



Notice of Fund Payment - Subdivision 12-H

MANAGED INVESTMENT TRUST NOTICE FOR CUSTODIAN AND OTHER INTERMEDIARY INVESTORS IN RESPECT OF THE MARCH 2017 QUARTER DISTRIBUTION

For the purposes of complying with subsection 12-395 of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953, Centuria Property Funds Limited, as the responsible entity of Centuria Metropolitan REIT ("CMA") give this notice of Fund Payment in relation to the quarter ended 31 March 2017.

CMA has been declared to be an MIT for the purpose of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 ('the Act').

Record date	30 March 2017
Payment date	28 April 2017
Distribution per security	4.375 cents

For the purposes of subdivision 12-H of Schedule 1 of the Act, the components of the distribution are as follows:

	CMA (cents per security)
Australian Income – Other income	2.749266
Capital Gains – Discount (TARP)* Grossed up value	5.148174
Capital Gains – Other method (TARP)	-
Total Fund Payment	7.897440
Tax deferred amounts	-
Total cash distribution for the quarter ended 31 March 2017	4.375000

For the purposes of subdivision 12-H of Schedule 1 of the Act, this distribution includes a fund payment amount of \$7.897440 cents per security. The fund payment amount includes capital gains made on TARP*. Any discounted capital gains distributed are required to be grossed up for this notice. As a result, significant capital gains can lead to the fund payment amount exceeding cash paid for the period.

The details provided above are solely for the purpose of providing a fund payment notice as per Subdivision 12-H of the Taxation Administration Act 1953 and therefore should not be used for any other purpose.

Details of the full year components of distributions will be provided in the annual tax statement which will be sent to security holders post 30 June 2017.

Notes: * TARP is Taxable Australian Real Property.