

21+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 (together, CMA)
1.2	*Registration type and number <i>One of ABN/ARSN/ARB/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</i>	N/A

	<i>confirm whether the rate changes remain in place for the ⁺security or are also cancelled.</i>	
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>	22 December 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	<p>*Type of dividend/distribution</p> <p><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></p>	<p><input checked="" type="checkbox"/> Ordinary (must be cash) <i>Please complete Part 3A.</i></p> <p><input type="checkbox"/> Special (must be cash) <i>Please complete Part 3B.</i></p> <p><input type="checkbox"/> Scrip (must be scrip) <i>Please complete Part 3C.</i></p>
2A.2	<p>*The dividend/distribution:</p> <p><i>Tick one only to indicate length of period to which the dividend/distribution applies. ASX's system classifies interim/final dividends/distributions as six monthly if both are paid. If a final only is paid it is classified as relating to a period of twelve months. Where a scrip or special dividend/distribution is paid at the same time as an ordinary dividend/distribution it has the same period classification as the ordinary.</i></p> <p><i>If the dividend/distribution is special and/or scrip only then "does not relate to a specific period within the financial year in which it was paid" may be applicable.</i></p>	<p><input type="checkbox"/> relates to a period of one month.</p> <p><input checked="" type="checkbox"/> relates to a period of one quarter.</p> <p><input type="checkbox"/> relates to a period of six months.</p> <p><input type="checkbox"/> relates to a period of twelve months.</p> <p><input type="checkbox"/> does not relate to a specific period within the financial year in which it was paid.</p>
2A.3	<p>*The dividend/distribution relates to the financial reporting or payment period ended/ending (date)</p> <p><i>The period ended date must match the end date of the reporting period of any Appendix 4D, 4E or 4F lodged by the entity at the same time as this form and which includes the details of the dividend/distribution announced in this form. For preference ⁺ securities or units of trusts or ETFs the period ended/ending date may correspond to the payment date and may be a future date. If a special or scrip dividend/distribution is notified at the same time as another dividend/distribution which relates to a period of one month, one quarter, six months or twelve months then the special or scrip dividend/distribution will be characterised with the same period type and will have the same period ended as that dividend/distribution. If the dividend/distribution is special and/or scrip only and "does not relate to a specific period within the financial year in which it was paid" has been ticked in Q2A.2, then a period ended date may not be applicable.</i></p>	31 December 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>	31 December 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>	29 December 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 February 2015
2A.7	<p>*Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?</p> <ul style="list-style-type: none"> • ⁺Security holder approval • Court approval • Lodgement of court order with ⁺ASIC • ACCC approval • FIRB approval • Another approval/condition external to the entity required to be given/met before business day 0 of the timetable for the dividend/distribution. <p><i>If any of the above approvals apply to the dividend/distribution before business day 0 of the timetable, please answer 'yes' and provide details at Q2A.7a. If "no" go to Q2A.8.</i></p> <p><i>The purpose of the question is to confirm that relevant approvals are received prior to ASX establishing an ex market in the ⁺securities. If the entity wishes to disclose approvals or conditions which are to be resolved at a later date it should use Part 5 "Further information".</i></p>	No
2A.7a	<p>Approvals</p> <p><i>Select appropriate approval from drop down box as applicable. More than one approval can be selected. This question refers only to events which take place before business day 0 of the timetable. The purpose of the question is to confirm that relevant approvals are received prior to ASX establishing an ex market in the ⁺securities. The "Date for determination" is the date that you expect to know if the approval is given for example the date of the ⁺security holder meeting in the case of ⁺security holder approval or the date of the court hearing in the case of court approval. If the entity wishes to disclose approvals or conditions which are to be resolved at a later date it should use Part 5 "Further information".</i></p>	

*Approval/condition	*Date for determination	*Is the date estimated or actual?	**Approval received/ condition met? <i>Only answer this question when you know the outcome of the approval – please advise on or before *business day 0 of the relevant Appendix 6A or Appendix 7A timetable.</i>	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
Other (please specify in comment section)		<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	<p>*Total dividend/distribution payment amount per ⁺security (in primary currency) for all dividends/distributions notified in this form</p> <p><i>This amount should be the total of any Ordinary, Scrip, Special and Supplementary dividend/distribution announced using this form. An estimate is only permitted in the case of units of trusts, units of ETFs and preference ⁺securities.</i></p>	<p>4.25 cents per stapled security</p> <p>Actual</p>
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>*Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to ⁺security holders that it wishes to disclose to the market?</p> <p><i>If "yes", please complete Part 2B.</i></p> <p><i>It is not mandatory to disclose currency arrangements to the market. In particular, it does not refer to arrangements made between individual ⁺security holders and the share registry or entity on an ad hoc or one-off basis and it does not refer to arrangements offered by the registry independently of the entity.</i></p> <p><i>If the entity intends to disclose currency arrangements to the market it must do so through this form although it may supplement the information in the form with further PDF announcements.</i></p>	N/A

2A.11	<p>*Does the entity have a securities plan for dividends/distributions on this security?</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><i>If the entity has a plan but it does not apply to the security which is the subject of this form the entity should answer "We do not have a securities plan for dividends/distributions on this security".</i></p>	<p><input checked="" type="checkbox"/> We have a Dividend/Distribution Reinvestment Plan (DRP)</p> <p><input type="checkbox"/> We have a Bonus +Security Plan or equivalent (BSP)</p> <p><input type="checkbox"/> We have another +security plan (Plan)</p> <p><input type="checkbox"/> We do not have a securities plan for dividends/distributions on this security</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>	No.
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 <i>The entity has a DRP which applies to this dividend/distribution only for retail +security holders.</i></p> <p><input type="checkbox"/> Full DRP offered <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 <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>This refers to the information ordinarily provided under Subdivision 12-H of Schedule 1 to the Tax Administration Act 1953. 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

Amended 29/06/15

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	<p>*Ordinary dividend/distribution estimated amount per +security</p> <p><i>Only permitted in the case of units of trusts, units of ETFs and preference +securities.</i></p>	17.0 cents per stapled security.
3A.1a(i)	<p>*Date that actual ordinary amount will be announced</p>	To be advised.
3A.1b	<p>*Ordinary dividend/distribution amount per +security</p> <p><i>Please provide the amount in the primary currency.</i></p>	
3A.2	<p>*Is the ordinary</p>	No.

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	<p>dividend/distribution franked?</p> <p><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></p>	
3A.2a	<p>*Is the ordinary dividend/distribution fully franked?</p> <p><i>This question is not mandatory in relation to units of trusts, units of ETFs and preference +securities.</i></p>	No.
3A.3	<p>*Percentage of ordinary dividend/distribution that is franked</p> <p><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></p>	N/A
3A.3a	<p>*Applicable corporate tax rate for franking credit (%)</p> <p><i>Do not answer for 100% unfranked dividends/distributions.</i></p> <p><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></p>	N/A
3A.4	<p>*Ordinary dividend/distribution franked amount per +security</p> <p><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". 3A.4 franked amount + 3A.6 unfranked amount + 3A.7 conduit foreign income amount should equal 3A.1b dividend/distribution amount per security.</i></p>	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 excluding conduit</p>	N/A

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	<p>foreign income amount</p> <p><i>Amount of dividend/distribution that is unfranked excluding any conduit foreign income. 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". 3A.4 franked amount + 3A.6 unfranked amount + 3A.7 conduit foreign income amount should equal 3A.1b dividend/distribution amount per security.</i></p>	
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. 3A.4 franked amount + 3A.6 unfranked amount + 3A.7 conduit foreign income amount should equal 3A.1b dividend/distribution amount per security.</i></p>	N/A

Amended 29/06/15

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