

Strong leasing outcomes across 8% of portfolio NLA underpinned by new 10 year government lease

Tuesday, 3 December 2019

Centuria Property Funds Limited (CPFL) as Responsible Entity of Centuria Metropolitan REIT (ASX: CMA) is pleased to provide the following operating update:

KEY HIGHLIGHTS

- Terms agreed¹ for 21,985 sqm of leasing transactions (8.0% of portfolio NLA), with 19 separate deals executed since 30 June 2019
- A new ten year lease to the WA Government at 144 Stirling Street, Perth WA
- 555 Coronation Drive, Toowong QLD has been repositioned, with occupancy² increasing to 95.9% (30 June 2019 60.7%) and the WALE³ increasing to 5.6 years (30 June 2019 3.2 years)

PROPERTY PORTFOLIO AND LEASING

Since 30 June 2019, CMA has completed 21,985 sqm of leasing transactions, comprising 18,576 sqm of renewals (6.7% of NLA) and 3,409 sqm of new leases (1.2% of NLA). Notable leasing transactions include:

- **144 Stirling Street, Perth WA (10,875sqm):** A new ten year lease has been agreed with the WA Government (Western Australia Police), which has expanded its tenancy across the entire building (excluding the café). Building occupancy retained at 100.0%, WALE³ increased to 9.0 years (30 June 2019 2.0 years)
- **203 Pacific Highway, St Leonards NSW (3,528sqm):** Verizon have renewed their tenancy for a five-year term. Building occupancy² remains at 99.6%, WALE³ increased to 5.2 years (30 June 2019 4.3 years)
- **555 Coronation Drive, Toowong QLD (1,963sqm):** The portfolio's largest vacancy as at 30 June 2019 has been leased, with Data #3 leasing the 1,963 sqm suite for an eight year term. The building has now been repositioned with building occupancy² increasing to 95.9% (30 June 2019 60.7%) and the WALE³ increasing to 5.6 years (30 June 2019 3.2 years)

The lease renewal to the WA Government at 144 Stirling Street, Perth WA and acquisition of William Square, 235 William Street, Northbridge WA, have combined to improve CMA's portfolio in Western Australia, with the WALE³ increasing from 2.7 years (30 June 2019) to 6.9 years, and the occupancy² increasing to 99.9%.

As a result of the new lease to the WA Government, they become the second largest tenant in the portfolio, representing 5.1% of income. As a proportion of total revenue, government now accounts for 21% of total portfolio income.

¹ Includes Heads of Agreement (HoA)

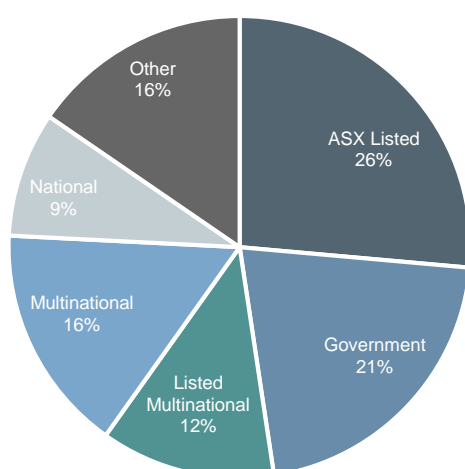
² Occupancy by area

³ WALE by gross income

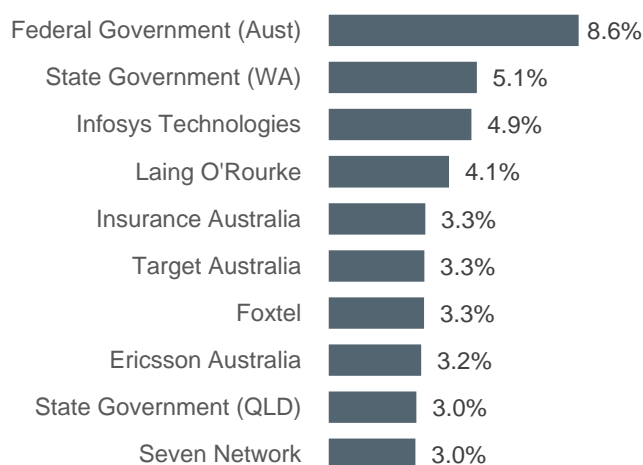
Grant Nichols, CMA Fund Manager, commented “CMA has achieved positive leasing outcomes across several assets within the portfolio, which not only demonstrates Centuria’s strong leasing capability, but also delivers on CMA’s strategy of providing sustainable income streams from high quality tenants, whereby over 75% of income is derived from government, ASX listed or multinational companies.”

With access to a quality and experienced in house asset management team, that is highly focused on delivering results to create value for the fund’s tenants and unitholders, CMA continues to position itself as Australia’s largest pure play office REIT.”

TENANT ALLOCATION BY PORTFOLIO INCOME



TOP 10 TENANT PROFILE (% OF TOTAL INCOME)



– Ends –

For more information or to arrange an interview, please contact:

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About Centuria Metropolitan REIT

CMA is Australia’s largest ASX listed pure play office REIT and is included in the S&P/ASX300 Index. CMA owns a portfolio of high quality metropolitan office assets situated in core metropolitan submarkets throughout Australia. CMA is overseen by a hands on, active manager and provides investors with income and the opportunity for capital growth from a pure play portfolio of high-quality Australian office assets.

Centuria Property Funds Limited (CPFL) is the Responsible Entity for the ASX listed Centuria Metropolitan REIT (CMA). CPFL, is a wholly owned subsidiary of Centuria Capital Group (CNI). CNI is an ASX-listed specialist investment manager with \$6.7 billion in total assets under management and offers a range of investment opportunities including listed and unlisted property funds as well as tax-effective investment bonds.

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