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Centuria Property Funds Limited

ASX LISTING OF CENTURIA METROPOLITAN REIT

Sydney, 10 December 2014:

Centuria Capital Limited (ASX code: CNI) today confirms the listing of Centuria Metropolitan REIT (**CMA**) upon the Australian Securities Exchange. The responsible entity of CMA is Centuria Property Funds Limited, a wholly-owned subsidiary of Centuria Capital.

CMA is managed by Nicholas Collishaw, CEO of Listed Property, and Ben Harvie, Assistant Trust Manager, at Centuria Capital. The REIT is focused on investing in commercial and industrial assets in metropolitan markets across Australia. Its initial portfolio comprises eight assets located in three capital cities, valued at \$183 million.

CMA stapled securities issued today in connection with the listing had an issue price of \$2.00. CMA stapled securities closed trading on its first day at \$2.10, representing a 5% premium on its issue price.

Nicholas Collishaw said he “was encouraged by the market’s initial response to CMA’s listing; for any listed investment vehicle to succeed it is critical to garner early investor support and we have certainly done that!”

John McBain, Group CEO further commented “The Board is delighted to report the successful listing of its first listed property fund and it has been very encouraged by the fact that the offer was substantially oversubscribed. Participation by Centuria’s existing investors was very strong supporting the Group’s strategy to broaden its investment offer.”

The listing of CMA completes Centuria Capital’s long-stated strategic goal of broadening its property funds management offering to incorporate unlisted, wholesale and listed investment products. CMA will draw on and benefit from the specialised property management services already in existence at Centuria Capital providing an efficient management platform from which to grow.

- Ends -

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About Us

Centuria Property Funds Limited (CPFL) which is a wholly-owned subsidiary of CNI, is the Responsible Entity for the ASX-listed Centuria Metropolitan REIT "CMA". CMA focusses on investing in office and industrial assets in metropolitan markets across Australia and holds a portfolio of assets valued at \$183 million diversified across Sydney, Brisbane and Adelaide.

CPFL has over \$820 million of property under management in 14 unlisted property funds.

Centuria Capital "CNI" is an ASX-listed specialist investment manager with \$1.6 billion in funds under management.