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Centuria Capital Group

Centuria settles on \$106 million unlisted fund, bringing FUM to \$4 billion

Sydney, 11 July 2017

Centuria Capital Group (“Centuria” or ASX: CNI) is pleased to announce:

- **\$106 million acquisition of 1231 Sandgate Road, Brisbane (the “Property”)**
- **CNI total funds under management (FUM) to increase to \$4 billion**

Centuria Property Funds Limited (“CPFL”), a wholly owned subsidiary of CNI, has settled the Property for \$106.25 million.

The Property was acquired by a new single-asset unlisted property fund (the Centuria Sandgate Road Fund), and is a modern A-grade office building in metropolitan Brisbane that is 100 per cent occupied by a range of government and private sector tenants.

This acquisition is part of an active growth period for Centuria, which included:

- A successful corporate bond issue in April for CNI, upsized to \$100 million due to significant investor demand
- The capital raise and acquisition of the Scarborough House Fund in April for \$72.3 million
- The merger of Centuria Metropolitan REIT (CMA) and Centuria Urban REIT (CUA) in June, creating the dominant listed metropolitan office REIT on the ASX
- The acquisition of two additional assets by Centuria Industrial REIT (CIP) for \$65 million in June, cementing CIP’s place as the largest pure income-focused industrial REIT on the ASX. This brings CNI’s industrial FUM to over \$1 billion.
- A full year dividend of 7.50 cents per CNI stapled security (earnings guidance of 10.2 – 10.4 cents per security).

Centuria CEO, John McBain said “This has been a transformational period for Centuria, with the business successfully diversifying our Property Funds Management business and growing market capitalisation.

“And there is the potential of further growth in FY18, with continuing low interest rates and the high level of independent activity across our three Property Fund Management platforms: Centuria Unlisted Property, CMA and CIP,” said Mr McBain.

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About Us

Centuria Capital "CNI" is an ASX-listed specialist investment manager with \$4 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.