

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 Centuria unlisted property funds, and will acquire direct assets as it grows.

Fund performance breakdown

as at 31 December 2018¹

	6 mth	1 yr	2 yr p.a.	Inception p.a. ²
Distribution	2.62%	4.98%	5.07%	5.87%
Capital	3.80%	2.83%	6.68%	13.91%
Total return	6.42%	7.81%	11.75%	19.78%

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.

Performance vs Benchmark is available on a quarterly basis and can be found on Centuria's website at centuria.com.au/cdpf

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 ⁴	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.

Gearing⁵

Current gearing	27.93%
Maximum gearing	50%

5. Weighted gearing on a look through basis as at 31 December 2018.

Key portfolio metrics

as at 31 December 2018

Properties	14
Carrying Value	\$50.73m
Weighted capitalisation rate	6.44%
Net lettable area (sqm)	210,116
Number of Tenants	123
WALE (years)	7.50
Weighted occupancy	97.98%

Top 10 existing tenants weighted by income

as at 31 December 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
		69.3%	

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

About Centuria Property Funds Limited

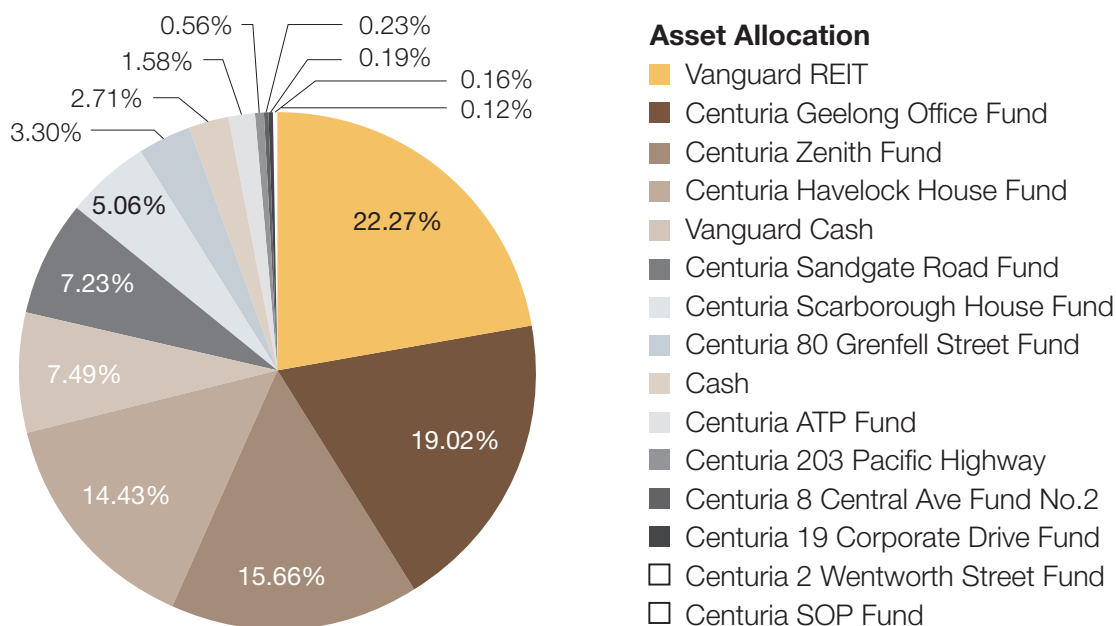
Centuria Property Funds Limited ('Centuria') is a wholly owned subsidiary of the ASX Listed Centuria Capital Group which has \$5.6b¹ in assets under management across Property Funds and Investment Bonds.

Centuria manages property funds valued at approximately \$4.8b² that own over 77 different property assets. This portfolio comprises two ASX-listed REITs, 15 closed-end funds, and the open-ended Centuria Diversified Property Fund.

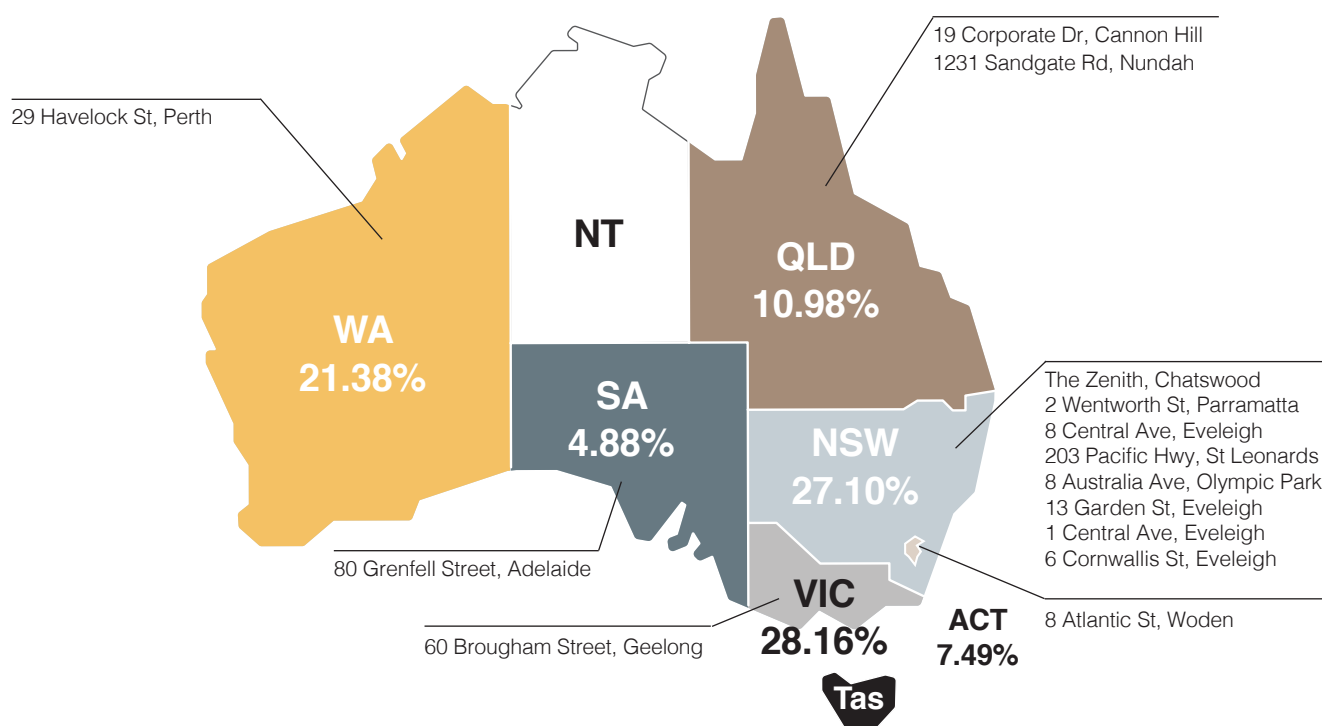
¹ As at 31 December 2018

² As at 31 December 2018, includes Centuria Property Funds No. 2 Limited

Asset Allocation as at 31 December 2018



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 31 December 2018. The key metrics of these valuations are outlined in the table below

Property	Valuation (\$m 30 Jun 18)	Valuation (\$m 31 Dec 18)	Valuation Change (\$m)	Cap Rate 31 Dec 18	Fund Weighting 31 Dec 18
ATP, Eveleigh NSW ¹	\$151.3	\$158.2	\$6.9	6.18%	1.58%
19 Corporate Drive, Cannon Hill, QLD	\$30.0	\$30.0	-	7.50%	0.19%
The Zenith, 821 Pacific Highway, Chatswood NSW ²	\$180.0	\$207.5	\$55.0	6.25%	15.66%
2-10 Wentworth Street, Parramatta, NSW	\$63.0	\$67.0	\$4.0	6.25%	0.16%
8 Central Avenue, Everleigh, NSW ²	\$153.0	\$160.0	\$7.0	5.63%	0.23%
Scarborough House, Woden, ACT	\$71.0	\$72.0	\$1.0	6.75%	5.06%
Havelock House, West Perth, WA	\$30.8	\$31.0	\$0.2	6.50%	14.43%
203 Pacific Highway, St Leonards, NSW ²	\$57.0	\$62.3	\$5.3	6.25%	0.56%
8 Australia Ave, SOP, NSW	\$46.5	\$48.0	\$1.5	6.50%	0.12%
1231 Sandgate Road, Nundah, QLD	\$109.1	\$109.3	\$0.2	6.50%	7.23%
60 Brougham Street, Geelong, VIC	\$116.0	\$117.5	\$1.5	6.50%	19.02%
80 Grenfell Street, Adelaide, SA ²	\$92.3 ³	\$92.5	\$0.2	6.25%	3.30%

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, or by calling the Investor Services Team on **02 8923 8923** or emailing 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

Step 3

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

Meet our Distribution team

Ben Harrop

Head of Distribution

Phone: +61 431 133 058

Email: ben.harrop@centuria.com.au

Dylan Tomkins

Distribution Manager, NSW South & ACT

Phone: +61 452 605 909

Email: dylan.tomkins@centuria.com.au

Allison Macfarlane

Distribution Manager, NSW North

Phone: +61 403 333 716

Email: allison.macfarlane@centuria.com.au

Kylie Scrivener

Distribution Manager, QLD

Phone: +61 422 675 445

Email: kylie.scrivener@centuria.com.au

Julia Desimone

Distribution Manager, VIC/TAS/SA

Phone: +61 409 039 057

Email: julia.desimone@centuria.com.au

Dave Brownnett

Distribution Manager, VIC/WA

Phone: +61 406 988 150

Email: dave.brownnett@centuria.com.au

Centuria Property Funds Limited (as Responsible Entity for the Centuria Diversified Property Fund ARSN 611 510 699)

Phone: +61 2 8923 8923

Web: www.centuria.com.au

Email: contactus@centuria.com.au

AFSL 231149

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