



Australian Securities Exchange – Company Announcements Platform

Centuria Property Funds Limited CENTURIA METROPOLITAN REIT

Successful completion of institutional entitlement offer

Sydney, 6 December 2017:

Centuria Property Funds Limited (**CPFL**), as Responsible Entity of Centuria Metropolitan REIT (ASX: **CMA**), is pleased to announce it has successfully completed the institutional component of the accelerated non-renounceable entitlement offer announced on 5 December 2017, raising approximately \$26 million.

The retail component of the offer (**Retail Entitlement Offer**) will open on Monday, 11 December 2017 and is expected to raise approximately \$34 million providing a total equity raising (**Equity Raising**) of \$60.0 million.

Moelis Australia and UBS AG, Australia Branch acted as Financial Advisers, Joint Bookrunners and Joint Underwriters on the Equity Raising. Morgans and Shaw & Partners are Co-lead Managers on the Equity Raising and HWL Ebsworth is Legal Advisor to CPFL.

Institutional Entitlement Offer

The Institutional Entitlement offer was well supported by existing institutional securityholders.

The shortfall under the Institutional Entitlement Offer attracted strong demand, with broad support from both existing and new securityholders. Approximately 11 million securities will be issued under the Institutional Entitlement Offer.

Securities issued under the Institutional Entitlement Offer are issued at the same price (\$2.39 per security) and will be allotted on Tuesday, 19 December 2017.

Retail Entitlement Offer

Eligible retail securityholders can participate in the Retail Entitlement Offer at the same price (\$2.39 per security) and offer ratio (1 for 8.65) as the Institutional Entitlement Offer. Eligible retail securityholders' entitlements will be determined according to their ownership on the Record Date for the Retail Entitlement Offer (Thursday, 7 December 2017).

Further detail on the Retail Entitlement Offer will be provided in the retail offer booklet which will be mailed to eligible retail securityholders by Monday, 11 December 2017. The offer closes at 5.00pm Sydney time on Wednesday, 20 December 2017.



Retail securityholders with questions about the offer should call the Centuria Metropolitan REIT Entitlement Offer Information Line on 1300 090 791 (within Australia) or +61 3 9415 4319 (outside Australia) between 9am and 5pm (Sydney time), Monday to Friday during the retail offer period (Monday, 11 December 2017 to Wednesday, 20 December 2017) or visit the Listed Property page of Centuria's website at www.centuria.com.au/listed-property/investor-centre/.

Resumption of trading

CMA securities are expected to resume trading on the ASX from market open today (Wednesday, 6 December 2017).

– Ends –

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

Nicholas Blake

Trust Manager – CMA

Centuria Metropolitan REIT
Phone: 02 8923 8923
Email: nicholas.blake@centuria.com.au

Natalie Powell

Chief Marketing Officer

Centuria Property Funds Limited
Phone: 02 8923 8923
Email: natalie.powell@centuria.com.au

Katy Lithgow

Senior Consultant

BlueChip Communication
Phone: 02 9018 8603
Email: katy@bluechipcommunication.com.au

About Centuria Property Funds Limited

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

CPFL, combined with Centuria Property Funds No. 2 Limited (CPF2L), the Responsible Entity for the ASX listed Centuria Industrial REIT (CIP), has \$3.5 billion of funds under management in 16 unlisted property funds, one open-ended diversified property fund and two listed REITs.

CNI is an ASX-listed specialist investment manager with \$4.4 billion in total funds under management.