

Centuria Investor

User guide

Centuria

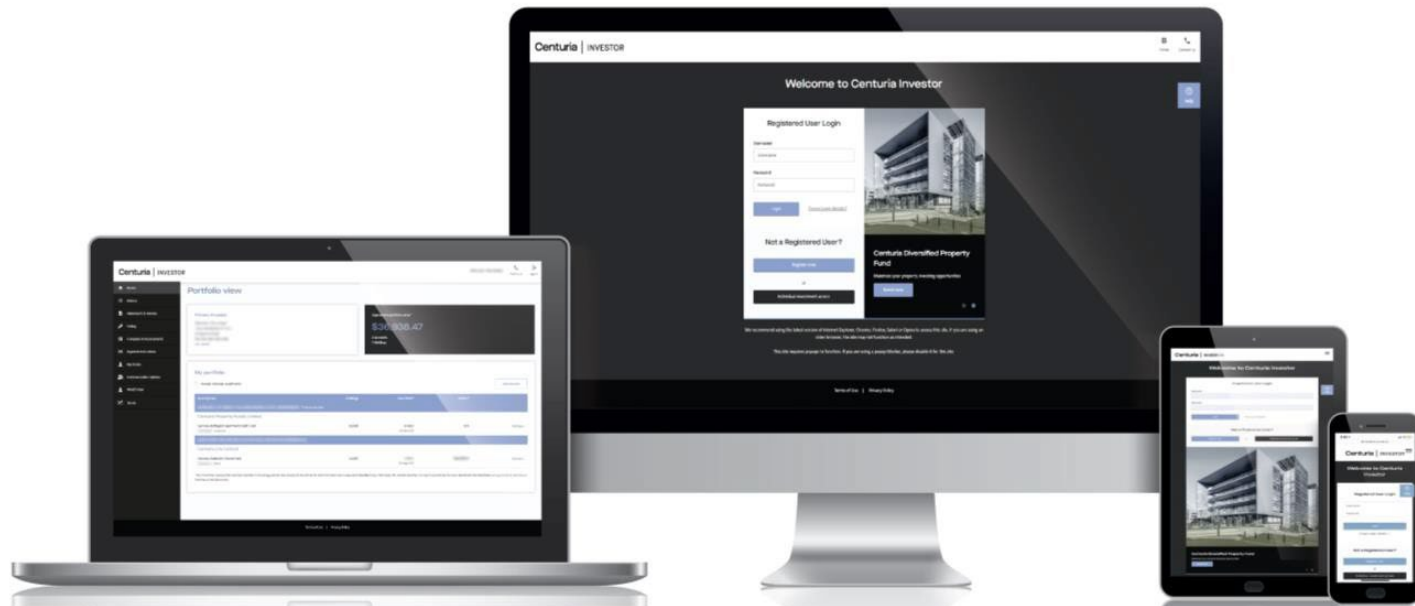
Centuria Investor

Centuria Investor is Centuria's online portal that provides fast 24/7 access.

View and manage your investments, link holdings, update personal information and apply for a new investment.

Key features:

- Portfolio view
- View and manage your personal information
- Access online statements and advices
- Cast direct proxy votes online*
- View information about your holdings
- What's new in Centuria Investor.



- Home
- History
- Statements & Advices
- Voting
- Company Announcements
- Payment Instructions
- Banking Information
- Reinvestments & Donations
- Savings Plans
- My Details
- Communication Options
- What's New
- Bonds

Register for a Centuria Investor account

If you are not a registered user with Centuria Investor, you can register in three simple steps:

1. Visit centuriainvestor.com.au and select 'register now'.
2. Complete the details on your Centuria property fund holding including your holding type (unit trust) and unitholder number, as provided in your last distribution or tax statement.
3. Select 'register' to set up your account.

The screenshot displays the Centuria Investor website interface. At the top, it says "Welcome to Centuria Investor". Below this is a "Registered User Login" section with input fields for "Username" and "Password", a "Login" button, and a link for "Forgot Login Details?". Below the login section is a "Not a Registered User?" section with a "Register now" button, the word "or", and a button for "Individual investment access". To the right of the login section is a photograph of a modern building. Below the photograph is a dark banner for "Centuria Diversified Property Fund" with the text "Maximize your property investing opportunities" and an "Invest now" button. At the bottom of the page, there are two lines of text: "We recommend using the latest version of Internet Explorer, Chrome, Firefox, Safari or Opera to access this site. If you are using an older browser, the site may not function as intended." and "This site requires popups to function. If you are using a popup blocker, please disable it for this site."

My portfolio (home)

1. View your current holding balance.
2. View the value of your investment.
3. Update your contact information.
4. Consolidate your investments onto a single portfolio.

Centuria | INVESTOR

Home History Statements & Advices Voting Company Announcements Payment Instructions My Details Communication Options What's New Bonds

Portfolio view

Primary investor

Approximate portfolio value*
\$36,938.47
2 Accounts
2 Holdings

My portfolio

Include historical investments Add investor

Security Class	Holdings	Close Price*	\$Value*	
Centuria Property Funds Limited				
Centuria Bottleyard Apartments Debt Fund - Unit Trust	30,000	0.0000 25-Jan-2019	N/A	Actions-
Centuria Life Limited				
Centuria Australian Shares Fund - Bond	13,034	02-Aug-2019		Actions-

* The 'Close Price' displayed for ASX listed securities is the closing price for that security on the ASX on the 'Close Price Date' and is supplied to Boardroom by a third party. For unlisted securities, it is a price provided by the issuer. Boardroom Pty Limited does not guarantee the accuracy or timeliness of this information.

Terms of Use | Privacy Policy

History

This menu enables you to view your:

Holding balance

Transactions

Results

PLEASE NOTE: The balances shown below may not be a complete record of your current holding as there may be transactions which are not yet registered.

Centuria Property Funds Limited

Centuria Geelong Office Fund

0100116367 - Unit Trust

Balance Details	No of Securities	\$Price	Price Date	\$Value
Holding Balance Date 08-Aug-2019	10,000.0000	1.0000	31/12/2018	10,000.00

*All times are displayed in Sydney time.

Results

PLEASE NOTE: The balances shown below may not be a complete record of your current holding as there may be transactions which are not yet registered.

[Download this report](#) 

Transaction	Subregister	Reference	Number of Securities	Price	Total Securities	
Closing Balance				\$1.0000	10,000.0000	
24-May-2018						
Application	Unit Trust	0100116367	10,000.0000	\$1.0000	10,000.0000	More Details 

Displaying all transactions since 01/07/2012.
No prior transactions exist.

History

This menu enables you to view your:






Payments

All results can be viewed online or printed as a PDF or Excel report

Results

PLEASE NOTE: The balances shown below may not be a complete record of your current holding as there may be transactions which are not yet registered.

[Download this report](#) 

Payment Type	Number of Securities	Net Payment	Calculation Currency	Method	
17-Jul-2019 UnitTrust	10,000.0000	\$59.18	AUD	EFT	More Details 
11-Jun-2019 UnitTrust	10,000.0000	\$61.15	AUD	EFT	More Details 
10-May-2019 UnitTrust	10,000.0000	\$59.18	AUD	EFT	More Details 
10-Apr-2019 UnitTrust	10,000.0000	\$61.15	AUD	EFT	More Details 
11-Mar-2019 UnitTrust	10,000.0000	\$55.23	AUD	EFT	More Details 

Statements & advices

Select the Issuer to view your **statements & advices**.

Click **'view'** to print and download.

If you cannot see the statement you require, you can search for past payments and retrieve details of income and tax via the left-hand menu tab > history > select payments.

If you require a copy of the original statement received, these can be obtained by contacting Centuria Investor Services on 1800 182 257 (within Australia) or +61 2 9290 9689 (outside Australia) or email:

property.enquiry@centuriainvestor.com.au

For statements related to 'Centuria Bass SPV' please use the below email:

centuriabass.enquiry@centuriainvestor.com.au

Centuria | INVESTOR

Contact us | Log out

Statements & Advices

Include Historical Investments

Issuer: Centuria Property Funds Limited

Description	Security Class	Date Sent	Email Address	Email Elected?	
Centuria Geelong Office Fund - June 2019 Distribution Statement	Centuria Geelong Office Fund	18-Jul-2019		Y	View
Centuria Geelong Office Fund - May 2019 Distribution Statement	Centuria Geelong Office Fund	11-Jun-2019		Y	View
Centuria Geelong Office Fund - April 2019 Distribution Statement	Centuria Geelong Office Fund	10-May-2019		Y	View
Investment Confirmation Statement - 29-05-2018 - Centuria Iskia Development Fund	Centuria Iskia Development Fund	29-May-2018	—	N	View
Investment Confirmation Statement - 26-04-2018 - Centuria Geelong Office Fund	Centuria Geelong Office Fund	26-Apr-2018	—	N	View

[Terms of Use](#) | [Privacy Policy](#)

Company announcements

To view and download your company announcements such as:

- Annual report*
- Half yearly and quarterly review*
- Investor updates.

Select from the list or click **'View'**.

Centuria | INVESTOR

Contact us Log out

Home
History
Statements & Advices
Voting
Company Announcements
Payment Instructions
My Details
Communication Options
What's New

Company Announcements

Select Issuer

Centuria Property Funds Limited

Company Announcements

Centuria Diversified Property Fund - Quarterly Fund Update June 2019	29/07/2019	View
Centuria Geelong Office Fund - Quarterly Fund Update June 2019	08/07/2019	View
Centuria Iskia Development Fund - Quarterly Fund Update June 2019	08/07/2019	View
Centuria Property Funds - Quarterly Conference Call Schedule - August 2019	04/07/2019	View
FATCA and CRA FAQ - 2019	13/06/2019	View
Automatic Exchange of Information (AEOI) Self Certification Form	13/06/2019	View

Voting

If a meeting is open, you can cast your electronic vote online.

By clicking 'Vote', you will be prompted to enter your unique **Voter Access Code(VAC)** which was provided on the meeting proxy form and proceed to cast your vote.

Centuria | INVESTOR

Contact us Log out

Home
History
Statements & Advices
Voting
Company Announcements
Payment Instructions
My Details
Communication Options
What's New

Voting

Cast your vote online for upcoming meetings listed below. Refresh Page

PLEASE NOTE:
Voting Online will open in a new web browser window. If your web browser is running a pop up blocker, you may need to allow pop ups for this website, or use a different web browser. After allowing pop ups, you may have to click the "Vote" button again to access Voting Online.

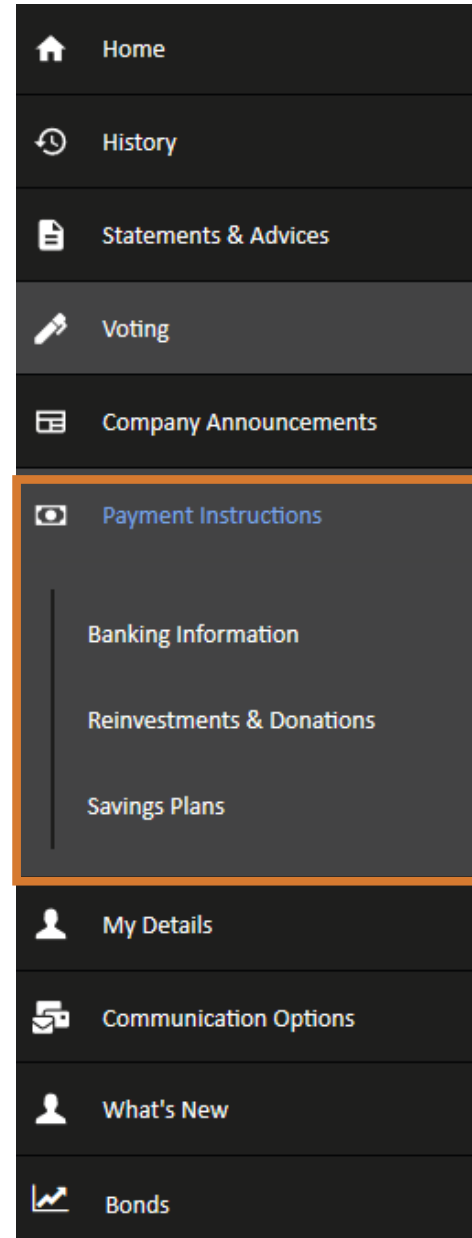
No issuer with online proxy voting available at this time.

Payment instructions

This menu allows investors to enter, delete or update:

1. Banking information
2. Distribution reinvestment plan.

You can also view, add or update your payment instructions, including bank account, reinvestment and savings plans if available.



Payment instructions

Banking information

The banking information screen will display any existing banking instructions recorded for each issuer. To add, update or delete your information, simply follow the prompts and complete the relevant information.

Reinvestments

This menu allows you to reinvest all or some of your dividend/distribution payments or donate some payments towards a donation plan.

All active elections will be visible on screen.

To add, update or delete simply follow the prompts and complete the relevant information.

The screenshot shows the 'Centuria | INVESTOR' interface. The left sidebar menu has 'Banking Information' highlighted with an orange box. The main content area is titled 'Banking Information' and contains a message: 'The banking details that you have recorded for each issuer will be used for all future electronic payments from that issuer.' Below this is a checkbox for 'Include Historical Investments'. A table lists banking details for 'Centuria Property Funds Limited'. At the bottom are 'UPDATE' and 'REMOVE' buttons.

Issuer	Currencies Available	Domicile	Payment Currency	Account Details	Account Name
Centuria Property Funds Limited	Multiple	AUSTRALIA	AUD	Bank Code: [redacted] Account Number: [redacted]	MR [redacted] & MRS [redacted]

The screenshot shows the 'Centuria | INVESTOR' interface. The left sidebar menu has 'Reinvestments & Donations' highlighted with an orange box. The main content area is titled 'Reinvestments & Donation Plans' and contains a message: 'Reinvestment & Dividend Donation Plans are available for the following issuers'. Below this is a checkbox for 'Include Historical Investments'. A table with columns 'Plan Type', 'Plan Name', and 'Participation' is shown, with the message 'There are no results to display.' below it.

Plan Type	Plan Name	Participation
There are no results to display.		

My details

Linked investors

The ability to view and manage the administration of multiple holdings within a single login.

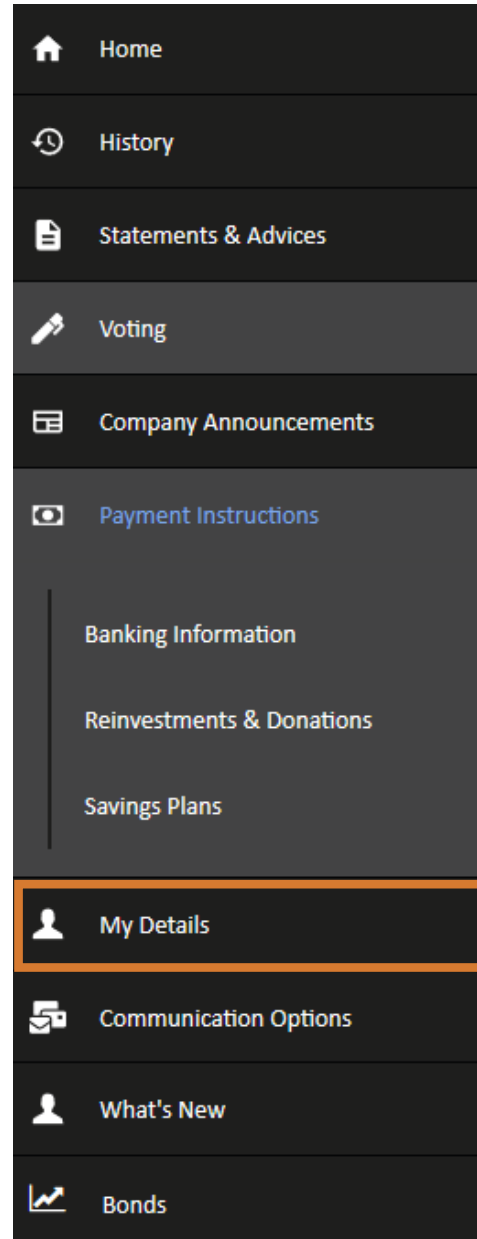
Add

Select either the 'registration' or 'Centuria investor details' to identify the investor to be added to the portfolio.

Once the investor receives and approves the request, the investor's holdings will be added to your Centuria Investor portfolio. You can remove the investor from your Centuria Investor portfolio at any time.

Remove

Click the 'Remove' button next to the investor's name in your portfolio.



Add Investor to Your Centuria Investor Portfolio

Complete the investor's details below and send them an Centuria Investor portfolio authorisation request.

Once they approve the request, the investor's holdings will be added to your Centuria Investor portfolio. You can remove the investor from your Centuria Investor portfolio at any time.

Please select one of the following options to identify the investor:

Registration Details Centuria Investor Details

To help us identify the investor, please enter their registrations details.

All the investments held under the investor will be included in this request.

Issuer Enter name or code	Holding Type Please Select
Reference Number Enter SRN/HIN/Unitholder Number	Name Enter all or part of registered name
Postcode (if Australian Holding Address)	Country (if outside Australia) Please Select

I have read and accept the terms and conditions.

VERIFY CANCEL

Add Investor to Your Centuria Investor Portfolio

Complete the investor's details below and send them an Centuria Investor portfolio authorisation request.

Once they approve the request, the investor's holdings will be added to your Centuria Investor portfolio. You can remove the investor from your Centuria Investor portfolio at any time.

Please select one of the following options to identify the investor:

Registration Details Centuria Investor Details

To help us identify the investor, please enter their Centuria Investor details.

Centuria Investor Username	Name Enter all or part of registered name
Postcode (if Australian Holding Address)	Country (if outside Australia) Please Select

I have read and accept the terms and conditions.

VERIFY CANCEL

My details

Contact details

You can view and update your personal details, such as address, email and mobile phone numbers.

Contact Details

Investor Name		
MRS [REDACTED] & MR [REDACTED]		
Issuers	Registered Address	Email Address
Centuria Property Funds Limited	[REDACTED]	[REDACTED]
		Mobile Phone
		[REDACTED]
<input type="button" value="UPDATE"/>		

Tax file number

You can check to see if a tax file number has been recorded, updated or removed. Simply click the issuer and either update or select remove to delete.

Tax File Number

The Australian Tax File Number details that you have recorded for each issuer will be used for all future payments from that issuer.

Include Historical Investments

<input type="checkbox"/> Issuer	Status
<input type="checkbox"/> Centuria Property Funds Limited	Quoted

My details

FATCA-CRS information*

Australia is one of many countries that has passed laws and entered into international agreements for the Automatic Exchange of Information (AEOI) to assist in making sure everyone pays the right amount of tax.

Click **'update'** to provide or update your FATCA- CRS status for your investment.

FATCA-CRS Information

Australia is one of many countries that has passed laws and entered into international agreements for the Automatic Exchange of Information (AEOI) to assist in making sure everyone pays the right amount of tax.

As a result, we are required to identify foreign tax residents and report their details and relevant financial account information to the Australian Tax Office (ATO). The ATO will then exchange this information with other countries who have passed similar laws.

There are two AEOI laws that may affect you: the Foreign Account Tax Compliance Act (FATCA) and Common Reporting Standards (CRS).

[What is FATCA?](#)

[What is CRS?](#)

Please provide your FATCA-CRS status for your investment in the following issuers

Include Historical Investments

Issuer	Investor Type	
Centuria Property Funds Limited	None	Update

Prior to 1 July 2017, we were only required to report your FATCA status to the United States government. To view historical information relating to your FATCA status, please [click here](#).

My details

Change your username

Simply enter the current username, new username and password to update your details online.

Change Username

Current Username

New Username (6 to 32 characters long) ?

Current Password

UPDATE

Change your password

To update your current password, simply enter your current password, new password and confirm.

Change Password

Current Password

New Password (8 to 32 characters long) ?

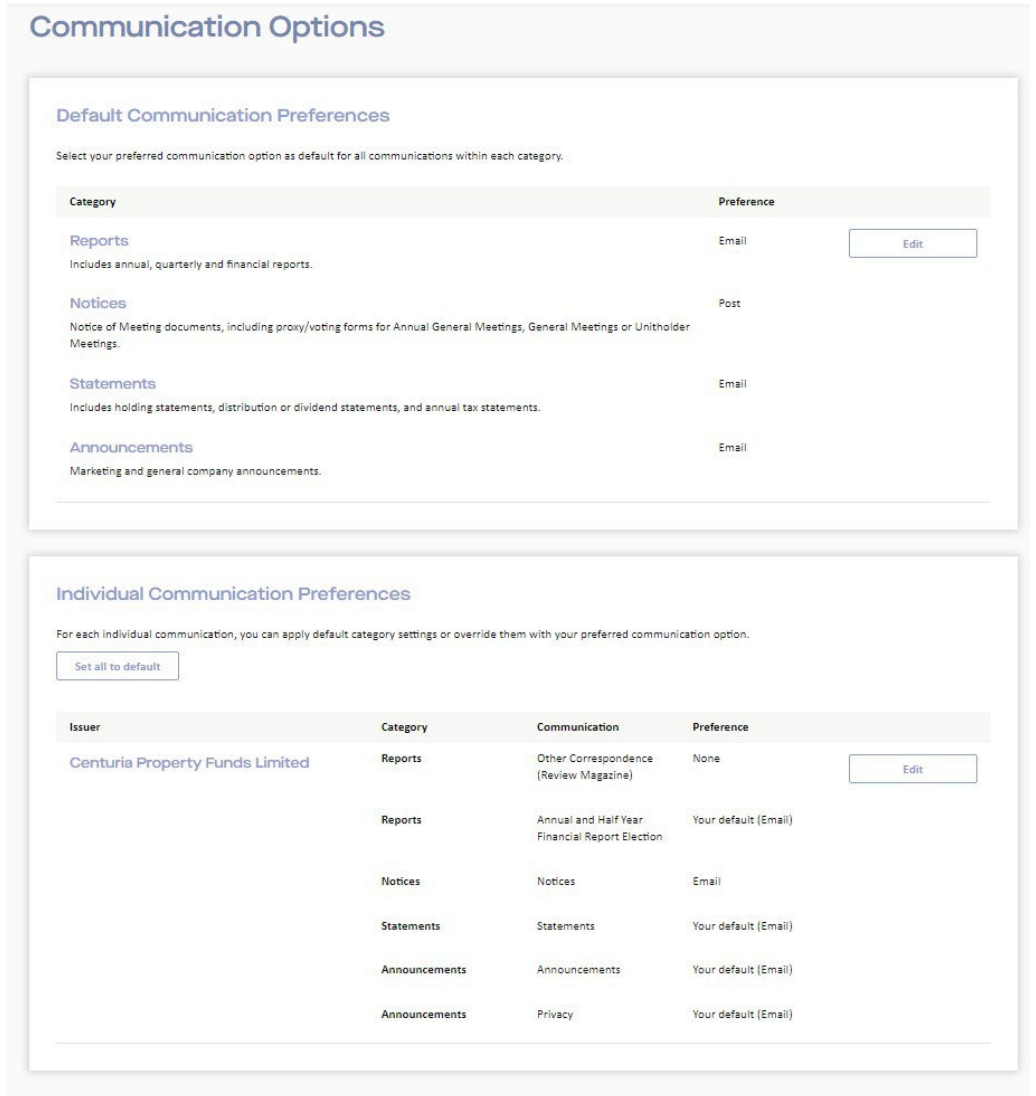
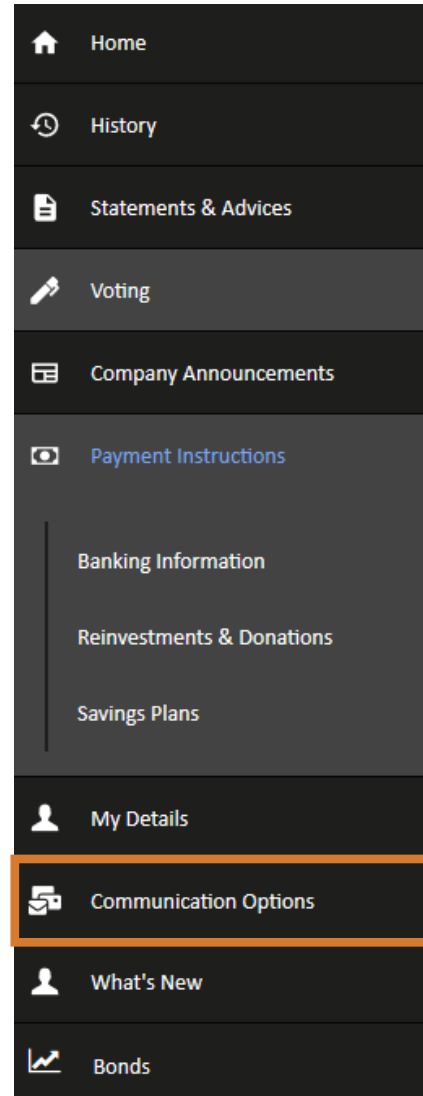
Confirm New Password

UPDATE

Communication options

You can elect a **default option** for your **communication preferences** per category, or for specific communication types.

Simply select your preference and update.



What's new

Access **'What's new'** to help guide you how to use the latest features

Centuria | INVESTOR

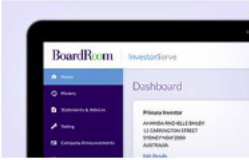
MRS SARA THOMASINA RALSTON & MR DEAN RUSSELL RALSTON

Contact us Log out

- Home
- History
- Statements & Advices
- Voting
- Company Announcements
- Payment Instructions
- My Details
- Communication Options
- What's New**

What's New in Centuria Investor

Improved Navigation



We've rearranged items in the website navigation to help you find the information you need in Centuria Investor. You can also easily switch between securities and issuers inside these web pages, where relevant.

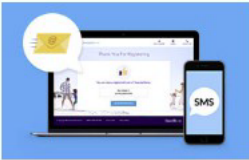
Inside the **'History'** menu, you can find your holding balance history, payment history and transaction history.

Inside the **'Payment Instructions'** menu, you can update your banking information and reinvestments & donation plans.

Inside the **'My Details'** menu, you can update details such as communication options, contact details and tax file number.

[Watch Video](#)

Improved Centuria Investor Registration Process

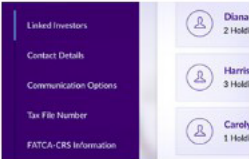


To streamline the registration process, we now offer investors security verification through their email and mobile phone details saved in the registry. For security reasons, if investors don't have these details saved in the registry and have a portfolio size of over \$50,000, we'll still require a security verification by posting an activation code to their registered address.

For investors who have already created a Centuria Investor username and have a temporary password, they can log into Centuria Investor through the **'registered user login'** section. For investors who have a temporary password but have not created a Centuria Investor username, please **register for Centuria Investor**.

[Register Now](#) [Watch Video](#)

Link All Your Holdings Under One Centuria Investor Login



You can now manage multiple holdings by creating an Centuria Investor portfolio. You can have up to 10 investors within your portfolio.

[View New Feature](#) [Watch Video](#)

What is my reference number and how do I get it?

The reference number can be found on holding and distribution statements.

I can't find my statement and need the reference number, what do I do?

Please contact Centuria Investor Services on 1800 182 257 (within Australia) or call +61 2 9290 9689 (outside Australia).

Forgot your login details

Go to CenturiaInvestor.com.au and click 'forgot login details' and follow the prompts on screen.

Can I view my holdings without creating an account?

Yes you can. You can click on the 'individual investment access' link and enter your details to view your personal details and holding information.

Centuria

AUSTRALIA

Sydney (head office)

(02) 8923 8923
Level 41, Chifley Tower
2 Chifley Square
Sydney NSW 2000

Melbourne

(03) 9616 6500
Level 47
101 Collins Street
Melbourne Vic 3000

Brisbane

(07) 3905 7000
Suite 2802, Riverside Centre
Level 28, 123 Eagle Street
Brisbane Qld 4000

Perth

(08) 9321 7133
Level 27
140 St Georges Terrace
Perth WA 6000

NEW ZEALAND

Auckland

+64 (9) 300 6161
Level 2, Bayleys House,
30 Gaunt Street,
Wynyard Quarter,
Auckland 1010