

# Centuria

## Diversified Property Fund

Factsheet

**Delivering tax effective monthly income and the potential for capital growth by investing in a diversified property portfolio. The Fund has initially invested in unlisted property funds, and will acquire direct assets as it grows.**

### Fund performance breakdown

as at 30 September 2018<sup>1</sup>

	6 mth	1 year	Inception <sup>2</sup>
Distribution	2.54%	5.12%	13.72%
Capital	1.82%	4.98%	35.35%
<b>Total return</b>	<b>4.36%</b>	<b>10.10%</b>	<b>49.07%</b>
Benchmark <sup>3</sup>	7.10%	13.79%	34.46%
<b>Outperformance</b>	<b>-2.74%</b>	<b>-3.69%</b>	<b>14.61%</b>

1. Performance is shown for informational purposes only. Past performance is not a reliable indicator of future performance. Performance fees may affect total return performance.
2. 24th June 2016.
3. The benchmark comprises 80% IPD Unlisted Core Retail Property Index, 15% ASX S&P 300 A-REIT Accumulation Index and 5% the Reserve Bank of Australia official cash rate.

### Fund summary

Fund structure	A multi-asset, open-ended unlisted property fund
Target portfolio allocation	80% Direct Property, 15% A-REITs, 5% Cash
Minimum investment	\$10,000
Unit pricing/applications	Daily
Distributions	Paid monthly
Withdrawals <sup>4</sup>	Processed monthly
Valuations	Valuations of underlying funds occur bi-annually on 30 June and 31 December

4. Withdrawals are limited to the terms detailed in the PDS and are subject to the Fund's liquidity policy and summarised on Centuria's website. The ability of the Fund to offer monthly withdrawals is not guaranteed.

### Gearing<sup>5</sup>

Current gearing	33.30%
Maximum gearing	50%
Target gearing level	25-50%

5. Weighted gearing on a look through basis.

### Key portfolio metrics

as at 30 September 2018<sup>1</sup>

Properties	14
Carrying Value	\$43.83m
Weighted capitalisation rate	6.56%
Net lettable area (sqm)	210,116
Number of Tenants	123
WALE (years)	7.65
Weighted occupancy	98.83%

### Top 10 existing tenants weighted by income

as at 30 September 2018

	Tenant	% of Investment weighted income	Property
1	Transport Accident Commission	22.2%	Geelong
2	Government Property NSW (GPNSW) Transport	11.9%	Zenith
3	Bendigo and Adelaide Bank Limited	6.4%	Grenfell
4	Energex Limited	5.4%	Sandgate
5	Commonwealth of Australia (Austrac)	4.4%	Zenith
6	Department of Health	4.3%	Scarborough
7	Government Property NSW / Healthshare	4.3%	Zenith
8	Perth Clinic	3.6%	Havelock
9	Property NSW (eHealth)	3.5%	Zenith
10	Lendlease Management Services Limited	3.2%	Zenith
		<b>69.3%</b>	

**For more information about the Centuria Diversified Property Fund please contact the Investor Services Team on 02 8923 8923 or email: [contactus@centuria.com.au](mailto:contactus@centuria.com.au)**

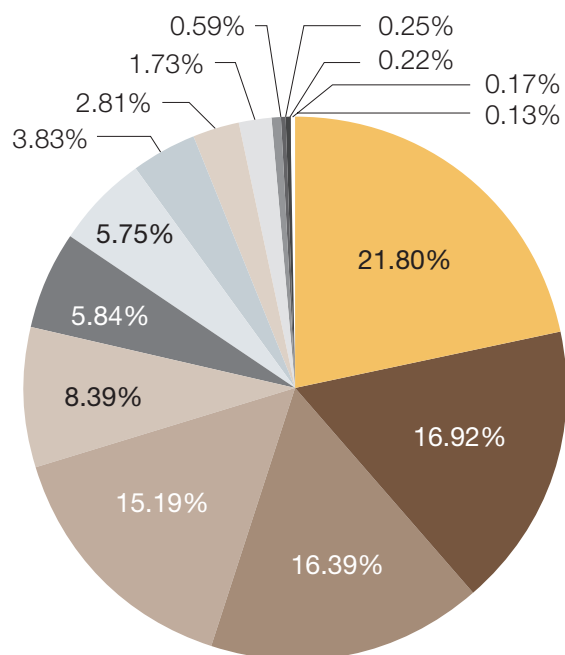
# About Centuria Property Funds Limited

Centuria Property Funds Limited ('Centuria') is a subsidiary of the ASX Listed Centuria Capital Group which has \$5.5b<sup>1</sup> in funds under management across Property Funds and Investment Bonds. Centuria manages a portfolio of over 79 properties with a combined value of approximately \$4.6 billion<sup>2</sup>. This portfolio comprises two ASX-listed REITs, 15 closed-end funds, and the open-ended Centuria Diversified Property Fund.

<sup>1</sup> As at 31 October 2018

<sup>2</sup> As at 31 October 2018, includes Centuria Property Funds 2 Limited

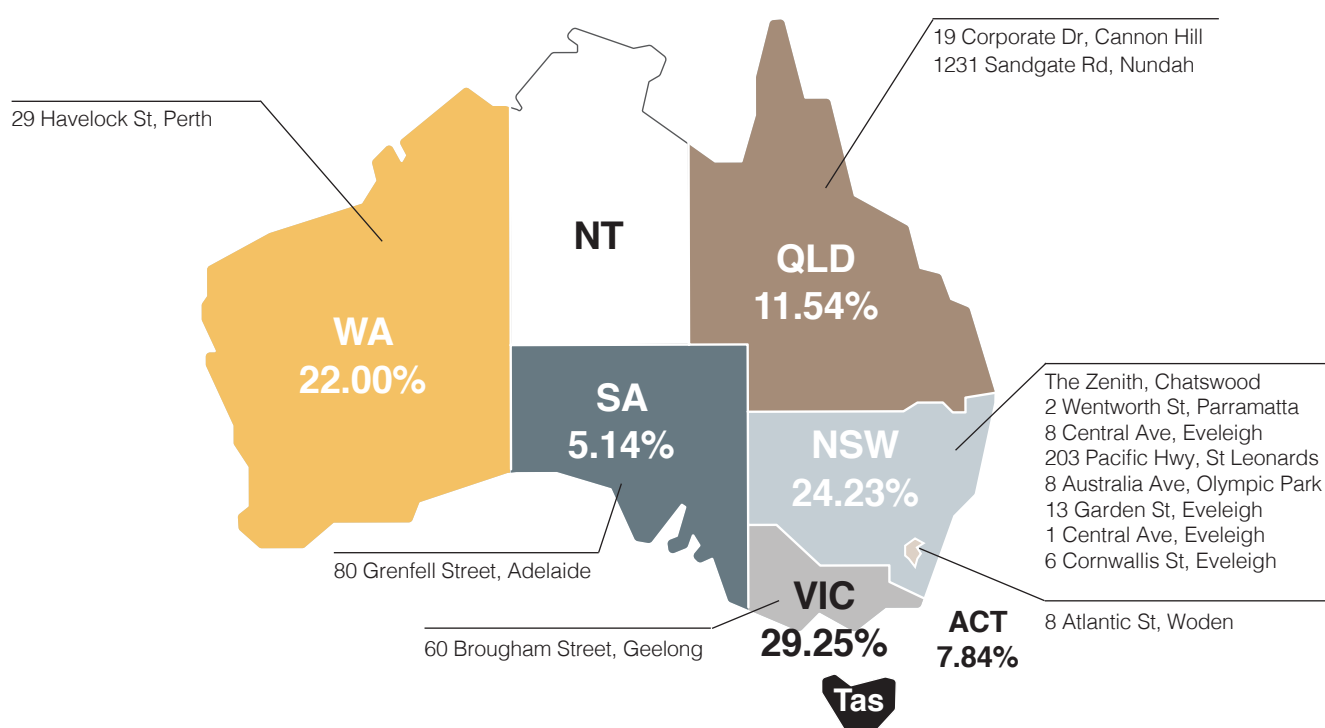
## Asset Allocation as at 30 September 2018



### Asset Allocation

- Centuria Geelong Office Fund
- Vanguard Australian Property Securities Index Fund
- Centuria Havelock House Fund
- Centuria Zenith Fund
- Centuria Sandgate Road Fund
- Centuria Scarborough House Fund
- Vanguard Cash Plus Fund
- Centuria 80 Grenfell Street Fund
- Cash at bank
- Centuria ATP Fund
- Centuria 203 Pacific Highway
- Centuria 8 Central Ave Fund No.2
- Centuria 19 Corporate Drive Fund
- Centuria 2 Wentworth Street Fund
- Centuria SOP Fund

## Portfolio geographic diversification \*



\* Percentage weighting reflect asset allocation of direct property fund holdings only

# Asset Summary

Centuria instructed valuation of the property portfolio as at 30 June 2018. The key metrics of these valuations are outlined in the table below

Property	Valuation (\$m 31 Dec 17)	Valuation (\$m 30 Jun 18)	Valuation Change (\$m)	Cap Rate 30 Jun 18	Fund Weighting 30 Sep 18
ATP, Eveleigh NSW <sup>1</sup>	\$147.1	\$151.3	\$4.2	6.28%	1.73%
19 Corporate Drive, Cannon Hill, QLD	\$29.5	\$30.0	\$0.5	7.50%	0.22%
The Zenith, 821 Pacific Highway, Chatswood NSW <sup>2</sup>	\$177.5	\$180.0	\$2.5	6.75%	15.19%
2-10 Wentworth Street, Parramatta, NSW	\$61.0	\$63.0	\$2.0	6.75%	0.17%
8 Central Avenue, Everleigh, NSW <sup>2</sup>	\$144.0	\$153.0	\$9.0	5.63%	0.25%
Scarborough House, Woden, ACT	\$69.6	\$71.0	\$1.4	6.75%	5.84%
Havelock House, West Perth, WA	\$29.9	\$30.8	\$0.9	6.55%	16.39%
203 Pacific Highway, St Leonards, NSW <sup>2</sup>	\$53.8	\$57.0	\$3.2	6.50%	0.59%
8 Australia Ave, SOP, NSW	\$46.0	\$46.5	\$0.5	6.50%	0.13%
1231 Sandgate Road, Nundah, QLD	\$109.0	\$109.1	\$0.1	6.50%	8.39%
60 Brougham Street, Geelong, VIC	N/A	\$116.0	N/A	6.50%	21.80%
80 Grenfell Street, Adelaide, SA <sup>2</sup>	N/A	\$92.3 <sup>3</sup>	N/A	6.25%	3.83%

1. Valuation based on the portfolio of the Centuria ATP Fund.

2. Valuation on a 50% ownership.

3. Acquisition valuation (50%) ownership.

## How to apply

### Step 1

Read the Product Disclosure Statement (PDS) in full before making any investment decision. The PDS can be obtained by visiting the Fund's website [centuria.com.au/cdpf](http://centuria.com.au/cdpf), or by calling the Investor Services Team on **02 8923 8923** or emailing [contactus@centuria.com.au](mailto:contactus@centuria.com.au)

### Step 2

Complete the application pack in the back of the PDS or via the online application at [centuria.com.au/cdpf/apply](http://centuria.com.au/cdpf/apply)

### Step 3

Make payment for your application documents via EFT, BPay or Cheque.

## Meet our Distribution team

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