



Notification of dividend / distribution

Announcement Summary

Entity name

CENTURIA METROPOLITAN REIT

Security on which the Distribution will be paid

CMA - STAPLED SECURITIES

Announcement Type

New announcement

Date of this announcement

Thursday December 22, 2016

Distribution Amount

AUD 0.04375000

Ex Date

Thursday December 29, 2016

Record Date

Friday December 30, 2016

Payment Date

Monday January 30, 2017

Refer to below for full details of the announcement

Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

CENTURIA METROPOLITAN REIT

Registration Number

Centuria Property Funds Limited as Responsible Entity of Centuria Metropolitan REIT (CMA), being a stapled scheme consisting of CMA1 (ARSN 124364718) and CMA2 (ARSN 124364656)

1.2 Registered Number Type

other

1.3 ASX issuer code

CMA

1.4 The announcement is

New announcement

1.5 Date of this announcement

Thursday December 22, 2016



1.6 ASX +Security Code

CMA

ASX +Security Description

STAPLED SECURITIES

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of one quarter

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

Saturday December 31, 2016

2A.4 +Record Date

Friday December 30, 2016

2A.5 Ex Date

Thursday December 29, 2016

2A.6 Payment Date

Monday January 30, 2017

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount

per +security (in primary currency) for all dividends/distributions notified in this form	Estimated or Actual?
AUD 0.04375000	Actual

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

No



2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

No

2A.12 Does the +entity have tax component information apart from franking?

No

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

No

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD

3A.1b Ordinary Dividend/distribution amount per security

AUD 0.04375000

3A.2 Is the ordinary dividend/distribution franked?

No

3A.3 Percentage of ordinary dividend/distribution that is franked

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.04375000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

Details of the taxation components of the distribution will be made available on CMA's website prior to distribution payment date at <http://centuria.com.au/listed-property-funds/shareholder-centre/distribution-taxation-history/>

5.2 Additional information for inclusion in the Announcement Summary

