



29 April 2015

The Manager
Adviser, Listings (Sydney)
ASX Compliance Pty Ltd
Exchange Centre
20 Bridge Street
SYDNEY NSW 2000

Dear Sir or Madam

Centuria Metropolitan REIT (ASX Code: CMA) - Notice under section 1012DAA(2)(f) of the Corporations Act 2001 (Cth)

This notice is given by Centuria Property Funds Limited (ABN 11 086 553 639) (AFSL 231149) as responsible entity of Centuria Metropolitan REIT No. 1 (ARSN 124 364 718) and Centuria Metropolitan REIT No. 2 (ARSN 124 364 656) (together, **Centuria Metropolitan REIT**) (**CPFL**) under section 1012DAA(2)(f) of the Corporations Act 2001 (Cth) (**Act**) as notionally modified by the Australian Securities and Investments Commission Class Order [CO 08/35] (**Class Order 08/35**).

CPFL has today announced an accelerated non-renounceable entitlement offer (**Offer**) of 2 new stapled securities in Centuria Metropolitan REIT (**New Securities**) for every 3 existing stapled securities held by eligible securityholders.

CPFL advises that:

- (a) the New Securities will be offered for issue without a product disclosure statement for the New Securities being prepared;
- (b) this notice is being given under section 1012DAA(2)(f) of the Act as notionally modified by Class Order 08/35;
- (c) as a disclosing entity, CPFL (as the issuer of stapled securities in Centuria Metropolitan REIT) is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, CPFL has complied with:
 - (i) the provisions of Chapter 2M of the Act as they apply to Centuria Metropolitan REIT; and
 - (ii) section 674 of the Act as it applies to Centuria Metropolitan REIT;
- (e) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DAA(8) and 1012DAA(9) of the Act; and
- (f) the potential effect that the Offer will have on the control of Centuria Metropolitan REIT, and the consequences of that effect, will depend on a number of factors, including investor demand and existing securityholdings. However, CPFL does not expect the Offer to have any material effect or consequence on the control of Centuria Metropolitan REIT.

Centuria



Yours faithfully

A handwritten signature in blue ink, appearing to read 'Matthew Coy', with a long horizontal flourish extending to the right.

Matthew Coy
Company Secretary