



Australian Securities Exchange - Company Announcements Platform

Centuria Capital Limited

\$279 million Settlement of Chatswood Office Tower

Sydney, 29 July 2016:

Centuria Capital ("Centuria" or ASX: CNI) announced that subsidiary, Centuria Property Funds Limited ("CPFL") with a fund managed by global investment manager BlackRock today settled on The Zenith, an institutional grade office asset located at 821 Pacific Highway, Chatswood. The property was purchased for \$279.1 million.

Centuria's 50% stake in The Zenith will be held in a single asset unlisted property fund, the Centuria Zenith Fund.

This acquisition increases the funds under management in Centuria's unlisted property division to \$1.06 billion. Combined with listed Centuria Metropolitan REIT (ASX:CMA), this acquisition brings total Centuria Property Funds FUM to \$1.5 billion.

John McBain, Centuria Group CEO said "Since 31 December 2015 the unlisted division has acquired assets totaling \$383 million and divested the 16 year old Macquarie Park Fund for \$101 million.

This is a landmark North Shore asset which dominates the Chatswood commercial precinct. Centuria's property services team will oversee the repositioning and ongoing management of the asset.

Centuria believe there are ample investment grade property acquisition opportunities available to continue to fulfil its strategy of growing both the listed and unlisted portfolio funds in tandem."

Further updates on the Group will be provided with the announcement of Centuria's FY16 Annual Results on Thursday, 18 August, 2016. The 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.