RETAIL DIRECT
PROPERTY

Retail Direct Property Syndicates

Summary of Distributions and Estimated Cost Base

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.

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	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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	1.0000	1.0000	1.0000
(B) Accumulated Loan Drawdowns			1.1447	1.3208	1.3962	1.4403	1.5394	1.7014	1.7958	1.8586	1.8586	1.8586	2.0812	4.2824	4.3255	4.3255	4.3255	4.3255	4.3255	4.3255
(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	3.0812	5.2824	5.3255	5.3255	5.3255	5.3255	5.3255	5.3255
Distribution Components:																				
(D) Taxable			-0.0447	0.0116	0.0394	0.0752	0.0941	0.0553	0.0516	0.1957	0.2210	0.2824	0.2775	0.0000	0.0000	0.1847	0.2832	0.3341	0.3730	1.2836
(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	0.2391	0.0296	0.6963	0.0000	2.2114
(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	0.0125	0.0000	0.0000	0.0000	1.8239
(G) Total Distribution Paid =(D)+(E)+(F)			0.1067	0.1160	0.1250	0.1360	0.1540	0.1660	0.1660	0.2945	0.3027	0.3382	0.3496	0.3361	0.3714	0.4363	0.3128	1.0304	0.3730	5.3189
(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	1.7688	1.7983	2.4946	2.4946	4.7060
(I) Borrowing costs			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	0.0104	0.0081	0.0165	0.0123	0.0173
(J) Accumulated Borrowing costs			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	0.0601	0.0682	0.0847	0.0970	0.1143
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	3.4966	3.4590	2.7462	2.7339	0.5052

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	Year Ended 30 June ($ per unit)																				
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
(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	1.0000	1.0000	1.0000	1.0000
(B) Accumulated Loan Drawdowns			1.3976	1.3976	1.4144	1.3573	1.5049	1.5501	1.5501	1.7576	1.7576	1.7576	1.7576	1.7576	1.7977	1.8355	1.8355	4.1869	4.1869	4.1869	4.1869
(C) Gross Unit Acquisition Cost = (A) +(B)			2.3976	2.3976	2.4144	2.3573	2.5049	2.5501	2.5501	2.7576	2.7576	2.7576	2.7576	2.7576	2.7977	2.8355	2.8355	5.1869	5.1869	5.1869	5.1869
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	0.2510	0.6413	0.0000	0.1730	0.2472	0.1155
(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	0.0001	0.0000	2.5970	0.1282	0.0636	0.0144
(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	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	0.2511	0.6413	2.5970	0.3012	0.3108	0.1299
(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	0.3323	0.3323	2.9293	3.0575	3.1211	3.1355
(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	0.0075	0.0033	0.0059	0.0063	0.0113	0.0114	0.0070
(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	0.0083	0.0116	0.0175	0.0238	0.0351	0.0465	0.0535
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	2.4916	2.4857	2.2338	2.0943	2.0193	1.9979
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 33⅓% 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	2.5018	2.4959	2.2440	2.1044	2.0294	2.0080
Note: 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	2.5090	2.5031	2.2511	2.1116	2.0366	2.0152

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	Year Ended 30 June ($ per unit)																				
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
(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	1.0000	1.0000	1.0000
(B) Accumulated Loan Drawdowns				0.8744	0.6558	0.6742	0.6942	0.7644	0.8628	0.8628	0.9654	0.9654	0.9723	0.9723	1.0785	1.1369	1.1369	1.3000	1.3974	1.3974	1.3974
(C) Gross Unit Acquisition Cost = (A) +(B)				1.8744	1.6558	1.6742	1.6942	1.7644	1.8628	1.8628	1.9654	1.9654	1.9723	1.9723	2.0785	2.1369	2.1369	2.3000	2.3974	2.3974	2.3974
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	0.1416	0.1525	0.0972	0.1658	0.1639	0.4734
(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	0.0125	0.0068	0.0939	0.0359	0.0432	0.5715
(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	0.0000	0.0000	0.4042
(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	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	0.1591	0.1692	0.1709	0.1714	0.1763	0.1470	0.1541	0.1593	0.1911	0.2017	0.2071	1.4491
(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	0.8331	0.8399	0.9338	0.9697	1.0129	1.5844
(J) Borrowing costs				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0001	0.0001	0.0000	0.0043	0.0034	0.0028	0.0050	0.0066	0.0066	0.0030
(K) Accumulated Borrowing costs				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0001	0.0002	0.0003	0.0046	0.0080	0.0108	0.0158	0.0224	0.0290	0.0320
Reduced Cost Base 30 June =(C)-(G)-(I)-(K)				1.7922	1.3737	1.3475	1.3275	1.3288	1.3662	1.3406	1.2741	1.2458	1.2189	1.1899	1.2534	1.2958	1.2862	1.3504	1.4053	1.3555	0.7810

Retail Direct Property 8

	Year Ended 30 June ($ per unit)																		
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
(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	1.0000
(B) Accumulated Loan Drawdowns				0.8333	0.8580	1.1207	1.1497	1.1822	1.2420	1.2987	1.3190	1.3190	1.4670	1.4670	1.4845	1.4845	1.4845	1.4845	1.4845
(C) Gross Unit Acquisition Cost = (A) +(B)				1.8333	1.8580	2.1207	2.1497	2.1822	2.2420	2.2987	2.3190	2.3190	2.4670	2.4670	2.4845	2.4845	2.4845	2.4845	2.4845
Distribution Components:																			
(D) Taxable				-0.0078	0.0137	-0.0323	0.0146	0.0510	0.0365	0.1360	0.1266	0.1729	0.1864	0.2059	0.1809	0.4653	0.1469	0.5559	0.0000
(E) Tax Deferred				0.0281	0.0782	0.1194	0.0743	0.0510	0.0685	0.0474	0.0652	0.0231	0.0169	0.0231	0.0323	0.0000	1.1930	0.8471	0.0089
(F) Tax Free				0.0022	0.0101	0.0149	0.0131	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0261	0.0000	0.6147	0.0059
(G) Total Distribution Paid =(D)+(E)+(F)				0.0225	0.1020	0.1020	0.1020	0.1020	0.1050	0.1834	0.1917	0.1960	0.2033	0.2290	0.2132	0.4914	1.3399	2.0176	0.0148
(H) Accumulated Tax Deferred				0.0281	0.1062	0.2256	0.2999	0.3509	0.4194	0.4668	0.5320	0.5551	0.5720	0.5951	0.6274	0.6274	1.8204	2.6675	2.6764
(I) Borrowing costs				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0002	0.0002	0.0003	0.0051	0.0040	0.0037	0.0020	0.0000
(J) Accumulated Borrowing costs				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0002	0.0003	0.0006	0.0057	0.0097	0.0134	0.0154	0.0154
Reduced Cost Base 30 June =(C)-(H)-(J)				1.8053	1.7518	1.8951	1.8497	1.8313	1.8226	1.8319	1.7870	1.7637	1.8947	1.8713	1.8513	1.8474	0.6507	0.0000	0.0000

Note: If your cost base has been reduced to nil by total Tax Deferred Income received by you as shown above, any excess Tax Deferred Income should give rise to a taxable capital gain (even if you do not sell your units in the syndicate).

As a result of the wind up of the Syndicate during the year ended 30 June 2013 you are required to work out the CGT (Capital Gains Tax) consequences that arise from the cancellation of your units. The capital proceeds that you received on the cancellation of your units was $nil.

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	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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	1.0000
(B) Accumulated Loan Drawdowns					0.9058	0.9348	0.9928	1.1232	1.3778	1.4618	1.4785	1.8017	2.2181	2.2756	2.2756	2.2756	2.2756	2.2756	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	3.2756	3.2756	3.2756	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	0.0949	0.1008	0.4359	0.1113	0.0011
(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	0.0001	0.1726	0.3720	1.2607	0.0184
(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	0.0000	0.0000	0.3314	0.0822	0.0014
(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	0.0950	0.2734	1.1393	1.4542	0.0209
(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	1.3411	1.5137	1.8857	3.1464	3.1648
(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	0.0035	0.0091	0.0116	0.0041	0.0000
(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	0.0183	0.0274	0.0390	0.0431	0.0431
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	1.9162	1.7345	1.3509	0.0861	0.0677

Retail Direct Property 9 Unit Trust

	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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	1.0000
(B) Accumulated Loan Drawdowns					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	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	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	0.0000	0.0000	0.3030	0.1006	0.0000
(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	0.0000	0.0000	0.0000	0.8305	0.0173
(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	0.0000	0.0000	0.0000	0.0822	0.0036
(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	0.0000	0.0000	0.3030	1.0133	0.0209
(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	0.8111	0.8111	0.8111	1.6416	1.6589
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	0.1889	0.1889	0.1889	0.0000	0.0000

Note: If your cost base has been reduced to nil by total Tax Deferred Income received by you as shown above, any excess Tax Deferred Income should give rise to a taxable capital gain (even if you do not sell your units in the syndicate).

Retail Direct Property 10

	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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) Accumulated Loan Drawdowns						0.8994	0.9148	1.0978	1.1355	1.1585	1.1585	1.1585	1.3898	1.3898	1.3898	1.3898	1.3898	1.3898	1.5191	1.5191
(C) Gross Unit Acquisition Cost = (A) +(B)						1.8994	1.9148	2.0978	2.1355	2.1585	2.1585	2.1585	2.3898	2.3898	2.3898	2.3898	2.3898	2.3898	2.5191	2.5191
Distribution Components:																				
(D) Taxable						0.0356	0.0318	0.0336	0.0420	0.1291	0.1285	0.0042	0.1342	0.1409	0.1306	0.1630	0.0712	0.0735	0.0900	0.1673
(E) Tax Deferred						0.0407	0.0511	0.0654	0.0600	0.0488	0.0468	0.1720	0.0518	0.0572	0.0391	0.2790	0.0323	0.0430	0.0010	0.4057
(F) Tax Free						0.0172	0.0131	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0768	0.0000	0.0001	0.0000	0.1635
(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	0.5188	0.1035	0.1167	0.0910	0.7365
(H) Accumulated Tax Deferred						0.0407	0.0917	0.1571	0.2171	0.2660	0.3127	0.4847	0.5366	0.5938	0.6329	0.9119	0.9441	0.9871	0.9881	1.3938
(I) Borrowing costs						0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0004	0.0005	0.0014	0.0014	0.0018	0.0022	0.0051	0.0067	0.0091
(J) Accumulated Borrowing costs						0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0004	0.0009	0.0023	0.0037	0.0055	0.0076	0.0127	0.0194	0.0285
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	1.4724	1.4381	1.3900	1.5116	1.0968

Retail Direct Property 10 Unit Trust

	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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) Accumulated Loan Drawdowns						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	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	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	0.0810	0.0000	0.0000	0.0000	0.0016
(E) Tax Deferred						0.0407	0.0511	0.0654	0.0600	0.0535	0.0447	0.1050	0.1050	0.0749	0.0405	0.0000	0.0200	0.0199	0.0200	0.0000
(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	0.0000	0.0001	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	0.0810	0.0200	0.0200	0.0200	0.0016
(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	0.6608	0.6807	0.7007	0.7007
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	0.3392	0.3193	0.2993	0.2993

Retail Direct Property 11	Year Ended 30 June ($ per unit)																				
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
(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	1.0000
(B) Accumulated Loan Drawdowns						0.9640	0.9947	1.0737	1.2070	1.2908	1.3297	1.3557	1.3557	1.3557	1.3626	1.3626	1.3626	1.3986	1.3986	1.3986	1.3986
(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	2.3626	2.3626	2.3626	2.3986	2.3986	2.3986	2.3986
Distribution Components:																					
(D) Taxable						-0.0093	0.0533	0.0438	0.0231	0.1090	0.1447	0.1803	0.2035	0.2242	0.1883	0.2056	0.2547	0.2614	0.7126	0.0000	0.0000
(E) Tax Deferred						0.0206	0.0353	0.0562	0.0794	0.0828	0.0559	0.0270	0.0178	0.0025	0.0388	0.0319	0.0104	0.0095	1.7587	0.0600	0.0000
(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	0.0000	0.0000	0.6671	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	0.2375	0.2651	0.2709	3.1384	0.0600	0.0000
(H) Accumulated Tax Deferred						0.0206	0.0559	0.1121	0.1916	0.2743	0.3302	0.3572	0.3749	0.3774	0.4163	0.4481	0.4585	0.4680	2.2267	2.2867	2.2867
(I) Borrowing costs						N/A	N/A	N/A	N/A	N/A	0.0000	0.0003	0.0002	0.0002	0.0047	0.0040	0.0032	0.0380	0.0115	0.0000	0.0000
(J) Accumulated Borrowing costs						N/A	N/A	N/A	N/A	N/A	0.0000	0.0003	0.0005	0.0006	0.0053	0.0093	0.0125	0.0505	0.0620	0.0620	0.0620
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	1.9052	1.8916	1.8801	0.1099	0.0499	0.0499

Retail Direct Property 11 Unit Trust	Year Ended 30 June ($ per unit)																				
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
(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	1.0000
(B) Accumulated Loan Drawdowns						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	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	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	0.1289	0.1565	0.1275	0.6487	0.0000	0.0000
(E) Tax Deferred						0.0113	0.0446	0.0562	0.0795	0.0830	0.0534	0.0300	0.0179	0.0026	0.0436	0.0361	0.0135	0.0475	0.3716	0.0600	0.0000
(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	0.0000	0.0000	0.6671	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	0.1650	0.1700	0.1750	1.6874	0.0600	0.0000
(H) Accumulated Tax Deferred						0.0113	0.0559	0.1121	0.1916	0.2746	0.3280	0.3579	0.3759	0.3785	0.4221	0.4582	0.4717	0.5192	0.8908	0.9508	0.9508
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	0.5418	0.5283	0.4808	0.1092	0.0492	0.0492

Retail Direct Property 12	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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
(B) Accumulated Loan Drawdowns							0.9190	0.9506	1.0833	1.1720	1.1720	1.1720	1.1752	1.1752	1.2863	1.2863	1.2863	1.8523	1.8523	1.8523
(C) Gross Unit Acquisition Cost = (A) +(B)							1.9190	1.9506	2.0833	2.1720	2.1720	2.1720	2.1752	2.1752	2.2863	2.2863	2.2863	2.8523	2.8523	2.8523
Distribution Components:																				
(D) Taxable							0.0541	0.0340	0.0323	0.1314	0.1395	0.1356	0.1563	0.1468	0.1192	0.1306	0.2112	0.1563	0.1654	0.1176
(E) Tax Deferred							0.0215	0.0660	0.0677	0.0479	0.0422	0.0466	0.0259	0.0392	0.0394	0.0179	0.1372	0.0369	0.0131	1.5537
(F) Tax Free							0.0149	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.1414	0.0000	0.0000	0.0000
(G) Total Distribution Paid =(D)+(E)+(F)							0.0906	0.1000	0.1000	0.1793	0.1817	0.1822	0.1822	0.1859	0.1585	0.1485	0.4898	0.1932	0.1785	1.6713
(H) Accumulated Tax Deferred							0.0215	0.0875	0.1553	0.2032	0.2454	0.2920	0.3179	0.3571	0.3964	0.4143	0.5515	0.5884	0.6015	2.1552
(I) Borrowing costs							N/A	N/A	N/A	N/A	0.0000	0.0010	0.0000	0.0002	0.0050	0.0040	0.0035	0.0153	0.0059	0.0085
(J) Accumulated Borrowing costs							N/A	N/A	N/A	N/A	0.0000	0.0010	0.0010	0.0011	0.0061	0.0101	0.0136	0.0289	0.0348	0.0433
Reduced Cost Base 30 June =(C)-(H)-(J)							1.8975	1.8631	1.9280	1.9688	1.9266	1.8790	1.8563	1.8170	1.8837	1.8619	1.7212	2.2350	2.2160	0.6538

Retail Direct Property 12 Unit Trust	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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
(B) Accumulated Loan Drawdowns							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	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	1.0000
Distribution Components:																				
(D) Taxable							0.0541	0.0340	0.0323	0.0520	0.0567	0.0524	0.0740	0.0607	0.0256	0.0582	0.1238	0.0118	0.0640	0.0089
(E) Tax Deferred							0.0215	0.0660	0.0677	0.0480	0.0433	0.0476	0.0260	0.0393	0.0444	0.0218	0.0000	0.0782	0.0285	0.0711
(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	0.0000	0.0000	0.0826
(G) Total Distribution Paid =(D)+(E)+(F)							0.0906	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.0700	0.0800	0.1238	0.0900	0.0925	0.1626
(H) Accumulated Tax Deferred							0.0215	0.0875	0.1553	0.2033	0.2466	0.2942	0.3202	0.3595	0.4039	0.4257	0.4257	0.5039	0.5324	0.6035
Reduced Cost Base 30 June =(C)-(H)							0.9785	0.9125	0.8447	0.7967	0.7534	0.7058	0.6798	0.6405	0.5961	0.5743	0.5743	0.4961	0.4676	0.3965

Retail Direct Property 14	Year Ended 30 June ($ per unit)																				
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
(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) Accumulated Loan Drawdowns							0.6788	1.0368	1.2277	1.2947	1.3495	1.4569	1.4569	2.0409	2.0409	2.0409	2.0409	2.0409	2.0993	2.2686	2.2686
(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	3.0409	3.0993	3.2686	3.2686
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	0.0881	0.0774	0.0900	0.0363
(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	0.0297	0.0243	0.0151	0.0089
(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	0.0000	0.0000	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	0.1178	0.1017	0.1051	0.0452
(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	1.7984	1.8227	1.8378	1.8467
(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	0.0012	0.0031	0.0030	0.0030
(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	0.0615	0.0646	0.0676	0.0706
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	1.1810	1.2120	1.3632	1.3513

Retail Direct Property 14 Unit Trust	Year Ended 30 June ($ per unit)																				
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
(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) Accumulated Loan Drawdowns							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	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	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	0.0491	0.0427	0.0518	0.0236
(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	0.0000	0.0273	0.0182	0.0055
(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	0.0000	0.0000	0.0000	0.0041
(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	0.0491	0.0700	0.0700	0.0332
(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	0.5592	0.5865	0.6047	0.6102
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	0.4408	0.4135	0.3953	0.3898

Retail Direct Property 15

	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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
(B) Accumulated Loan Drawdowns							0.9549	1.0275	1.1683	1.2378	1.4663	1.5869	1.7016	1.8089	1.8089	1.8089	1.8101	1.8230	2.8996	2.8996
(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	2.8089	2.8101	2.8230	3.8996	3.8996
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	0.0144	0.1431	0.0881
(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	0.0894	0.0343	0.0497
(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	0.0000	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	0.1038	0.1774	0.1378
(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	1.9048	1.9391	1.9888
(I) Borrowing costs							0.0000	0.0000	0.0000	0.0027	0.0016	0.0032	0.0014	0.0000	0.0000	0.0010	0.0007	0.0009	0.0078	0.0175
(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	0.0116	0.0194	0.0369
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	0.9066	1.9411	1.8739

Retail Direct Property 15 Unit Trust

	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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
(B) Accumulated Loan Drawdowns							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	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	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	0.1480	0.0618	0.0254
(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	0.0000	0.0422	0.0310
(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	0.0000	0.0000	0.1550
(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	0.1480	0.1040	0.2114
(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	0.4976	0.5398	0.5708
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	0.5024	0.4602	0.4292

Retail Direct Property 16

	Year Ended 30 June ($ per unit)																		
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
(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
(B) Accumulated Loan Drawdowns								1.0982	1.1345	1.1345	1.1345	1.1345	1.1345	2.0674	3.2452	3.2452	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	3.0674	4.2452	4.2452	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	0.0954	0.0871
(E) Tax Deferred								0.0414	0.0445	0.0141	0.0109	0.0061	0.0000	0.1233	0.0547	0.1285	0.0347	0.2003	3.5757
(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	0.0384
(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	0.2957	3.7012
(H) Accumulated Tax Deferred								0.0414	0.0859	0.1000	0.1109	0.1170	0.1170	0.2403	0.2950	0.4234	0.4581	0.6584	4.2341
(I) Borrowing costs								0.0000	0.0000	0.0022	0.0022	0.0032	0.0025	0.0086	0.0332	0.0054	0.0056	0.0090	0.0026
(J) Accumulated Borrowing costs								0.0000	0.0000	0.0022	0.0044	0.0076	0.0102	0.0188	0.0519	0.0574	0.0630	0.0720	0.0746
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	3.5148	0.0000

Note: If your cost base has been reduced to nil by total Tax Deferred Income received by you as shown above, any excess Tax Deferred Income should give rise to a taxable capital gain (even if you do not sell your units in the syndicate).

As a result of the wind up of the Syndicate during the year ended 30 June 2013 you are required to work out the CGT (Capital Gains Tax) consequences that arise from the cancellation of your units. The capital proceeds that you received on the cancellation of your units was $nil.

Retail Direct Property 16 Unit Trust

	Year Ended 30 June ($ per unit)																		
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
(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
(B) Accumulated Loan Drawdowns								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
Distribution Components:																			
(D) Taxable								0.0477	0.0521	0.0836	0.0917	0.0984	0.1389	0.0000	0.0000	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	0.0000	0.3734
(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	0.0701
(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	0.0000	0.4435
(H) Accumulated Tax Deferred								0.0415	0.0859	0.1023	0.1136	0.1253	0.1278	0.2478	0.2478	0.2478	0.2478	0.2478	0.6212
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	0.7522	0.3788

As a result of the wind up of the Syndicate during the year ended 30 June 2013 you are required to work out the CGT (Capital Gains Tax) consequences that arise from the cancellation of your units. The capital proceeds that you received on the cancellation of your units was $nil.

Retail Direct Property 17

	Year Ended 30 June ($ per unit)																		
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
(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
(B) Accumulated Loan Drawdowns								1.2218	1.2359	1.2646	1.3295	1.3339	1.6365	1.6365	1.6365	1.6365	1.9372	1.9372	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	2.9372	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	0.1918	0.0000
(E) Tax Deferred								0.0460	0.0904	0.0612	0.0977	0.0746	0.3493	0.0422	0.0344	0.5487	0.3710	1.2008	0.0233
(F) Tax Free								0.0000	0.0000	0.0000	0.0000	0.0000	0.0834	0.0038	0.0000	0.1164	0.0710	0.1495	0.0000
(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	1.5421	0.0233
(H) Accumulated Tax Deferred								0.0460	0.1365	0.1976	0.2954	0.3700	0.7193	0.7615	0.7959	1.3446	1.7156	2.9164	2.9397
(I) Borrowing costs								0.0000	0.0000	0.0014	0.0014	0.0016	0.0016	0.0016	0.0016	0.0009	0.0018	0.0033	0.0001
(J) Accumulated Borrowing costs								0.0000	0.0000	0.0014	0.0027	0.0043	0.0059	0.0076	0.0092	0.0101	0.0119	0.0152	0.0153
Reduced Cost Base 30 June =(C)-(H)-(J)								2.1758	2.0994	2.0656	2.0314	1.9596	1.9112	1.8674	1.8314	1.2818	1.2097	0.0056	0.0000

Note: If your cost base has been reduced to nil by total Tax Deferred Income received by you as shown above, any excess Tax Deferred Income should give rise to a taxable capital gain (even if you do not sell your units in the syndicate).

As a result of the wind up of the Syndicate during the year ended 30 June 2013 you are required to work out the CGT (Capital Gains Tax) consequences that arise from the cancellation of your units. The capital proceeds that you received on the cancellation of your units was $nil.

Retail Direct Property 17 Unit Trust

Year Ended 30 June ($ per unit)

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
(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
(B) Accumulated Loan Drawdowns								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
Distribution Components:																			
(D) Taxable								0.0028	0.0000	0.0264	0.0000	0.0147	0.1253	0.0426	0.0262	0.1206	0.0955	0.1772	0.0089
(E) Tax Deferred								0.0460	0.0875	0.0626	0.0900	0.0758	0.0000	0.0441	0.0438	0.0000	0.0000	0.9033	0.0056
(F) Tax Free								0.0000	0.0000	0.0000	0.0000	0.0000	0.0834	0.0038	0.0000	0.0000	0.0000	0.1495	0.0089
(G) Total Distribution Paid =(D)+(E)+(F)								0.0488	0.0875	0.0890	0.0900	0.0905	0.2087	0.0905	0.0700	0.1206	0.0955	1.2300	0.0234
(H) Accumulated Tax Deferred								0.0460	0.1335	0.1961	0.2861	0.3619	0.3619	0.4060	0.4498	0.4498	0.4498	1.3531	1.3587
Reduced Cost Base 30 June =(C)-(H)								0.9540	0.8665	0.8039	0.7139	0.6381	0.6381	0.5940	0.5502	0.5502	0.5502	0.0000	0.0000

Note: If your cost base has been reduced to nil by total Tax Deferred Income received by you as shown above, any excess Tax Deferred Income should give rise to a taxable capital gain (even if you do not sell your units in the syndicate).

As a result of the wind up of the Syndicate during the year ended 30 June 2013 you are required to work out the CGT (Capital Gains Tax) consequences that arise from the cancellation of your units. The capital proceeds that you received on the cancellation of your units was $nil.

Retail Direct Property 18

Year Ended 30 June ($ per unit)

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
(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
(B) Accumulated Loan Drawdowns								0.7407	0.7752	0.7946	0.8082	0.8082	0.9729	0.9729	0.9729	0.9729	1.0187	1.0238	1.9168	1.9168	1.9168
(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	2.0238	2.9168	2.9168	2.9168
Distribution Components:																					
(D) Taxable								0.0024	-0.0006	0.0582	0.0530	0.0894	0.1021	0.1069	0.0942	0.1395	0.0612	0.0118	0.1029	0.0966	0.0299
(E) Tax Deferred								0.0110	0.0806	0.0712	0.0796	0.0447	0.0406	0.0384	0.0303	0.5999	0.0079	0.0607	0.0404	0.0552	0.0256
(F) Tax Free								0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.1269	0.0000	0.0024	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	0.8663	0.0691	0.0749	0.1433	0.1518	0.0555
(H) Accumulated Tax Deferred								0.0110	0.0916	0.1627	0.2423	0.2870	0.3277	0.3661	0.3964	0.9963	1.0042	1.0649	1.1053	1.1605	1.1861
(I) Borrowing costs								0.0000	0.0000	0.0034	0.0033	0.0037	0.0036	0.0010	0.0010	0.0010	0.0012	0.0018	0.0116	0.0152	0.0043
(J) Accumulated Borrowing costs								0.0000	0.0000	0.0034	0.0067	0.0104	0.0141	0.0150	0.0160	0.0170	0.0182	0.0200	0.0316	0.0468	0.0511
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	0.9389	1.7799	1.7095	1.6796

Retail Direct Property 18 Unit Trust

Year Ended 30 June ($ per unit)

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
(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
(B) Accumulated Loan Drawdowns								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	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	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	0.0000	0.0204	0.0000	0.0143
(E) Tax Deferred								0.0110	0.0800	0.0740	0.0800	0.0484	0.0444	0.0395	0.0314	0.0000	0.0090	0.0550	0.0529	0.0770	0.0178
(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	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	0.0550	0.0733	0.0770	0.0321
(H) Accumulated Tax Deferred								0.0110	0.0910	0.1650	0.2450	0.2934	0.3378	0.3773	0.4087	0.4087	0.4178	0.4728	0.5257	0.6027	0.6205
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	0.5272	0.4743	0.3973	0.3795

Retail Direct Property 19 NZI

Year Ended 30 June ($ per unit)

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
(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) Accumulated Loan Drawdowns									1.0987	1.0901	1.1244	1.1244	1.1244	1.1592	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	2.1592
Distribution Components:																			
(D) Taxable									-0.0013	0.0956	0.0786	0.1932	0.0894	0.0935	0.0955	0.0635	0.0729	0.1122	0.0000
(E) Tax Deferred									0.0442	0.0565	0.0815	0.4117	0.0239	0.0315	0.0199	0.0391	0.6350	0.7286	0.0651
(F) Tax Free									0.0000	0.0000	0.0000	0.1034	0.0134	0.0000	0.0000	0.0000	0.0000	0.1429	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	0.9837	0.0651
(H) Accumulated Tax Deferred									0.0442	0.1006	0.1821	0.5938	0.6177	0.6493	0.6691	0.7082	1.3433	2.0719	2.1370
(I) Borrowing costs									0.0000	0.0000	0.0000	0.0000	0.0000	0.0004	0.0007	0.0007	0.0027	0.0011	0.0000
(J) Accumulated Borrowing costs									0.0000	0.0000	0.0000	0.0000	0.0000	0.0004	0.0011	0.0019	0.0046	0.0057	0.0057
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	0.0816	0.0165

As a result of the wind up of the Syndicate during the year ended 30 June 2013 you are required to work out the CGT (Capital Gains Tax) consequences that arise from the cancellation of your units. The capital proceeds that you received on the cancellation of your units was $nil.

Retail Direct Property 19

Year Ended 30 June ($ per unit)

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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
(B) Accumulated Loan Drawdowns									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
Distribution Components:																				
(D) Taxable									0.0059	0.0208	0.0173	0.0681	0.0420	0.0310	0.0575	0.0659	0.0550	0.0574	0.2408	0.0000
(E) Tax Deferred									0.0500	0.0612	0.0667	0.0000	0.0378	0.0310	0.0225	0.0141	0.0000	0.0000	0.4225	0.3324
(F) Tax Free									0.0000	0.0000	0.0000	0.0481	0.0062	0.0000	0.0000	0.0000	0.0000	0.0118	0.1992	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	0.0692	0.8625	0.3324
(H) Accumulated Tax Deferred									0.0500	0.1111	0.1778	0.1778	0.2156	0.2466	0.2691	0.2832	0.2832	0.2832	0.7057	1.0381
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	0.2943	0.0000

Note: If your cost base has been reduced to nil by total Tax Deferred Income received by you as shown above, any excess Tax Deferred Income should give rise to a taxable capital gain (even if you do not sell your units in the syndicate).

Retail Direct Property 20

Year Ended 30 June ($ per unit)

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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	0.0027	0.0032	0.0255	0.0246	0.0369	0.1688	0.0648	0.0800	0.5467	0.0000
(C) Tax Deferred										0.0781	0.0838	0.0848	0.0645	0.0654	0.0031	0.0000	0.0152	0.0000	0.2969	0.0685
(D) Tax Free										0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.2564	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	0.0800	1.1000	0.0685
(F) Accumulated Tax Deferred										0.0781	0.1619	0.2467	0.3111	0.3766	0.3797	0.3797	0.3949	0.3949	0.6918	0.7603
Reduced Cost Base 30 June =(A)-(F)										0.9219	0.8381	0.7533	0.6889	0.6234	0.6203	0.6203	0.6051	0.6051	0.3082	0.2397

Retail Direct Property 21 RPT

	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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	1.0000
(B) Accumulated Loan Drawdowns					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	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	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	0.0895	1.3407	0.0024
(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	0.0956	1.3489	0.0256
(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	0.0000	1.2023	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	0.1851	3.8919	0.0280
(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	0.5069	1.8558	1.8814
(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	0.0016	0.0023	0.0078	0.0202	0.0000
(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	0.0475	0.0677	0.0677
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	2.1026	0.7335	0.7079

Retail Direct Property 21 RHT

	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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	1.0000
(B) Accumulated Loan Drawdowns					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	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	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	0.0000	1.0809	0.0024
(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	0.0500	0.0000	0.0256
(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	0.0000	0.9891	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	0.0500	2.0700	0.0280
(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	0.4959	0.4959	0.5215
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	0.5041	0.5041	0.4785

Retail Direct Property 22 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	2012	2013
(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	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	0.1386	0.1475	0.1541	0.1598	0.5088	0.0000
(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	0.0099	0.0184	0.0166	0.4479	0.0070
(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	0.0000	0.0000	0.0000	0.3620	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	0.1501	0.1574	0.1725	0.1764	1.3187	0.0070
(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	0.3454	0.3637	0.3804	0.8283	0.8353
(G) Borrowing costs				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0006	0.0013	0.0012	0.0013	0.0010	0.0250	0.0000
(H) Accumulated Borrowing costs				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0006	0.0020	0.0031	0.0044	0.0055	0.0305	0.0305
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	0.6625	0.6515	0.6319	0.6141	0.1412	0.1342

As a result of the wind up of the Syndicate during the year ended 30 June 2013 you are required to work out the CGT (Capital Gains Tax) consequences that arise from the cancellation of your units. The capital proceeds that you received on the cancellation of your units was $nil.

Retail Direct Property 22 Investment Trust

	Year Ended 30 June ($ per unit)																		
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
(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	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	0.1862	0.2046	0.2257	0.2290	0.7563	0.0000
(C) Tax Deferred				0.0153	0.1107	0.0739	0.0669	0.0875	0.0666	0.0448	0.0935	0.0582	0.0091	0.0211	0.0182	0.0324	0.0291	0.1864	0.0115
(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	0.0000	0.0000	0.0000	0.5959	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	0.2072	0.2229	0.2581	0.2581	1.5386	0.0115
(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	0.6658	0.6981	0.7272	0.9136	0.9251
Reduced Cost Base 30 June =(A)-(F)				0.9847	0.8740	0.8001	0.7332	0.6456	0.5791	0.5343	0.4408	0.3826	0.3735	0.3525	0.3342	0.3019	0.2728	0.0864	0.0749

As a result of the wind up of the Syndicate during the year ended 30 June 2013 you are required to work out the CGT (Capital Gains Tax) consequences that arise from the cancellation of your units. The capital proceeds that you received on the cancellation of your units was $nil.

Retail Direct Property 23 Property Syndicate

	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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	1.0000
(B) Accumulated Loan Drawdowns					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	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	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	0.0234	0.1239	0.0070
(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	0.0145	0.3847	0.0150
(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	0.0000	0.1202	0.0085
(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	0.0379	0.6288	0.0305
(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	0.5295	0.9142	0.9292
(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	0.0004	0.0000	0.0000
(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	0.0295	0.0295	0.0295
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	0.4410	0.0563	0.0413

Retail Direct Property 23 Investment Syndicate

	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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	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	0.0000	0.2282	0.0000
(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	0.0121	0.0000	0.0165
(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	0.0000	0.0218	0.0471
(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	0.0121	0.2500	0.0636
(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	1.1255	1.1255	1.1420
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	0.0000	0.0000	0.0000

Note: If your cost base has been reduced to nil by total Tax Deferred Income received by you as shown above, any excess Tax Deferred Income should give rise to a taxable capital gain (even if you do not sell your units in the syndicate).

Retail Direct Property 25

	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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								0.0239	0.0124	0.0210	0.0407	0.0602	0.0000	0.0270	0.0000	0.0209	0.0585	0.0698	0.5380	0.0824
(C) Tax Deferred								0.0534	0.0816	0.0770	0.0623	0.0498	0.1100	0.0930	0.0600	0.0243	0.0197	0.0152	0.0000	0.0112
(D) Tax Free								0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0048	0.0000	0.0000	0.2907	0.7372
(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	0.0850	0.8287	0.8308
(F) Accumulated Tax Deferred								0.0534	0.1350	0.2120	0.2744	0.3242	0.4342	0.5272	0.5872	0.6114	0.6311	0.6463	0.6463	0.6575
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	0.3537	0.3537	0.3425

Retail Direct Property 26

	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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	0.0324	0.0081	0.0196	0.0357	0.0656	0.0316	0.0712	0.0922	0.1010	0.1059	0.1254	0.0382
(C) Tax Deferred								0.0222	0.0585	0.0841	0.0734	0.0583	0.0324	0.0734	0.0086	0.0001	0.0001	0.0141	0.0002	0.0052
(D) Tax Free								0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0056
(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	0.1200	0.1256	0.0490
(F) Accumulated Tax Deferred								0.0222	0.0807	0.1648	0.2382	0.2965	0.3289	0.4023	0.4109	0.4109	0.4110	0.4251	0.4253	0.4305
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	0.5749	0.5747	0.5695

Federation Sunshine Trust
(previously Retail Direct Property 27 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	2012	2013	2014
(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	1.0000
(B) Accumulated Loan Drawdowns					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	1.9403	1.9403	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	2.9403	2.9403	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	0.1532	0.0047	0.4178
(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	0.0061	0.1942	0.8181
(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	0.0000	0.0000	0.4039
(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	0.1593	0.1989	1.6398
(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	0.9618	1.1560	1.9741
(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	0.0015	0.0072	0.0128	0.0121	0.0064
(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	0.0293	0.0414	0.0478
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	1.9492	1.7429	0.9184

Retail Direct Property 27 Investment Trust

	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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	1.0000
(B) Accumulated Loan Drawdowns					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	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	1.0000	1.0000	1.0000
Distribution Components:																				
(D) Taxable					0.0000	0.0070	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	0.0029
(E) Tax Deferred					0.0170	0.0628	0.0542	0.0819	0.0807	0.0814	0.0865	0.0865	0.0850	0.0850	0.0700	0.0550	0.0275	0.0000	0.0400	0.0000
(F) Tax Free					0.0080	0.0311	0.0234	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0021
(G) Total Distribution Paid =(D)+(E)+(F)					0.0250	0.1009	0.0776	0.0819	0.0807	0.0814	0.0865	0.0865	0.0850	0.0850	0.0700	0.0550	0.0275	0.0000	0.0400	0.0050
(H) Accumulated Tax Deferred					0.0170	0.0798	0.1339	0.2158	0.2966	0.3779	0.4644	0.5509	0.6359	0.7209	0.7909	0.8459	0.8734	0.8734	0.9134	0.9134
Reduced Cost Base 30 June =(C)-(H)					0.9830	0.9202	0.8661	0.7842	0.7034	0.6221	0.5356	0.4491	0.3641	0.2791	0.2091	0.1541	0.1266	0.1266	0.0866	0.0866

Centro MCS 28

	Year Ended 30 June ($ per unit)																		
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
(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	0.0162	0.0331	0.0223	0.0000	0.0000	0.0000	0.0383	0.0165	0.0000	0.0000
(C) Tax Deferred									0.0297	0.0660	0.0494	0.0612	0.0845	0.0635	0.0252	0.0000	0.0035	0.1050	0.0053
(D) Tax Free									0.0000	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)									0.0297	0.0822	0.0825	0.0835	0.0845	0.0635	0.0252	0.0383	0.0200	0.1050	0.0053
(F) Accumulated Tax Deferred									0.0297	0.0956	0.1451	0.2063	0.2908	0.3543	0.3795	0.3795	0.3831	0.4881	0.4934
Reduced Cost Base 30 June =(A)-(F)									0.9704	0.9044	0.8549	0.7937	0.7092	0.6457	0.6205	0.6205	0.6169	0.5119	0.5066

Centro MCS 32

	Year Ended 30 June ($ per unit)																	
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
(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	0.0291	0.0266	0.0366	0.0773	0.0307	0.0086	0.0000	0.0000
(C) Tax Deferred										0.0519	0.0594	0.0634	0.0559	0.0152	0.0041	0.0165	0.4586	0.0343
(D) Tax Free										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)										0.0519	0.0885	0.0900	0.0925	0.0925	0.0348	0.0251	0.4586	0.0343
(F) Accumulated Tax Deferred										0.0519	0.1113	0.1748	0.2307	0.2459	0.2500	0.2665	0.7251	0.7594
Reduced Cost Base 30 June =(A)-(F)										0.9481	0.8887	0.8252	0.7693	0.7541	0.7500	0.7335	0.2749	0.2406

As a result of the wind up of the Syndicate during the year ended 30 June 2012 you are required to work out the CGT (Capital Gains Tax) consequences that arise from the cancellation of your units. The capital proceeds that you received on the cancellation of your units was $nil.

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	2012	2013
(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											0.0056	0.0027	0.0404	0.0118	0.0192	0.0000	0.0175	0.0163	0.0097
(C) Tax Deferred											0.0746	0.0773	0.0334	0.0682	0.0483	0.0260	0.0059	0.0050	0.0000
(D) Tax Free											0.0000	0.0000	0.0114	0.0000	0.0000	0.0000	0.0000	0.0001	0.0042
(E) Total Distribution Paid =(B)+(C)+(D)											0.0802	0.0800	0.0853	0.0800	0.0675	0.0260	0.0234	0.0214	0.0139
(F) Accumulated Tax Deferred											0.0746	0.1519	0.1853	0.2535	0.3018	0.3279	0.3338	0.3388	0.3388
Reduced Cost Base 30 June =(A)-(F)											0.9254	0.8481	0.8147	0.7465	0.6982	0.6721	0.6662	0.6612	0.6612

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	2012	2013
(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											0.0357	0.0483	0.0568	0.0547	0.0419	0.0490	0.0648	0.0799	0.0096
(C) Tax Deferred											0.0445	0.0317	0.0083	0.0253	0.0256	0.0037	0.0028	0.0000	0.0043
(D) Tax Free											0.0000	0.0000	0.0278	0.0000	0.0000	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	0.0799	0.0139
(F) Accumulated Tax Deferred											0.0445	0.0762	0.0845	0.1098	0.1354	0.1391	0.1418	0.1418	0.1461
Reduced Cost Base 30 June =(A)-(F)											0.9555	0.9238	0.9155	0.8902	0.8646	0.8609	0.8582	0.8582	0.8539

Retail Direct Property 34	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(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											0.0048	0.0025	0.0437	0.0236	0.0111	0.0379	0.0475	0.0336	0.0490	0.0000
(C) Tax Deferred											0.0300	0.0721	0.0363	0.0589	0.0339	0.0021	0.0046	0.0000	0.0000	0.7532
(D) Tax Free											0.0000	0.0034	0.0000	0.0000	0.0000	0.0000	0.0000	0.0164	0.0986	0.0678
(E) Total Distribution Paid =(B)+(C)+(D)											0.0348	0.0780	0.0800	0.0825	0.0450	0.0400	0.0521	0.0500	0.1476	0.8210
(F) Accumulated Tax Deferred											0.0300	0.1021	0.1384	0.1973	0.2312	0.2333	0.2379	0.2379	0.2379	0.9911
Reduced Cost Base 30 June =(A)-(F)											0.9700	0.8979	0.8616	0.8027	0.7688	0.7667	0.7621	0.7621	0.7621	0.0089

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	2012
(A) Net Unit Acquisition Cost											1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Accumulated Loan Drawdowns											0.0000	0.0000	0.0000	0.0000	0.0000	0.6538	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	1.6538
Distribution Components:																		
(D) Taxable											0.0000	0.0329	0.0352	0.0357	0.0217	0.0000	0.0000	0.0000
(E) Tax Deferred											0.0267	0.1354	0.1290	0.1161	0.0699	0.0203	0.4950	0.0273
(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)											0.0267	0.1683	0.1641	0.1518	0.0917	0.0203	0.4950	0.0273
(H) Accumulated Tax Deferred											0.0267	0.1621	0.2910	0.4071	0.4771	0.4973	0.9923	1.0196
Reduced Cost Base 30 June =(C)-(H)											0.9733	0.8379	0.7090	0.5929	0.5229	1.1565	0.6615	0.6342

Note: As a result of the wind up of the Syndicate during the year ended 30 June 2012 you are required to work out the CGT (Capital Gains Tax) consequences that arise from the cancellation of your units. The capital proceeds that you received on the cancellation of your units was $nil.

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	2012
(A) Net Unit Acquisition Cost												1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Accumulated Loan Drawdowns												0.0000	0.0000	0.0000	0.0000	0.5310	0.5310	0.5310
(C) Gross Unit Acquisition Cost = (A) +(B)												1.0000	1.0000	1.0000	1.0000	1.5310	1.5310	1.5310
Distribution Components:																		
(D) Taxable												0.0246	0.0265	0.0262	0.0139	0.0000	0.0744	0.0000
(E) Tax Deferred												0.0810	0.1020	0.0659	0.0000	0.0130	0.2830	0.0163
(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	0.0163
(H) Accumulated Tax Deferred												0.0810	0.1829	0.2488	0.2488	0.2619	0.5449	0.5612
Reduced Cost Base 30 June =(C)-(H)												0.9190	0.8171	0.7512	0.7512	1.2691	0.9861	0.9698

Note: As a result of the wind up of the Syndicate during the year ended 30 June 2012 you are required to work out the CGT (Capital Gains Tax) consequences that arise from the cancellation of your units. The capital proceeds that you received on the cancellation of your units was $nil.

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	2012
(A) Net Unit Acquisition Cost												1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Accumulated Loan Drawdowns												0.0000	0.0000	0.0000	0.0000	0.5310	0.5310	0.5310
(C) Gross Unit Acquisition Cost = (A) +(B)												1.0000	1.0000	1.0000	1.0000	1.5310	1.5310	1.5310
Distribution Components:																		
(D) Taxable												0.0247	0.0265	0.0257	0.0139	0.0000	0.0744	0.0000
(E) Tax Deferred												0.0809	0.1020	0.0664	0.0000	0.0130	0.2830	0.0163
(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	0.0163
(H) Accumulated Tax Deferred												0.0809	0.1829	0.2493	0.2493	0.2623	0.5453	0.5616
Reduced Cost Base 30 June =(C)-(H)												0.9191	0.8171	0.7507	0.7507	1.2687	0.9857	0.9694

Note: As a result of the wind up of the Syndicate during the year ended 30 June 2012 you are required to work out the CGT (Capital Gains Tax) consequences that arise from the cancellation of your units. The capital proceeds that you received on the cancellation of your units was $nil.

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	Year Ended 30 June ($ per unit)																			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
(A) Net Unit Acquisition Cost												1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Accumulated Loan Drawdowns												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
Distribution Components:																				
(D) Taxable												0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0986	0.0285	0.0039
(E) Tax Deferred												0.0000	0.0710	0.0706	0.0400	0.0400	0.0400	0.0000	0.0000	0.0000
(F) Tax Free												0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0190	0.0216
(G) Total Distribution Paid =(D)+(E)+(F)												0.0000	0.0710	0.0706	0.0400	0.0400	0.0400	0.0986	0.0475	0.0255
(H) Accumulated Tax Deferred												0.0000	0.0710	0.1415	0.1815	0.2215	0.2615	0.2615	0.2615	0.2615
Reduced Cost Base 30 June =(C)-(H)												1.0000	0.9290	0.8585	0.8185	0.7785	0.7385	0.7385	0.7385	0.7385

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	Year Ended 30 June ($ per unit)																	
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
(A) Net Unit Acquisition Cost													1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
(B) Accumulated Loan Drawdowns													0.0000	0.0000	0.0000	0.3694	0.3694	0.3694
(C) Gross Unit Acquisition Cost = (A) +(B)													1.0000	1.0000	1.0000	1.3694	1.3694	1.3694
Distribution Components:																		
(D) Taxable													0.0003	0.0375	0.0009	0.0000	0.0000	0.0000
(E) Tax Deferred													0.0806	0.0765	0.0470	0.0211	0.2000	0.0147
(F) Tax Free													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	0.2000	0.0147
(H) Accumulated Tax Deferred													0.0806	0.1571	0.2041	0.2252	0.4252	0.4399
Reduced Cost Base 30 June =(C)-(H)													0.9194	0.8429	0.7959	1.1442	0.9442	0.9295

Note: As a result of the wind up of the Syndicate during the year ended 30 June 2012 you are required to work out the CGT (Capital Gains Tax) consequences that arise from the cancellation of your units. The capital proceeds that you received on the cancellation of your units was $nil.