



## Australian Securities Exchange - Company Announcements Platform

# Centuria Property Funds Limited

### CMA DEBT 100% HEDGED FOR 5 YEARS

**Sydney, 15 December 2014:** Centuria Property Funds Limited (CPFL) is pleased to advise that on behalf of Centuria Metropolitan REIT (CMA) it has entered into a five year interest rate swap agreement with National Australia Bank over 100% of its drawn debt facility (\$48 million), securing an all in interest rate of approximately 4.1%. These terms are more favourable for CMA than were assumed in the Product Disclosure Statement (PDS) issued on 11 November 2014.

In line with CPFL's conservative management strategy, CPFL has acted quickly to hedge 100% of the REIT's interest rate exposure taking advantage of recent falls in interest rates. In doing so, the REIT has minimised the risk of interest rate movements over the next five years. The PDS had assumed a blend of three and five year interest rate swap agreements to hedge a significant portion of drawn debt.

Nicholas Collishaw, CEO Listed Property at Centuria commented, "on the back of the REIT's successful launch on 10 December, which delivered a security price uplift of 5.0% on its first day of trading, this positive news with regard to the REIT's debt facility is a great way to close the year out".

Centuria Metropolitan REIT owns a portfolio of eight assets with an independent valuation of \$183 million as at 23 September 2014.

- Ends -

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

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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.