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Centuria Capital Limited Centuria Facilitation Deed

Sydney, 5 July 2016:

On 16 June 2016, Centuria Capital Limited (**Centuria**) and GPT Management Holdings Limited (**GPT Management**) entered into a facilitation and property rights deed (**Centuria Facilitation Deed**) relating to the management rights and certain property management agreements relating to the GPT Metro Office Fund. The deed contained an express provision restricting GPT Management from encouraging competing parties.

On 1 July 2016, GPT Management entered into a second facilitation and property rights deed (**Growthpoint Facilitation Deed**) with Growthpoint Properties Australia Limited (**Growthpoint**).

Immediately following this;

- GPT RE Limited sold its 12.98% holding in GPT Metro Office Fund to Growthpoint and interests associated with Growthpoint, and
- Growthpoint made an offer to acquire all of the units in the GPT Metro Office Fund.

Centuria has today advised GPT Management that, in entering into the Growthpoint Facilitation Deed, it is in breach of the Centuria Facilitation Deed and, absent remedy of that breach within 5 business days, Centuria is entitled 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 inside 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.