



9 May 2014

Centuria Capital Limited (“CNI”)

Market Announcements Office

ASX Limited

Centuria Capital Limited – Market Update

Sale of 50 Queen Street, Melbourne

CNI subsidiary, Centuria Property Funds Limited (“**Centuria / Company**”) is pleased to announce today that it has entered into an unconditional contract to sell its commercial office building at 50 Queen Street, Melbourne for \$40.7 million.

The property was part of the Becton Office Fund No. 2 which Centuria took over in September 2010, at which time the property valuation was \$26.5 million.

The off market sale price is 25% in excess of the latest 31 December 2013 independent valuation and will produce a strong result for investors. Settlement of this transaction is scheduled for mid – June 2014.

Chief Executive Officer (“**CEO**”) John McBain said the result is pleasing for the investors and advisers associated with the Fund.

- Ends -

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

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About Us

Centuria Capital “CNI” is an ASX-listed diversified funds manager with \$2 billion in funds under management. We offer a diverse range of investment opportunities – from tax-effective investment bonds to unlisted property funds. Our drive, allied with our inside knowledge of the sector and intimate understanding of our clients, allows us to transform opportunities into rewarding investments.