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Australian Securities Exchange
Company Announcements Platform

Centuria Capital Limited – Market Update

Overwhelming majority of investors in the Centuria Diversified Property Fund approve listing of the Centuria Metropolitan REIT

Centuria Capital Limited (ASX code: "CNI") today announced that investors in the Centuria Diversified Property Fund have overwhelmingly voted in favour of the resolutions to facilitate the listing of the Fund on the ASX. The outcome of the vote is shown below:

	% of votes
Votes cast 'FOR' the resolutions	99.9%
Votes cast 'AGAINST' the resolutions	0.1%
Total votes	100.0%

Existing investors were provided with the opportunity to maintain their investment in the Fund as it lists on the ASX or cash out immediately prior to listing.

	Value of investment
Value of existing investors maintaining their investment in the Fund	\$29.1 million
Value of elections under the "cash out" facility	\$13.2 million
Total equity in the Centuria Diversified Property Fund	\$42.3 million

Centuria's CEO, John McBain said: "we are extremely pleased with the outcome of the vote and the fact that approximately 70% of existing investors have decided to maintain their investment in the Fund as it lists on the ASX." "The impending launch of Centuria Metropolitan REIT will provide our investors with another investment alternative sitting alongside the Group's traditional unlisted investment product," he said



The Responsible Entity of the Fund is Centuria Property Funds Limited ("CPFL"), a wholly owned subsidiary of Centuria. As part of the listing process, CPFL will seek to raise an additional \$113.8 million to acquire three new properties and reduce the current level of debt. The Fund, which comprises two stapled registered managed investment schemes, will be renamed the Centuria Metropolitan REIT and will offer investors:

- exposure to a geographically diversified portfolio of five metropolitan office properties and three industrial properties with;
 - an independent valuation of \$182.9 million;
 - 8.9% weighted average capitalisation rate;
 - 99.5% occupancy;
 - 5.5 year weighted average lease expiry profile¹;
- an attractive financial profile with a forecast distribution yield of 8.25% for the period from 1 December 2014 until 30 June 2015 (annualised) growing to 8.50% for the year ending 30 June 2016;
- a conservative capital structure with gearing of 25% at allotment and a target range of between 25% and 35%;
- income returns underpinned by reputable tenants with fixed rental reviews;
- asset specific opportunities including the potential for a residential development in Epping; and
- an experienced manager in Centuria.

Centuria and its associates including board and management intend to have an investment in the Fund of up to 20% of the stapled securities at allotment. Nicholas Collishaw (CEO, Listed Funds) will be the Trust Manager and Ben Harvie will be the Assistant Trust Manager.

CPFL will be entitled to an annual management fee of 55 basis points of the gross asset value of the fund.

"Investor feedback for the proposed Centuria Metropolitan REIT has been very positive, with the metropolitan theme resounding well with both institutional investors and retail advisors. We are on timetable for listing the REIT in early December," said Mr McBain.

It is expected that CPFL will lodge a product disclosure statement (PDS) regarding the offer with ASIC on 14 November 2014. This PDS will be available for download at Centuria's website at www.centuriareitoffer.com.au from 9.00am AEDT on Monday, 24 November 2014. Investors should read this document in its entirety prior to making any investment decision with respect to the offer.

Centuria is being advised by UBS AG Australian Branch and CIMB Capital markets (Australia) Limited (Financial Advisors, Joint Lead Managers and Bookrunners) and Henry Davis York (Legal Advisor).

- Ends -



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

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About Us

Centuria Capital “CNI” is an ASX-listed specialist investment manager with \$1.6 billion in funds under management. We offer a diverse range of investment opportunities – from tax-effective investment bonds to unlisted property funds. Our drive, allied with our inside knowledge of the sector and intimate understanding of our clients, allows us to transform opportunities into rewarding investments.

Note:

1. By area.