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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 -

For more information or to arrange an interview, please contact:

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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.