

## 2003 Taxation Percentage Profile Summary

### Centro MCS Property Syndicate

	No.21		No.22		No.23		No.24		No.25	No.26	No.27		No.28
	Roselands Property Trust	Roselands Holdings Trust	Kidman Park Property Trust	Kidman Park Investment Trust	Prime Property Syndicate No.3	Prime Investment Syndicate No.3	Lake Macquarie Property Trust	Lake Macquarie Investment Trust	Centro MCS Property Syndicate No.25	Centro MCS Property Syndicate No.26	Centro MCS Property Syndicate No.27 Property Trust	Centro MCS Property Syndicate No.27 Investment Trust	Centro MCS Property Syndicate No.28
<b>GROSS DISTRIBUTIONS</b>	<b>Cents</b>	<b>Cents</b>	<b>Cents</b>	<b>Cents</b>	<b>Cents</b>	<b>Cents</b>	<b>Cents</b>	<b>Cents</b>	<b>Cents</b>	<b>Cents</b>	<b>Cents</b>	<b>Cents</b>	<b>Cents</b>
Gross distribution per unit for 30 June 2003 financial year (cents per unit)	21.12	10.80	12.34	16.29	8.49	9.97	7.82	8.25	9.40	9.10 <sup>(1)</sup>	16.95	8.07	4.10 <sup>(2)</sup>
<b>TAXATION PROFILE</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>
Tax Deferred	19.334595	63.981596	27.604693	40.871539	62.698073	100.000000	29.694632	64.994153	86.790474	64.385255	58.660747	100.000000	100.000000
Taxable Income Interest	0.309000	0.591170	0.523641	0.696361	0.343562	0.000000	0.402467	0.769831	1.191223	3.707131	0.123908	0.000000	0.000000
Taxable Income Other	80.356405	35.427234	71.871666	58.432100	36.958365	0.000000	69.902901	34.236016	12.018303	31.907614	41.215345	0.000000	0.000000
<b>Total Trust Distribution</b>	<b>100.000000</b>	<b>100.000000</b>	<b>100.000000</b>	<b>100.000000</b>	<b>100.000000</b>	<b>100.000000</b>	<b>100.000000</b>	<b>100.000000</b>	<b>100.000000</b>	<b>100.000000</b>	<b>100.000000</b>	<b>100.000000</b>	<b>100.000000</b>
Tax Deduction on Interest to investors (cents per unit)	10.319392	N/A	3.082145	N/A	3.696595	N/A	3.733890	N/A	N/A	N/A	8.882729	N/A	N/A
Tax Deduction on Borrowing Costs to investors (cents per unit)	0.598614	N/A	0.359393	N/A	0.525518	N/A	0.337347	N/A	N/A	N/A	0.156929	N/A	N/A

#### Notes:

(1). Assumes investors have received distributions for a full 12 months. Investors that have not been in Centro MCS Property Syndicate No.26 for a full 12 months will have received a pro-rata distribution.

(2). Assumes investors have received distributions for a full 6 months. Centro MCS Property Syndicate No.28 began 1 January 2003. Investors that have not been in this Syndicate for a full 6 months will have received a pro-rata distribution.

CPT Manager, the Responsible Entity for the above Trusts, recommends that investors wait until they are provided with their Annual Taxation Statement to assist them or their tax agents in preparing their 2003 income tax return. If investors wish to use the above information to assist in preparing their 2003 income tax return prior to receiving the Annual Taxation Statement, then please consider the following:

- If investors have not quoted their TFN or ABN or have not claimed an exemption from quoting them, then withholding tax of or around 48.5% (due to rounding differences) will have been applied to the distribution received. This will impact the preparation of an investor's 2003 income tax return.

- If investors are not a resident for Australian tax purposes, then withholding taxes will have been applied to some or all of the distributions received. This may impact on the preparation of an investor's income tax return.