



Notice of Fund Payment - Subdivision 12-H

MANAGED INVESTMENT TRUST NOTICE FOR CUSTODIAN AND OTHER INTERMEDIARY INVESTORS IN RESPECT OF THE DECEMBER 2016 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") (a stapled entity comprised of Centuria Metropolitan REIT No.1 ("CMA1") and Centuria Metropolitan REIT No.2 ("CMA2")) give this notice of Fund Payment in relation to the quarter ended 31 December 2016.

The REIT has been declared to be an MIT for the purpose of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953.

| | |
|-----------------------------------|------------------|
| Record date | 30 December 2016 |
| Payment date | 30 January 2017 |
| Distribution per stapled 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:

| | CMA1 | CMA2 |
|---|-----------------|-----------------|
| Australian Income – Other income | 1.169564 | 0.920633 |
| Capital Gains – Discount (TARP)* Grossed up value | - | - |
| Capital Gains – Other method (TARP) | - | - |
| Total Fund Payment | 1.169564 | 0.920633 |
| Tax deferred amounts | 1.142623 | 1.142179 |
| Total cash distribution for the quarter ended 31 December 2016 | 2.312187 | 2.062812 |

For the purposes of subdivision 12-H of Schedule 1 of the Act, this distribution includes a fund payment amount of 2.090197 cents per stapled security.

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