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Centuria Capital Limited – Market Update

Centuria Property Funds settles \$104 million ATP acquisition

Sydney 22 April 2016: Centuria Capital Limited “Centuria” subsidiary, Centuria Property Funds Limited (CPFL) today announced the settlement of its \$104 million stake in the landmark Australian Technology Park (ATP) in inner city Sydney.

The ATP acquisition has been a source of major investor and public interest, and the new fund “Centuria ATP Fund” recorded record investor interest with the \$62 million equity raising being approximately 100% over-subscribed.

Centuria has negotiated with ATP cornerstone tenant, NICTA, to sign a new 10-year lease, doubling the 5-year lease term anticipated in the Fund PDS. This transaction delivers long term income security on over 50% of the NICTA Building; increasing its average lease expiry profile from 1.2 to 7.0 years which is expected to have a significant impact on the property value.

Centuria identified the Australian Technology Park precinct as an important business and technology hub in 2013 when it acquired a 50% interest in the \$220 million Channel Seven building. Centuria funds now wholly own the Channel Seven building and the Group has executed on its strategy to extend its investment in the precinct.

Centuria Group CEO, John McBain, commented;

“Over the last 18 months Centuria’s unlisted funds have selectively disposed of assets where record returns could be achieved for investors, also unlocking significant fees for Centuria. We are now in a build-up phase over both our listed and unlisted platforms.

On the unlisted front, the recent \$86 million acquisition of 203 Pacific Highway and the ATP acquisition are good examples of Centuria’s ability to continue to find value-add opportunities and we anticipate reporting on larger acquisitions which are being finalised presently.

Centuria Metropolitan REIT “CMA” is performing as forecast and it, too, is reviewing acquisition opportunities in its own right at present. We are confident that as it finds quality, accretive opportunities both CNI and the market at large will continue to support its growth trajectory.



With a successful 18 year track record, Centuria is very confident of its ability to grow its property funds management platform utilising its in-house teams and deep market connections. In the current equity-raising climate it sees no impediment to this ongoing growth.”

- 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 \$1.8 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.