

Centuria Diversified Property Fund ARSN 611 510 699

Updated annual fees and costs

April 2019

Centuria Property Funds Limited (Centuria Property Funds) is the responsible entity for the Centuria Diversified Property Fund (Fund) and the issuer of this Notice.

Section 5.1 Fees and other costs (page 18)

Section 5.1 of the Fund's product disclosure statement dated 24 October 2017 (PDS) includes a table of the fees and other costs an investor may be charged, including the Fund's management costs. Expenses (excluding Abnormal Expenses) are a management cost and are updated in the table in Section 5.1 on page 18 as follows:

Amount	How and when paid
Expenses (excluding Abnormal Expenses) capped at 0.35% p.a. of the Fund's gross assets.	Payable to Centuria Property Funds as and when incurred from the assets of the Fund, subject to the expense cap. Refer to Section 5.3 for more detail.

Section 5.1 of the PDS should be read accordingly.

Section 5.2 Annual fees and costs (page 19)

Section 5.2 of the PDS, which provides an example the annual fees and costs associated with an investment in the Fund, is updated as follows:

5.2 Example of annual fees and costs

This table gives an example of how the fees and costs for this product can affect your investment over a one-year period.

You should use this table to compare this product with other managed investment products.

Example	Balance of \$50,000 with a contribution of \$5,000 during the year	
Contribution fee	Nil	You will not be charged a contribution fee.
Plus management costs	3.45% ¹	For every \$50,000 you have invested in the Fund, you will be charged approximately \$1,725 each year.
Equals cost of fund		If you had an investment of \$50,000 at the beginning of the year and you invested an additional \$5,000 during that year, you would be charged between \$1,725 and \$1,898 for that year.

¹ This is the Fund's indirect cost ratio (ICR). It represents the ratio of the Fund's management costs to the Fund's total average net assets for the previous financial year. The ICR includes any management costs incurred in the Fund's underlying investments. The ICR changes over time as the management costs of the Fund and the nature of the Fund's investments change. For example, in years where the Fund acquires a real property asset either directly or indirectly, the Fund will incur an establishment and placement fee and management costs will therefore be higher than in years when the Fund does not make an acquisition. Investors are advised of any changes to the ICR which may take the form of a notice on Centuria's website. Further information on the ICR, is included in Section 5.3.

Section 5.2 of the PDS should be read accordingly.



Section 5.3 Additional explanation of fees and costs (pages 19-21)

Section 5.3 of the PDS, which provides additional information regarding the fees and costs associated with an investment in the Fund, is updated as follows:

Management costs

A new section titled “Management costs” is inserted at the start of Section 5.3 of the PDS to assist investors to understand the components that comprise, and calculation of, the Fund’s management costs:

Management costs

Breakdown of Management Costs	Amount
Management fee	0.17% ¹
Expenses	0.35% ²
Performance fee	0% ³
Establishment and placement fee	0% ⁴
Sale fee	0% ⁵
Indirect costs	2.93% ⁶
Total management costs	3.45%

¹ Management fee of 0.8% per annum of the Fund’s gross assets.

² Expenses of 0.35% per annum were incurred for the period 1 July 2017 to 30 June 2018. This amount will depend on the actual expenses incurred by the Fund.

³ No performance fee was charged for the period 1 July 2017 to 30 June 2018. A further explanation of the performance fee is contained under the heading ‘Performance fee’ in this Section 5.3.

⁴ No establishment and placement fee was charged for the period 1 July 2017 to 30 June 2018. A further explanation of the establishment and placement fee is contained under the heading ‘Establishment and placement fee’ in this Section 5.3

⁵ No sale fee was charged for the period 1 July 2017 to 30 June 2018. A further explanation of the sale fee is contained under the heading ‘Sale fee’ in this Section 5.3

⁶ Indirect costs represented as a percentage of the Fund’s net asset value for the period 1 July 2017 to 30 June 2018. This amount will depend on the Fund’s portfolio composition. Indirect costs include management fees charged to investments the Fund has invested in, being 2.93% per annum of those investments’ net assets. This amount also includes other management costs incurred indirectly through investments the Fund has invested in. Indirect costs have been calculated based on the Fund’s ownership interest in each investment it has indirectly incurred costs through.

Transactional and operational costs

As disclosed in Section 5.3 of the PDS under the heading “Transactional and operational costs”, transactional and operational costs are entirely dependent on the investment mix and activity of the Fund and are disclosed based on amounts paid by the Fund in the previous financial year. Actual transactional and operational costs for a financial year may therefore differ from the amount disclosed in the PDS.



The total transactional and operational costs of the Fund for the financial year ended 30 June 2018 were 2.02% of the Fund's assets under management. For example, \$1,012 for a \$50,000 investment in the Fund.

Section 5.3 of the PDS should be read accordingly.

If you have any questions or would like to know more about the Centuria Diversified Property Fund, then please visit www.centuria.com.au/DiversifiedPropertyFund or contact our Investor Services Team on 1300 22 44 24 or email contactus@centuria.com.au.

Centuria Property Funds Limited ABN 11 086 553 639 AFS licence 231 149 (Centuria Property Funds) is the responsible entity for the Centuria Diversified Property Fund ARSN 611 510 699 (Fund) and has prepared this notice dated 23 April 2019 (Notice) to update the Fund's product disclosure statement dated 24 October 2017 (PDS).

It is important to read this Notice and the PDS in its entirety and seek professional advice when necessary in relation to any proposed investment in the Fund. The PDS is issued by Centuria Property Funds and is available on Centuria's website at www.centuria.com.au/DiversifiedPropertyFund or by contacting our Investor Services Team on 1300 22 44 24 or email contactus@centuria.com.au.

Nothing in this Notice or the PDS constitutes financial product advice by Centuria Property Funds or a recommendation to invest in the Fund. None of Centuria Property Funds, its associates or directors, guarantees the performance of the Fund, the repayment of capital or any income or capital return. Past performance is not indicative of future performance.

It is particularly important that, in considering an investment in the Fund, you consider the risk factors that could affect the performance of the Fund (see Section 6 of the PDS). You should carefully consider these factors in light of your personal circumstances (including financial and taxation issues) and seek professional advice before deciding whether to invest in the Fund.