



# Centuria Industrial REIT

1H19 PROPERTY COMPENDIUM | ASX:CIP



# Directory

## NSW

PAGE	Property
6	2 Woolworths Way, Warnervale
7	10 Williamson Road, Ingleburn
8	29 Glendenning Road, Glendenning
9	92-98 Cosgrove Road, Enfield
10	12 Williamson Road, Ingleburn
11	37-51 Scrivener St, Warwick Farm
12	74-94 Newton Road, Wetherill Park
13	457 Waterloo Road, Chullora
14	6 Macdonald Road, Ingleburn
15	30 Clay Place, Eastern Creek
16	8 Penelope Crescent, Arndell Park
17	52-74 Quarry Road, Erskine Park
18	75 Owen Street, Glendenning

## VIC

PAGE	Property
20	1 International Drive, Westmeadows
21	207-219 Browns Road, Noble Park
22	324-332 Frankston-Dandenong Road, Dandenong South
23	102-128 Bridge Road, Keysborough
24	24-32 Stanley Drive, Somerton
25	2 Keon Parade, Keon Park
26	69 Studley Court, Derrimut
27	14-17 Dansu Court, Hallam
28	500 Princes Highway, Noble Park
29	12-13 Dansu Court, Hallam
30	49 Temple Drive, Thomastown
31	9 Fellowes Court, Tullamarine

## QLD

PAGE	Property
33	22 Hawkins Crescent, Bundamba
34	1 Ashburn Road, Bundamba
35	33-37 & 43-45 Mica Street, Carole Park
36	136 Zillmere Road, Boondall
37	69 Rivergate Place, Murarrie
38	149 Kerry Road, Archerfield
39	616 Boundary Road, Richlands
40	21 Jay Street, Townsville

## WA

PAGE	Property
42	310 Spearwood Avenue, Bibra Lake
43	Lot 14 Sudlow Road, Bibra Lake
44	103 Stirling Cres & 155 Lakes Rd, Hazelmere
45	23 Selkis Road, Bibra Lake
46	92 Robinson Avenue, Belmont
47	99 Quill Way, Henderson

## ACT

PAGE	Property
49	54 Sawmill Circuit, Hume

## SA

PAGE	Property
51	9-13 Caribou Drive, Direk



# Overview

## Key portfolio metrics

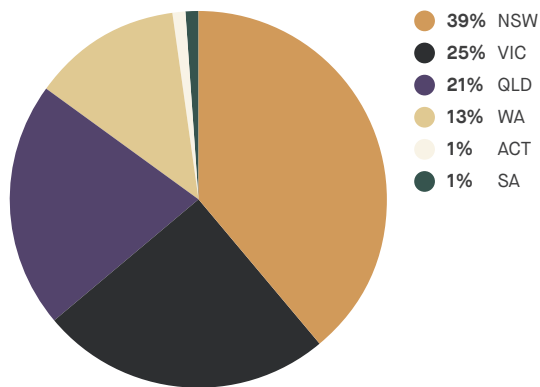
Metric	Total
Assets	41
Book Value	1,154.7
Capitalisation rate	6.54%
Gross Lettable Area	798,840
Occupancy (by Income)	97.1%
WALE (by Income)	4.7

## Top 10 tenants (by gross income)

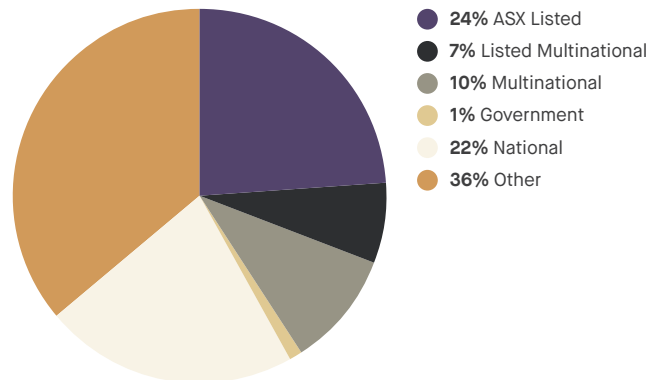
Rank	Tenant	% Total Income
1	Woolworths	7.7%
2	AWH	7.7%
3	Green's General Foods	6.2%
4	Visy Board	5.8%
5	The Reject Shop	4.1%
6	API	4.1%
7	Orora	3.8%
8	VIP Petfoods	3.3%
9	K & S Freighters	3.3%
10	Bradnam's Windows and Doors	3.3%

## Portfolio diversification (by value)

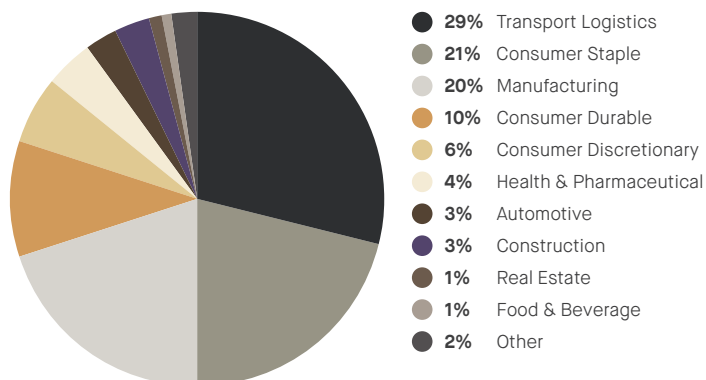
### Geographic diversification



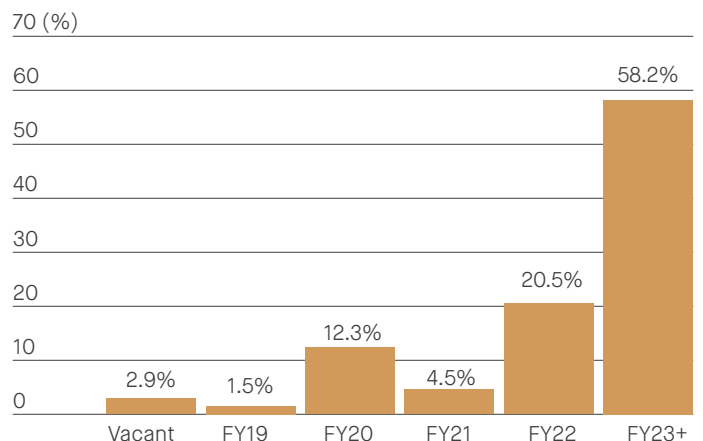
### Tenant composition (by income)



### Tenant industry sector diversifications



### Weighted average lease expiry (by income)



# Overview

Property	State	Book Value (\$m)	GLA (sqm)	\$/Sqm	Cap rate	WALE <sup>1</sup> (years)	Occupancy <sup>1</sup>	Title
2 Woolworths Way, Warnervale	NSW	81.2	54,533	1,489	7.00%	2.6	100.0%	Freehold
10 Williamson Road, Ingleburn	NSW	48.9	27,260	1,794	5.75%	3.7	100.0%	Freehold
29 Glendenning Road, Glendenning	NSW	45.7	21,298	2,143	5.50%	9.9	100.0%	Freehold
92-98 Cosgrove Road, Enfield	NSW	44.5	33,863	1,313	6.25%	5.5	100.0%	Freehold
12 Williamson Road, Ingleburn	NSW	38.8	25,666	1,510	6.25%	4.7	100.0%	Freehold
37-51 Scrivener St, Warwick Farm	NSW	35.5	27,599	1,286	6.75%	3.5	100.0%	Freehold
74-94 Newton Road, Wetherill Park	NSW	34.4	16,962	2,028	6.00%	2.9	100.0%	Freehold
457 Waterloo Road, Chullora	NSW	29.1	16,051	1,810	5.75%	5.6	89.8%	Freehold
6 Macdonald Road, Ingleburn	NSW	22.6	12,375	1,822	5.75%	3.1	100.0%	Freehold
30 Clay Place, Eastern Creek	NSW	19.0	6,012	3,160	5.50%	6.9	100.0%	Freehold
8 Penelope Crescent, Arndell Park	NSW	18.9	11,420	1,651	5.75%	8.7	100.0%	Freehold
52-74 Quarry Road, Erskine Park	NSW	17.6	8,867	1,979	6.00%	2.9	100.0%	Freehold
75 Owen Street, Glendenning	NSW	8.5	4,600	1,848	6.00%	0.4	100.0%	Freehold
1 International Drive, Westmeadows	VIC	41.8	25,852	1,617	7.00%	2.2	100.0%	Freehold
207-219 Browns Road, Noble Park	VIC	40.1	43,331	924	6.75%	6.7	100.0%	Freehold
324-332 Frankston-Dandenong Road, Dandenong South	VIC	32.6	28,316	1,150	6.00%	5.7	100.0%	Freehold
102-128 Bridge Road, Keysborough	VIC	29.9	24,639	1,211	7.00%	1.5	98.7%	Freehold
24-32 Stanley Drive, Somerton	VIC	28.5	24,350	1,170	6.50%	4.7	100.0%	Freehold
2 Keon Parade, Keon Park	VIC	25.1	19,527	1,285	5.75%	11.6	100.0%	Freehold
69 Studley Court, Derrimut	VIC	21.5	14,365	1,493	6.50%	1.1	100.0%	Freehold
14-17 Dansu Court, Hallam	VIC	21.1	17,070	1,233	6.50%	3.8	100.0%	Freehold
500 Princes Highway, Noble Park	VIC	20.5	13,852	1,480	7.25%	3.1	100.0%	Freehold
12-13 Dansu Court, Hallam	VIC	17.3	11,541	1,499	6.00%	9.7	100.0%	Freehold
49 Temple Drive, Thomastown	VIC	11.7	13,438	867	7.50%	2.7	38.3%	Freehold
9 Fellowes Court, Tullamarine	VIC	4.4	4,072	1,068	7.00%	1.0	100.0%	Freehold
22 Hawkins Crescent, Bundamba	QLD	46.8	18,956	2,467	6.50%	5.9	100.0%	Freehold
1 Ashburn Road, Bundamba	QLD	38.3	26,628	1,436	6.50%	6.1	100.0%	Freehold
33-37 & 43-45 Mica Street, Carole Park	QLD	31.9	18,613	1,710	6.47%	10.7	100.0%	Freehold
136 Zillmere Road, Boondall	QLD	31.6	16,053	1,966	6.75%	4.7	100.0%	Freehold
69 Rivergate Place, Murarrie	QLD	31.0	11,522	2,691	6.25%	4.4	100.0%	Freehold
149 Kerry Road, Archerfield	QLD	30.6	13,774	2,218	6.00%	6.0	100.0%	Freehold
616 Boundary Road, Richlands	QLD	16.4	13,763	1,184	7.25%	2.6	100.0%	Freehold
21 Jay Street, Townsville	QLD	11.0	4,726	2,314	7.50%	6.5	100.0%	Leasehold
310 Spearwood Avenue, Bibra Lake	WA	54.6	59,508	917	7.50%	5.1	96.9%	Freehold
Lot 14 Sudlow Road, Bibra Lake	WA	33.7	39,485	852	7.50%	6.6	100.0%	Freehold
103 Stirling Cres & 155 Lakes Rd, Hazelmere	WA	23.8	9,990	2,382	6.75%	1.5	100.0%	Freehold
23 Selkis Road, Bibra Lake	WA	20.0	18,235	1,097	7.50%	3.5	100.0%	Freehold
92 Robinson Avenue, Belmont	WA	11.4	8,595	1,321	7.75%	2.5	100.0%	Freehold
99 Quill Way, Henderson	WA	11.3	16,419	688	7.75%	-	0.0%	Freehold
54 Sawmill Circuit, Hume	ACT	16.0	8,689	1,841	6.75%	3.2	100.0%	Leasehold
9-13 Caribou Drive, Direk	SA	8.2	7,023	1,154	9.00%	0.8	100.0%	Freehold
<b>Total / Weighted Average</b>		<b>1,154.7</b>	<b>798,840</b>	<b>1,445</b>	<b>6.54%</b>	<b>4.7</b>	<b>97.1%</b>	

1) By income



# New South Wales Portfolio

1	2 Woolworths Way, Warnervale
2	10 Williamson Road, Ingleburn
3	29 Glendenning Road, Glendenning
4	92-98 Cosgrove Road, Enfield
5	12 Williamson Road, Ingleburn
6	37-51 Scrivener St, Warwick Farm
7	74-94 Newton Road, Wetherill Park
8	457 Waterloo Road, Chullora
9	6 Macdonald Road, Ingleburn
10	30 Clay Place, Eastern Creek
11	8 Penelope Crescent, Arndell Park
12	52-74 Quarry Road, Erskine Park
13	75 Owen Street, Glendenning



## 2 Woolworths Way Warnervale, NSW



### Location

The property is located within the Warnervale Business Park. Positioned near the M1 Freeway, 2 Woolworths Way is approximately 65 kilometres south of Newcastle and 95 kilometres north of Sydney.

### Description

Constructed in 2006 and with low site coverage of 27%, 2 Woolworths Way comprises a high quality, temperature controlled distribution centre. The warehouse includes 9.5 to 13.5 metre clearances, 47 loading dock levellers and 18 finger docks supporting some 800 daily truck movements. The property benefits from 482 car spaces and hardstand.

### Asset summary

Current book value:	\$81.2m
Capitalisation rate:	7.00%
GLA (sqm):	54,533
Site Area (ha):	23.2
WALE (years):	2.6
Occupancy:	100.0%

Major tenants	Expiry	Area
Woolworths	FY22	54,533



## 10 Williamson Road Ingleburn, NSW



### Location

Ingleburn is located approximately 35 kilometres south west of the Sydney CBD and has direct access to the M5 and M7 motorways.

### Description

The property comprises of a new and recently upgraded warehouse distribution centres and associated offices. The property is divided into three separate tenancies and adjoins the Trust's property at 12 Williamson Road. The site's rear warehouse contains four gantry trains and cross docking facilities. The site benefits from a large driveway and rear hardstand.

### Asset summary

Current book value:	\$48.9m
Capitalisation rate:	5.75%
GLA (sqm):	27,260
Site Area (ha):	5.2
WALE (years):	3.7
Occupancy:	100.0%

Major tenants	Expiry	Area
Visy	FY24	19,796
Steelforce	FY20	7,464

## 29 Glendenning Road Glendenning, NSW



### Location

Glendenning is an established industrial precinct in north western Sydney, located at the intersection of the M7 and M2 motorways.

### Description

The property consists of warehousing, manufacturing, and head office facilities with large driveway access. The site is utilised as Green's General Food head office and has potential surplus developable land.

### Asset summary

Current book value:	\$45.7m
Capitalisation rate:	5.50%
GLA (sqm):	21,298
Site Area (ha):	5.1
WALE (years):	9.9
Occupancy:	100.0%

Major tenants	Expiry	Area
Green's General Food	FY29	21,298



## 92 - 98 Cosgrove Road Enfield, NSW



### Location

Enfield is an established industrial and logistics area, approximately 16 kilometres west of the Sydney CBD. The property is adjacent to the Enfield Intermodal Logistics Centre, which is linked to Port Botany.

### Description

With three street frontages, the 4.3 hectare site comprises three warehouses, constructed over various periods, and a large container rated hardstand.

### Asset summary

Current book value:	\$44.5m
Capitalisation rate:	6.25%
GLA (sqm):	33,863
Site Area (ha):	4.3
WALE (years):	5.5
Occupancy:	100.0%

Major tenants	Expiry	Area
K&S Freighters	FY25	25,035
Lesandu	FY22	8,828



## 12 Williamson Road Ingleburn, NSW



### Location

Ingleburn is located approximately 35 kilometres south west of the Sydney CBD and has direct access to the M5 and M7 motorways. 12 Williamson Road joins the Trust's asset at 10 Williamson Road.

### Description

The property comprises a substantial distribution warehouse, processing facility, and associated offices with internal clearances of around ten metres.

### Asset summary

Current book value:	\$38.8m
Capitalisation rate	6.25%
GLA (sqm):	25,666
Site Area (ha):	4.4
WALE (years):	4.7
Occupancy:	100.0%

Major tenants	Expiry	Area
VIP Petfoods	FY24	25,666



## 37- 51 Scrivener Street Warwick Farm, NSW



### Location

The property is located at Warwick Farm, 31 kilometres south west of the Sydney CBD. Warwick Farm is an established industrial precinct located on the northern side of the Hume Highway.

### Description

The property comprises a mixture of traditional industrial buildings and modern high clearance warehouses, which have been amalgamated over time.

### Asset summary

Current book value:	\$35.5m
Capitalisation rate:	6.75%
GLA (sqm):	27,599
Site Area (ha):	4.1
WALE (years):	3.5
Occupancy:	100.0%

Major tenants	Expiry	Area
Visy Board	FY22	27,599

## 74 - 79 Newton Road Wetherill Park, NSW



### Location

Wetherill Park is located in Sydney's outer central west industrial region with access to the M4, M5 and M7 motorways.

### Description

The property is a high capacity logistics facility that includes a 28 metre high clearance warehouse. The site has expansion potential for a further 5,000 square metre warehouse.

### Asset summary

Current book value:	\$34.4m
Capitalisation rate:	6.00%
GLA (sqm):	16,962
Site Area (ha):	5.2
WALE (years):	2.9
Occupancy:	100.0%

Major tenants	Expiry	Area
Weir Minerals	FY22	15,378



## 457 Waterloo Road Chullora, NSW



### Location

457 Waterloo Road is situated in Chullora, an established industrial precinct some 15 kilometres south west of the Sydney CBD and three kilometres north west of the Enfield Intermodal Logistics Centre. Waterloo Road connects to the Hume Highway, linking the property to Sydney's greater ring-road via close proximity to the M5 and M4 Motorways.

### Description

The property comprises freestanding office and warehouse facilities, which were extensively refurbished in 2013. The warehouse benefits from a mix of on-grade and raised dock access, further enhanced via 18 roller doors.

### Asset summary

Current book value:	\$29.1m
Capitalisation rate:	5.75%
GLA (sqm):	16,051
Site Area (ha):	2.6
WALE (years):	5.6
Occupancy:	89.8%

Major tenants	Expiry	Area
EWE Global Express	FY25	14,418

## 6 Macdonald Road Ingleburn, NSW



### Location

Ingleburn is located approximately 35 kilometres south west of the Sydney CBD and has direct access to the M5 and M7 motorways.

### Description

The property was completed in 2009 and comprises a modern warehouse with associated office space, designed to accommodate two tenancies with basement car parking. The facility includes container rated hardstand and truck turning area.

### Asset summary

Current book value:	\$22.6m
Capitalisation rate:	5.75%
GLA (sqm):	12,375
Site Area (ha):	2.3
WALE (years):	3.1
Occupancy:	100.0%

Major tenants	Expiry	Area
Sekisui House	FY20	7,185
Australia Post	FY24	5,190



## 30 Clay Place Eastern Creek, NSW



### Location

The property is situated in the M7 Business Hub at Eastern Creek, near the M4 and M7 motorways.

### Description

The property is a modern warehouse distribution facility with associated office space that was 'built-to-suit' for Garmin Australasia and completed in 2013.

### Asset summary

Current book value:	\$19.0m
Capitalisation rate:	5.50%
GLA (sqm):	6,012
Site Area (ha):	1.1
WALE (years):	6.9
Occupancy:	100.0%

Major tenants	Expiry	Area
Garmin Australasia	FY26	6,012



## 8 Penelope Crescent Arndell Park, NSW



### Location

The Property is located approximately 40 kilometres west of the Sydney CBD. Arndell Park is an established industrial precinct located on the northern side of the Great Western Highway.

### Description

The property consists of a modern warehouse with a combination of 7 to 9.5 metre internal clearances, and associated offices refurbished in 2011. A large external undercover storage area of over 950 square metres compliments surrounding harstand and parking amenity for 60 cars and 16 trucks.

### Asset summary

Current book value:	\$18.9m
Capitalisation rate:	5.75%
GLA (sqm):	11,420
Site Area (ha):	2.0
WALE (years):	8.7
Occupancy:	100.0%

Major tenants	Expiry	Area
YHI Australia	FY28	11,420



## 52 - 74 Quarry Road Erskine Park, NSW



### Location

Erskine Park is an established industrial suburb, approximately 45 kilometres west of the Sydney CBD, close to the junction of the M4 and M7 motorways.

### Description

The property consists of two modern 'built-to-suit', drive through, warehouses with associated offices that were completed in late 2014. Warehouse amenity benefits from EFSR rated sprinkler systems. The site includes 74 car spaces.

### Asset summary

Current book value:	\$17.6m
Capitalisation rate:	6.00%
GLA (sqm):	8,867
Site Area (ha):	2.0
WALE (years):	2.9
Occupancy:	100.0%

Major tenants	Expiry	Area
Premium Floors	FY22	4,594
Dutt Transport	FY22	4,273

## 75 Owen Street Glendenning, NSW



### Location

Glendenning is an established industrial precinct located at the intersection of the M7 and M2 motorways.

### Description

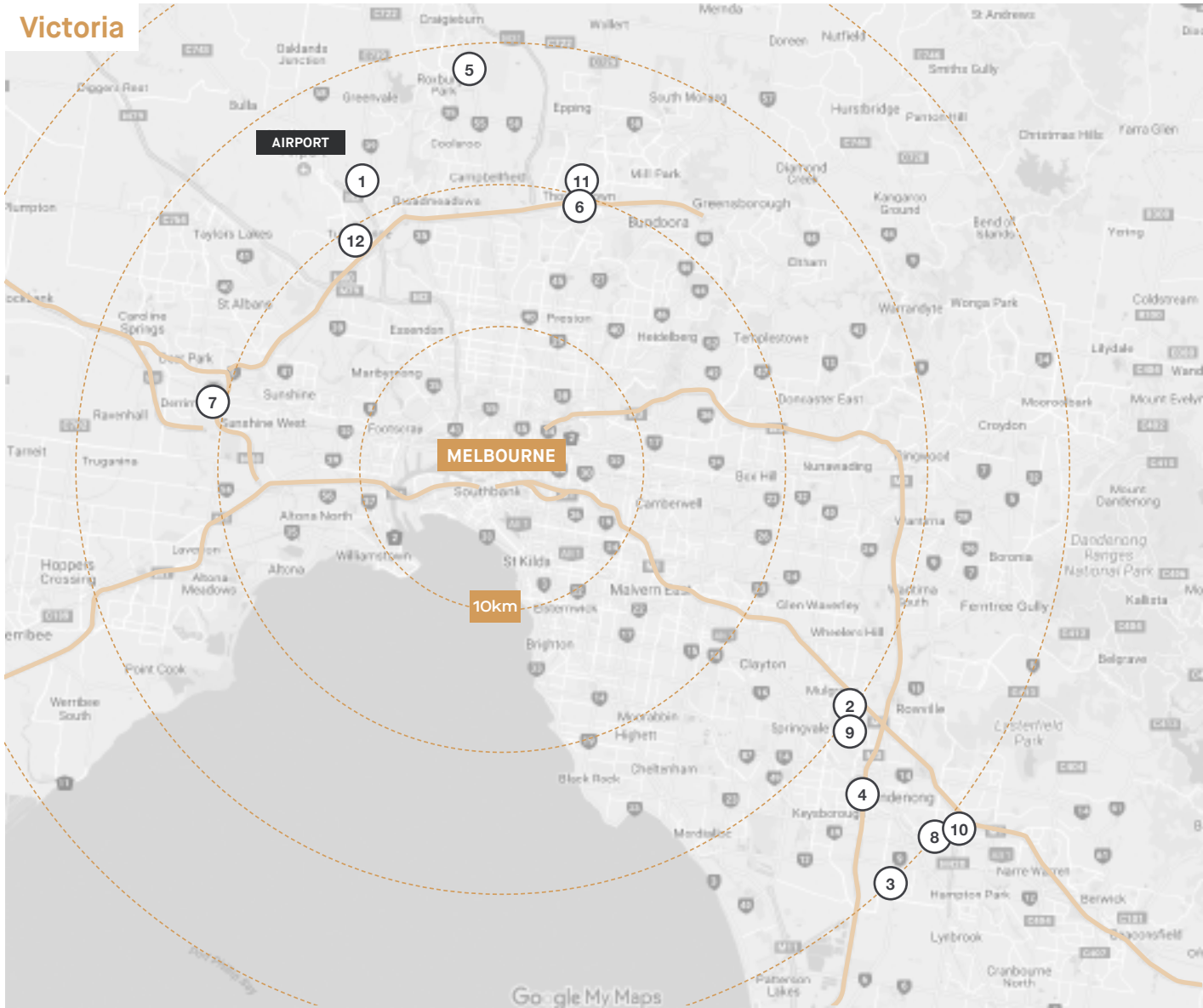
The property is a modern, industrial warehouse with associated office space constructed in 2013. Container access is provided via four roller shutter doors while the office accommodation is divided over two levels with staff amenity. The site further benefits from three street access points.

### Asset summary

Current book value:	\$8.5m
Capitalisation rate:	6.00%
GLA (sqm):	4,600
Site Area (ha):	0.8
WALE (years):	0.4
Occupancy:	100.0%

Major tenants	Expiry	Area
Flower Power	FY19	4,600





Each circle represents 10km radius from the CBD area

1	1 International Drive, Westmeadows
2	207-219 Browns Road, Noble Park
3	324-332 Frankston-Dandenong Road, Dandenong South
4	102-128 Bridge Road, Keysborough
5	24-32 Stanley Drive, Somerton
6	2 Keon Parade, Keon Park
7	69 Studley Court, Derrimut
8	14-17 Dansu Court, Hallam
9	500 Princes Highway, Noble Park
10	12-13 Dansu Court, Hallam
11	49 Temple Drive, Thomastown
12	9 Fellowes Court, Tullamarine

# 1 International Drive Tullamarine, VIC



## Location

The property is located on the first exit ramp on the Tullamarine Freeway from Melbourne Airport and provides unparalleled exposure to 120,000 vehicles per day with its 425 metre frontage. The location delivers exceptional access to service Melbourne Airports 350,000 annual tonnes of airfreight, creating demand from a series of high quality tenants.

## Description

Cargo Park is a high quality, multi-tenanted industrial estate with an overall GLA of 25,852 sqm on a prime 5.6 ha site. The estate recently benefited from a \$7.1 million refurbishment program and is considered the pre-eminent unit estate servicing the Melbourne airport precinct.

## Asset summary

Current book value:	\$41.8m
Capitalisation rate:	7.00%
GLA (sqm):	25,852
Site Area (ha):	5.6
WALE (years):	2.2
Occupancy:	100%

Major tenants	Expiry	Area
Australian Worldwide Logistics	FY22	1,912
Zinfra Pty Ltd	FY20	1,929
Wholesale Logistics	FY22	1,621



## 207 – 219 Browns Road Noble Park, VIC



### Location

The property is located on the south eastern side of Browns Road, approximately 350 metres north east of the Princes Highway and 25 kilometres south of Melbourne CBD. The property adjoins an existing asset owned by the Trust, at 500 Princes Highway.

### Description

Improvements consist of a multi-unit industrial estate (seven units). The warehouse facility fronting Browns Road and the rear office warehouse units were constructed in 1996, the sawtooth warehouse component situated to the centre of the site was constructed around 1967.

### Asset summary

Current book value:	\$40.1m
Capitalisation rate:	6.75%
GLA (sqm):	43,331
Site Area (ha):	5.8
WALE (years):	6.7
Occupancy:	100.0%

Major tenants	Expiry	Area
E&S Trading Company	FY28	29,436
Parton Wine Distribution	FY25	9,290

## 324 – 332 Frankston-Dandenong Road Dandenong South, VIC



### Location

Dandenong South is a well-established industrial precinct in Melbourne's south east corridor.

### Description

The property consists of three standalone buildings, offering high clearance, functional warehouses and associated offices.

### Asset summary

Current book value:	\$32.6m
Capitalisation rate:	6.00%
GLA (sqm):	28,316
Site Area (ha):	5.7
WALE (years):	5.7
Occupancy:	100%

Major tenants	Expiry	Area
Complete Supply Co	FY22/FY27	17,477
Schneider Electric	FY21	10,839



## 102 – 128 Bridge Road Keysborough, VIC



### Location

The property is approximately 30 kilometres south east of the Melbourne CBD. The property is in close proximity to the East Link Freeway.

### Description

The property comprises a purpose built industrial cold store facility, and a modern industrial estate of varying building sizes, constructed in 2010. The site benefits from dual street access.

### Asset summary

Current book value:	\$29.9m
Capitalisation rate:	7.00%
GLA (sqm):	24,639
Site Area (ha):	4.7
WALE (years):	1.5
Occupancy:	98.7%

Major tenants	Expiry	Area
Wallara Australia Ltd	FY20	6,281
Macro Groups	FY24	4,606

## 24 – 32 Stanley Drive Somerton, VIC



### Location

Somerton is a recently established industrial area, approximately 18 kilometres north of the Melbourne CBD.

### Description

The property comprises a modern warehouse distribution facility with three substantial high clearance warehouses and associated office accommodation. The property has drive around truck access, including a large amount of undercover high area with cross docking.

### Asset summary

Current book value:	\$28.5m
Capitalisation rate:	6.50%
GLA (sqm):	24,350
Site Area (ha):	4.4
WALE (years):	4.7
Occupancy:	100.0%

Major tenants	Expiry	Area
Regent RV	FY24	14,251
Energys	FY24	10,099



## 2 Keon Parade Keon Park, VIC



### Location

2 Keon Parade is located in a well-established industrial precinct, some 17 kilometres north of the Melbourne CBD. The site is situated within close proximity to the Metropolitan Ring Road.

### Description

The property was extended in 2016, adding a further 6,126 square metres of warehouse and office space. The property is located on the same Title as the Trust's property at 49 Temple Drive, Thomastown providing an overall land holding of 10.6 hectares.

### Asset summary

Current book value:	\$25.1m
Capitalisation rate:	5.75%
GLA (sqm):	19,527
Site Area (ha) <sup>1</sup> :	10.6
WALE (years):	11.6
Occupancy:	100.0%

Major tenants	Expiry	Area
Orora Bag Solutions	FY31	19,527

1) Site area reflects total for 2 Keon Parade Keon Park, and 49 Temple Drive, Thomastown

## 69 Studley Court Derrimut, VIC



### Location

Derrimut is an established industrial precinct, approximately 12 kilometres west of the Melbourne CBD. The property can be accessed via both the Western Ring Road and Westgate Freeway.

### Description

The property is a modern freestanding office and warehouse facility, completed in 2009. The property comprises office accommodation positioned over two levels and a high clearance warehouse benefiting from large canopies and large container rated hardstand and truck weighbridge. Access to the warehouse is via 18 roller doors, providing a mixture of on-grade and raised dock access.

### Asset summary

Current book value:	\$21.5m
Capitalisation rate:	6.50%
GLA (sqm):	14,365
Site Area (ha):	4.3
WALE (years):	1.1
Occupancy:	100.0%

Major tenants	Expiry	Area
Silk Logistics	FY20	14,365



## 14 – 17 Dansu Court Hallam, VIC



### Location

14-17 Dansu Court is located within an established industrial precinct, some 30 kilometres south east of Melbourne CBD. Adjacent to the Princes Highway, the property has good connectivity to the South Gippsland Freeway and M1 Motorway. The property adjoins the Trust's 12-13 Dansu Court.

### Description

The property comprises a large, high clearance warehouse of 15,333 square metres, offices of 1,737 square metres and 140 car spaces. The property accommodates a combination of on-grade and levelled docks, while supporting multiple vehicle movements via dual street access.

### Asset summary

Current book value:	\$21.1m
Capitalisation rate:	6.50%
GLA (sqm):	17,070
Site Area (ha):	3.7
WALE (years):	3.8
Occupancy:	100.0%

Major tenants	Expiry	Area
GM Holden Ltd	FY23	15,333



## 500 Princes Highway Noble Park, VIC



### Location

Situated some 30 kilometres south east of the Melbourne CBD, the property is located on the north side of the Princes Highway, with close proximity to the M3 and M1 Motorways. The property adjoins the Trust's asset at 207-219 Browns Road, Noble Park.

### Description

500 Princes Highway comprises three freestanding buildings including an office of some 3,990 square metres over the ground floor and two levels, a two level laboratory of 1,280 square metres, and a warehouse with GLA of 8,507 square metres. The warehouse offers internal clearance of up to nine metres and is serviced for dangerous goods.

### Asset summary

Current book value:	\$20.5m
Capitalisation rate	7.25%
GLA (sqm):	13,852
Site Area (ha):	4.2
WALE (years):	3.1
Occupancy:	100%

Major tenants	Expiry	Area
Mainfreight Distribution	FY20	8,507
Fulton Hogan	FY25	2,642



## 12 - 13 Dansu Court Hallam, VIC



### Location

The property is situated within the established south eastern industrial precinct of Hallam, approximately 30 kilometres from the Melbourne CBD. The property is adjacent to the Princes Highway and adjoins the Trust's property at 14-17 Dansu Court.

### Description

The property comprises a modern, semi-detached office of 3,026 square metres and a high clearance distribution facility of 8,515 square metres with 8.5 metre internal clearance.

### Asset summary

Current book value:	\$17.3m
Capitalisation rate:	6.00%
GLA (sqm):	11,541
Site Area (ha):	2.8
WALE (years):	9.7
Occupancy:	100%

Major tenants	Expiry	Area
Dormakaba	FY29	11,541

## 49 Temple Drive Thomastown, VIC



### Location

Thomastown is situated in a well-established industrial location, approximately 17 kilometres north of the Melbourne CBD. The property is on the same Title as the Trust's property at 2 Keon Parade, providing an overall landholding of 10.6 hectares.

### Description

The building comprises a modern, temperature controlled industrial warehouse with associated office space that has been recently refurbished. There is surplus land, which allows for future extension of some 2,400 square metres.

### Asset summary

Current book value:	\$11.7m
Capitalisation rate:	7.50%
GLA (sqm):	13,438
Site Area (ha) <sup>1</sup> :	10.6
WALE (years):	2.7
Occupancy:	38.3%

Major tenants	Expiry	Area
Multi BevCo	FY26	5,393

1) Site area reflects total for 2 Keon Parade, Keon Park and 49 Temple Drive, Thomastown, VIC



## 9 Fellowes Court Tullamarine, VIC



### Location

Tullamarine is an established industrial precinct, approximately 16 kilometres north west of Melbourne CBD.

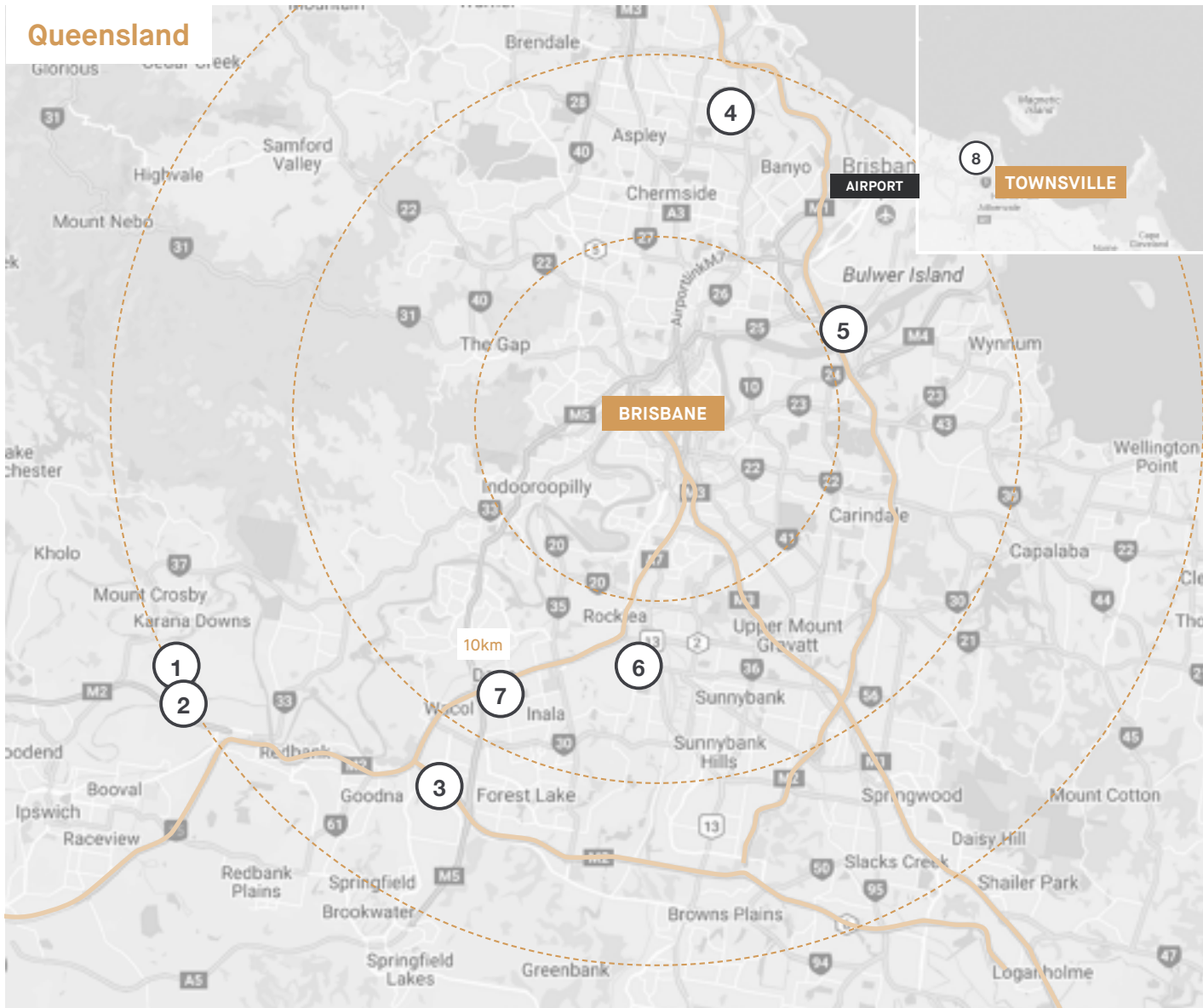
### Description

The property consists of a clear-span, steel portal frame warehouse and a two level office.

### Asset summary

Current book value:	\$4.4m
Capitalisation rate:	7.00%
GLA (sqm):	4,072
Site Area (ha):	0.8
WALE (years):	1.0
Occupancy:	100.0%

Major tenants	Expiry	Area
McHugh & Eastwood	FY20	4,072



# Queensland Portfolio

1	22 Hawkins Crescent, Bundamba
2	1 Ashburn Road, Bundamba
3	33-37 & 43-45 Mica Street, Carole Park
4	136 Zillmere Road, Boondall
5	69 Rivergate Place, Murarrie
6	149 Kerry Street, Archerfield
7	616 Boundary Road, Richlands
8	21 Jay Street, Townsville



## 22 Hawkins Crescent Bundamba, QLD



### Location

The property was completed in 2009 and is situated approximately 33 kilometres south west of the Brisbane CBD, on the junction of three major highways, offering exceptional access to the Port of Brisbane, the CBD and interstate. The property is in close proximity to the Trust's property at 1 Ashburn Road, Bundamba.

### Description

The building has a ten metre internal clearance and is 100% temperature controlled. There is 1,487 square metres of office accommodation and 210 car spaces on site.

### Asset summary

Current book value:	\$46.8m
Capitalisation rate:	6.50%
GLA (sqm):	18,956
Site Area (ha):	3.8
WALE (years):	5.9
Occupancy:	100%

Major tenants	Expiry	Area
API	FY25	18,956

## 1 Ashburn Road Bundamba, QLD



### Location

The property was completed in 2010 and is situated approximately 33 kilometres south west of the Brisbane CBD, on the junction of three major highways, offering exceptional access to the Port of Brisbane, the CBD and interstate. The property is in close proximity to the Trust's API facility at 22 Hawkin's Crescent, Bundamba.

### Description

The property is The Reject Shop's state distribution facility and comprises a total building area of 26,628 square metres. The facility incorporates drive around truck access, 140 car spaces and trailer parking.

### Asset summary

Current book value:	\$38.3m
Capitalisation rate:	6.50%
GLA (sqm):	26,628
Site Area (ha):	5.1
WALE (years):	6.1
Occupancy:	100%

Major tenants	Expiry	Area
The Reject Shop	FY25	26,628



33-37 & 43-45 Mica Street  
Carole Park, QLD



Location

The property is located in Carole Park, near the junction of the Ipswich and Logan motorways, approximately 25 kilometres south west of the Brisbane CBD. The property adjoins the Trust’s carpark at 43-45 Mica Street, Carole Park.

Description

The property comprises a food production facility with ancillary office accommodation. The original building was constructed in 1985 with significant expansion works undertaken in 2005.

Asset summary

Current book value:	\$31.9m
Capitalisation rate:	6.47%
GLA (sqm):	18,613
Site Area (ha):	2.7
WALE (years):	10.7
Occupancy:	100%

Major tenants	Expiry	Area
Greens Biscuits	FY30	18,613



## 136 Zillmere Road Boondall, QLD



### Location

The property is located approximately 12 kilometres north of the Brisbane CBD, in a well-established industrial precinct.

### Description

The property benefits from a frontage of approximately 100 metres to Zillmere Road. Improvements are located across two separate facilities, providing a net lettable area of approximately 16,053 square metres, hardstand and a three level carpark for 250 cars.

### Asset summary

Current book value:	\$31.6m
Capitalisation rate:	6.75%
GLA (sqm):	16,053
Site Area (ha):	3.2
WALE (years):	4.7
Occupancy:	100%

Major tenants	Expiry	Area
Bradnam's Windows and Doors	FY24	16,053



## 69 Rivergate Murarrie, QLD



### Location

The property is situated within the Australia Trade Coast suburb of Murarrie, approximately eight kilometres east of the Brisbane CBD. Yamaha Centre is situated on the western side of Rivergate Place, which is readily accessible to the Gateway and Port of Brisbane Motorways.

### Description

The property comprises a modern office and warehouse facility, which was constructed in 2008. The site is utilised as Yamaha Motor Australia's head office and nationwide training facility.

### Asset summary

Current book value:	\$31.0m
Capitalisation rate:	6.25%
GLA (sqm):	11,522
Site Area (ha):	1.5
WALE (years):	4.4
Occupancy:	100%

Major tenants	Expiry	Area
Yamaha	FY23	11,522



## 149 Kerry Street Archerfield, QLD



### Location

The property is located in the centre of the Archerfield Industrial precinct, approximately 13 kilometres south of the Brisbane CBD. The precinct is at the junction of Ipswich, Beaudesert and Granard Roads all of which are major southside arterial roads.

### Description

The property is a large manufacturing and storage facility with an attached single level office building, several demountable buildings, a workshop and large areas of hardstand and truck manoeuvring areas. The main facility was purpose built for Bluescope Steel. 149 Kerry Road has a low site coverage ratio of 31%, offering flexibility to accommodate current and future tenant requirements.

### Asset summary

Current book value:	\$30.6m
Capitalisation rate:	6.00%
GLA (sqm):	13,774
Site Area (ha):	4.4
WALE (years):	6.0
Occupancy:	100%

Major tenants	Expiry	Area
Bluescope Steel	FY25	13,774



# 616 Boundary Road

## Richlands, QLD



### Location

The 13,763sqm warehouse facility on a 3.1 hectare site has dual street frontages and is located in the prime Richalnds market with surrounding occupiers including Coca-Cola and Target.

### Description

The property was acquired through a sale and leaseback transaction and is 100% occupied by logistics group, Border Express. The 3.1 hectare site has dual street frontages.

### Asset summary

Current book value:	\$16.4m
Capitalisation rate:	7.25%
GLA (sqm):	13,763
Site Area (ha):	3.1
WALE (years):	2.6
Occupancy:	100%

Major tenants	Expiry	Area
Border Express	FY22	13,763





## Location

The property is located within the Webb Industrial Estate in Mount St John, approximately 11 kilometres west of the Townsville CBD.

## Description

Constructed 2010, the property consists of a modern freestanding cold storage facility, on a large 2.9 hectare site. The warehouse is accessed via five docks, incorporating rapid rise roller shutter doors and a finger dock. The site also provides single level office accommodation.

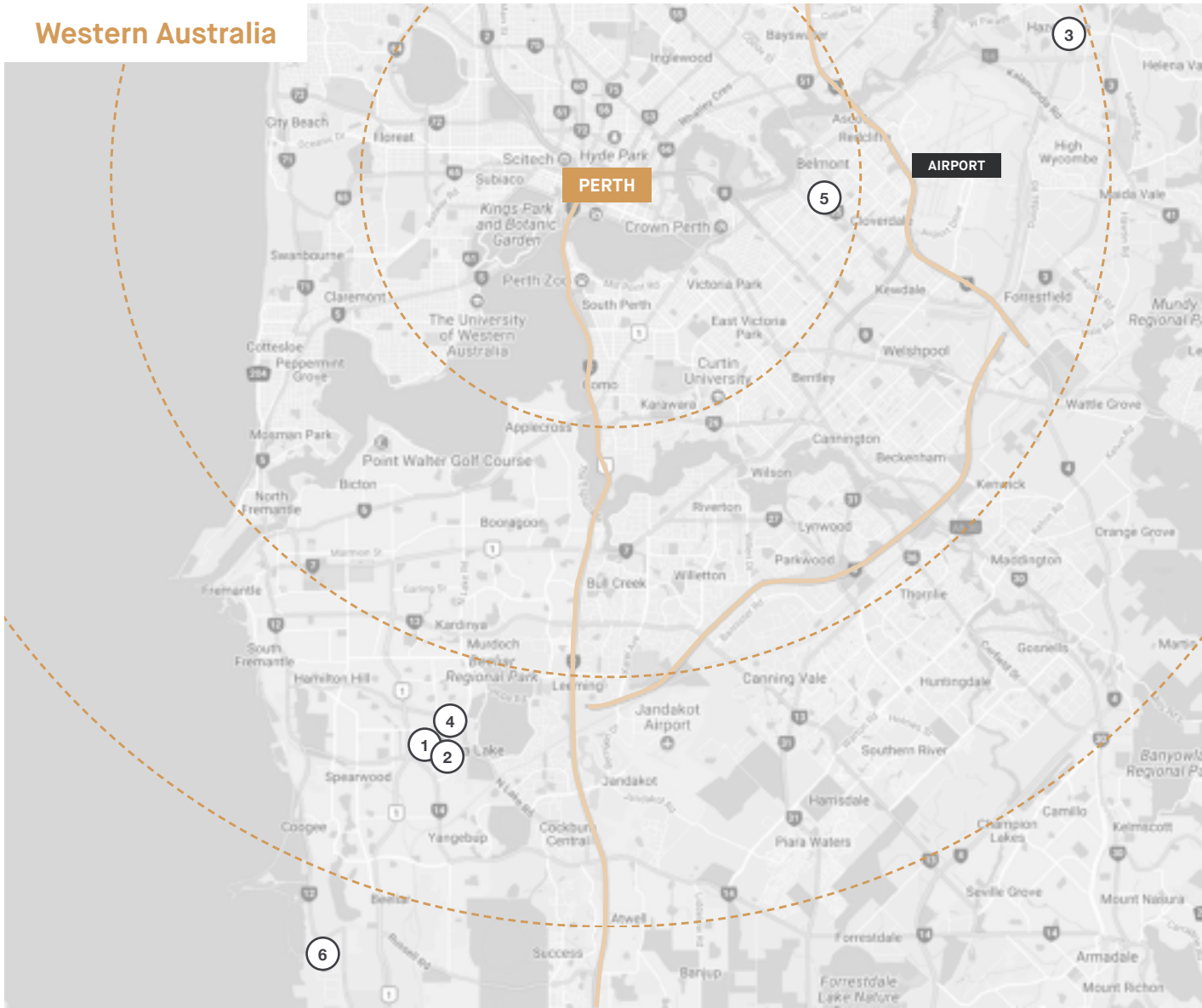
## Asset summary

Current book value:	\$11.0m
Capitalisation rate:	7.50%
GLA (sqm):	4,726
Site Area (ha):	2.9
WALE (years):	6.5
Occupancy:	100%

Major tenants	Expiry	Area
Woolworths	FY25	4,726



Western Australia



Each circle represents 10km radius from the CBD area

Western  
Australia  
Portfolio

1	310 Spearwood Avenue, Bibra Lake
2	Lot 14 Sudlow Road, Bibra Lake
3	103 Stirling Crescent & 155 Lakes Road, Hazelmere
4	23 Selkis Road, Bibra Lake
5	92 Robinson Avenue, Belmont
6	99 Quill Way, Henderson

310 Spearwood Avenue  
Bibra Lake, WA



Location

The property is located within the established Bibra Lake Industrial Area, approximately 17 kilometres south of the Perth CBD. The property adjoins the Trust’s asset at Lot 14 Sudlow Road, Bibra Lake.

Description

The property comprises four warehouses with varying 7.5 and 9.5 metre internal clearances. The site has drive around and through truck access, and three street frontages.

Asset summary

Current book value:	\$54.6m
Capitalisation rate:	7.50%
GLA (sqm):	59,508
Site Area (ha):	12.0
WALE (years):	5.1
Occupancy:	96.9%

Major tenants	Expiry	Area
AWH Pty Ltd	FY26	44,296



## Lot 14 Sudlow Road Bibra Lake, WA



### Location

The property is located within the southern industrial precinct of Bibra Lake, adjoining an existing asset owned by the Trust at 310 Spearwood Avenue.

### Description

Comprising a single warehouse, 100% occupied by the Australian Wool Handler's Association (AWH). The low site coverage of 43% could provide future development potential.

### Asset summary

Current book value:	\$33.7m
Capitalisation rate:	7.50%
GLA (sqm):	39,485
Site Area (ha):	9.1
WALE (years):	6.6
Occupancy:	100%

Major tenants	Expiry	Area
AWH Pty Ltd	FY26	39,485

## 155 Lakes Road & 103 Stirling Crescent Hazelmere, WA



### Location

The property is located in close proximity to key infrastructure including the perth Airport and is adjacent to the intersection of the Great Eastern Highway bypass and Roe Highway, providing unique road train access.

### Description

A high quality Perth metropolitan asset occupying a site area of 6.0 hectares across two freehold titles with a low site coverage ratio of 17%.

### Asset summary

Current book value:	\$23.8m
Capitalisation rate:	6.75%
GLA (sqm):	9,990
Site Area (ha):	6.0
WALE (years):	1.5
Occupancy:	100%

Major tenants	Expiry	Area
Actionblast	FY20	6,608
Theiss	FY21	3,382



## 23 Selkis Road Bibra Lake, WA



### Location

The property is located within the established Bibra Lake Industrial Area, some 17 kilometres south of the Perth CBD. The property is in close proximity to the Trust's assets at 310 Speerwood Avenue and Lot 14 Sudlow Road.

### Description

The property was originally constructed in 1993. Further extensions were completed in 2008. The warehouse benefits from a combination of clearances ranging 10 to 12 metres.

### Asset summary

Current book value:	\$20.0m
Capitalisation rate:	7.50%
GLA (sqm):	18,235
Site Area (ha):	4.0
WALE (years):	3.5
Occupancy:	100%

Major tenants	Expiry	Area
Orora	FY22	18,235

## 92 Robinson Avenue Belmont, WA



### Location

The property is located within an established industrial precinct situated between Perth CBD and Perth airport and provides good access to arterial routes including the Great Eastern Highway.

### Description

Fully occupied by Toll Holdings, the property comprises fit-for-purpose warehouse and office accommodation. The office component provides flexibility to be configured for the subdivision and accommodation of multiple tenants. The property was developed in 1990 and completely refurbished in 2013 including extension and replacement of the office, amenity areas upgrades, addition of loading canopies and installation of sprinkler systems.

### Asset summary

Current book value:	\$11.4m
Capitalisation rate:	7.75%
GLA (sqm):	8,595
Site Area (ha):	1.5
WALE (years):	2.5
Occupancy:	100%

Major tenants	Expiry	Area
Toll Transport	FY21	8,595





Location

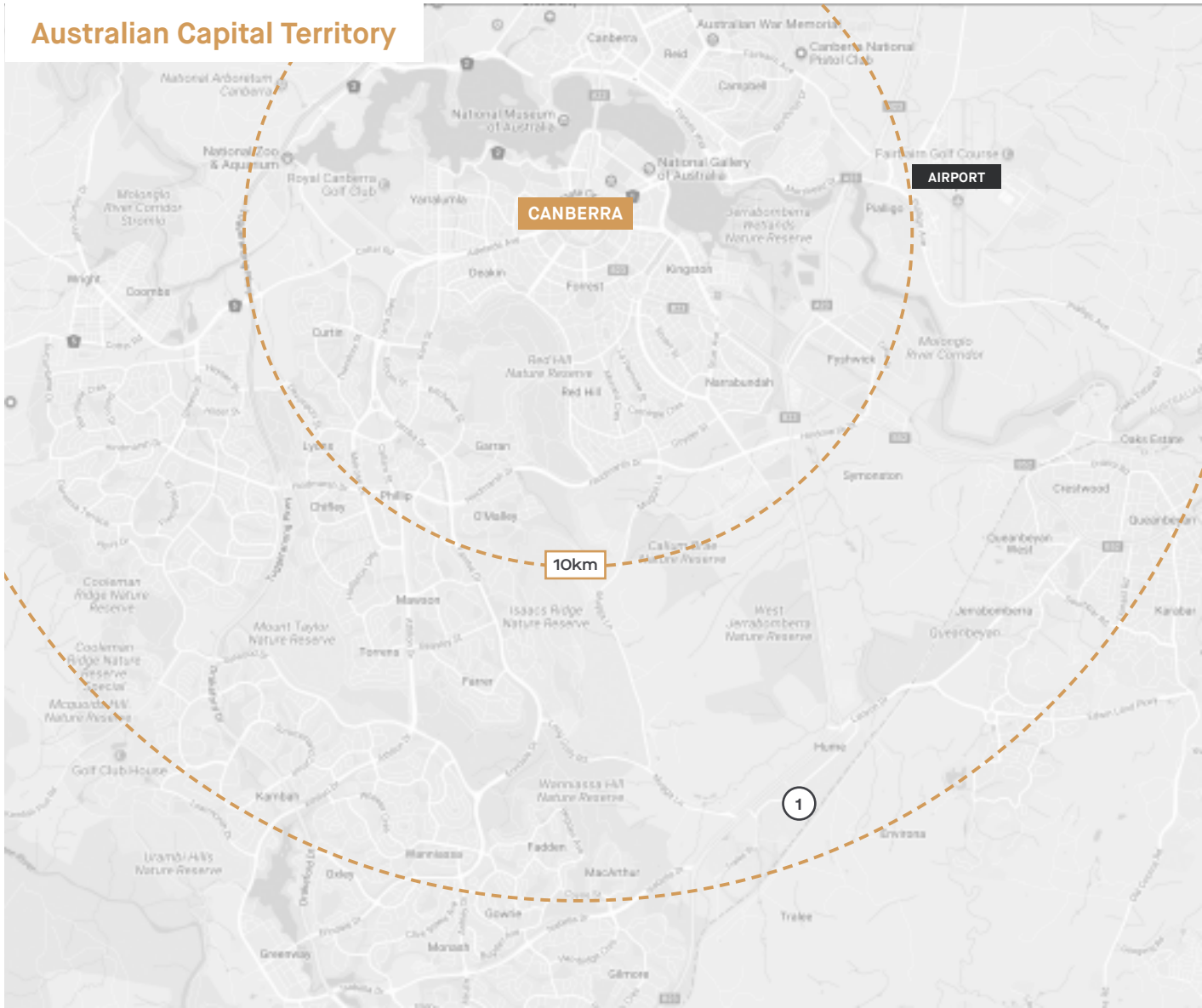
Henderson is an established marine port and related logistics precinct, south west of the Perth CBD.

Description

The property consists of two stand-alone buildings, each with associated offices and yard storage areas.

Asset summary

Current book value:	\$11.3m
Capitalisation rate:	7.75%
GLA (sqm):	16,419
Site Area (ha):	3.2
WALE (years):	0.0
Occupancy:	0.0



Each circle represents 10km radius from the CBD area

# Australian Capital Territory Portfolio



## 54 Sawmill Circuit Hume, ACT



### Location

The property is located in the industrial precinct of Hume, providing easy access to the Monaro Highway and is within close proximity to the Canberra CBD.

### Description

Completed in 2010, the property is a warehouse and document storage facility and provides internal clearance of 11 metres. The property comprises approximately 8,000 square metres of warehouse and 689 square metres of office.

### Asset summary

Current book value:	\$16.0m
Capitalisation rate:	6.75%
GLA (sqm):	8,689
Site Area (ha):	1.8
WALE (years):	3.2
Occupancy:	100%

Major tenants	Expiry	Area
Grace Group	FY22	8,689



Each circle represents 10km radius from the CBD area

# South Australia Portfolio



## 9 - 13 Caribou Drive Direk, SA



### Location

The property is located 25 kilometres north of Adelaide, three kilometres from the Northern expressway and is the state distribution facility for Kimberley Clarke.

### Description

Completed in 2009, the building comprises 6,612 square metres of warehouse with 9.65 metre internal clearance. The property also incorporates 5,900 square metres of driveway and hardstand.

### Asset summary

Current book value:	\$8.2m
Capitalisation rate:	9.00%
GLA (sqm):	7,023
Site Area (ha):	1.7
WALE (years):	0.8
Occupancy:	100%

Major tenants	Expiry	Area
Kimberley Clarke	FY20	7,023



**FURTHER INFORMATION**

Ross Lees  
FUND MANAGER – CIP  
+61 2 8923 8923

Tim Mitchell  
GROUP HEAD OF INVESTOR RELATIONS  
+61 2 8923 8923

**[CENTURIA.COM.AU/CIP](http://CENTURIA.COM.AU/CIP)**