



Australian Securities Exchange - Company Announcements Platform

Centuria Capital Limited

- **Major Macquarie Park Sale**
- **Full-Year Results Announcement Date**

Sydney, 27 July 2016:

Centuria Capital Limited “Centuria” subsidiary, Centuria Property Funds Limited (CPFL) today announced the settlement for the sale of 80 Waterloo Road and 16 Byfield Street properties in Sydney’s Macquarie Park for \$101 million. The properties were owned by the unlisted Centuria Opportunity Fund No 2.

Group CEO John McBain said “Centuria purchased the properties in 2000 for \$24 million after correctly identifying the Macquarie Park area as one that would benefit from planned infrastructure developments such as the Chatswood to Epping Rail Link and the expansion of the Macquarie Centre, both of which are now complete.”

He added “For investors, the Macquarie Park sale represents a five-fold return on investment and an Internal Rate of Return of 30%, a significant total return given the sixteen year life of the fund.”

“The Centuria property team led the assets through a lengthy planning process unlocking potential for the site to be developed for residential use. For Centuria the sale has resulted in a significant performance fee with these fees occurring regularly as the funds within the unlisted portfolio mature.”

FY16 Annual Results:

Centuria will be announcing its FY16 Annual Results on **Thursday, 18 August, 2016**. These results will be available from our website www.centuria.com.au.

- Ends -

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About Us

Centuria Capital “CNI” is an ASX-listed specialist investment manager with \$1.9 billion in funds 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.

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, CNI and its directors. In particular, they speak only as of the date of this announcement, they assume the success of CNI’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 CNI 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.