



Australian Securities Exchange - Company Announcements Platform

## Centuria Property Funds No. 2 Limited

### CENTURIA INDUSTRIAL REIT

#### Acquisition of 92 Robinson Avenue, Belmont

Sydney, 10 August 2017

Centuria Property Funds No.2 Limited (CPF2L), as Responsible Entity of Centuria Industrial REIT (ASX:CIP), is pleased to announce it has exchanged contracts to acquire 92 Robinson Avenue, Belmont, WA.

The property is 100% occupied by Toll Transport with a WALE of 3.8 years. At the purchase price of \$11.2m the property will deliver an initial yield of 11.0%<sup>1</sup>.

The property is located in the established market of Belmont, which is well located between Perth airport and Perth CBD. Following an extensive refurbishment in 2013 to meet Toll's requirements, the property has become the sole facility for Toll Fast in WA, operating as a depot for courier and metropolitan delivery services.

CIP Trust Manager, Mr Ross Lees commented "The acquisition of this property is consistent with our strategy to invest in fit-for-purpose, quality assets in infill locations. We continue to identify attractive investment opportunities in our core markets and, since June 2017, we have agreed to acquire \$76.2m of assets, all 100% occupied with a WALE of 5.5 years<sup>2</sup>"

The transaction will increase CIP's portfolio to 39 assets with a value of \$968.1m<sup>3</sup>. Settlement is expected to occur on 31 August 2017, the transaction will be funded through funds raised under the Unit Purchase Plan ("UPP"), the September Distribution Reinvestment Plan ("DRP") and existing debt facilities.

- Ends -

For further information, please contact:

**Ross Lees**

**Trust Manager - CIP**

Centuria Property Funds No. 2 Limited  
Phone: 02 8923 8923  
Email: ross.lees@centuria.com.au

**Natalie Powell**

**Chief Marketing Officer**

Centuria Property Funds No. 2 Limited  
Phone: 02 8923 8923  
Email: natalie.powell@centuria.com.au

<sup>1</sup> Before acquisition costs

<sup>2</sup> WALE is by area and excludes lease extension with AWH Pty Ltd announced on 1 August 2017

<sup>3</sup> As at 31 December 2016 with pro forma adjustments to reflect the sale of 60 Marple Avenue, Villawood, and the acquisitions of 207-219 Browns Road, Noble Park and Lot 14 Sudlow Road, Bibra Lake

### About Centuria Property Funds No. 2 Limited

Centuria Property Funds No. 2 Limited (CPF2L), a wholly-owned subsidiary of Centuria Capital Group (CNI), is the Responsible Entity for the ASX listed Centuria Industrial REIT (CIP).

CPF2L, combined with Centuria Property Funds Limited (CPFL), the Responsible Entity for the ASX listed Centuria Metropolitan REIT (CMA), has approximately \$3.2 billion of funds under management in 17 unlisted property funds and two listed REITs.

CNI is an ASX-listed specialist investment manager with more than \$4 billion in total funds under management.

### 92 Robinson Avenue, Belmont, WA



#### Key Facts

Address	92 Robinson Avenue, Belmont, WA
Purchase Price	\$11,200,000
GLA	8,542qm (includes breezeway and canopy of 1,523sqm)
Rate / sqm	\$1,314/sqm
WALE	3.8 years
Occupancy	100%