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CENTURIA PROPERTY FUNDS LIMITED

CENTURIA METROPOLITAN REIT

ESTIMATED DISTRIBUTION FOR THE THREE MONTHS ENDING 30 JUNE 2015

Sydney, 18 June 2015:

Centuria Property Funds Limited, the responsible entity ("CPFL" or "Responsible Entity") for the Centuria Metropolitan REIT ("CMA" or the "Fund"), today announces that the Fund's estimated distribution for the three months ending 30 June 2015 is 4.16 cents per stapled security.

Consistent with guidance, the total distribution for the year ending 30 June 2015 is estimated to be 9.22 cents per stapled security and is in accordance with forecasts made in CMA's Product Disclosure Statement dated 12 November 2014*.

CMA's Distribution Reinvestment Plan will operate in respect of the June 2015 distribution.

Key dates in connection with the June 2015 distribution are summarised below.

Event	Date
Ex-distribution date	26 June 2015
Record date	30 June 2015
Distribution payment date	12 August 2015 ¹

¹ This timetable is indicative only and is subject to change

Estimated Distribution Guidance for full year 30 June 2016

In accord with CMA's announcement of 29 April 2015 and consistent with the PDS of 12 November 2014, the estimated distribution for the full year to 30 June 2016 is 17.0 cents per stapled security.

- Ends -

* Adjusted for listing on 10 December 2014



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

Nicholas Collishaw

CEO – Listed Property Funds

Centuria Property Funds Limited

Phone: 02 8923 8908 / 0414 300 031

Email: nicholas.collishaw@centuria.com.au

Nicholas Blake

CMA Trust Manager

Centuria Property Funds Limited

Phone: 02 8923 8949 / 0412 080 177

Email: nicholas.blake@centuria.com.au

Heather Romao

Head of Communications

Centuria Capital Limited

Phone: 02 8923 8914 / 0435 149 838

Email: heather.romao@centuria.com.au

Kate Bailey

Consultant

BlueChip Communication

Phone: 02 9018 8606 / 0421 986 328

Email: kate@bluechipcommunication.com.au

About Us

Centuria Metropolitan REIT is an ASX listed REIT focused on investing in office and industrial assets in metropolitan markets across Australia. The Fund's portfolio comprises nine office and three industrial assets with an independent valuation of \$317 million.

Centuria Property Funds Limited, 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.