



Notice of Fund Payment - Subdivision 12-H

MANAGED INVESTMENT TRUST NOTICE FOR INVESTORS IN RESPECT OF THE DECEMBER 2018 QUARTER DISTRIBUTION

For the purposes of complying with subsection 12-395 of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 (the **Act**), Centuria Property Funds Limited, as the responsible entity of Centuria Metropolitan REIT (**CMA**) gives this notice of Fund Payment in relation to the quarter ended 31 December 2018.

CMA has been declared to be a Managed Investment Trust (**MIT**) for the purpose of Subdivision 12-H of Schedule 1 of the Act.

Details of the December 2018 quarter distribution are as follows:

Record date	31 December, 2018
Payment date	31 January, 2019
Distribution per CMA unit	4.358 cents

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

Component	Cents per CMA Unit
Australian Income – Other income	4.358000
Capital Gains – Discount (TARP)* grossed up value	-
Capital Gains – Other method (TARP)	-
Total Fund Payment	4.358000
Interest Income	-
Tax Deferred	-
Total cash distribution for the quarter ended 31 December 2018	4.358000

For the purposes of Subdivision 12-H of Schedule 1 of the Act, this distribution is 100% taxable and therefore, 100% of the distribution is considered a fund payment.

The details provided above are solely for the purpose of providing a fund payment notice as per Subdivision 12-H of the Act 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 securityholders post 30 June 2019.

Australian tax residents should not rely on this notice for the purposes of their income tax returns.

* Note: TARP is Taxable Australian Real Property