



Australian Securities Exchange - Company Announcements Platform

Centuria Property Funds No. 2 Limited

CENTURIA INDUSTRIAL REIT

Confirmation of strategic acquisition

Sydney, 30 June 2017: Centuria Property Funds No. 2 Limited (**CPF2L**) as Responsible Entity of Centuria Industrial REIT (ARSN 099 680 252) (**CIP**) yesterday announced that:

- it was undertaking a \$35 million placement; and
- it had entered into an agreement to acquire 207-219 Browns Road, Noble Park and was in exclusive due diligence and advanced negotiations for the acquisition of a property at Sudlow Road, Bibra Lake in WA (**Bibra Lake Property**).

CPF2L is pleased to announce that the \$35 million placement has been taken up in full at an issue price of \$2.45 per security by institutional and professional investors, including the \$25 million investment by the Lederer Group. The placement was not subject to CIP unitholder vote.

Additionally CPF2L is pleased to announce that it has now exchanged contracts to purchase the Bibra Lake Property.

Details of the terms of the acquisition of the Bibra Lake Property were disclosed to the ASX in the announcement and the investor presentation lodged by CPF2L yesterday with ASX.

Settlement of the purchase of the Bibra Lake Property is expected to be on 29 September 2017.

- Ends -

For further information, please contact:

CENTURIA INDUSTRIAL REIT

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About Centuria Property Funds No. 2 Limited

Centuria Property Funds No. 2 Limited (CPF2L), a wholly-owned subsidiary of Centuria Capital Group (CNI), is the Responsible Entity for the ASX listed Centuria Industrial REIT (CIP).

CPF2L, combined with Centuria Property Funds Limited (CPFL), the Responsible Entity for the ASX listed Centuria Metropolitan REIT (CMA), has approximately \$3.0 billion of funds under management in 17 unlisted property funds and 2 listed REIT's.

CNI is an ASX-listed specialist investment manager with \$3.8 billion in total funds under management.

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Any forward looking statements included in this announcement involve subjective judgment and analysis and are subject to significant uncertainties, risks and contingencies, many of which are outside the control of, and are unknown to, CPF2L and its directors. In particular, they speak only as of the date of this announcement, they assume the success of CPF2L's business strategies, and they are subject to significant regulatory, business, competitive and economic uncertainties, risks and other factors. Actual future events may vary materially from forward looking statements and assumptions on which those statements are based. Other than as required by law, although they believe there is a reasonable basis for the forward looking statements, neither CPF2L nor its directors, officers, employees or any related body corporate, gives any representation, assurance or guarantee (express or implied) as to the accuracy or completeness of any forward looking statement or that the occurrence of any event, result, performance or achievement will actually occur. Recipients are cautioned not to place undue reliance on such forward looking statements.