Australian Securities Exchange - Company Announcements Platform

Centuria Property Funds Limited
CENTURIA METROPOLITAN REIT

New wholesale partner at 201 Pacific Highway, St Leonards, NSW

Friday, 27 April 2018

Centuria Property Funds Limited (**CPFL**), as Responsible Entity of Centuria Metropolitan REIT (ASX: **CMA**), refers to Centuria Capital Group's (ASX: **CNI**) announcement below and is pleased to welcome The Lederer Group as a 50% wholesale partner at 201 Pacific Highway, St Leonards.

Nicholas Blake, Trust Manager said: "CMA welcomes the opportunity to continue working with The Lederer Group. 201 Pacific Highway represents a strategic asset adjoining CMA's co-owned 203 Pacific Highway. Looking forward, CMA remains focused on maximising the operational performance of its existing portfolio of assets, continuing to execute active asset management initiatives."

Approximately five kilometres north of the Sydney CBD, 201 Pacific Highway, St Leonards is strategically located in the heart of the strongly performing lower north shore metropolitan office market. Directly above the entrance to St Leonards Railway Station as part of the Forum Complex, along with CMA's co-owned 203 Pacific Highway, the property is well supported by a diverse tenant base including Cisco Systems Australia, Quintiles and Health Communication Network.

201 Pacific Highway, St Leonards, NSW Asset Summary as at 31 December 2018		
Asset Grade		A
Net Lettable Area (NLA)	sqm	16,488
Site Area	sqm	4,718
Occupancy by NLA	%	100
Car Spaces	number	145
NABERS Energy Rating	Stars	3.5

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Centuria Capital Group

Lederer Group wholesale partner for 201 Pacific Highway, St Leonards, NSW

Sydney, 27 April 2018

Centuria Capital Group (ASX: **CNI**) is pleased to announce:

- **Lederer Group to partner CMA in $172 million property**
- **Settlement to occur by 10 May 2018**
- **Unlisted wholesale assets to comprise $407 million ($4.6 billion total AUM)**

Centuria has nominated The Lederer Group as a new wholesale partner for Centuria Metropolitan REIT (ASX: **CMA**), to acquire the remaining 50% interest in the $172 million 201 Pacific Highway, St Leonards property.

201 Pacific Highway, St Leonards is an A Grade property with NLA of 16,488sqm, strategically located above the St Leonards Railway Station and alongside CMA's co-owned 203 Pacific Highway.

John McBain, Group CEO, said: "The Lederer Group are highly respected real estate investors who have strongly supported initiatives across the Centuria platform in recent years. This includes direct investments in CMA, Centuria Industrial REIT (ASX: **CIP**) and CNI itself."

"As a business, we continue to grow and diversify our range of capital sources and we anticipate entering into further transactions with wholesale capital partners in the near term to partner both our listed and unlisted property fund management vehicles. This is on-strategy and designed to encourage strong AUM growth throughout the group."

Paul Lederer, Chairman of The Lederer Group, said: "We are pleased to expand on our strong relationship with Centuria through our investment in this high-quality metropolitan office asset. Our continued investment in and with Centuria over the past four years is testament to our confidence in its property funds management platform, and we look forward to further building this relationship in the future."

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For more information or to arrange an interview, please contact:

Nicholas Blake

Trust Manager

Centuria Metropolitan REIT
Phone: 02 8923 8923
Email: nicholas.blake@centuria.com.au

Tim Mitchell

Group Head of Investor Relations

Centuria Capital Group
Phone: 02 8923 8923
Email: tim.mitchell@centuria.com.au

Hengky Widjaja

Senior Analyst, Listed Property

Centuria Metropolitan REIT
Phone: 02 8923 8923
Email: hengky.widjaja@centuria.com.au

Gigi Shaw

Senior Consultant

BlueChip Communication
Phone: 02 9018 8633
Email: gigi@bluechipcommunication.com.au

About Centuria Property Funds Limited

Centuria Property Funds Limited (CPFL), a wholly-owned subsidiary of Centuria Capital Group (CNI), is the Responsible Entity for the ASX listed Centuria Metropolitan REIT (CMA).

CMA is Australia's largest ASX listed metropolitan office REIT and is included in the S&P/ASX300 index. CMA owns a portfolio of 17 high quality metropolitan office assets and two industrial assets with a portfolio value of $900 million. The properties are located in core metropolitan submarkets throughout Australia.

CPFL, combined with Centuria Property Funds No. 2 Limited (CPF2L), the Responsible Entity for the ASX listed Centuria Industrial REIT (CIP), has approximately $3.7 billion of funds under management in 17 unlisted property funds, one open-ended diversified property fund and two listed REITs.

CNI is an ASX-listed specialist investment manager with $4.6 billion in total funds under management.

www.centuria.com.au