

20 January 2012

Dear Investor,

Centro MCS 19 NZ/I – Property Sales and Syndicate Wind Up Process

I write to you on behalf of Centro MCS Manager Limited, the Responsible Entity (RE) of Centro MCS 19 NZ/I, ARSN 099 937 489 (the Syndicate).

Syndicate Property Sales Completed

Further to our letter sent to you in June 2011, the sales of Centro Gladstone and Centro Warners Bay have now been successfully completed. Centro Warners Bay settled on 30 November 2011 at a price of \$24.56 million (4.5% above the June 2011 book value) and Centro Gladstone settled on 21 December 2011 at a price of \$17.0 million (2.4% above the June 2011 book value).

Centro MCS 19 NZ/I held 30% interests in these two properties. The net proceeds from the sale have been distributed to the Syndicate based upon its ownership interest.

Syndicate Wind Up Process

A small portion of the sale proceeds were used to retire the outstanding \$263,000 Syndicate loan, outstanding Syndicate fees and liabilities. The remainder of the sales proceeds will be distributed to all Syndicate investors in three payments:

- 1) Approximately 93% of the sale proceeds will be distributed on 31 January 2012, reflecting \$0.95 of the \$1.02 anticipated final Net Asset Backing unit price;
- 2) A second payment of approximately \$0.04 per unit will be made in approximately three months time, after we have been reimbursed from our insurance company for the rectification works at Centro Gladstone following the fire which damaged the Centre; and
- 3) The remaining proceeds will be retained by the Syndicate and will be distributed to Syndicate investors prior to 30 June 2013, following completion of the Syndicate audit and the subsequent Syndicate wind up. We expect the final distribution to equate to approximately \$0.03 per unit.

Capital Gains Tax Liability

The sale of Centro Warners Bay and Centro Gladstone should realise a taxable capital gain for the Syndicate of approximately 30 cents per unit. You may be eligible for the 50% capital gain discount if you are an investor in an individual capacity, or a 33 $\frac{1}{3}$ % discount if you are a superannuation fund investor. Further details on this taxable capital gain will be provided in the 2012 annual tax statement which will be mailed to you by the end of August 2012.

Investor Communication






Please do not hesitate to contact Centro MCS Investor Services if you have any queries or require further clarification on the above.

Yours faithfully



Gerard Condon
General Manager – Syndicate Funds Management

Investor Services

	Toll Free (within Australia):	1800 802 400
	Toll Free (from New Zealand):	0800 449 605
	Telephone:	+61 3 8847 1802
	Email:	investor@centro.com.au
	Fax:	+61 3 8847 1868