



Australian Securities Exchange - Company Announcements Platform

Centuria Property Funds Limited CENTURIA METROPOLITAN REIT

Centuria Facilitation Deed

Sydney, 21 July 2016

Centuria Property Funds Limited, as Responsible Entity of Centuria Metropolitan REIT (CMA), attaches for information purposes, a Centuria Capital Limited (CNI) ASX Announcement released to the market today.

- Ends -

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About Us

Centuria Property Funds Limited (CPFL) which is a wholly-owned subsidiary of Centuria Capital (ASX:CNI), is the Responsible Entity for the ASX-listed Centuria Metropolitan REIT (CMA).

Centuria Capital launched CMA in December 2014. The REIT invests in commercial assets that are "fit for purpose" in metropolitan markets across Australia. The Fund's portfolio comprises ten office and three industrial assets which are geographically diversified across Sydney, Brisbane, Canberra and Adelaide. These assets have been valued at \$396.7 million.

CPFL has over \$1.3 billion of property under management in 13 unlisted property funds and 1 listed fund.

Centuria Capital "CNI" is an ASX-listed specialist investment manager with \$1.9 billion in funds under management.



Disclaimer

This document has been prepared by CPFL as responsible entity of Centuria Metropolitan REIT comprising Centuria Metropolitan REIT No. 1 (ABN 124 364 718) and Centuria Metropolitan REIT No. 2 (ABN 124 364 656). The information contained in this announcement is current only as at the date of this announcement or as otherwise specifically stated. The information contained in this announcement is not investment or financial product advice and is not intended to be used as the basis for making an investment decision. CPFL has not considered the investment objectives, financial circumstances or particular needs of any particular recipient. You should consider your own financial situation, objectives and needs, conduct an independent investigation of, and if necessary obtain professional advice in relation to, this announcement. Past performance is not an indicator or guarantee of future performance.

Any forward looking statements included in this announcement involve subjective judgment and analysis and are subject to significant uncertainties, risks and contingencies, many of which are outside the control of, and are unknown to, CPFL and its directors. In particular, they speak only as of the date of this announcement, they assume the success of CPFL's business strategies, and they are subject to significant regulatory, business, competitive and economic uncertainties, risks and other factors. Actual future events may vary materially from forward looking statements and assumptions on which those statements are based. Other than as required by law, although they believe there is a reasonable basis for the forward looking statements, neither CPFL nor its directors, officers, employees or any related body corporate, gives any representation, assurance or guarantee (express or implied) as to the accuracy or completeness of any forward looking statement or that the occurrence of any event, result, performance or achievement will actually occur. Recipients are cautioned not to place undue reliance on such forward looking statements.



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Centuria Capital Limited

Centuria Facilitation Deed

Sydney, 21 July 2016:

On 16 June 2016, Centuria Capital Limited (ASX: CNI) entered into a facilitation and property rights deed (**Centuria Facilitation Deed**) with GPT Management Holdings Limited (**GPT Management**) relating to the GPT Metro Office Fund (ASX: GMF).

Pursuant to the Centuria Facilitation Deed, GPT Management agreed not to encourage any person to make an offer in relation to GMF. On 1 July 2016, in breach of that obligation, GPT Management entered into another facilitation and property rights deed relating to GMF with Growthpoint Properties Australia Limited.

Notice of the breach was given by CNI to GPT Management. The Centuria Facilitation Deed permitted GPT Management to remedy the breach within 5 business days of the notice being given. That notice period has now expired and GPT Management has failed to remedy the breach.

CNI has today written to GPT Management noting the expiration of the notice period and reserving all its rights, including the right to terminate the Centuria Facilitation Deed.

- Ends -

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About Us

Centuria Capital “CNI” is an ASX-listed specialist investment manager with \$1.9 billion in funds under management. We offer a range of investment opportunities including listed and unlisted property funds as well as tax-effective investment bonds. Our drive, allied with our in-depth knowledge of these sectors and intimate understanding of our clients, allows us to transform opportunities into rewarding investments.

Any forward looking statements included in this announcement involve subjective judgment and analysis and are subject to significant uncertainties, risks and contingencies, many of which are outside the control of, and are unknown to, CNI and its directors. In particular, they speak only as of the date of this announcement, they assume the success of CNI’s business strategies, and they are subject to significant regulatory, business, competitive and economic uncertainties, risks and other factors. Actual future events may vary materially from forward looking statements and assumptions on which those statements are based. Other than as required by law, although they believe there is a reasonable basis for the forward looking statements, neither CNI nor its directors, officers, employees or any related body corporate, gives any representation, assurance or guarantee (express or implied) as to the accuracy or completeness of any forward looking statement or that the occurrence of any event, result, performance or achievement will actually occur. Recipients are cautioned not to place undue reliance on such forward looking statements.