



Australian Securities Exchange - Company Announcements Platform

Centuria Capital Limited – Market Update

SETTLEMENT OF THE ACQUISITION OF 203 PACIFIC HIGHWAY, ST LEONARDS

Sydney, 23 December 2015: CNI subsidiary, Centuria Property Funds Limited today announces that it has settled the acquisition of 203 Pacific Highway, St Leonards for \$86.05 million. The property has been acquired by two Centuria funds, the Centuria Metropolitan REIT (CMA) and the Centuria 203 Pacific Highway Fund (Fund) which will each acquire a 50 per cent leasehold interest in the asset.

CMA has fully debt-funded the acquisition of its 50 per cent interest in 203 Pacific Highway, while the Fund will acquire its 50 per cent interest using a mixture of both debt and equity. The Fund's \$30 million equity raising closed early, oversubscribed.

203 Pacific Highway is an A-grade office building prominently located over the St Leonards Railway Station in the heart of the St Leonards business precinct, just five kilometres north of the Sydney CBD. Constructed in 2000, the building provides modern amenities, coupled with large floor plates and Sydney CBD views.

The Property is held on a leasehold from the State Rail Authority of New South Wales with 73 years remaining.

Group CEO John McBain commented, "This purchase is an excellent example of Centuria utilising its property skills base to identify and execute on an opportunity to enable the listed and unlisted vehicles to jointly acquire what we believe will be a well-performing asset in an excellent location."

- ENDS -



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

John McBain

CEO

Centuria Capital Limited

Phone: 02 8923 8910

Email: john.mcbain@centuria.com.au

Heather Romao

Head of Communications

Centuria Property Funds Limited

Phone: 02 8923 8914

Email: heather.romao@centuria.com.au

Kaitlin Walsh

Director of Strategy and Content

BlueChip Communication

Phone: 02 9018 8604

Email: kaitlin@bluechipcommunication.com.au

About Us

Centuria Capital "CNI" is an ASX-listed specialist investment manager with \$1.7 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.