

**Centro Shopping Centre Securities Limited**

**ACN 122 693 565**

**ASX Code: CMB**

16 September 2011

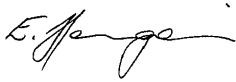
Company Announcements Office  
Australian Stock Exchange Limited  
10th Floor, 20 Bond Street  
Sydney NSW 2000

Dear Sir/Madam,

**Centro Shopping Centre Securities Limited (CSCSL)**

We refer to the attached Notice.

Yours faithfully

A handwritten signature in black ink, appearing to read 'E. Hourigan', with a small dot above the final 'n'.

Elizabeth Hourigan  
Company Secretary

**Centro Shopping Centre Securities Limited**  
**ACN 122 693 565**  
**CMBS Series 2006-1**

ISIN No: XS0279998164  
Common Code: 027999816

As foreshadowed in an announcement to the market on 5 August 2011, the CMBS Series 2006-1 – Centro Retail Trust – Conduit 2 Tranche loan notes is anticipated to be repaid in full by Centro MCS Manager Limited as responsible entity for Centro Retail Trust (**CER**) on 20 September 2011, of an amount of \$155.44 million.

The CMBS Series 2006-1 – Centro MCS 37 Tranche loan notes is also anticipated to be partly repaid by Centro MCS Manager Limited as responsible entity for Centro MCS 37 (**MCS 37**) on 20 September 2011, of an amount of approximately \$15.4 million.

Notice is given that:

1. The Principal Amount anticipated to be paid in respect of each Note on 20 September 2011 is as follows:

Class A-2 Notes	AUD	31,656.52
Class A-3 Notes	EURO	15,828.26
Class B Notes	AUD	12,265.86
Class C Notes	AUD	12,265.86
Class D Notes	AUD	12,265.86
Class E Notes	AUD	12,265.86

2. The Stated Amount and the Invested Amount in respect of each Note as at 20 September 2011 would be as follows:

Class A-2 Notes	AUD	63,729.47
Class A-3 Notes	EURO	31,864.74
Class B Notes	AUD	49,999.99
Class C Notes	AUD	49,999.99
Class D Notes	AUD	49,999.99
Class E Notes	AUD	49,999.99

3. The aggregate amount of the interest payment to be made on 20 September 2011 in respect of each class of Notes is as follows:

Class A-2 Notes	AUD	4,761,352.10
Class A-3 Notes	EURO	739,336.89
Class B Notes	AUD	385,655.67
Class C Notes	AUD	657,910.46
Class D Notes	AUD	581,001.64
Class E Notes	AUD	316,895.80

4. The Interest Rates payable with respect to each Class of Note is as follows:

	<u>Base rate</u>	<u>Margin</u>
Class A-2 Notes	BBSW	1.0306%
Class A-3 Notes	EURIBOR	0.9706%
Class B Notes	BBSW	1.0706%
Class C Notes	BBSW	1.1906%
Class D Notes	BBSW	1.4406%
Class E Notes	BBSW	1.6406%

BBSW and EURIBOR rates are not available until the next scheduled rollover date being 20 September 2011

5. The next Payment Date is 20 December 2011.

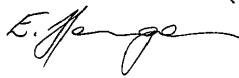
CER will also pay a PIK interest amount of \$2,945,233.20 on 20 September 2011 to holders of Class E Notes in accordance with their entitlement under the CMBS facility.

Market Based Buy Back Amounts are also payable by CER and MCS 37 with respect to each Note, payable in accordance with the terms of early repayment of the Notes, as follows:

Class A-2 Notes	AUD	14.03
Class A-3 Notes	EURO	5.31
Class B Notes	AUD	6.34
Class C Notes	AUD	9.06
Class D Notes	AUD	14.72
Class E Notes	AUD	19.25

In accordance with the terms of early repayment of the Notes, an amount of AUD250,000 will also be deposited into the CSCSL Collections Account by CER as an Available Funds Cap Reserve (as defined in the CMBS facility documentation). This amount, if not required to be accessed by CSCSL, will be returned to CER on the original Note Maturity Date of 20 December 2011.

Dated 16 September 2011



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CPT Manager Limited