

28 September 2005

«FULLNAME»

«ADDRESS_LINE_1»

«ADDRESS_LINE_2»

«ADDRESS_LINE_3»

«ADDRESS LINE 4»

Dear Investor

Centro MCS 24 – Overwhelming Investor Support

We are pleased to report that at the meetings of investors in Centro MCS 24 (the Syndicate) held on 27 September 2005, that the resolutions were carried with overwhelming support (99.7% Property Trust, 98.3% Investment Trust).

Exit Opportunity Still Open

Investors who wish to exit the Syndicate and who have not already completed and returned their Put Option Forms, may submit their form to Centro MCS by 31 October 2005.

Centro MCS wish to thank investors for their support. Should you require further clarification please contact Centro MCS Investor Services on **1800 802 400**.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Shane Dudley', written in a cursive style.

Shane Dudley
National Retail Distribution Manager