



Australian Securities Exchange - Company Announcements Platform

CENTURIA PROPERTY FUNDS LIMITED

CENTURIA METROPOLITAN REIT

NOTIFICATION OF DISTRIBUTION APPENDIX 3A.1

Sydney, 24 June 2015:

Centuria Property Funds Limited, as responsible entity ("CPFL" or "Responsible Entity") for the Centuria Metropolitan REIT ("CMA" or the "Trust"), advises that the pricing for the Distribution Reinvestment Plan for the June 2015 quarterly distribution will be at a 1% discount to the VWAP for the Trust's stapled securities over the 10 ASX trading days commencing 3 July 2015. Please refer to the attached Appendix 3A.1 (Notification of Distribution) for further information regarding the June 2015 distribution.

CPFL advises that CMA's FY15 annual results will be released to the Australian Securities Exchange on 12 August 2015. A copy of CMA's FY15 annual results will also be made available via the Centuria website.

- Ends-



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About Us

Centuria Metropolitan REIT is an ASX listed REIT focused on investing in office and industrial assets in metropolitan markets across Australia. The Trust'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.

+Rule 3.20.4, 15.3, Appendix 6A paragraph 1

Appendix 3A.1

Notification of dividend / distribution

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Please note that two or more corporate actions on the same +security may not run with different record dates if the timetables result in overlapping (but not identical) ex-periods. It is permissible to run different corporate actions with the same record date except in the case of reorganisations – consolidations/splits which cannot run at the same time as any other corporate action for that entity.

*Denotes minimum information required for first lodgement of this form.

**Denotes information that must be provided on or before +business day 0 of the relevant Appendix 6A or Appendix 7A timetable.

The balance of the information, where applicable, must be provided as soon as reasonably practicable by the entity.

Where a dividend/distribution is announced at the same time as Appendix 4D, 4E or 4F the online form relating to the dividend/distribution should be submitted after the Appendix 4D, 4E or 4F and before other material such as media releases or analyst presentations. Refer to [Guidance Note 14 ASX Market Announcements Platform](#).

Part 1 – Entity and announcement details

Question no	Question	Answer
1.1	*Name of entity	Centuria Metropolitan REIT comprising Centuria Metropolitan REIT No.1 and Centuria Metropolitan REIT No.2
1.2	*Registration type and number <i>One of ABN/ARSN/ARBN/ACN or other registration type and number (if "other" please specify what type of registration number has been provided).</i>	ARSN 124 364 718 and ARSN 124 364 656
1.3	*ASX issuer code	CMA
1.4	*The announcement is <i>Tick whichever is applicable.</i>	<input checked="" type="checkbox"/> New announcement <input type="checkbox"/> Update/amendment to previous announcement <input type="checkbox"/> Cancellation of previous announcement
1.4a	*Reason for update <i>Mandatory only if "Update" ticked in Q1.4 above. A reason must be provided for an update.</i>	N/A
1.4b	*Date of previous announcement to this update <i>Mandatory only if "Update" ticked in Q1.4 above.</i>	N/A
1.4c	*Reason for cancellation <i>Mandatory only if "Cancellation" ticked in Q1.4 above. If information has previously been provided in Part 3D of the form "Preference *security distribution rate details" please also confirm whether the rate changes remain in place for the *security or are also cancelled.</i>	N/A

1.4d	*Date of previous announcement to this cancellation <i>Mandatory only if "Cancellation" ticked in Q1.4 above.</i>	N/A
1.5	*Date of this announcement <i>The date of lodgement of the form by the entity via ASX Online.</i>	23 June 2015
1.6	*Applicable ASX +security code and description for dividend / distribution <i>Please select the +security to which the notification applies. Only one +security can be selected for each form.</i>	ASX +security code: CMA +Security description: ORDINARY FULLY PAID STAPLED SECURITIES

Part 2 – All dividends / distributions

Part 2A – Basic details

Question No.	Question	Answer
2A.1	*Type of dividend / distribution <i>Each form can only relate to one +record date and payment date but may have multiple types of payment for example an ordinary and special dividend. Please note that dividends/distributions for units, ETFs and preference +securities are classified as "Ordinary".</i>	<input checked="" type="checkbox"/> Ordinary (must be cash) <i>Please complete Part 3A.</i> <input type="checkbox"/> Special (must be cash) <i>Please complete Part 3B.</i> <input type="checkbox"/> Scrip (must be scrip) <i>Please complete Part 3C.</i>
2A.2	*Dividend / distribution period (frequency) <i>Tick one only to indicate length of period to which the dividend/distribution applies. If a special or scrip dividend/distribution is notified at the same time as another dividend/distribution which is monthly, quarterly, six monthly or once a year then the special or scrip dividend/distribution will be characterised with the same frequency type and will have the same period ending as the monthly, quarterly, interim or final dividend/distribution. If the dividend/distribution is special and/or scrip only then N/A may be applicable.</i>	<input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Quarterly <input type="checkbox"/> Six Monthly <input type="checkbox"/> Once a Year <input type="checkbox"/> N/A
2A.3	*Dividend/distribution relates to the period ending (date) <i>For preference +securities this may correspond to the payment date. If a special or scrip dividend/distribution is notified at the same time as another dividend/distribution which is monthly, quarterly, six monthly or once a year then the special or scrip dividend/distribution will be characterised with the same period type and will have the same period ending as the monthly, quarterly, six monthly or once a year dividend/distribution. If the dividend/distribution is special and/or scrip only and N/A has been ticked in Q2A.2, then a period ending date may not be applicable.</i>	30 June 2015

2A.4	<p>**Record date</p> <p><i>The +record date must be at least five +business days from current date (refer Appendix 6A paragraph 1). Please note that the +record date and ex date cannot be changed (even to postpone it or cancel it) any later than 12 noon Sydney time on the day before the previous ex date advised.</i></p>	30 June 2015		
2A.5	<p>*Ex date</p> <p><i>The ex date is two +business days before +record date (i.e. +business day 3 if the +record date is +business day 5). Refer to Appendix 6A paragraph 1. +Securities will trade "ex" dividend/distribution from the ex date. Please note that the +record date and ex date cannot be changed (even to postpone it or cancel it) any later than 12 noon Sydney time on the day before the previous ex date advised.</i></p>	26 June 2015		
2A.6	<p>*Payment date</p> <p><i>The payment date must be after the +record date. Refer to Appendix 6A paragraph 1. For a scrip dividend/distribution this date will be the same as the +issue date referred to in Q3C.4 of this form. Please note that the payment date cannot be changed (even to postpone it or cancel it) any later than 12 noon Sydney time on the day of the previous payment date advised.</i></p>	12 August 2015		
2A.7	<p>*Is the payment of the dividend/distribution conditional</p> <p><i>If any conditions including the ones outlined below such as +security holder approval apply to the dividend/distribution please answer 'yes' and provide details at Q2A.7a. If "no" go to Q2A.8.</i></p>	No		
2A.7a	<p>Conditions applicable to the dividend/distribution</p> <p><i>Select appropriate condition from drop down box as applicable. More than one condition can be selected. This question refers to preconditions only, that is, the event may not take place without the relevant condition being satisfied. The "Date for determination" is the date that you expect to know if the condition is satisfied for example the date of the +security holder meeting in the case of +security holder approval being the condition or the date of the court hearing if court approval is the relevant condition.</i></p>			
*Condition	*Date for determination	*Is the date estimated or actual?	**Condition met?	Comments
+Security holder approval		<input type="checkbox"/> Estimated OR <input type="checkbox"/> Actual	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A

Court approval		<input type="checkbox"/> Estimated OR <input type="checkbox"/> Actual	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Lodgement of court order with +ASIC		<input type="checkbox"/> Estimated OR <input type="checkbox"/> Actual	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
ACCC approval		<input type="checkbox"/> Estimated OR <input type="checkbox"/> Actual	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
FIRB approval		<input type="checkbox"/> Estimated OR <input type="checkbox"/> Actual	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
+ASIC class order <i>If there is an +ASIC class order which is not a precondition to the event you may provide further information about this in the Part entitled "Further Information" at the end of this form.</i>		<input type="checkbox"/> Estimated OR <input type="checkbox"/> Actual	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
ATO ruling <i>If there is an ATO ruling which is not a precondition to the event you may provide information about this in the Part entitled "Further Information" at the end of this form.</i>		<input type="checkbox"/> Estimated OR <input type="checkbox"/> Actual	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Other (please specify in comment question)		<input type="checkbox"/> Estimated OR <input type="checkbox"/> Actual	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
2A.8	*Currency in which the dividend/distribution is made ("primary currency") <i>Primary currency will be the currency in which all other questions relating to the dividend/distribution will appear excepting those relating to payment in a different currency. For dividends/distributions paid in a currency other than AUD please answer 2A.9a-2A.9c. If the primary currency is NZD please also complete Part 3F.</i>	AUD		
2A.9	*Total dividend/distribution amount per +security (in primary currency): <i>This amount should be the total of any Ordinary, Scrip, Special and Supplementary dividend announced using this form. An estimate is only permitted in the case of units of trusts, units of ETFs and preference +securities.</i>	4.16 cents per CMA stapled security Estimated		

2A.9a	<p>AUD equivalent to total dividend/distribution amount per +security</p> <p><i>If primary currency is non-AUD.</i></p> <p><i>If more than one dividend/distribution type is included in this announcement (e.g. ordinary and special), this total should be the total of those types.</i></p> <p><i>ASX publishes an AUD equivalent amount for non-AUD +dividends/distributions. If this amount is not provided by the entity it is calculated and published using the RBA rate of exchange on the day before the ex date. The entity should only populate this question if an actual amount is known. If amount not known please answer 2A.9b. If known go to 2A.9c.</i></p>	N/A
2A.9b	<p>If AUD equivalent not known, date for information to be released</p> <p><i>If primary currency is non-AUD.</i></p>	N/A
2A.9c	<p>FX rate (in format AUD rate / primary currency rate):</p> <p><i>If primary currency is non-AUD.</i></p>	N/A
2A.10	<p>*Whether mandatory or via an optional plan or facility, will or can the dividend/distribution be <u>paid</u> in a currency other than the primary currency</p> <p><i>If "yes", please complete Part 2B.</i></p>	No
2A.11	<p>*Does the entity have</p> <p><i>This information is required by Appendix 6A paragraph 1. More than one option may be selected. If the entity has a DRP please answer Q2A.11a, if the entity has a BSP please answer Q2A.11b, if the entity has another +security plan please answer Q2A.11c.</i></p>	<p>a Dividend/Distribution Reinvestment Plan (DRP) <input checked="" type="checkbox"/></p> <p>a Bonus +Security Plan (BSP) <input type="checkbox"/></p> <p>another +security plan (Plan) <input type="checkbox"/></p> <p>no plan <input type="checkbox"/></p>
2A.11a	<p>*If the entity has a DRP, is the DRP applicable to this dividend/distribution</p> <p><i>This information is required by Appendix 6A paragraph 1. If "yes", please answer Q2A.11a(i). If "no", ASX will assume the DRP is suspended for this dividend/distribution.</i></p>	Yes
2A.11a(i)	<p>*DRP Status in respect of this dividend/distribution</p> <p><i>Please select one and complete Part 4A. Note that "Full DRP" includes plans which may have limited exceptions for example exclusion of US or other foreign holders. The term is designed primarily to distinguish those plans which apply only to specific subgroups of +security holders such as "retail" holders.</i></p>	<p><input type="checkbox"/> DRP for retail +security holders only</p> <p><i>The entity has a DRP which applies to this dividend/distribution only for retail +security holders.</i></p> <p><input checked="" type="checkbox"/> Full DRP offered</p> <p><i>The entity has a DRP which applies to this dividend/distribution only for all +security holders.</i></p> <p><input type="checkbox"/> DRP subject to +security holder approval</p> <p><i>The entity has a DRP which is active for this dividend/distribution subject to +security holder approval.</i></p>

2A.11b	<p>*If the entity has a BSP, is the BSP applicable to this +dividend/distribution?</p> <p><i>This information is required by Appendix 6A paragraph 1. If "yes", please answer Q2A.11b(i). If "no", ASX will assume the BSP is suspended for this dividend/distribution.</i></p>	N/A
2A.11b(i)	<p>*BSP status in respect of this dividend/distribution</p> <p><i>Please select one and complete Part 4B. If the entity has a BSP subject to +security holder approval please choose the appropriate box above and make a note of the approval requirement in "Part 5 Further information" at the end of this form.</i></p>	<p><input type="checkbox"/> BSP for retail +security holders only <i>The entity has a BSP which applies to this dividend/distribution only for retail +security holders.</i></p> <p><input type="checkbox"/> Full BSP offered <i>The entity has a BSP which applies to this dividend/distribution only for all +security holders.</i></p>
2A.11c	<p>*If the entity has another +security plan, is that +security plan applicable to this +dividend/distribution?</p> <p><i>If "yes" please complete Part 4C.</i></p>	N/A
2A.12	<p>*Does the entity have tax component information apart from franking?</p> <p><i>If "yes" please complete Part 3E.</i></p>	No
2A.13	<p>Withholding tax rate applicable to the dividend/distribution</p> <p><i>For non-Australian entities.</i></p> <p><i>ASX only captures the dividend/distribution withholding tax rate in respect of dividends/distributions paid by foreign resident listed entities to Australian resident +security holders. If a dividend/distribution is payable to an Australian resident +security holder, please advise the applicable dividend/distribution withholding tax rate (assuming no exemptions are sought by and granted to the holder). Should you wish to provide further information please use Part 5 - Further information at the end of this form.</i></p>	N/A

Part 3 – Dividend/distribution amounts per type and other details

Please state amounts in the dividend/distribution primary currency stated at Q2A.9.

Part 3A – Ordinary dividend/distribution

Part 3A to be completed if "Ordinary" selected in Q2A.1.

Question No.	Question	Answer
3A.1	<p>*Is the ordinary dividend/distribution estimated at this time</p> <p><i>If "yes" Q3A.1a + 3A.1a(i) must be completed if "no" Q3A.1b must be completed upon the first announcement of a +dividend/distribution. An estimate is only permitted in the case of units of trusts, units of ETFs and preference +securities.</i></p>	Yes

3A.1a	*Ordinary dividend/distribution estimated amount per *security <i>Only permitted in the case of units of trusts, units of ETFs and preference *securities.</i>	AUD 4.16 cents per CMA stapled security
3A.1a(i)	*Date that actual ordinary amount will be announced	To be advised
3A.1b	*Ordinary dividend/distribution amount per *security <i>Please provide the amount in the primary currency.</i>	N/A
3A.2	*Is the ordinary dividend/distribution franked? <i>If "yes", please answer Q3A.2a. If "no" go straight to Q3A.3. This question is not mandatory in relation to units of trusts, units of ETFs and preference *securities.</i>	No
3A.2a	*Is the ordinary dividend/distribution fully franked? <i>This question is not mandatory in relation to units of trusts, units of ETFs and preference *securities.</i>	N/A
3A.3	*Percentage of ordinary dividend/distribution that is franked <i>Please provide the percentage to which the dividend/distribution is franked. (if 100% franked, then 100%, if 100% unfranked then 0%). This question is not mandatory in relation to units of trusts, units of ETFs and preference *securities.</i>	N/A
3A.3a	*Applicable corporate tax rate for franking credit (%) <i>Do not answer for 100% unfranked dividends/distributions.</i> <i>Please provide the applicable corporate tax rate. This question is not mandatory in relation to units of trusts, units of ETFs and preference *securities.</i>	N/A
3A.4	*Ordinary dividend/distribution franked amount per *security <i>Amount of dividend/distribution that is franked. Please provide the amount in the primary currency. In the case of dividends announced in conjunction with Appendix 4D and 4E the franked amount per *security must be provided. This question is not mandatory in relation to units of trusts, units of ETFs and preference *securities. If the dividend/distribution is 100% unfranked please answer "\$0.00".</i>	N/A

3A.5	<p>*Percentage of ordinary dividend/distribution that is unfranked</p> <p><i>Please provide the percentage to which the dividend/distribution is unfranked (if 100% unfranked, then 100%. If 100% franked then 0%). This question is not mandatory in relation to units of trusts, units of ETFs and preference *securities.</i></p>	N/A
3A.6	<p>*Ordinary dividend/distribution unfranked amount per *security</p> <p><i>Amount of dividend/distribution that is unfranked. Please provide the amount in the primary currency. This question is not mandatory in relation to units of trusts, units of ETFs and preference *securities. If the dividend/distribution is fully franked please answer "\$0.00".</i></p>	N/A
3A.7	<p>*Ordinary dividend/distribution conduit foreign income amount per *security</p> <p><i>For Australian entities only.</i></p> <p><i>Please provide the amount in the primary currency. This information is required by Appendix 6A paragraph 1 in respect of dividends. This question is not mandatory in relation to units of trusts, units of ETFs and preference *securities.</i></p>	N/A

Part 4 – Dividend/distribution Reinvestment Plan (DRP) / Bonus
+Security Plan (BSP) / Other Plan

Currencies used in this part are primary currency as advised at Q2A.8.

Part 4A – Dividend/distribution Reinvestment Plan (DRP)

Part 4A to be completed if “DRP” selected at Q2A.11 and you answered “yes” to Q2A.11a – “the DRP applies to this dividend/distribution”.

Question No.	Question	Answer
4A.1	*What is the default option if *security holders do not indicate whether they want to participate in the DRP?	<input type="checkbox"/> Participation in DRP (i.e. *securities issued) <input checked="" type="checkbox"/> Do not participate in DRP(i.e. cash payment)
4A.2	*Last date and time for lodgement of election notices to share registry under DRP <i>This information is required by Appendix 6A paragraph 1. Appendix 6A mandates a last election date of at least 1 *business day after the *record date. Please enter the time in Sydney time (i.e. AEST or, when daylight savings is in operation, AEDST); using 24 hour convention e.g. 6.00pm should be entered as 18:00.</i>	5pm on 1 July 2015.
4A.3	*DRP discount rate <i>This information is required by Appendix 6A paragraph 1. If there is no discount please answer “0%”. One of either Q4A.3 or Q4A.4 must be answered.</i>	1%
4A.4	*Period of calculation of reinvestment price <i>This information is required by Appendix 6A paragraph 1. One of either Q4A.3 or Q4A.4 must be answered. If you do not know the dates for calculating the reinvestment price but can describe the methodology please answer question Q4A.5.</i>	3 July 2015 to 16 July 2015
4A.5	*DRP price calculation methodology <i>Please describe the methodology for determining the DRP period of calculation of reinvestment price or for calculating the DRP price where another methodology is used.</i>	The average of the VWAP for the CMA stapled securities for each of the 10 ASX Trading Days from and including the third ASX Trading Day after 30 June 2015 less a discount of 1%.
4A.6	DRP price (including any discount) <i>Please provide the amount in the primary currency.</i>	To be determined as set out in 4A5.

4A.7	<p>DRP +securities +issue date</p> <p><i>This date is the date on which the DRP +securities are entered into the holdings of DRP participants. This is usually the same as the payment date –Q2A.6.</i></p>	12 August 2015
4A.8	<p>*Will DRP +securities be a new issue?</p> <p><i>If “yes” please answer Q4A.8a, if “no” go to Q4A.9.</i></p>	Yes
4A.8a	<p>*Do DRP +securities rank pari passu from +issue date</p> <p><i>Pari passu means “on an equal footing” for example if the +securities will not receive an upcoming payment that existing +securities in the same class will receive, they do not rank pari passu. If “no” please answer Q4A.8b, if “no” go to Q4A.9.</i></p>	Yes
4A.8b	<p>*Non-ranking period end date</p> <p><i>The date at the end of the dividend/distribution period (i.e. the period specified in item 2A.3 or another period as the case may be) after which the issued +securities rank equal (i.e. pari passu) for the next announced dividend/distribution. For example, if the new +securities are not entitled to participate in a dividend announced for the period ending 30 June 2013, but are entitled to any dividend announced thereafter, then the answer to this question is 30 June 2013.</i></p>	N/A
4A.9	<p>Is there a minimum dollar amount or number of +securities required for DRP participation?</p> <p><i>If “yes”, please answer Q4A.9a-4A.9b, if “no” go to 4A.10.</i></p>	No
4A.9a	<p>Minimum number of +securities required for DRP participation</p>	N/A
4A.9b	<p>Minimum amount for DRP participation</p> <p><i>Please provide the amount in the primary currency.</i></p>	N/A
4A.10	<p>Is there a maximum dollar amount or number of +securities required for DRP participation?</p> <p><i>If “yes”, please answer Q4A.10a - Q4A.10d, if “no” go to 4A.11.</i></p>	No

4A.10a	Maximum number of +securities required for DRP participation	N/A
4A.10b	Maximum amount for DRP participation <i>Please provide the amount in the primary currency.</i>	N/A
4A.10c	Maximum amount/or number for DRP participation will be applied at beneficial level <i>For example if a trustee holds for more than one beneficial owner can the trustee apply for each beneficial owner to have the maximum applied to their beneficial entitlement instead of the maximum being applied to the registered holding of the trustee?</i>	N/A
4A.10d	Instructions regarding application of limits at beneficial level <i>Please provide instructions for trustees to notify beneficial holdings for the purpose of applying DRP limits.</i>	N/A
4A.11	Are there any other conditions applying to DRP participation? <i>If "yes", please answer Q4A.11a, if "no" go to 4A.12.</i>	Yes
4A.11a	Conditions for DRP participation <i>Please describe any other conditions for participation in the DRP for example residence in a certain country.</i>	A CMA stapled security holder who is subject to the laws of a country or place other than Australia or New Zealand may not be eligible to participate in the DRP because of legal requirements that apply in that place or if it would be unreasonable in the circumstances, taking into account: <ul style="list-style-type: none"> (a) the number of stapled security holders in that place; (b) the number or value of the interests of the stapled security holders in that place; and (c) the costs of complying with legal requirements for offering the DRP to stapled security holders in that place.
4A.12	Link to a copy of the DRP rules <i>Please provide a url link to the DRP rules.</i>	http://www.centuria.com.au/wp-content/uploads/2015/04/Centuria-Metropolitan-REIT-Dividend-Reinvestment-Plan1.pdf

Part 5 – Further Information

Question No.	Question	Answer
5.1	Please provide any further information applicable to this dividend/distribution	Nil

Introduced 22/09/14