

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme Centuria Metropolitan REIT
ACN/ARSN 086 553 639

1. Details of substantial holder (1)

Name Vanguard Group (The Vanguard Group, Inc. and its controlled entities including those listed in Annexure A)
ACN/ARSN (if applicable) N/A
The holder became a substantial holder on 19 September 2019

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	18,068,687	18,068,687	5.071%

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)	Class and number of securities
Vanguard Group	Vanguard Group is the manager of various Mutual funds and accounts and in that capacity has the power to dispose of the shares. The other members of Vanguard Group have a relevant interest under section 608(3) of the Corporations Act.	Ordinary – 18,068,687

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	Person entitled to be registered as holder (8)	Class and number of securities
Vanguard Group	BNY Mellon	Various funds and other accounts of Vanguard Group	Ordinary – 162,740
Vanguard Group	JP Morgan Chase Bank, N.A.	Various funds and other accounts of Vanguard Group	Ordinary – 14,553,740
Vanguard Group	State Street Bank and Trust Company	Various funds and other accounts of Vanguard Group	Ordinary – 515,820
Vanguard Group	Various others	Various funds and other accounts of Vanguard Group	Ordinary – 2,836,387

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
See Annexure A			

6. Associates

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

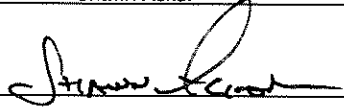
Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

7. Addresses

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

Name	Address
Vanguard Group	P.O. Box 2600, V26 Valley Forge, PA 19482 USA

print name Shawn Acker capacity Compliance Manager

sign here  date 23 September 2019

To Company
ACN/ARSN Centuria Metropolitan REIT
086 553 639

Substantial Holder Name
ACN/ARSN Vanguard Group
N/A

Date of change	Person whose relevant interest changed	Nature of Change(6)	Consideration given in relation to change(7)	Class	Number of securities affected	Person's votes affected
16-Sep-2019	The Vanguard Group, Inc.	Buy	3.01	Ordinary	356	356
16-Sep-2019	The Vanguard Group, Inc.	Buy	3.01	Ordinary	2,810	2,810
16-Sep-2019	The Vanguard Group, Inc.	Buy	3.01	Ordinary	4,162	4,162
16-Sep-2019	The Vanguard Group, Inc.	Buy	3.01	Ordinary	32,888	32,888
16-Sep-2019	The Vanguard Group, Inc.	Buy	3.01	Ordinary	2,303	2,303
16-Sep-2019	The Vanguard Group, Inc.	Buy	3.01	Ordinary	18,203	18,203
16-Sep-2019	The Vanguard Group, Inc.	Buy	3.01	Ordinary	119	119
16-Sep-2019	The Vanguard Group, Inc.	Buy	3.01	Ordinary	937	937
16-Sep-2019	The Vanguard Group, Inc.	Buy	3.01	Ordinary	2,014	2,014
16-Sep-2019	The Vanguard Group, Inc.	Buy	3.01	Ordinary	15,913	15,913
16-Sep-2019	The Vanguard Group, Inc.	Buy	3.01	Ordinary	1,046	1,046
16-Sep-2019	The Vanguard Group, Inc.	Buy	3.01	Ordinary	8,260	8,260
17-Sep-2019	The Vanguard Group, Inc.	Buy	3.02	Ordinary	3,595	3,595
17-Sep-2019	The Vanguard Group, Inc.	Buy	3.02	Ordinary	42,068	42,068
17-Sep-2019	The Vanguard Group, Inc.	Buy	3.02	Ordinary	23,284	23,284
17-Sep-2019	The Vanguard Group, Inc.	Buy	3.02	Ordinary	1,200	1,200
17-Sep-2019	The Vanguard Group, Inc.	Buy	3.02	Ordinary	20,355	20,355
17-Sep-2019	The Vanguard Group, Inc.	Buy	3.02	Ordinary	10,566	10,566
19-Sep-2019	The Vanguard Group, Inc.	Buy	2.97	Ordinary	34,550	34,550
19-Sep-2019	The Vanguard Group, Inc.	Buy	2.97	Ordinary	404,352	404,352
19-Sep-2019	The Vanguard Group, Inc.	Buy	2.97	Ordinary	223,797	223,797
19-Sep-2019	The Vanguard Group, Inc.	Buy	2.97	Ordinary	11,524	11,524
19-Sep-2019	The Vanguard Group, Inc.	Buy	2.97	Ordinary	195,646	195,646
19-Sep-2019	The Vanguard Group, Inc.	Buy	2.97	Ordinary	101,557	101,557
19-Sep-2019	The Vanguard Group, Inc.	Buy	2.97	Ordinary	421	421
19-Sep-2019	The Vanguard Group, Inc.	Buy	2.97	Ordinary	104	104
22-May-2019	Vanguard Investments Australia Ltd.	Buy	2.60	Ordinary	15,132	15,132
24-May-2019	Vanguard Investments Australia Ltd.	Buy	2.60	Ordinary	7,564	7,564
29-May-2019	Vanguard Investments Australia Ltd.	Buy	2.62	Ordinary	11,340	11,340
30-May-2019	Vanguard Investments Australia Ltd.	Sell	2.62	Ordinary	(11,715)	(11,715)
30-May-2019	Vanguard Investments Australia Ltd.	Buy	2.61	Ordinary	7,514	7,514
30-May-2019	Vanguard Investments Australia Ltd.	Sell	2.62	Ordinary	(84,417)	(84,417)
3-Jun-2019	Vanguard Investments Australia Ltd.	Sell	2.63	Ordinary	(24,101)	(24,101)
6-Jun-2019	Vanguard Investments Australia Ltd.	Buy	2.71	Ordinary	7,516	7,516
6-Jun-2019	Vanguard Investments Australia Ltd.	Sell	2.71	Ordinary	(40,731)	(40,731)
11-Jun-2019	Vanguard Investments Australia Ltd.	Buy	2.75	Ordinary	15,028	15,028
12-Jun-2019	Vanguard Investments Australia Ltd.	Buy	2.76	Ordinary	27,166	27,166
14-Jun-2019	Vanguard Investments Australia Ltd.	Buy	2.83	Ordinary	11,274	11,274
20-Jun-2019	Vanguard Investments Australia Ltd.	Buy	2.83	Ordinary	11,274	11,274
21-Jun-2019	Vanguard Investments Australia Ltd.	Buy	2.92	Ordinary	15,032	15,032
21-Jun-2019	Vanguard Investments Australia Ltd.	Buy	2.86	Ordinary	104	104
21-Jun-2019	Vanguard Investments Australia Ltd.	Buy	2.85	Ordinary	18,042	18,042
25-Jun-2019	Vanguard Investments Australia Ltd.	Sell	2.90	Ordinary	(19,218)	(19,218)
27-Jun-2019	Vanguard Investments Australia Ltd.	Buy	2.85	Ordinary	15,248	15,248
28-Jun-2019	Vanguard Investments Australia Ltd.	Sell	2.80	Ordinary	(45,639)	(45,639)
1-Jul-2019	Vanguard Investments Australia Ltd.	Buy	2.81	Ordinary	7,418	7,418
3-Jul-2019	Vanguard Investments Australia Ltd.	Buy	2.83	Ordinary	14,828	14,828
11-Jul-2019	Vanguard Investments Australia Ltd.	Buy	2.84	Ordinary	14,776	14,776
12-Jul-2019	Vanguard Investments Australia Ltd.	Sell	2.83	Ordinary	(3,719)	(3,719)
15-Jul-2019	Vanguard Investments Australia Ltd.	Buy	2.82	Ordinary	11,082	11,082
17-Jul-2019	Vanguard Investments Australia Ltd.	Sell	2.82	Ordinary	(11,227)	(11,227)
17-Jul-2019	Vanguard Investments Australia Ltd.	Buy	2.82	Ordinary	7,388	7,388
22-Jul-2019	Vanguard Investments Australia Ltd.	Buy	2.85	Ordinary	11,082	11,082
22-Jul-2019	Vanguard Investments Australia Ltd.	Buy	2.85	Ordinary	7,388	7,388
24-Jul-2019	Vanguard Investments Australia Ltd.	Sell	2.83	Ordinary	(12,584)	(12,584)
25-Jul-2019	Vanguard Investments Australia Ltd.	Buy	2.82	Ordinary	11,082	11,082
29-Jul-2019	Vanguard Investments Australia Ltd.	Buy	2.81	Ordinary	7,388	7,388
31-Jul-2019	Vanguard Investments Australia Ltd.	Buy	2.83	Ordinary	7,388	7,388
2-Aug-2019	Vanguard Investments Australia Ltd.	Buy	2.84	Ordinary	7,380	7,380
6-Aug-2019	Vanguard Investments Australia Ltd.	Sell	2.80	Ordinary	(50,521)	(50,521)
6-Aug-2019	Vanguard Investments Australia Ltd.	Buy	2.80	Ordinary	7,380	7,380
6-Aug-2019	Vanguard Investments Australia Ltd.	Buy	2.80	Ordinary	56,188	56,188

Annexure A

Date of change	Person whose relevant interest changed	Nature of Change(6)	Consideration given in relation to change(7)	Class	Number of securities affected	Person's votes affected
7-Aug-2019	Vanguard Investments Australia Ltd.	Buy	2.83	Ordinary	7,433	7,433
8-Aug-2019	Vanguard Investments Australia Ltd.	Buy	2.80	Ordinary	11,070	11,070
9-Aug-2019	Vanguard Investments Australia Ltd.	Buy	2.81	Ordinary	11,070	11,070
14-Aug-2019	Vanguard Investments Australia Ltd.	Buy	2.86	Ordinary	7,412	7,412
19-Aug-2019	Vanguard Investments Australia Ltd.	Buy	2.88	Ordinary	7,406	7,406
21-Aug-2019	Vanguard Investments Australia Ltd.	Buy	2.91	Ordinary	11,109	11,109
27-Aug-2019	Vanguard Investments Australia Ltd.	Buy	2.93	Ordinary	105,766	105,766
28-Aug-2019	Vanguard Investments Australia Ltd.	Buy	2.96	Ordinary	125,596	125,596
2-Sep-2019	Vanguard Investments Australia Ltd.	Buy	3.00	Ordinary	11,112	11,112
5-Sep-2019	Vanguard Investments Australia Ltd.	Buy	3.03	Ordinary	11,100	11,100
5-Sep-2019	Vanguard Investments Australia Ltd.	Buy	3.02	Ordinary	29,900	29,900
10-Sep-2019	Vanguard Investments Australia Ltd.	Buy	3.04	Ordinary	14,800	14,800
11-Sep-2019	Vanguard Investments Australia Ltd.	Sell	3.01	Ordinary	(11,037)	(11,037)
13-Sep-2019	Vanguard Investments Australia Ltd.	Buy	3.04	Ordinary	11,100	11,100
17-Sep-2019	Vanguard Investments Australia Ltd.	Buy	3.00	Ordinary	11,100	11,100

This is Annexure A of 2 pages referred to in Form 603, Notice of initial substantial holder.

Signature: 

Name: Shawn Acker

Capacity: Compliance Manager

Date: 23 September 2019