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Australian Securities Exchange

Company Announcements Platform

Centuria Capital Limited – Market Update

Centuria's Sydney CBD Acquisition

Centuria Property Funds, a wholly-owned subsidiary of the ASX listed Centuria Capital Limited, has entered into a conditional contract to purchase 175 Castlereagh Street, Sydney from Stockland for \$56 million.

The property will be held in The Centuria 175 Castlereagh Street Fund, a single asset, unlisted property fund which will return 9.00% in its first year. Equity raising for the fund is currently underway and Centuria has issued a product disclosure statement which may be viewed on the company website "www.centuria.com.au" or obtained via most financial planners.

175 Castlereagh Street is located immediately adjacent to the new 50 storey office tower at 161 Castlereagh Street scheduled for completion in 2013 which will be Sydney's newest premium grade office tower. As such, the property is strategically located in the newly energised Sydney mid-town CBD precinct and the purchase demonstrates the property groups focus on only high quality, growth oriented commercial property investments and we anticipate that there will be strong demand for equity in the fund.

Centuria Capital CEO John McBain said "Conditions are ideal for Centuria's \$1 billion plus property funds management unit (headed by Property CEO, Jason Huljich). The property group recently settled the purchase of the \$23.3 million Canon Hill, Queensland property and the Castlereagh Street purchase will add to what is becoming a very active financial year for Property to date. The group is also presently negotiating larger acquisitions for settlement this financial period."

- Ends -

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

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About Us

Centuria Capital "CNI" is an ASX-listed diversified funds manager with \$2 billion in funds under management. We offer a diverse range of investment opportunities – from tax-effective investment bonds to unlisted property funds. Our drive, allied with our inside knowledge of the sector and intimate understanding of our clients, allows us to transform opportunities into rewarding investments.