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Centuria Property Funds Limited

CENTURIA METROPOLITAN REIT

Centuria Metropolitan REIT's acquisition of an 8.76% stake in 360 Capital Office Fund

Monday, 9 January 2017

Centuria Property Funds Limited (**CPFL**), as Responsible Entity of Centuria Metropolitan REIT (**CMA**), announces that it has today completed the acquisition of a strategic interest of 6,423,084 units (representing 8.76%) in 360 Capital Office Fund (**TOF**) for \$2.25 per unit from 360 Capital Group (**TGP**) and its subsidiaries.

Concurrently, Centuria Capital Group (**CNI**) today also announced it has completed the acquisition of the Responsible Entity of TOF, as well as a 19.99% interest in TOF units (excluding the units acquired by CMA) as part of a broader transaction between TGP and CNI.

The TOF portfolio is complementary to CMA's property portfolio. Accordingly, the acquisition of the 8.76% strategic interest in TOF represents an investment in, and exposure to, similar underlying assets for CMA stapled securityholders.

- Ends -

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About Centuria Metropolitan REIT

Centuria Property Funds Limited (CPFL) which is a wholly-owned subsidiary of Centuria Capital Group (CNI), is the Responsible Entity for the ASX-listed Centuria Metropolitan REIT (CMA). CMA focusses on investing in real estate assets in metropolitan markets across Australia and holds a portfolio of assets valued at \$398.7 million diversified across Sydney, Brisbane, Canberra and Adelaide.

CPFL, combined with Centuria Property Funds Number 2. Limited (CPF2L), the Responsible Entity for the ASX listed Centuria Urban REIT (TOF) and Centuria Industrial REIT (TIX), has approximately \$2.9 billion of funds under management in 18 unlisted property funds and 3 listed REIT's.

CNI is an ASX-listed specialist investment manager with \$3.6 billion in total funds under management.