0000	0.0555	0.1138	0.1722	0.2412	0.3326	0.3832	0.4750	0.4750	0.4844	0.4976
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	0.5156	0.5024
Centro MCS 16																	
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							1.0982	1.1345	1.1345	1.1345	1.1345	1.1345	1.1345	2.0674	3.2452	3.2452	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	4.2452	4.2452
Distribution Components:																	
(D) Taxable							0.0478	0.0520	0.1675	0.1710	0.1817	0.2191	0.1394	0.1323	0.0617	0.1946	
(E) Tax Deferred							0.0414	0.0445	0.0141	0.0109	0.0061	0.0000	0.1233	0.0547	0.1285	0.0347	
(F) Tax Free							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)							0.0892	0.0965	0.1817	0.1819	0.1878	0.2191	0.2627	0.1870	0.1902	0.2293	
(H) Accumulated Tax Deferred							0.0414	0.0859	0.1000	0.1109	0.1170	0.1170	0.2403	0.2950	0.4234	0.4581	
(I) Borrowing costs							0.0000	0.0000	0.0022	0.0022	0.0032	0.0025	0.0086	0.0332	0.0054	0.0056	
(J) Accumulated Borrowing costs							0.0000	0.0000	0.0022	0.0044	0.0076	0.0102	0.0188	0.0519	0.0574	0.0630	
Reduced Cost Base 30 June = (C)-(H)-(J)							2.0568	2.0487	2.0323	2.0193	2.0099	2.0074	2.8083	3.8983	3.7644	3.7241	
Centro MCS 16 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							0.0477	0.0521	0.0836	0.0917	0.0984	0.1389	0.0000	0.0000	0.0000	0.0000	
(E) Tax Deferred							0.0415	0.0444	0.0164	0.0113	0.0116	0.0025	0.1200	0.0000	0.0000	0.0000	
(F) Tax Free							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)							0.0892	0.0965	0.1000	0.1030	0.1100	0.1415	0.1200	0.0000	0.0000	0.0000	
(H) Accumulated Tax Deferred							0.0415	0.0859	0.1023	0.1136	0.1253	0.1278	0.2478	0.2478	0.2478	0.2478	
Reduced Cost Base 30 June = (C)-(H)							0.9585	0.9141	0.8977	0.8864	0.8747	0.8722	0.7522	0.7522	0.7522	0.7522	
Centro MCS 17																	
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							1.2218	1.2359	1.2646	1.3295	1.3339	1.6365	1.6365	1.6365	1.6365	1.9372	
(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	2.9372	
Distribution Components:																	
(D) Taxable							0.0028	-0.0029	0.1141	0.0778	0.1031	0.1999	0.1292	0.1135	0.1658	0.1284	
(E) Tax Deferred							0.0460	0.0904	0.0612	0.0977	0.0746	0.3493	0.0422	0.0344	0.5487	0.3710	
(F) Tax Free							0.0000	0.0000	0.0000	0.0000	0.0000	0.0834	0.0038	0.0000	0.1164	0.0710	
(G) Total Distribution Paid = (D)+(E)+(F)							0.0488	0.0875	0.1753	0.1755	0.1778	0.6326	0.1752	0.1480	0.8309	0.5704	
(H) Accumulated Tax Deferred							0.0460	0.1365	0.1976	0.2954	0.3700	0.7193	0.7615	0.7959	1.3446	1.7156	

Centro MCS 18	Year Ended 30 June (\$ per unit)																
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
(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
(B) Loan Balance								0.7407	0.7752	0.7946	0.8082	0.8082	0.9729	0.9729	0.9729	0.9729	1.0187
(C) Gross Unit Acquisition Cost = (A) + (B)								1.7407	1.7752	1.7946	1.8082	1.8082	1.9729	1.9729	1.9729	1.9729	2.0187
Distribution Components:																	
(D) Taxable								0.0024	-0.0006	0.0582	0.0530	0.0894	0.1021	0.1069	0.0942	0.1395	0.0612
(E) Tax Deferred								0.0110	0.0806	0.0712	0.0796	0.0447	0.0406	0.0384	0.0303	0.5999	0.0079
(F) Tax Free								0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.1269	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	0.8663	0.0691
(H) Accumulated Tax Deferred								0.0110	0.0916	0.1627	0.2423	0.2870	0.3277	0.3661	0.3964	0.9963	1.0042
(I) Borrowing costs								0.0000	0.0000	0.0034	0.0033	0.0037	0.0036	0.0010	0.0010	0.0010	0.0012
(J) Accumulated Borrowing costs								0.0000	0.0000	0.0034	0.0067	0.0104	0.0141	0.0150	0.0160	0.0170	0.0182
Reduced Cost Base 30 June = (C)-(H)-(J)								1.7298	1.6836	1.6285	1.5592	1.5107	1.6312	1.5919	1.5606	0.9596	0.9963
Centro MCS 18 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
(B) Loan Balance								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
Distribution Components:																	
(D) Taxable								0.0024	0.0000	0.0060	0.0000	0.0316	0.0356	0.0405	0.0336	0.0982	0.0410
(E) Tax Deferred								0.0110	0.0800	0.0740	0.0800	0.0484	0.0444	0.0395	0.0314	0.0000	0.0090
(F) Tax Free								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)								0.0134	0.0800	0.0800	0.0800	0.0800	0.0800	0.0800	0.0650	0.0982	0.0500
(H) Accumulated Tax Deferred								0.0110	0.0910	0.1650	0.2450	0.2934	0.3378	0.3773	0.4087	0.4087	0.4178
Reduced Cost Base 30 June = (C)-(H)								0.9890	0.9090	0.8350	0.7550	0.7066	0.6622	0.6227	0.5913	0.5913	0.5822
Centro MCS 19 NZI	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
(B) Loan Balance								1.0987	1.0901	1.1244	1.1244	1.1244	1.1592	1.1592	1.1592	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	2.1592	2.1592	2.1592
Distribution Components:																	
(D) Taxable								-0.0013	0.0956	0.0786	0.1932	0.0894	0.0935	0.0955	0.0635	0.0729	0.0279
(E) Tax Deferred								0.0442	0.0565	0.0815	0.4117	0.0239	0.0315	0.0199	0.0391	0.6350	0.6350
(F) Tax Free								0.0000	0.0000	0.0000	0.1034	0.0134	0.0000	0.0000	0.0000	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	0.1026	0.7079	0.6629
(H) Accumulated Tax Deferred								0.0442	0.1006	0.1821	0.5938	0.6177	0.6493	0.6691	0.7082	1.3433	1.3433
(I) Borrowing costs								0.0000	0.0000	0.0000	0.0000	0.0000	0.0004	0.0007	0.0007	0.0007	0.0007
(J) Accumulated Borrowing costs								0.0000	0.0000	0.0000	0.0000	0.0000	0.0004	0.0011	0.0019	0.0046	0.0046
Reduced Cost Base 30 June = (C)-(H)-(J)								2.0546	1.9894	1.9423	1.5306	1.5067	1.5096	1.4890	1.4491	0.8113	0.8113
Centro MCS 19	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
(B) Loan Balance								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
Distribution Components:																	
(D) Taxable								0.0059	0.0208	0.0173	0.0681	0.0420	0.0310	0.0575	0.0659	0.0550	0.0550
(E) Tax Deferred								0.0500	0.0612	0.0667	0.0000	0.0378	0.0310	0.0225	0.0141	0.0000	0.0000
(F) Tax Free								0.0000	0.0000	0.0000	0.0481	0.0062	0.0000	0.0000	0.0000	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	0.0800	0.0550	0.0550
(H) Accumulated Tax Deferred								0.0500	0.1111	0.1778	0.1778	0.2156	0.2466	0.2691	0.2832	0.2832	0.2832
Reduced Cost Base 30 June = (C)-(H)								0.9500	0.8889	0.8222	0.8222	0.7844	0.7534	0.7309	0.7168	0.7168	0.7168
Centro MCS 20	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
Distribution Components:																	
(B) Taxable										0.0000	0.0027	0.0032	0.0255	0.0246	0.0369	0.1688	0.0648
(C) Tax Deferred										0.0781	0.0838	0.0848	0.0645	0.0654	0.0331	0.0000	0.0152
(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)										0.0781	0.0865	0.0880	0.0900	0.0900	0.0400	0.1688	0.0800
(F) Accumulated Tax Deferred										0.0781	0.1619	0.2467	0.3111	0.3766	0.3797	0.3797	0.3949
Reduced Cost Base 30 June = (A)-(F)										0.9219	0.8381	0.7533	0.6889	0.6234	0.6203	0.6203	0.6051
Centro MCS 21 RPT	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
(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	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	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	0.1357	0.1070
(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	0.0067	0.0462
(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	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	0.1424	0.1532
(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	0.3651	0.4113
(I) Borrowing costs					0.0043	0.0058	0.0059	0.0060	0.0060	0.0017	0.0000	0.0000	0.0000	0.0021	0.0022	0.0016	0.0023
(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	0.0374	0.0397
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	2.2545	2.2060
Centro MCS 21 RHT	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
(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	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	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	0.0366	0.0000
(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	0.0084	0.0150
(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	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	0.0450	0.0150
(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	0.4309	0.4459
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	0.5691	0.5541
Centro MCS 22 Property 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	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				

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	2010	2011
(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
(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	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	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	0.0354	0.0391
(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	0.0010	0.0021
(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	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	0.0364	0.0412
(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	0.5129	0.5150
(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	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	0.0286	0.0291
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	0.4585	0.4559
Centro MCS 23 Investment 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	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	0.0320	0.0297
(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	0.0030	0.0053
(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	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	0.0350	0.0350
(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	1.1080	1.1134
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	0.0000	0.0000
Note: From 2005 onwards, all tax deferred distribution received should be treated as assessable capital gains																	
Centro MCS 24 Property 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	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	0.0000	0.0140
(E) Tax Deferred					0.0248	0.0331	0.0285	0.0383	0.0232	0.0150	0.0157	0.0392	0.0291	0.0632	0.0305	0.0000	0.4614
(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	0.0256	0.0483
(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	0.0256	0.5237
(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	0.3416	0.8030
(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	0.0000	0.0001
(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	0.0064	0.0064
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	0.6520	0.1906
Centro MCS 24 Investment 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	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	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	0.0000	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	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	0.0000	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	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	0.4071	0.4071
Centro MCS 25																	
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
Distribution Components:																	
(B) Taxable								0.0239	0.0124	0.0210	0.0407	0.0602	0.0000	0.0270	0.0000	0.0209	0.0585
(C) Tax Deferred								0.0534	0.0816	0.0770	0.0623	0.0498	0.1100	0.0930	0.0600	0.0243	0.0197
(D) Tax Free								0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0048	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	0.0500	0.0782
(F) Accumulated Tax Deferred								0.0534	0.1350	0.2120	0.2744	0.3242	0.4342	0.5272	0.5872	0.6114	0.6311
Reduced Cost Base 30 June = (A)-(F)								0.9466	0.8650	0.7880	0.7256	0.6758	0.5658	0.4728	0.4128	0.3886	0.3689
Centro MCS 26																	
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
Distribution Components:																	
(B) Taxable								0.0000	0.0324	0.0081	0.0196	0.0357	0.0656	0.0316	0.0712	0.0922	0.1010
(C) Tax Deferred								0.0222	0.0585	0.0841	0.0734	0.0583	0.0324	0.0734	0.0086	0.0001	0.0001
(D) Tax Free								0.0000	0.0000	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	0.0923	0.1011
(F) Accumulated Tax Deferred								0.0222	0.0807	0.1648	0.2382	0.2965	0.3289	0.4023	0.4109	0.4109	0.4110
Reduced Cost Base 30 June = (A)-(F)								0.9778	0.9193	0.8352	0.7618	0.7035	0.6711	0.5977	0.5891	0.5891	0.5890
Centro MCS 27 Property 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	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	1.9058	1.9403
(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	2.9058	2.9403
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	0.1290	0.1479
(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	0.0105	0.0153
(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	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	0.1395	0.1632
(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	0.9404	0.9557
(I) Borrowing costs					0.0000	0.0000	0.0000	0.0000	0.0016	0.0018	0.0000	0.0000	0.0010	0.0017	0.0015	0.0015	0.0072
(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	0.0092	0.0165
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	1.9805	1.9682	1.9562	1.9681
Centro MCS 27 Investment 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	1.0000	1.0000
(B) Loan Balance					N/A	N/A	N/A	N/A									

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	2010	2011
(A) Net Unit Acquisition Cost											1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:																	
(B) Taxable											0.0056	0.0027	0.0404	0.0118	0.0192	0.0000	0.0175
(C) Tax Deferred											0.0746	0.0773	0.0334	0.0682	0.0483	0.0260	0.0059
(D) Tax Free											0.0000	0.0000	0.0114	0.0000	0.0000	0.0000	0.0000
(E) Total Distribution Paid = (B)+(C)+(D)											0.0802	0.0800	0.0853	0.0800	0.0675	0.0260	0.0234
(F) Accumulated Tax Deferred											0.0746	0.1519	0.1853	0.2535	0.3018	0.3279	0.3338
Reduced Cost Base 30 June = (A)-(F)											0.9254	0.8481	0.8147	0.7465	0.6982	0.6721	0.6662
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	2010	2011
(A) Net Unit Acquisition Cost											1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:																	
(B) Taxable											0.0357	0.0483	0.0568	0.0547	0.0419	0.0490	0.0648
(C) Tax Deferred											0.0445	0.0317	0.0083	0.0253	0.0256	0.0037	0.0028
(D) Tax Free											0.0000	0.0000	0.0278	0.0000	0.0000	0.0000	0.0000
(E) Total Distribution Paid = (B)+(C)+(D)											0.0802	0.0800	0.0929	0.0800	0.0675	0.0527	0.0676
(F) Accumulated Tax Deferred											0.0445	0.0762	0.0845	0.1098	0.1354	0.1391	0.1418
Reduced Cost Base 30 June = (A)-(F)											0.9555	0.9238	0.9155	0.8902	0.8646	0.8609	0.8582
Centro MCS 34																	
Year Ended 30 June (\$ per unit)																	
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
(A) Net Unit Acquisition Cost											1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Distribution Components:																	
(B) Taxable											0.0048	0.0025	0.0437	0.0236	0.0111	0.0379	0.0475
(C) Tax Deferred											0.0300	0.0721	0.0363	0.0589	0.0339	0.0021	0.0046
(D) Tax Free											0.0000	0.0034	0.0000	0.0000	0.0000	0.0000	0.0000
(E) Total Distribution Paid = (B)+(C)+(D)											0.0348	0.0790	0.0800	0.0825	0.0450	0.0400	0.0521
(F) Accumulated Tax Deferred											0.0300	0.1021	0.1384	0.1973	0.2312	0.2333	0.2379
Reduced Cost Base 30 June = (A)-(F)											0.9700	0.8979	0.8616	0.8027	0.7688	0.7667	0.7621
Centro MCS 35																	
Year Ended 30 June (\$ per unit)																	
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
(A) Net Unit Acquisition Cost											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	0.6538	0.6538
(C) Gross Unit Acquisition Cost = (A) + (B)											1.0000	1.0000	1.0000	1.0000	1.0000	1.6538	1.6538
Distribution Components:																	
(D) Taxable											0.0000	0.0329	0.0352	0.0357	0.0217	0.0000	0.0000
(E) Tax Deferred											0.0267	0.1354	0.1290	0.1161	0.0699	0.0203	0.4950
(F) Tax Free											0.0000	0.0000	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	0.0203	0.4950
(H) Accumulated Tax Deferred											0.0267	0.1621	0.2910	0.4071	0.4771	0.4973	0.9923
Reduced Cost Base 30 June = (C)-(H)											0.9733	0.8379	0.7090	0.5929	0.5229	1.1565	0.6615
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	2010	2011
(A) Net Unit Acquisition Cost											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	0.5310	0.5310
(C) Gross Unit Acquisition Cost = (A) + (B)											1.0000	1.0000	1.0000	1.0000	1.0000	1.5310	1.5310
Distribution Components:																	
(D) Taxable											0.0246	0.0265	0.0262	0.0139	0.0000	0.0000	0.0744
(E) Tax Deferred											0.0810	0.1020	0.0659	0.0000	0.0130	0.2830	0.2830
(F) Tax Free											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)											0.1056	0.1284	0.0921	0.0139	0.0130	0.3574	0.3574
(H) Accumulated Tax Deferred											0.0810	0.1829	0.2488	0.2488	0.2488	0.2619	0.5449
Reduced Cost Base 30 June = (C)-(H)											0.9190	0.8171	0.7512	0.7512	0.7512	1.2691	0.9861
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	2010	2011
(A) Net Unit Acquisition Cost											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	0.5310	0.5310
(C) Gross Unit Acquisition Cost = (A) + (B)											1.0000	1.0000	1.0000	1.0000	1.0000	1.5310	1.5310
Distribution Components:																	
(D) Taxable											0.0247	0.0265	0.0257	0.0139	0.0000	0.0000	0.0744
(E) Tax Deferred											0.0809	0.1020	0.0664	0.0000	0.0130	0.2830	0.2830
(F) Tax Free											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)											0.1056	0.1284	0.0921	0.0139	0.0130	0.3574	0.3574
(H) Accumulated Tax Deferred											0.0809	0.1829	0.2493	0.2493	0.2493	0.2623	0.5453
Reduced Cost Base 30 June = (C)-(H)											0.9191	0.8171	0.7507	0.7507	0.7507	1.2687	0.9857
Centro MCS 37																	
Year Ended 30 June (\$ per unit)																	
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
(A) Net Unit Acquisition Cost											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
(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											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(E) Tax Deferred											0.0000	0.0710	0.0706	0.0400	0.0400	0.0400	0.0400
(F) Tax Free											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)											0.0000	0.0710	0.0706	0.0400	0.0400	0.0400	0.0400
(H) Accumulated Tax Deferred											0.0000	0.0710	0.1415	0.1815	0.1815	0.2215	0.2615
Reduced Cost Base 30 June = (C)-(H)											1.0000	0.9290	0.8585	0.8185	0.8185	0.7785	0.7385
Centro MCS 38																	
Year Ended 30 June (\$ per unit)																	
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
(A) Net Unit Acquisition Cost											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	0.3694	0.3694
(C) Gross Unit Acquisition Cost = (A) + (B)											1.0000	1.0000	1.0000	1.0000	1.0000	1.3694	1.3694
Distribution Components:																	
(D) Taxable											0.0003	0.0375	0.0009	0.0000	0.0000	0.0000	0.0000
(E) Tax Deferred											0.0806	0.0765	0.0470	0.0211	0.0211	0.2000	0.2000
(F) Tax Free											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
(G) Total Distribution Paid = (D)+(E)+(F)											0.0809	0.1140	0.0479	0.0211	0.0211	0.2000	0.2000
(H) Accumulated Tax Deferred											0.0806	0.1571	0.2041	0.2252	0.2252	0.4252	0.4252
Reduced Cost Base 30 June = (C)-(H)											0.9194	0.8429	0.7959	0.7781	0.7781	1.1442	0.9442