

Completion of Unit Purchase Plan

Monday, 20 January 2020

Centuria Property Funds Limited (**CPFL**) in its capacity as a responsible entity of the Centuria Metropolitan REIT (**ASX: CMA**) announces the completion of the non-underwritten Unit Purchase Plan (**UPP**) to eligible securityholders in Australia and New Zealand, announced on 10 December 2019, in connection with CMA's \$185 million institutional placement (**Placement**).

The UPP closed at 5:00pm (AEDT) on Tuesday, 14 January 2020. Successful eligible applications will be issued the full amount of New Units applied for, up to a maximum of \$30,000.

The amount raised under the UPP is approximately \$3.8 million. The proceeds will be used to reduce debt. Successful eligible applicants under the UPP will be issued New Units at an issue price of \$2.9555 per unit. The New Units will be issued on Tuesday, 21 January 2020 and holding statements despatched on 22 January 2020. The New Units will commence trading on the ASX on Wednesday, 22 January 2020.

– 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 \$7.2 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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