

Real Estate AUM up 19%¹ over six months

Wednesday, 18th December 2019

Centuria Capital Group (CNI or Centuria) announces:

- **Platform expands to \$7.2 billion with \$492 million in acquisitions by CMA and CIP**
- **No associated CNI capital raising**
- **1HFY20 distribution of 4.50 cents per security (cps) declared, a 5.9% increase on 1H19**

GROUP TRANSACTIONS

Centuria Capital Group confirms Centuria Metropolitan REIT's (CMA) acquisition of the Nishi Building, a high quality A-grade commercial office property in Canberra for \$256 million and Centuria Industrial REIT's (CIP) acquisition of two high quality industrial assets at 46 Robinson Road, East Virginia QLD and 23-41 Galway Avenue, Marleston SA for \$236 million. These recent acquisitions expand CNI's platform to \$7.2 billion.

John McBain, Joint CEO, commented;

"We are very pleased that CIP has acquired two major industrial facilities leased to Arnotts, an iconic Australian company with substantial lease terms averaging 27.7 years. Equally, the acquisition of the award-winning Nishi Building in Canberra improves the scale and diversity of the CMA portfolio."

"Whilst we are pleased with progress to date, we expect further strong growth in property AUM as our transaction teams crystallise acquisitions across our listed REITs, and our unlisted office and healthcare vehicles as the financial period progresses. Centuria also intends to make further announcements confirming its ongoing co-investment support of both CMA and CIP."

"Finally, on 16 December Centuria confirmed the issue of 10,049,235 stapled securities to interests associated with Paul Lederer Pty Limited. The securities were issued pursuant to a pre-existing option agreement (June 2017) with a strike price of \$1.30."

INTERIM DISTRIBUTION FOR THE HALF YEAR ENDED 31 DECEMBER 2019

CNI has declared a 1HFY20 interim distribution of 4.50 cps, representing a 5.9% increase on 1H19. This distribution is expected to comprise of the following components:

| Expected Distribution Component | Cents per Stapled Security |
|---------------------------------|----------------------------|
| Fully Franked Dividend | 1.70 |
| Trust Distribution | 2.80 |
| Total Distribution | 4.50 |

¹ AUM growth represents percentage increase from pro forma AUM at 30 June 2019 adjusted to reflect Centuria Heathley transaction, divestment of 821 Pacific Highway Chatswood NSW (Zenith) and acquisition of 80 Flinders St, Adelaide SA over the period from 1 July 2019 to date

Centuria Capital Group (CNI) ASX Announcement

Centuria

The key dates for the December 2019 distribution are:

| Event | Date |
|---------------------------|--------------------------------------|
| Ex-distribution date | Monday, 30 December 2019 |
| Record date | Tuesday, 31 December 2019 |
| Distribution payment date | Friday, 31 January 2020 ² |

– Ends –

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

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About Centuria Capital Group

Centuria Capital Group (CNI) is an ASX-listed specialist investment manager with \$7.2 billion of assets under management. We offer a range of investment opportunities including listed and unlisted property funds as well as tax-effective investment bonds. Our drive, allied with our in-depth knowledge of these sectors and intimate understanding of our clients, allows us to transform opportunities into rewarding investments.

www.centuria.com.au

² This payment date is indicative only and is subject to change