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## Form 603

Corporations Act 2001  
Section 671B

### Notice of initial substantial holder

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To Company Name/Scheme CENTURIA PROPERTY FUNDS LIMITED as responsible entity for  
CENTURIA METROPOLITAN REIT  
(together, CENTURIA METROPOLITAN REIT (CMA))

ACN/ARSN CENTURIA PROPERTY FUNDS LIMITED – ACN 086 553 639  
CENTURIA METROPOLITAN REIT NO. 1 – ARSN 124 364 718

#### 1. Details of substantial holder(1)

Name WESTPAC BANKING CORPORATION (WBC) and its associated entities listed  
in Annexure 'B '

ACN/ARSN (if applicable) ACN 007 457 141

The holder became a substantial holder on 16/06/2017

#### 2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary Shares	7,278,851	7,278,851	
Total	7,278,851	7,278,851	6.10%

#### 3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Number of securities	Class of securities
BT Funds Management (NZ) Limited	BT Funds Management (NZ) Limited is the manager of various superannuation funds, institutional investor portfolios and unit trusts and, in that capacity, can exercise the power to vote or dispose of the shares.	6,556,723	Stapled Securities
BT Funds Management Limited	BT Funds Management Limited is the manager of various superannuation funds, institutional investor portfolios and unit trusts	413,070	Stapled Securities

	and, in that capacity, can exercise the power to vote or dispose of the shares.		
Westpac Financial Services Group Limited	Westpac Financial Services Group Limited Registered Holder of Securities. ABN: 50 000 326 312	309,058	Stapled Securities

#### 4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Persons entitled to be registered as holder (8)	Class and number of securities
BT Funds Management (NZ) Limited	Guardian Nominees No.2 Ltd	See Annexure 'A'	6,556,723 Stapled Securities
BT Funds Management Limited	BT Portfolio Services Limited	See Annexure 'A'	413,070 Stapled Securities
Westpac Financial Services Group Limited	HSBC Custodian Nominees (Australia) Limited	See Annexure 'A'	309,058 Stapled Securities

#### 5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
WBC & associates	See Annexure 'A'	See Annexure 'A'		See Annexure 'A'

#### 6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association

#### 7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Westpac Banking Corporation (WBC)	Level 20, Westpac Place, 275 Kent Street, Sydney NSW 2000
Westpac Financial Services Group Limited (WFSG)	Level 20, Westpac Place, 275 Kent St, Sydney NSW 2000
BT Funds Management Limited	Level 20, Westpac Place, 275 Kent Street, Sydney NSW 2000
BT Funds Management (NZ) Limited	Westpac On Takutai Square 16 Takutai Square Auckland 1010 New Zealand
CENTURIA METROPOLITAN REIT (CMA)	The Company Secretary,

	CENTURIA METROPOLITAN REIT (CMA) Level 39, 100 Miller Street NORTH SYDNEY NSW 2060  Tel: +61 2 8923 8923
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**Signature**

Print name Tim Hartin Capacity Company Secretary

Sign here \_\_\_\_\_ Date 20/06/2017

## **DIRECTIONS**

- (1) If there are a number of substantial holders with similar or related relevant interests (e.g. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members, is clearly set out in paragraph 7 of the form.
  - (2) See the definition of “associate” in section 9 of the Corporations Act 2001.
  - (3) See the definition of “relevant interest” in sections 608 and 671B(7) of the Corporations Act 2001.
  - (4) The voting shares of a company constitute one class unless divided into separate classes.
  - (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
  - (6) The person’s votes divided by the total votes in the body corporate scheme multiplied by 100.
  - (7) Include details of:
    - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and with a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
    - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).
- See the definition of “relevant agreement” in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (e.g. if the relevant interest arises because of an option) write “unknown”.
  - (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

## ANNEXURE A

This is annexure 'A' referred to in Form 603, Notice of initial substantial holder, lodged for Westpac Banking Corporation ACN 007 457 141 and its associated entities.

Tim Hartin – Company Secretary, Westpac Banking Corporation – 20/06/2017

Sales & Purchases for the period : 16/02/2016 to 16/06/2017

SECURITY: CMA

### BT Funds Management Limited

Date	Registered Company	Nature of Change	Quantity	Consideration	Class of Securities	Person's votes affected
20/02/2017	BT Portfolio Services Limited	Sell	-2,380	-5,307.40	STAPLED SECURITIES	2,380
20/02/2017	BT Portfolio Services Limited	Buy	2,380	5,307.40	STAPLED SECURITIES	2,380
1/03/2017	BT Portfolio Services Limited	Sell	-9,852	-22,659.60	STAPLED SECURITIES	9,852
1/03/2017	BT Portfolio Services Limited	Buy	9,852	22,659.60	STAPLED SECURITIES	9,852
8/03/2017	BT Portfolio Services Limited	Sell	-10,592	-24,431.51	STAPLED SECURITIES	10,592
10/03/2017	BT Portfolio Services Limited	Sell	-11,790	-27,824.40	STAPLED SECURITIES	11,790
10/03/2017	BT Portfolio Services Limited	Buy	11,790	27,824.40	STAPLED SECURITIES	11,790
29/03/2017	BT Portfolio Services Limited	Sell	-12,554	-28,727.32	STAPLED SECURITIES	12,554
11/05/2017	BT Portfolio Services Limited	Sell	-1,080	-2,555.71	STAPLED SECURITIES	1,080
12/05/2017	BT Portfolio Services Limited	Buy	7,000	18,060.00	STAPLED SECURITIES	7,000
7/06/2017	BT Portfolio Services Limited	Sell	-1,766	-4,219.68	STAPLED SECURITIES	1,766
8/06/2017	BT Portfolio Services Limited	Sell	-23,585	-56,604.00	STAPLED SECURITIES	23,585
8/06/2017	BT Portfolio Services Limited	Buy	23,585	56,604.00	STAPLED SECURITIES	23,585
9/06/2017	BT Portfolio Services Limited	Sell	-7,000	-16,800.00	STAPLED SECURITIES	7,000
9/06/2017	BT Portfolio Services Limited	Buy	7,000	16,800.00	STAPLED SECURITIES	7,000
15/06/2017	BT Portfolio Services Limited	Sell	-4,717	-11,378.82	STAPLED SECURITIES	4,717
<b>Total</b>			<b>-23,709</b>	<b>-53,253.04</b>		
<b>BT Funds Management Limited Total :</b>			<b>-23,709</b>	<b>-53,253.04</b>		

### BT Funds Management (NZ) Limited

Date	Registered Company	Nature of Change	Quantity	Consideration	Class of Securities	Person's votes affected
16/02/2017	Guardian Nominees No.2 Ltd	Buy	8,098	19,475.69	STAPLED SECURITIES	8,098
20/02/2017	Guardian Nominees No.2 Ltd	Buy	102,496	246,031.40	STAPLED SECURITIES	102,496
23/02/2017	Guardian Nominees No.2 Ltd	Buy	6,039	14,607.74	STAPLED SECURITIES	6,039
7/03/2017	Guardian Nominees No.2 Ltd	Buy	52,253	130,883.31	STAPLED SECURITIES	52,253
8/03/2017	Guardian Nominees No.2 Ltd	Buy	10,524	26,402.61	STAPLED SECURITIES	10,524
10/03/2017	Guardian Nominees No.2 Ltd	Buy	14,274	35,415.22	STAPLED SECURITIES	14,274

17/03/2017	Guardian Nominees No.2 Ltd	Sell	-3,042,815	-7,066,024.99	STAPLED SECURITIES	3,042,815
17/03/2017	Guardian Nominees No.2 Ltd	Sell	-551,194	-1,297,896.51	STAPLED SECURITIES	551,194
17/03/2017	Guardian Nominees No.2 Ltd	Buy	3,042,815	0.00	STAPLED SECURITIES	3,042,815
17/03/2017	Guardian Nominees No.2 Ltd	Sell	-3,042,815	0.00	STAPLED SECURITIES	3,042,815
17/03/2017	Guardian Nominees No.2 Ltd	Buy	551,194	0.00	STAPLED SECURITIES	551,194
17/03/2017	Guardian Nominees No.2 Ltd	Sell	-551,194	0.00	STAPLED SECURITIES	551,194
24/03/2017	Guardian Nominees No.2 Ltd	Buy	6,618	16,584.05	STAPLED SECURITIES	6,618
29/03/2017	Guardian Nominees No.2 Ltd	Buy	15,154	37,933.49	STAPLED SECURITIES	15,154
31/03/2017	Guardian Nominees No.2 Ltd	Buy	9,919	25,128.79	STAPLED SECURITIES	9,919
6/04/2017	Guardian Nominees No.2 Ltd	Buy	8,309	21,009.31	STAPLED SECURITIES	8,309
13/04/2017	Guardian Nominees No.2 Ltd	Sell	-40,000	-103,060.00	STAPLED SECURITIES	40,000
5/05/2017	Guardian Nominees No.2 Ltd	Sell	-3,900	-9,933.69	STAPLED SECURITIES	3,900
9/05/2017	Guardian Nominees No.2 Ltd	Sell	-37,574	-95,287.66	STAPLED SECURITIES	37,574
10/05/2017	Guardian Nominees No.2 Ltd	Sell	-35,698	-90,837.13	STAPLED SECURITIES	35,698
11/05/2017	Guardian Nominees No.2 Ltd	Sell	-22,828	-58,967.01	STAPLED SECURITIES	22,828
12/05/2017	Guardian Nominees No.2 Ltd	Sell	-5,000	-13,147.00	STAPLED SECURITIES	5,000
16/05/2017	Guardian Nominees No.2 Ltd	Buy	61,534	157,305.52	STAPLED SECURITIES	61,534
15/06/2017	Guardian Nominees No.2 Ltd	Buy	2,516,526	6,489,365.60	STAPLED SECURITIES	2,516,526
15/06/2017	Guardian Nominees No.2 Ltd	Buy	431,741	1,113,330.52	STAPLED SECURITIES	431,741
<b>Total</b>			<b>-495,524</b>	<b>-401,680.75</b>		
<b>BT Funds Management (NZ) Limited Total :</b>			<b>-495,524</b>	<b>-401,680.75</b>		

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**Westpac Financial Services Group Limited**


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Date	Registered Company	Nature of Change	Quantity	Consideration	Class of Securities	Person's votes affected
17/02/2017	HSBC Custody Nominees (Australia) Limited.	Buy	83,436	192,737.16	STAPLED SECURITIES	83,436
17/02/2017	HSBC Custody Nominees (Australia) Limited.	Buy	17,880	41,124.00	STAPLED SECURITIES	17,880
15/03/2017	HSBC Custody Nominees (Australia) Limited.	Sell	-4,890	-11,442.60	STAPLED SECURITIES	4,890
17/03/2017	HSBC Custody Nominees (Australia) Limited.	Sell	-314,708	0.00	STAPLED SECURITIES	314,708
17/03/2017	HSBC Custody Nominees (Australia) Limited.	Buy	314,708	0.00	STAPLED SECURITIES	314,708
23/03/2017	HSBC Custody Nominees (Australia) Limited.	Buy	314,708	0.00	STAPLED SECURITIES	314,708
23/03/2017	HSBC Custody Nominees (Australia) Limited.	Sell	-314,708	0.00	STAPLED SECURITIES	314,708
15/05/2017	HSBC Custody Nominees (Australia) Limited.	Sell	-3,150	-7,749.00	STAPLED SECURITIES	3,150
1/06/2017	HSBC Custody Nominees (Australia) Limited.	Sell	-2,500	-6,000.00	STAPLED SECURITIES	2,500
<b>Total</b>			<b>90,776</b>	<b>208,669.56</b>		
<b>Westpac Financial Services Group Limited Total :</b>			<b>90,776</b>	<b>208,669.56</b>		

## ANNEXURE B

This is the annexure 'B' (being 3 pages) referred to in Form 603, Notice of initial substantial holder, lodged for Westpac Banking Corporation ACN 007 457 141 and its associated entities

Tim Hartin – Company Secretary, Westpac Banking Corporation – 20/06/2017

<b>Westpac Banking Corporation</b>	Australia	Series 2013-2 WST Trust	Australia
1925 (Commercial) Pty Limited	Australia	Series 2014-1 WST Trust	Australia
1925 (Industrial) Pty Limited	Australia	Series 2014-2 WST Trust	Australia
1925 Advances Pty Limited	Australia	Series 2015-1 WST Trust	Australia
A.G.C. (Pacific) Limited	Papua New Guinea	SIE-Lease (Australia) Pty Limited	Australia
Advance Asset Management Limited	Australia	SIE-Lease (New Zealand) Pty Limited	New Zealand
Altitude Administration Pty Limited	Australia	Sixty Martin Place (Holdings) Pty Limited	Australia
Altitude Rewards Pty Limited	Australia	St.George Business Finance Pty Limited	Australia
Aotearoa Financial Services Limited	New Zealand	St.George Custodial Pty Limited	Australia
Ascalon Capital Managers (Asia) Limited	Hong Kong	St.George Equity Finance Limited	Australia
Ascalon Capital Managers Limited	Australia	St.George Finance Holdings Limited	Australia
Ascalon Funds Seed Pool Trust	Australia	St.George Finance Limited	Australia
Asgard Capital Management Limited	Australia	St.George Life Limited	Australia
Asgard Wealth Solutions Limited	Australia	St.George Motor Finance Limited	Australia
Australian Loan Processing Security Company Pty Ltd	Australia	St.George Security Holdings Pty Limited	Australia
Belliston Pty Limited	Australia	Sydney Capital Corp Inc.	USA
Bill Acceptance Corporation Pty Limited	Australia	The Home Mortgage Company Limited	New Zealand
BT (Queensland) Pty Limited	Australia	The Mortgage Company Pty Limited	Australia
BT Australia Pty Limited	Australia	Value Nominees Pty Limited	Australia
BT Financial Group (NZ) Limited	New Zealand	W2 Investments Pty Limited	Australia
BT Financial Group Pty Limited	Australia	Waratah Receivables Corp Pty Limited	Australia
BT Funds Management (NZ) Limited	New Zealand	Waratah Securities Australia Limited	Australia
BT Funds Management Limited	Australia	Westpac (NZ) Investments Limited	New Zealand
BT Funds Management No.2 Limited	Australia	Westpac Administration Pty Limited	Australia
BT Long Term Income Fund	Australia	Westpac Administration 2 Limited	Australia
BT Portfolio Services Limited	Australia	Westpac Administration 3 Limited	Australia
BT Private Nominees Pty Limited	Australia	Westpac Administration 4 Limited	Australia
BT Securities Limited	Australia	Westpac Altitude Rewards Trust	Australia
BT Short Term Income Fund	Australia	Westpac Americas Inc.	USA
Capital Corporate Finance Limited	Australia	Westpac Asian Lending Pty Limited	Australia
Capital Finance (NZ) Limited	Australia	Westpac Bank-PNG-Limited	Papua New Guinea
Capital Finance Australia Limited	Australia	Westpac Capital Holdings Inc.	USA
Capital Finance New Zealand Limited	Australia	Westpac Capital Markets Holding Corp.	USA
Capital Fleetlease Limited	Australia	Westpac Capital Markets LLC	USA
Capital Motor Finance Limited	Australia	Westpac Capital-NZ-Limited	New Zealand
Capital Rent Group Limited	New Zealand	Westpac Cash PIE Fund	Australia
CBA Limited	Australia	Westpac Cook Cove Trust I	Australia
Challenge Limited	Australia	Westpac Cook Cove Trust II	Australia
Core Infrastructure Income Feeder 1 LP 2016	Partnership(Scotland)	Westpac Covered Bond Trust	Australia
Core Infrastructure Income Feeder 2 LP 2016	Partnership(Scotland)	Westpac Custodian Nominees Pty Limited	Australia

Core Infrastructure Income Master LP 2016	Partnership(England)	Westpac Databank Pty Limited	Australia
Core Infrastructure Income Holdings Limited 2016	Partnership(England)	Westpac Debt Securities Pty Limited	Australia
Crusade ABS Series 2012 - 1 Trust	Australia	Westpac Delta LLC	USA
Crusade ABS Series 2013 - 1 Trust	Australia	Westpac Direct Equity Investments Pty Limited	Australia
Crusade ABS Series 2015 - 1 Trust	Australia	Westpac Equipment Finance Limited	Australia
Crusade ABS Series 2016 - 1 Trust	Australia	Westpac Equity Holdings Pty Limited	Australia
Crusade ABS Series 2017 - 1 Trust	Australia	Westpac Equity Investments NZ Limited	New Zealand
Crusade CP No.1 Pty Limited	Australia	Westpac Equity Pty Limited	Australia
Crusade Euro Trust 1E of 2007	Australia	Westpac Europe Limited	UK
Crusade Global Trust 1 of 2007	Australia	Westpac Finance (HK) Limited	Hong Kong
Crusade Management Limited	Australia	Westpac Financial Consultants Limited	Australia
Crusade 2P Trust of 2008	Australia	Westpac Financial Holdings Pty Limited	Australia
Danaby Pty Limited	Australia	Westpac Financial Services Group Limited	Australia
eQR Securities Pty. Limited	Australia	Westpac Financial Services Group-NZ-Limited	New Zealand
Europe Infrastructure Debt LP	UK	Westpac Financial Services Limited	Australia
General Credits Pty Limited	Australia	Westpac Funding Holdings Pty Limited	Australia
Hastings Advisers LLC	USA	Westpac Funds Financing Holdco Pty Limited	Australia
Hastings Forestry Investments Limited	New Zealand	Westpac Funds Financing Pty Limited	Australia
Hastings Forests Australia Pty Limited	Australia	Westpac General Insurance Limited	Australia
Hastings Funds Management (UK) Limited	Singapore	Westpac General Insurance Services Limited	Australia
Hastings Funds Management (USA) Inc.	UK	Westpac Global Capital Markets Pty Limited	Australia
Hastings Funds Management Asia Pty. Limited	USA	Westpac Group Investment-NZ-Limited	New Zealand
Hastings Funds Management Limited	Australia	Westpac Holdings-NZ-Limited	New Zealand
Hastings Infrastructure 1 Limited	UK	Westpac Investment Capital Corporation	USA
Hastings Infrastructure 2 Limited	UK	Westpac Investment Vehicle No.2 Pty Limited	Australia
Hastings Investment Capital LP	USA	Westpac Investment Vehicle No.3 Pty Limited	Australia
Hastings Investment Management Pty Ltd	UK	Westpac Investment Vehicle Pty Limited	Australia
Hastings Investments GP LLC	Australia	Westpac Leasing Nominees-Vic.-Pty Limited	Australia
Hastings Korea Company Limited	Korea	Westpac Lenders Mortgage Insurance Limited	Australia
Hastings Management Pty Limited	Australia	Westpac Life Insurance Services Limited	Australia
Hastings Private Equity Fund IIA Pty Limited	Australia	Westpac Life-NZ-Limited	New Zealand
Hitton Pty Limited	Australia	Westpac New Zealand Group Limited	New Zealand
Infrastructure GP LLP	UK	Westpac New Zealand Limited	New Zealand
Infrastructure GP 2 LLP	UK	Westpac New Zealand Staff Superannuation Scheme Trustee Limited	New Zealand
Infrastructure Research and Advisory Services Private Limited	India	Westpac Nominees-NZ-Limited	New Zealand
Magnitude Group Pty Limited	Australia	Westpac Notice Saver PIE Fund	Australia
Mortgage Management Pty Limited	Australia	Westpac NZ Covered Bond Holdings Limited	New Zealand
Net Nominees Limited	Australia	Westpac NZ Covered Bond Limited	New Zealand
Number 120 Limited	New Zealand	Westpac NZ Operations Limited	New Zealand
Oniston Pty Limited	Australia	Westpac NZ Securitisation Holdings Limited	New Zealand
Partnership Pacific Pty Limited	Australia	Westpac NZ Securitisation Limited	New Zealand
Partnership Pacific Securities Pty Limited	Australia	Westpac NZ Securitisation No. 2 Limited	New Zealand
Pashley Investments Pty Limited	Australia	Westpac Overseas Holdings No. 2 Pty Limited	Australia
Planwise AU Pty Limited	Australia	Westpac Overseas Holdings Pty Limited	Australia
Qvalent Pty Limited	Australia	Westpac Properties Limited	Australia



RAMS Financial Group Pty Limited	Australia	Westpac RE Limited	Australia
Reinventure Fund ILP	Australia	Westpac Securities Administration Limited	Australia
Reinventure Fund II ILP	Australia	Westpac Securities Limited	Australia
RMS Warehouse Trust 2007-1	Australia	Westpac Securities NZ Limited	New Zealand
Sallmoor Pty Limited	Australia	Westpac Securitisation Holdings Pty Limited	Australia
Securitor Financial Group Limited	Australia	Westpac Securitisation Management Pty Limited	Australia
Series 2009-1 WST Trust	Australia	Westpac Singapore Limited	Singapore
Series 2011-1 WST Trust	Australia	Westpac Structured Products Limited	Australia
Series 2011-2 WST Trust	Australia	Westpac Superannuation Nominees-NZ-Limited	New Zealand
Seed Pool Trust No. 2	Australia	Westpac Syndications Management Pty Limited	Australia
Series 2008-1M WST Trust	Australia	Westpac Term PIE Fund	New Zealand
Series 2011-3 WST Trust	Australia	Westpac TPS Trust	Australia
Series 2012-1 WST Trust	Australia	Westpac Unit Trust	Australia
Series 2013-1 WST Trust	Australia	Westpac USA Inc.	USA