



Australian Securities Exchange - Company Announcements Platform

Centuria Property Funds Limited

Centuria Metropolitan REIT

Acquisitions and Senior Hire

Sydney, 10 June 2015:

CMA Investors approve acquisition of 131 Grenfell Street, Adelaide, the last of four recent acquisitions with a combined value of \$129.3 million

Centuria Property Fund Management Limited is pleased to advise that Investors in CMA approved the acquisition of 131 Grenfell Street, Adelaide on Friday 5 June 2015. A positive vote by the Grenfell Street's syndicate investors on Wednesday 10 June 2015 approved the sale which will be completed on 12 June 2015.

The Grenfell Street asset is the last of the four recently acquired assets to settle, with 35 Robina Town Centre Drive, Robina settling on 19 May 2015 and 54 & 60 Marcus Clarke Street, Canberra settling on 2 June 2015. The four assets have a combined value of \$129.3 million delivering a passing yield of 8.5%.

To fund the acquisitions CMA undertook an Accelerated Non-renounceable Entitlement Offer successfully raising \$100 million completing on 29 May 2015 and extended its existing debt facilities by \$40 million with NAB. On completion of the acquisitions, CMA's gearing will remain below 25% being at the bottom of its target range and below the REIT sector average.

CPFL appoints Trust Manager for Centuria Metropolitan REIT

CPFL is also pleased to advise that Nicholas Blake has joined Centuria as Trust Manager for Centuria Metropolitan REIT. Nicholas has a long and distinguished career in real estate and funds management in Australia and the United States of America. He was most recently engaged as Trust Manager, Mirvac Industrial REIT. Nicholas has also held senior roles at James Fielding Group and BT Funds Management.

Nicholas will work alongside Centuria's CEO – Listed Property, Nicholas Collishaw, in managing and developing Centuria Metropolitan REIT's strategy for growth and the delivery of investor returns.

"I am excited that we have been able to attract such a senior funds manager to join us in managing and shaping the future of CMA. With Nicholas' skills and Centuria's dedicated property team supporting CMA the future of the REIT looks very positive", commented Nicholas Collishaw.

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For more information or to arrange an interview, please contact:

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About Us

Centuria Metropolitan REIT (CMA) is an ASX listed REIT focused on investing in office and industrial assets in metropolitan markets across Australia. The Fund's portfolio on completion of the transaction (including the other property acquisitions announced to the ASX on 29 April 2015) will comprise nine office and three industrial assets with an independent valuation of \$317 million.

Centuria Property Funds Limited (CPFL), which is a wholly-owned subsidiary of Centuria Capital Limited (ASX: CNI), is the Responsible Entity for the ASX-listed CMA. CPFL has approximately \$1 billion of property under management across CMA and 15 unlisted property funds.

CNI is an ASX-listed specialist investment manager with \$1.7 billion in funds under management.