



CPT Manager Limited
Responsible Entity
ABN 37 054 494 307

Centro MCS™
DIRECT PROPERTY

Centro MCS Manager Limited
Responsible Entry
ABN 69 051 908 984

21 December 2009

Dear Investor

Centro MCS 21 – Syndicate Refinancing Completed

I write to you on behalf of CPT Manager Limited, the Responsible Entity (RE) of Centro MCS 21 (the Syndicate).

We are pleased to advise you that the Syndicate has successfully extended its debt facility with its current financier for a further two year period to 20 December 2011. The current distribution forecast of 4.5% on original equity has been maintained for the 2010 financial year.

Investor Communication

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

Centro Investor Services

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Yours faithfully

Gerard Condon
General Manager – Syndicate Funds Management