

Centuria

FUND PAYMENT NOTICE IN RESPECT OF THE DISTRIBUTION FOR THE QUARTER ENDED 30 JUNE 2019

Centuria Property Funds Limited (**CPFL**), as the responsible entity of Centuria Metropolitan REIT (the **Trust**), declares that the Trust is a withholding managed investment trust for the purposes of Subdivision 12-H of the *Taxation Administration Act 1953* (the **Act**), in respect of the quarter ended 30 June 2019. In addition, CPFL declares that the Trust is an attribution managed investment trust (**AMIT**) for the purposes of Division 12A of the Act, in respect of the quarter ended 30 June 2019.

Details of the distribution for the quarter ended 30 June 2019 are as follows:

Record date	28 June 2019
Payment date	9 August 2019
Distribution per CMA unit	4.358 cents

The estimated taxation components below are provided solely for the purposes of complying with Subdivision 12-H and Division 12A of Schedule 1 of the Act and should not be used for any other purpose:

	Cents per unit
Australian Income – Other	1.279657
Capital Gains – Discount (Taxable Australian Real Property) grossed up value	2.055288
Capital Gains – Other method (Taxable Australian Real Property)	-
Total Fund Payment	3.334945
Interest Income	0.040653
Amounts not subject to Withholding Taxes	0.982402
Total Cash Distribution	4.358000

For the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the Act, this distribution includes a fund payment amount of 3.334945 cents per security. The distribution also includes an interest amount of 0.040653 cents per security.

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

Details of the full year components of distributions will be provided in the Attribution Managed Investment Trust Member Annual (**AMMA**) statement which will be sent to securityholders post 30 June 2019.