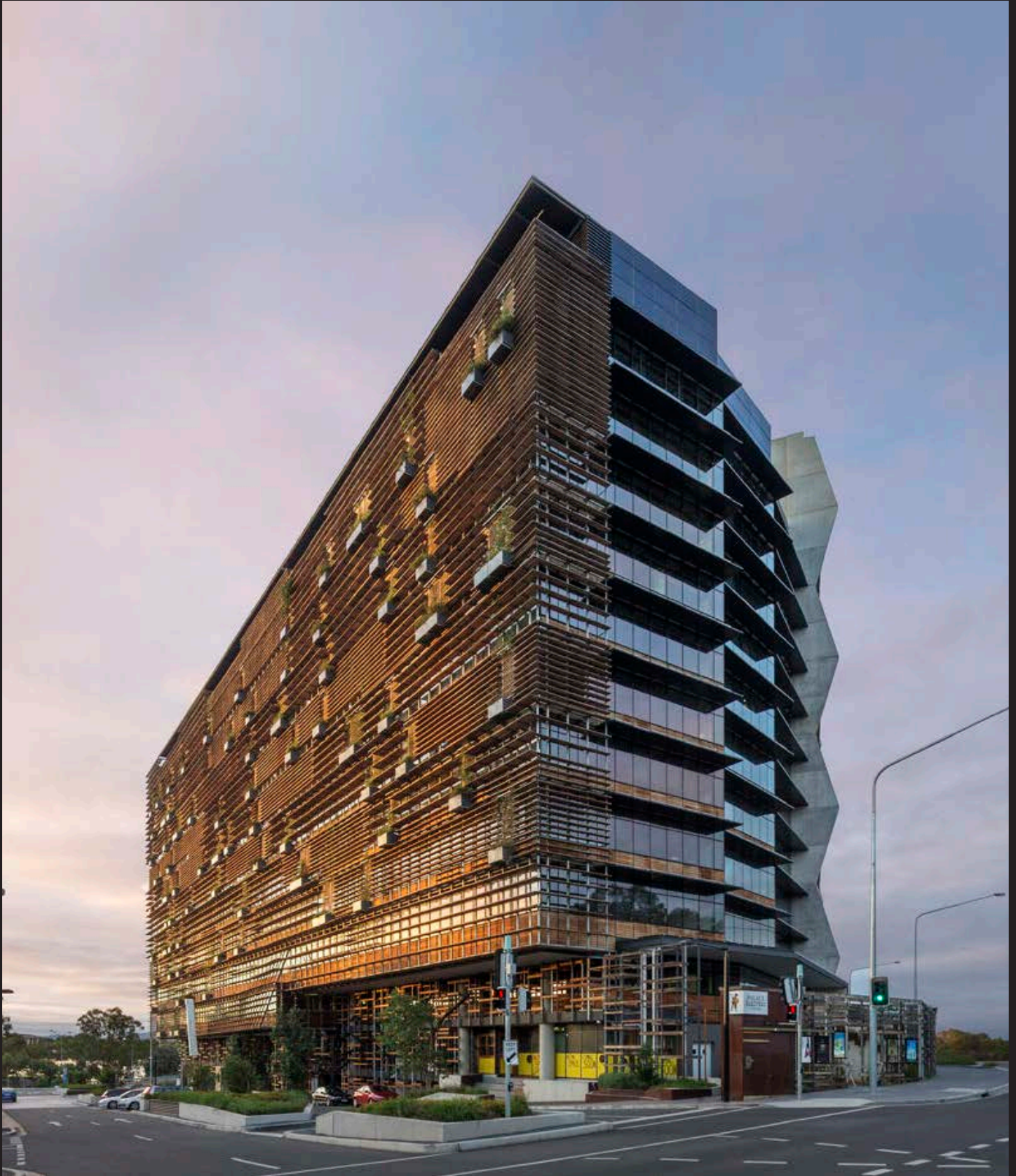


# Centuria



Metropolitan REIT  
HY20 PROPERTY COMPENDIUM

ASX | CMA

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# Australia's **largest domestic** pure-play Office REIT

Centuria Metropolitan REIT



201 Pacific Highway, St Leonards, NSW

# Overview

## Key portfolio metrics<sup>1</sup>

Metric	Total
Assets (qty)	23
Book value (\$m)	2,063
Capitalisation rate (%)	5.92
Net Lettable Area (sqm)	303,855
Occupancy (by Income)	99.2
WALE (by Income)	5.1

## Top 10 tenants (by gross income)<sup>1</sup>

Rank	Tenant	% Total Income
1	Federal Government (Aust)	13.3%
2	State Government (WA)	4.5%
3	Infosys Technologies	4.4%
4	Laing O'Rourke	3.7%
5	Insurance Group Australia	3.0%
6	Target Australia	2.9%
7	Foxtel	2.9%
8	Ericsson Australia	2.8%
9	State Government (QLD)	2.7%
10	Seven Network	2.7%

## Portfolio Overview<sup>1</sup>

Property	State	Share	Book Value (\$m)	Cap. Rate	NLA (sqm)	\$ (sqm) (by income)	WALE <sup>1</sup>	Occupancy <sup>2</sup> (100%)
8 Central Avenue, Eveleigh <sup>3</sup>	NSW	50%	\$191.0m	5.38%	36,570	10,446	8.3	100.0%
201 Pacific Highway, St Leonards <sup>3</sup>	NSW	50%	\$107.5m	5.63%	16,489	13,039	4.1	99.5%
9 Help Street, Chatswood	NSW	100%	\$86.5m	5.75%	9,395	9,208	2.5	100.0%
203 Pacific Highway, St Leonards <sup>3</sup>	NSW	50%	\$69.5m	5.88%	11,734	11,846	6.7	99.6%
465 Victoria Avenue, Chatswood <sup>4</sup>	NSW	25%	\$42.0m	5.75%	15,664	10,725	4.0	100.0%
77 Market Street, Wollongong	NSW	100%	\$36.4m	7.25%	6,755	5,389	5.5	100.0%
818 Bourke Street, Docklands	VIC	100%	\$225.5m	5.13%	23,271	9,690	2.7	100.0%
576 Swan Street, Richmond	VIC	100%	\$68.0m	5.50%	8,331	8,162	2.2	100.0%
2 Kendall Street, Williams Landing	VIC	100%	\$66.3m	5.88%	12,961	5,112	8.9	100.0%
825 Ann Street, Fortitude Valley	QLD	100%	\$165.0m	6.00%	19,155	8,614	3.7	100.0%
154 Melbourne Street, South Brisbane	QLD	100%	\$88.0m	6.00%	11,283	7,799	3.5	100.0%
100 Brookes Street, Fortitude Valley	QLD	100%	\$80.7m	6.25%	9,519	8,478	3.2	100.0%
483 Kingsford Smith Drive, Hamilton	QLD	100%	\$78.5m	6.25%	9,239	8,497	5.4	96.2%
35 Robina Town Centre Drive, Robina	QLD	100%	\$53.0m	7.25%	9,814	5,400	3.8	100.0%
555 Coronation Drive, Toowong	QLD	100%	\$33.5m	7.00%	5,567	6,018	5.6	95.9%
2 Phillip Law Street, Canberra	ACT	100%	\$255.3m	5.13%	27,411	9,314	8.0	99.5%
60 Marcus Clarke Street, Canberra	ACT	100%	\$62.8m	7.00%	12,098	5,187	2.0	86.2%
54 Marcus Clarke Street, Canberra	ACT	100%	\$21.5m	7.50%	5,187	4,145	3.5	100.0%
235 William Street, Northbridge	WA	100%	\$179.2m	6.50%	21,765	8,234	7.5	99.7%
144 Stirling Street, East Perth	WA	100%	\$64.0m	6.25%	11,042	5,796	9.0	100.0%
42-46 Colin Street, West Perth	WA	100%	\$35.3m	7.25%	8,467	4,169	3.3	100.0%
1 Richmond Road, Keswick	SA	100%	\$36.8m	7.25%	8,087	4,544	3.5	100.0%
131-139 Grenfell Street, Adelaide	SA	100%	\$17.3m	7.75%	4,052	4,258	1.8	100.0%
<b>Total / Average</b>			<b>\$2,063.4m</b>	<b>5.92%</b>	<b>303,855</b>	<b>7,945</b>	<b>5.1</b>	<b>99.2%</b>

1) Weighted by gross income

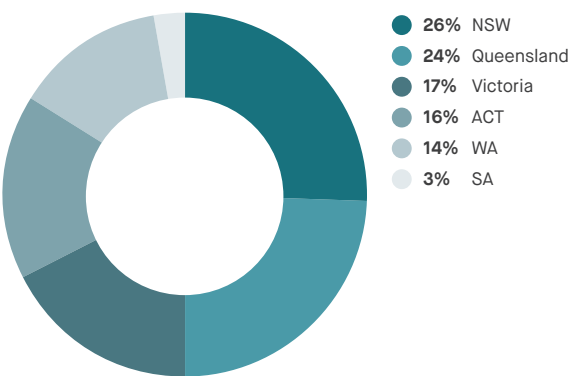
2) By area

3) 50% interest

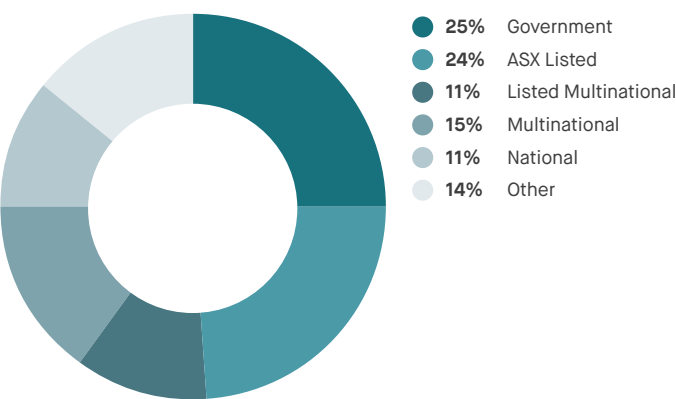
4) 25% interest

# Portfolio diversification (by value)

Geographic Diversification



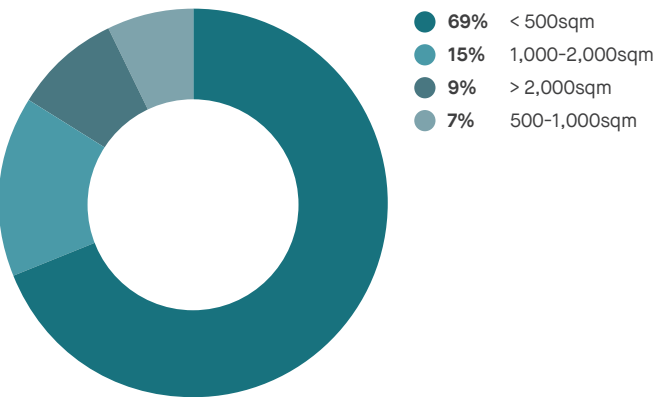
Tenant composition (by income)



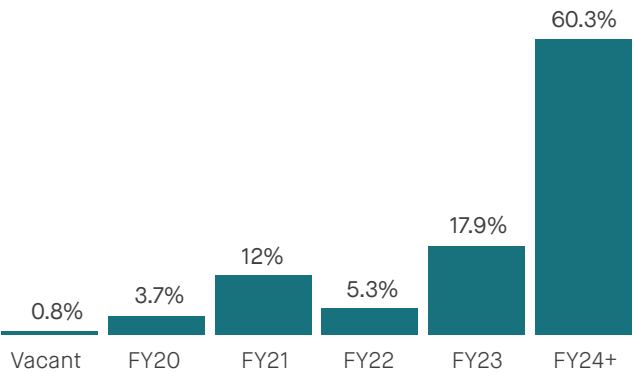
Tenant industry sector diversification



Tenant profile by size (cohort by no. tenants)

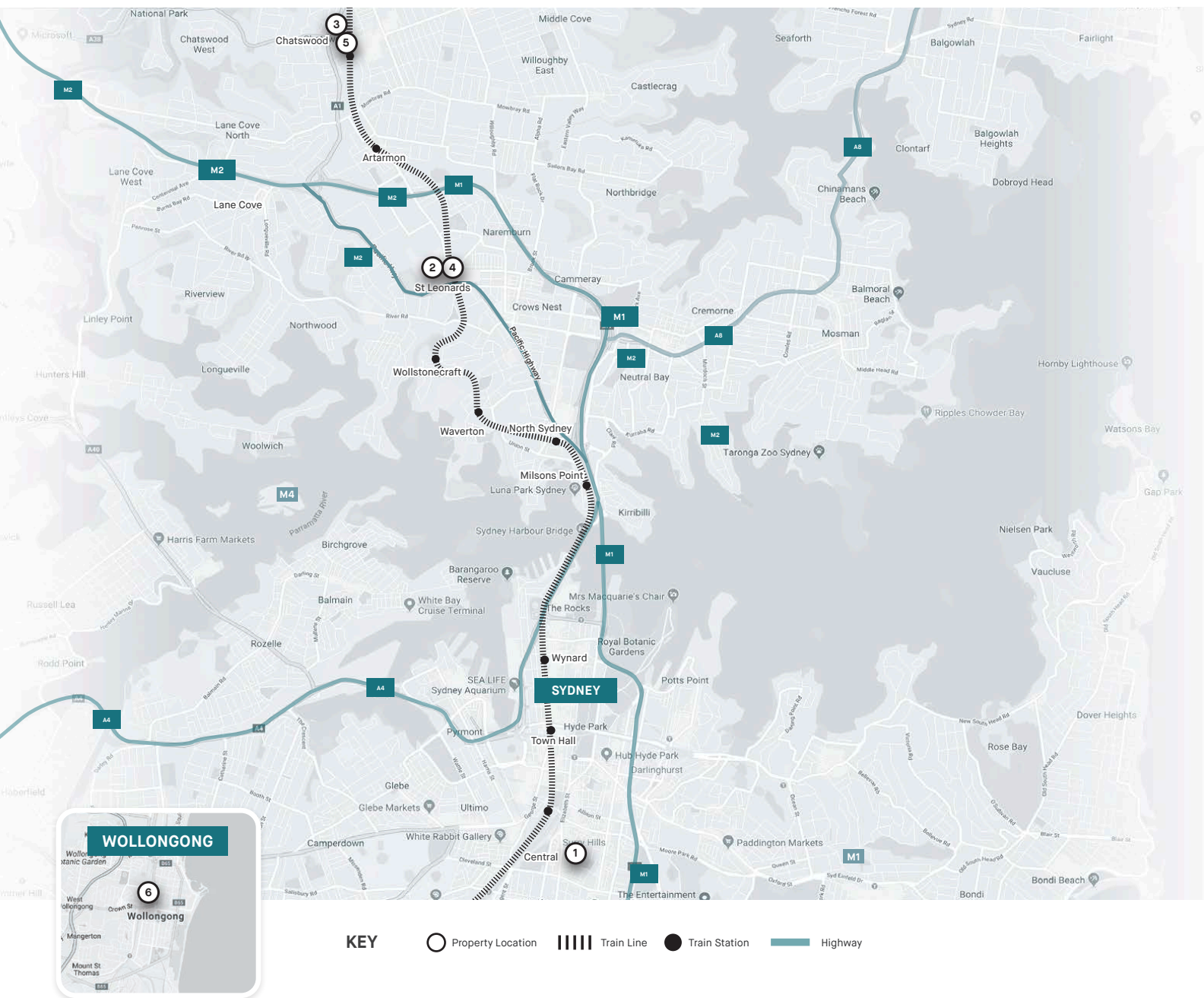


Weighted average lease expiry (by income)





# Centuria Metropolitan REIT



## New South Wales Portfolio

1	8 Central Avenue, Eveleigh
2	201 Pacific Highway, St Leonards
3	9 Help Street, Chatswood
4	203 Pacific Highway, St Leonards
5	465 Victoria Avenue, Chatswood
6	77 Market Street, Wollongong

## 8 Central Avenue, Eveleigh, NSW



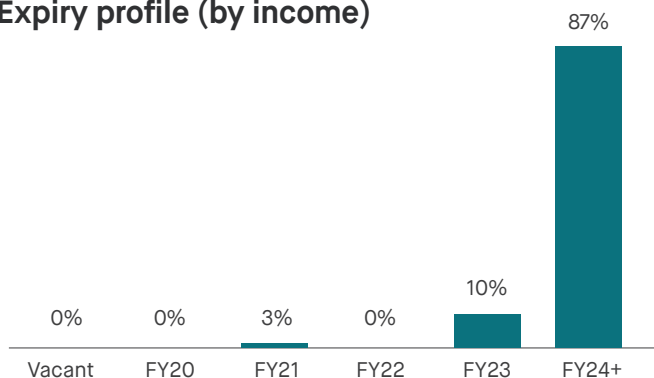
### Location

Located within the 'South Eveleigh Precinct', 4km south of the Sydney CBD. Situated 900 metres from Redfern station, Sydney's 6th busiest train station with over 30,000 entries and exits per day. 8 Central Avenue sits on a large 17,269 sqm site in a rapidly gentrifying area adjacent to significant office development and within close proximity to Sydney University and Newtown Entertainment Precinct.

### Description

8 Central Avenue is an A-grade office building completed in 2010. The asset comprises 10 upper office levels with multiple television broadcasting / recording studios; a ground level lobby, café and retail suite, and basement and mezzanine level parking.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	5.0 stars
Ownership interest	50%
Title	Freehold
Site area	17,269 sqm
Building constructed	2010
Latest refurbishment	N/A
Car park spaces	350

### Tenancy summary

Net lettable area (by NLA)	36,570
Occupancy (by NLA)	100.0%
WALE (by income)	8.3 years

### Major tenants (by gross income)

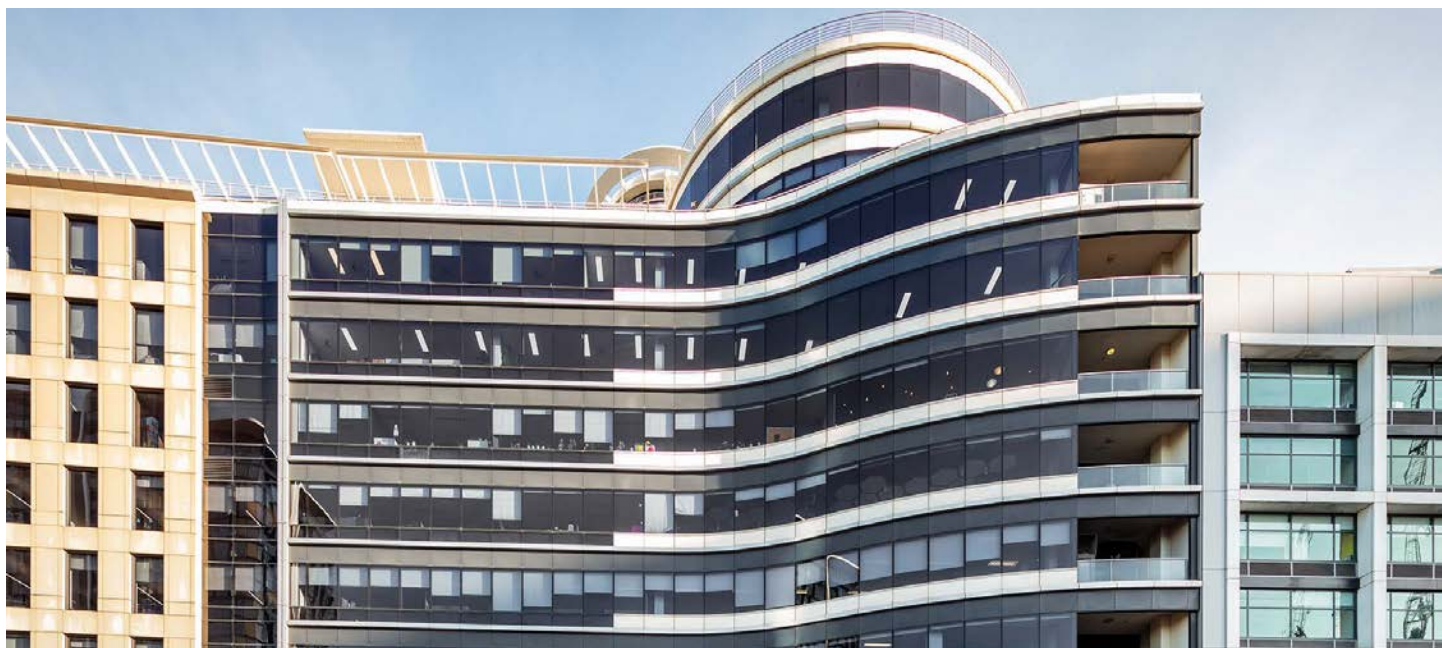
Seven Network	38%
State Government (NSW)	26%
NEP Australia	13%
Cancer Institute	10%

### Valuation summary

Book value (50%)	\$191.0m
Most recent valuation (50%)	\$191.0m
Valuation date	31 December 2019
Valuer	C&W
Capitalisation rate	5.38%



## 201 Pacific Highway, St Leonards



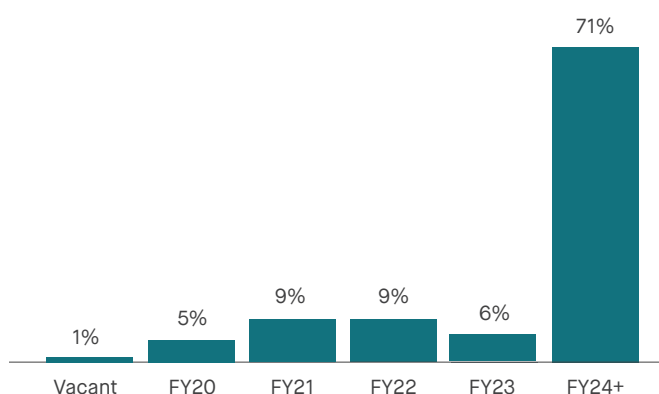
### Location

The property is located in the heart of the St Leonards business precinct directly above the entrance to the railway station, approximately five kilometres north of the Sydney CBD. The asset is well serviced by public transport and the amenity provided by the retail and food offerings contained within the Forum complex. 201 Pacific Highway adjoins CMA's 203 Pacific Highway asset.

### Description

201 Pacific Highway is a modern A-Grade asset, constructed in 2000 and with a net lettable area of 16,489 sqm. The property is part of the Forum complex and has a diversified tenancy mix including Cisco System's Australia, IMS Health and Healius.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	4.0 stars
Ownership interest	50%
Title	Freehold
Site area	4,718 sqm
Building constructed	2000
Latest refurbishment	N/A
Car park spaces	145

### Tenancy summary

Net lettable area (by NLA)	16,489
Occupancy (by NLA)	99.5%
WALE (by income)	4.1 years

### Major tenants (by gross income)

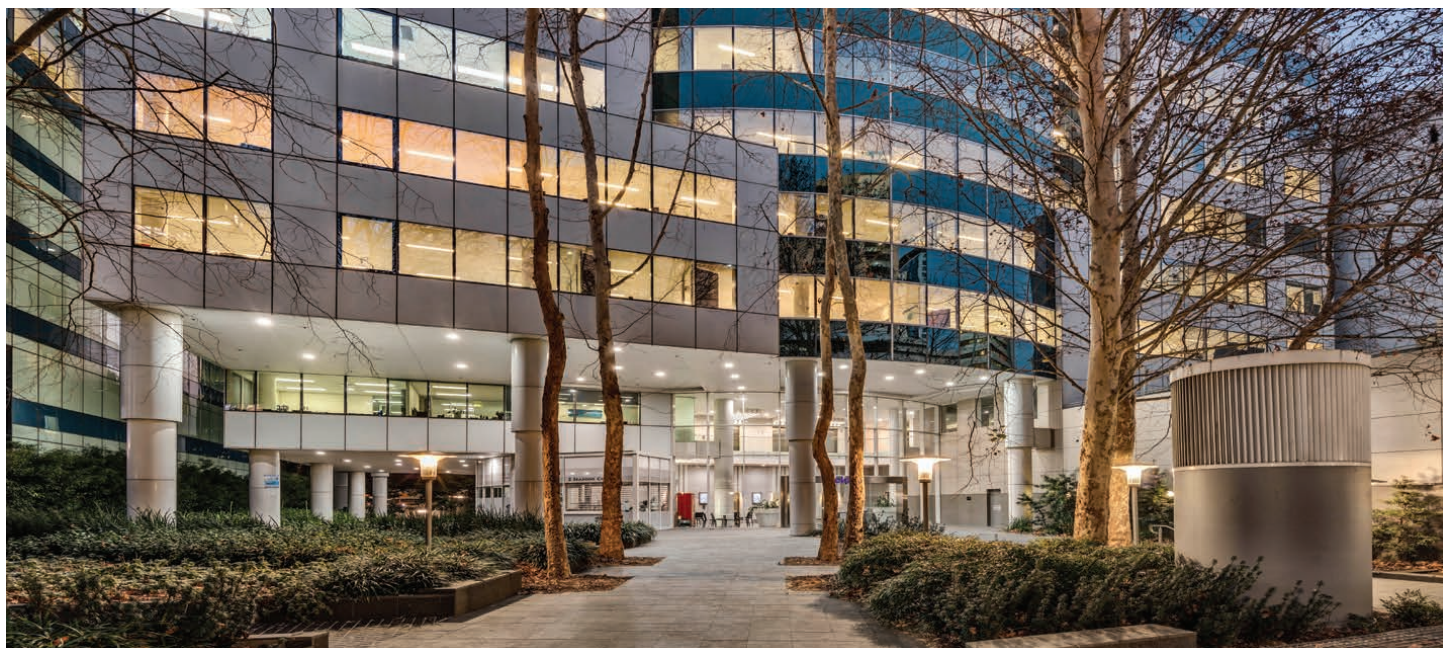
Cisco Systems Australia	40%
IMS Health Australia (Quintiles)	16%
National Australia Bank	8%
Forum Properties	4%

### Valuation summary

Book value (50%)	\$107.5m
Most recent valuation (50%)	\$107.5m
Valuation date	31 December 2019
Valuer	Colliers
Capitalisation rate	5.63%



## 9 Help Street, Chatswood, NSW



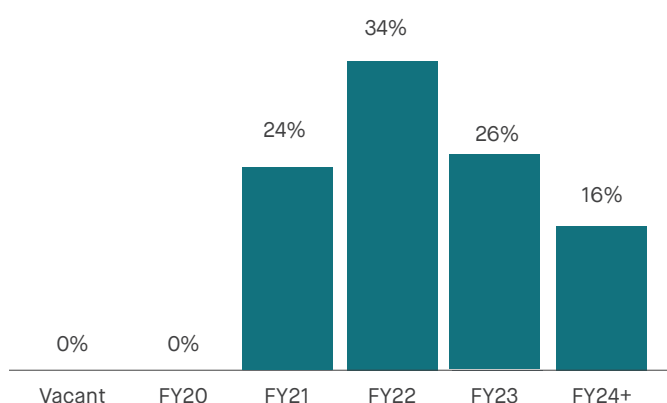
### Location

The property is located in the northern Sydney suburb of Chatswood, approximately ten kilometres from the Sydney CBD. It is in close proximity to an array of facilities, including major shopping centres (Westfield Chatswood and Chatswood Chase) as well as the transport interchange at Chatswood Railway Station, and the Chatswood retail shopping strip on Victoria Avenue.

### Description

9 Help Street, Chatswood is a modern office building located in the core of the Chatswood CBD with a 5.0 star NABERS energy rating. It comprises a ground floor entry, eight levels of office accommodation and three levels of basement parking for 140 vehicles.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	5.0 stars
Ownership interest	100%
Title	Freehold
Site area	2,488 sqm
Building constructed	1991
Latest refurbishment	2010
Car park spaces	140

### Tenancy summary

Net lettable area (by NLA)	9,395
Occupancy (by NLA)	100.0%
WALE (by income)	2.5 years

### Major tenants (by gross income)

Pacific National Properties	13%
Appen Butler Hill	9%
Church Resources	8%
Visionstream Australia	7%

### Valuation summary

Book value	\$86.5m
Most recent valuation	\$84.0m
Valuation date	30 June 2019
Valuer	C&W
Capitalisation rate	5.75%



## 203 Pacific Highway, St Leonards



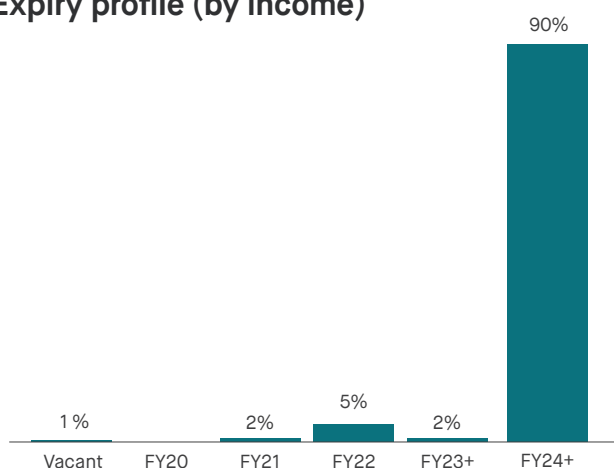
### Location

The property is located in the heart of the St Leonards business precinct directly above the entrance to the railway station, approximately five kilometres north of the Sydney CBD. The asset is well serviced by public transport and the amenity provided by the retail and food offerings contained within the Forum complex. 203 Pacific Highway adjoins CMA's 201 Pacific Highway asset.

### Description

203 Pacific Highway, St Leonards consists of a modern, 11 level commercial office building featuring seven retail tenancies on the ground floor, together with secure basement parking for approximately 150 vehicles. The property was constructed in 2000 and forms part of the Forum complex incorporating the central plaza area of the development.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	4.5 stars
Ownership interest	50%
Title	Leasehold
Site area	4,690 sqm
Building constructed	2000
Latest refurbishment	Periodic
Car park spaces	150

### Tenancy summary

Net lettable area (by NLA)	11,734
Occupancy (by NLA)	99.6%
WALE (by income)	6.7 years

### Major tenants (by gross income)

Healius	35%
Verizon Australia	29%
Cardno	26%

### Valuation summary

Book value (50%)	\$69.5m
Most recent valuation (50%)	\$69.5m
Valuation date	31 December 2019
Valuer	M3
Capitalisation rate	5.88%

## 465 Victoria Avenue, Chatswood, NSW



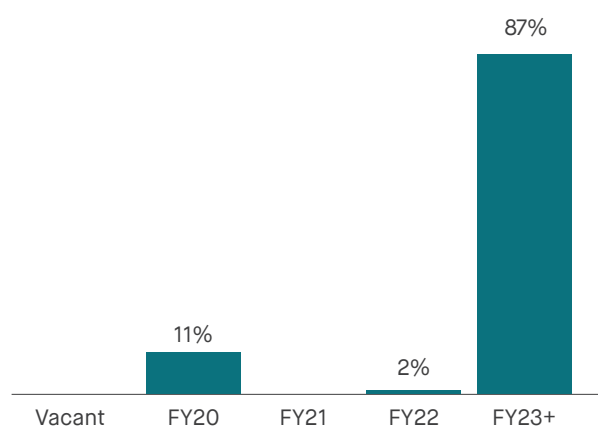
### Location

The property is located in the heart of Chatswood CBD, approximately 10 kilometres north of Sydney CBD. The asset has direct access to Chatswood's Transport Interchange and is in close proximity to surrounding retail amenity and the Pacific Highway.

### Description

465 Victoria Avenue is a contemporary 15 level, A-grade commercial building located on a prominent corner block, adjacent to the Chatswood Railway station. Constructed in 1995, the property was substantially refurbished in 2012.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	4.5 stars
Ownership interest	25%
Title	Freehold
Site area	3,198 sqm
Building constructed	1995
Latest refurbishment	2012
Car parking spaces	220

### Tenancy summary

Net lettable area (by NLA)	15,664
Occupancy (by NLA)	100.0%
WALE (by income)	4.0 years

### Major tenants (by gross income)

The Hollard Insurance Company	47%
Carnival PLC	19%
Enacon Parking	9%
Alsco	6%

### Valuation summary

Book value (25%)	\$41.8m
Most recent valuation (25%)	\$41.1m
Valuation date	1 November 2018
Valuer	C&W
Capitalisation rate	5.75%



## 77 Market Street, Wollongong, NSW



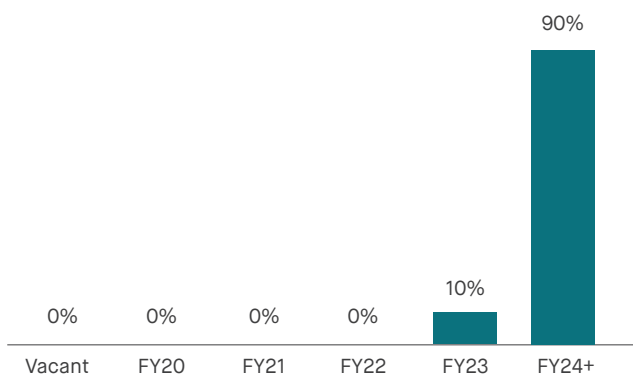
### Location

Wollongong is some 69 kilometres south east of the Sydney CBD. 77 Market Street is in a prominent position in the centre of Wollongong CBD and is in close proximity to surrounding amenities including Wollongong Central Shopping Centre and Wollongong Railway Station, which has an interconnecting train line to the Sydney Metropolitan network.

### Description

77 Market Street was constructed in 2008 and is an 'A-Grade' office building. The property has a net lettable area of 6,755 sqm and includes five levels of commercial office accommodation, ground floor reception and car parking. It is a modern office building that accommodates a number of high quality blue-chip tenancies and is regarded as one of the premier commercial buildings in the region.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	4.0 stars
Ownership interest	100%
Title	Freehold
Site area	2,544 sqm
Building constructed	2008
Latest refurbishment	N/A
Car park spaces	131

### Tenancy summary

Net lettable area (by NLA)	6,755
Occupancy (by NLA)	100.0%
WALE (by income)	5.5 years

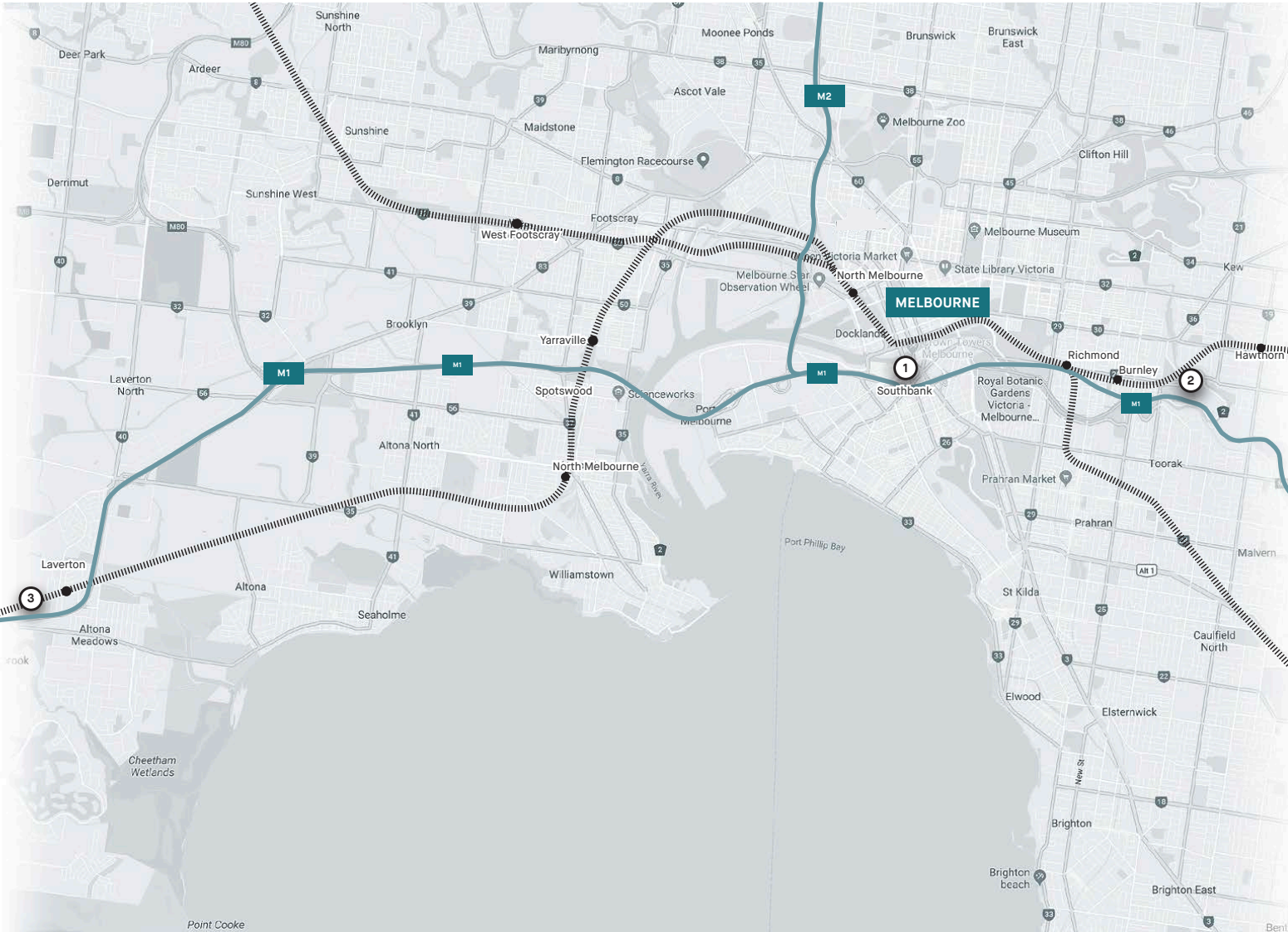
### Major tenants (by gross income)

Australian Health Management Group	33%
Illawarra Retirement Trust	33%
Illawarra Newspapers Holdings	13%
NSW Government	12%

### Valuation summary

Book value	\$36.3m
Most recent valuation	\$36.0m
Valuation date	31 December 2018
Valuer	CBRE
Capitalisation rate	7.25%

# Centuria Metropolitan REIT



KEY      ○ Property Location      ||||| Train Line      ● Train Station      — Highway

## Victoria Portfolio

1	818 Bourke Street, Docklands
2	576 Swan Street, Richmond
3	2 Kendall Street, Williams Landing



## 818 Bourke Street, Docklands, VIC



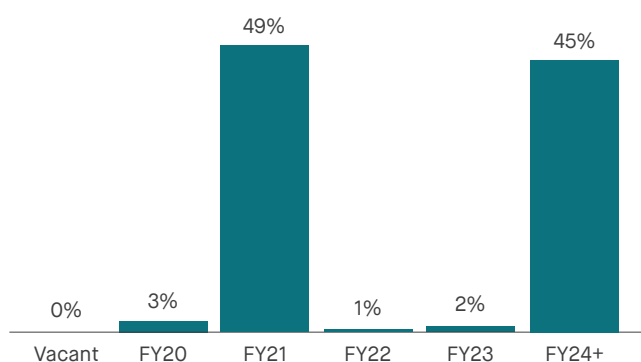
### Location

The property is situated in the Docklands precinct adjoining Melbourne's CBD, with uninterrupted river views and immediate river frontage. 818 Bourke Street is in close proximity to key infrastructure including the Westgate Freeway, Southern Cross Station and its surrounding retail amenity. The property provides a large site area of 4,150 sqm and is one of the few properties in Melbourne that provide immediate waterfront access and a northerly aspect.

### Description

Constructed in 2007, this A-grade property comprises 10 levels with large, efficient floorplates averaging 3,575 sqm, ground floor retail and parking for 163 vehicles. With large efficient floorplates, the building maximises its waterfront location, offering extensive water and district views.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	5.0 stars
Ownership interest	100%
Title	Freehold
Site area	4,150 sqm
Building constructed	2007
Latest refurbishment	nil
Car parking spaces	163

### Tenancy summary

Net lettable area (by NLA)	23,271
Occupancy (by NLA)	100.0%
WALE (by income)	2.7 years

### Major tenants (by gross income)

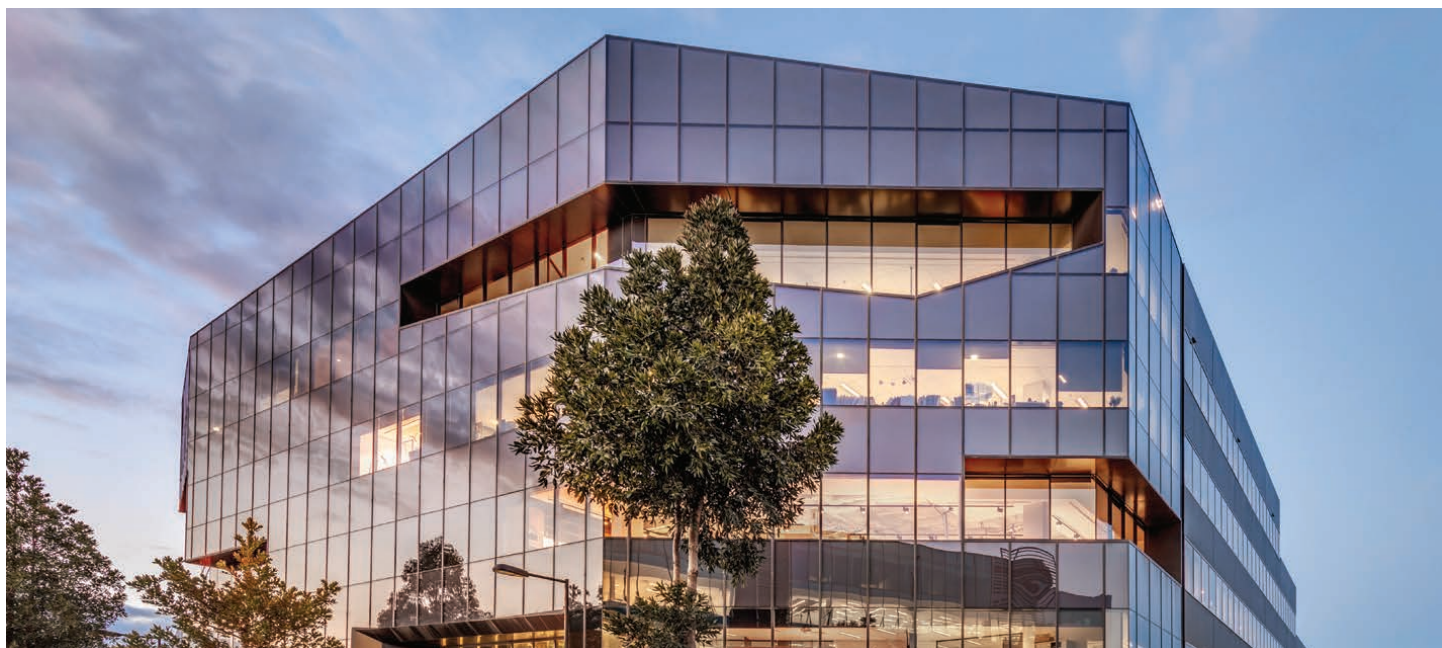
Infosys Technologies	46%
Ericsson Australia	30%
Federal Government (Australia)	13%

### Valuation summary

Book value	\$225.5m
Most recent valuation	\$225.5m
Valuation date	31 December 2019
Valuer	CBRE
Capitalisation rate	5.25%



## 576 Swan Street, Richmond, VIC



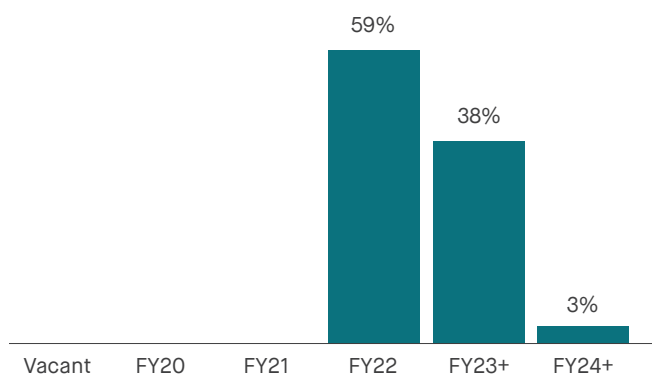
### Location

The property is located approximately six kilometres east of Melbourne's CBD within Botanica Corporate Park. The site is well serviced by public transport with Hawthorn Railway Station approximately one kilometre north. Trams operating along Swan Street and Power Street are also in close proximity. The asset is situated a short distance to the Swan Street retail precinct.

### Description

Completed in 2013, the property comprises a five level, A-grade commercial office building with NLA of 8,331 sqm. The property incorporates office accommodation across levels one to four, as well as ground floor retail and basement car parking. Typical office floorplates range from approximately 1,500 sqm to 2,300 sqm.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	5.0 stars
Ownership interest	100%
Title	Freehold
Site area	4,499 sqm
Building constructed	2013
Latest refurbishment	N/A
Car park spaces	209

### Tenancy summary

Net lettable area (by NLA)	8,331
Occupancy (by NLA)	100.0%
WALE (by income)	2.2 years

### Major tenants (by gross income)

General Electric International Inc.	59%
Forever New Clothing	38%

### Valuation summary

Book value	\$68.0m
Most recent valuation	\$68.0m
Valuation date	30 June 2019
Valuer	Colliers
Capitalisation rate	5.50%



## Location

Williams Landing is a new suburb located on the northern side of the Princess Freeway and features a town square consisting the Williams Landing Shopping Centre and Williams Landing Railway Station. More specifically, the property is located adjacent to the William's Landing railway station. Williams Landing is approximately 20 kilometres south west of the Melbourne CBD.

## Description

The property is a multi-level, A-Grade suburban office building consisting of a net lettable area of 12,961 sqm. The building was completed in November 2018 and is 100% leased to Target Australia for ten years. Target is a wholly owned subsidiary of Wesfarmers (ASX: WES). The building provides a 4.0 star NABERS energy rating, 384 car spaces, a ground floor cafe and modern end of trip facilities.

## Expiry profile (by income)



## Asset summary<sup>1</sup>

Property type	Office
NABERS energy rating	4.0 stars
Ownership interest	100%
Title	Freehold
Site area	4,401 sqm
Building constructed	2018
Latest refurbishment	N/A
Car park spaces	384

## Tenancy summary

Net lettable area (by NLA)	12,961
Occupancy (by NLA)	100.0%
WALE (by income)	8.9 years

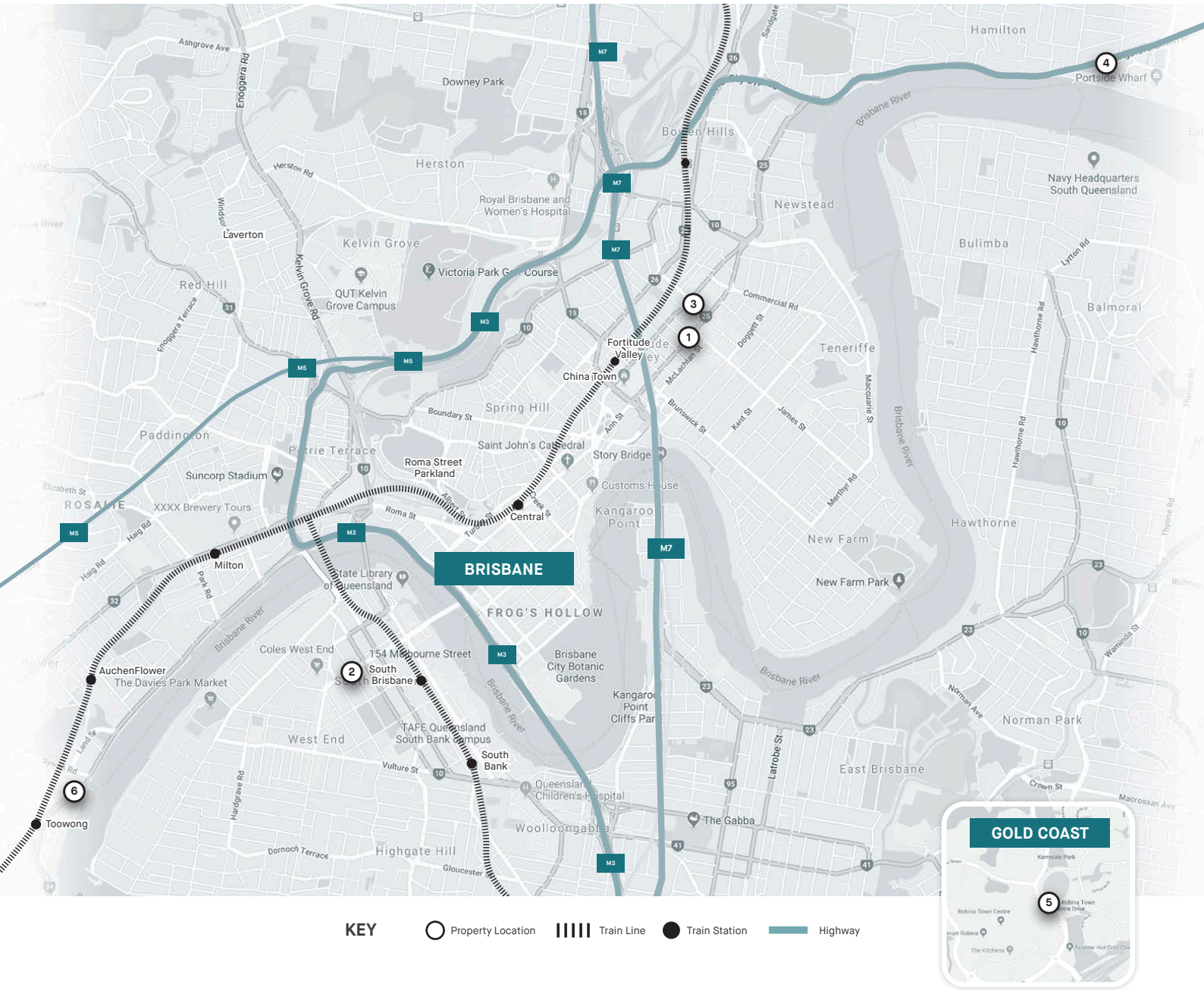
## Major tenants (by gross income)

Target	100%
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## Valuation summary

Book value	\$66.3m
Most recent valuation	\$64.2m
Valuation date	31 December 2018
Valuer	Savills
Capitalisation rate	5.88%



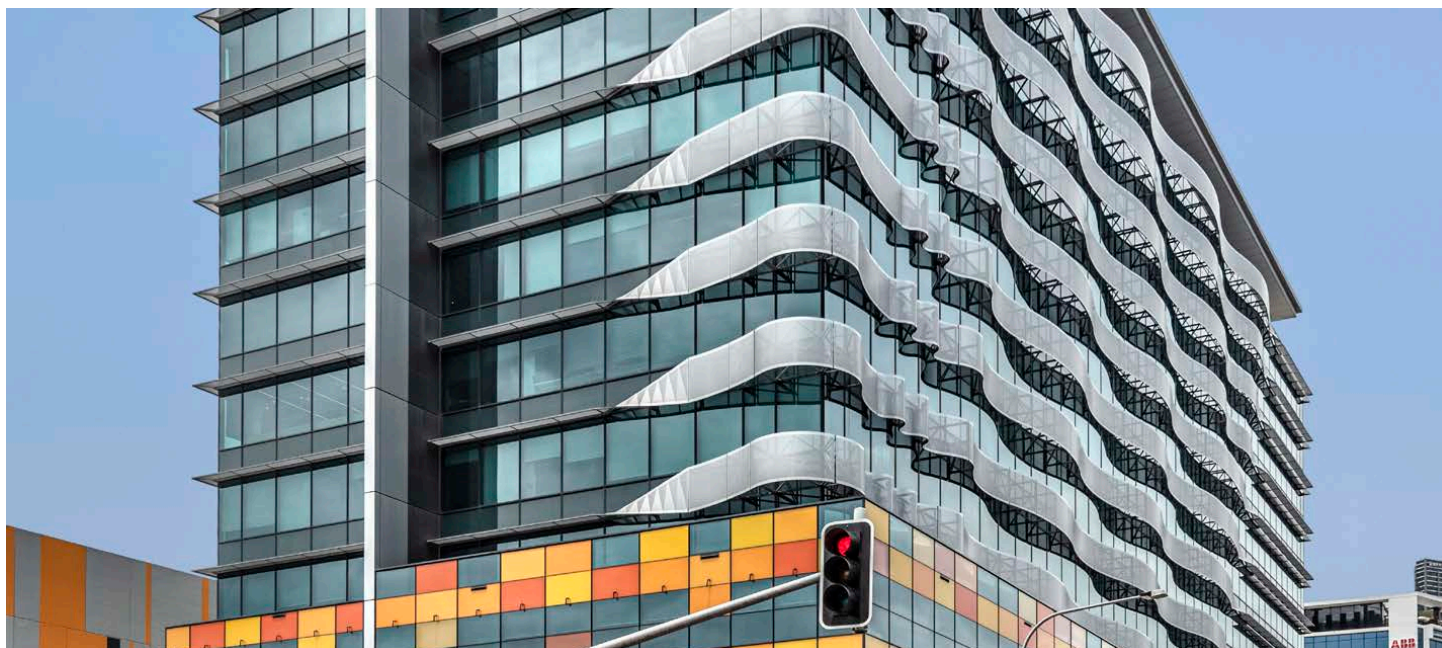


# Queensland Portfolio

1	825 Ann Street, Fortitude Valley
2	154 Melbourne Street, South Brisbane
3	100 Brookes Street, Fortitude Valley
4	483 Kingsford Smith Drive, Hamilton
5	35 Robina Town Centre Drive, Robina
6	555 Coronation Drive, Toowong



## 825 Ann Street, Fortitude Valley, QLD



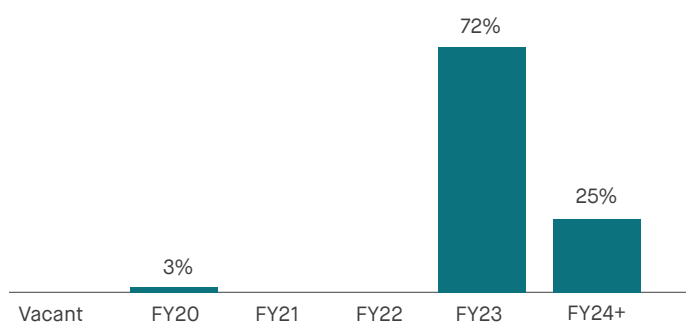
### Location

The property is situated in Fortitude Valley, approximately 7 kilometres from the Brisbane CBD. 825 Ann Street is in close proximity to the Fortitude Valley train station, transport links and the James Street retail precinct.

### Description

The A-grade asset, completed in 2013, comprises 11 levels of commercial office space with ground floor retail and two levels of underground parking. The exterior modern architecture is striking with floor to ceiling glass windows spread across large efficient floorplates, offering extensive district views.

### Expiry profile (by income)



### Asset Summary

Property type	Office
NABERS energy rating	5.0 stars
Ownership interest	100%
Title	Freehold
Site area	5,429 sqm
Building constructed	2013
Latest refurbishment	nil
Car parking spaces	206

### Tenancy summary

Net lettable area (by NLA)	19,155
Occupancy (by NLA)	100.0%
WALE (by income)	3.7 years

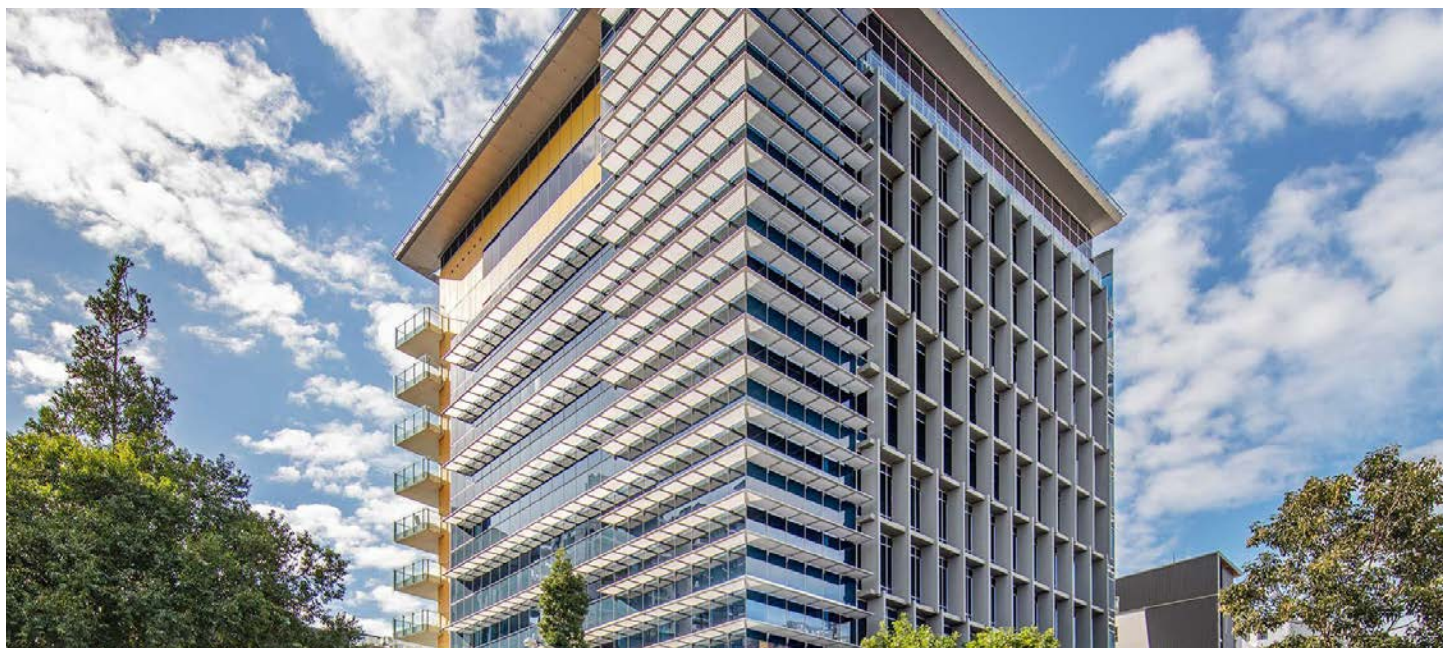
### Major tenants (by gross income)

Laing O'Rourke	43%
Ergon Energy Corporation	25%
Macquarie Group Services	22%
ASG Brisbane	4%

### Valuation summary

Book value	\$165.0m
Most recent valuation	\$165.0m
Valuation date	31 December 2019
Valuer	Savills
Capitalisation rate	6.00%

## 154 Melbourne Street, South Brisbane, QLD



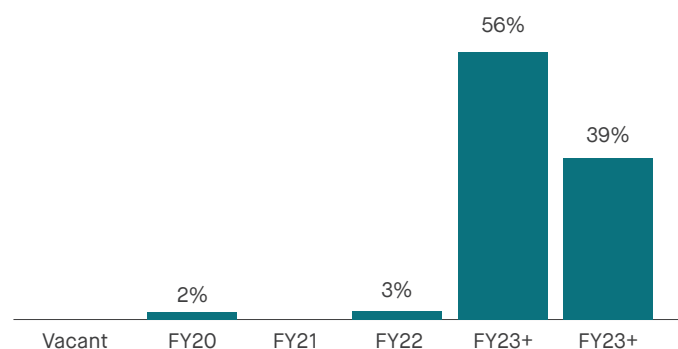
### Location

154 Melbourne Street is located less than two kilometres south west of Brisbane CBD. Situated on the corner of Melbourne Street and Manning Street, the property benefits from its close proximity to the Brisbane CBD and eclectic west end retail and restaurant precinct.

### Description

The 11 storey A-Grade office building was completed in 2009 and provides flexible floorplates of approx. 1,000 sqm. The building incorporates two basement levels of car parking for 102 vehicles, ground level foyer and retail accommodation, as well as ten upper levels of office accommodation.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	5.0 stars
Ownership interest	100%
Title	Freehold
Site area	1,845 sqm
Building constructed	2009
Latest refurbishment	N/A
Car park spaces	102

### Tenancy summary

Net lettable area (by NLA)	11,283
Occupancy (by NLA)	100%
WALE (by income)	3.5 years

### Major tenants (by gross income)

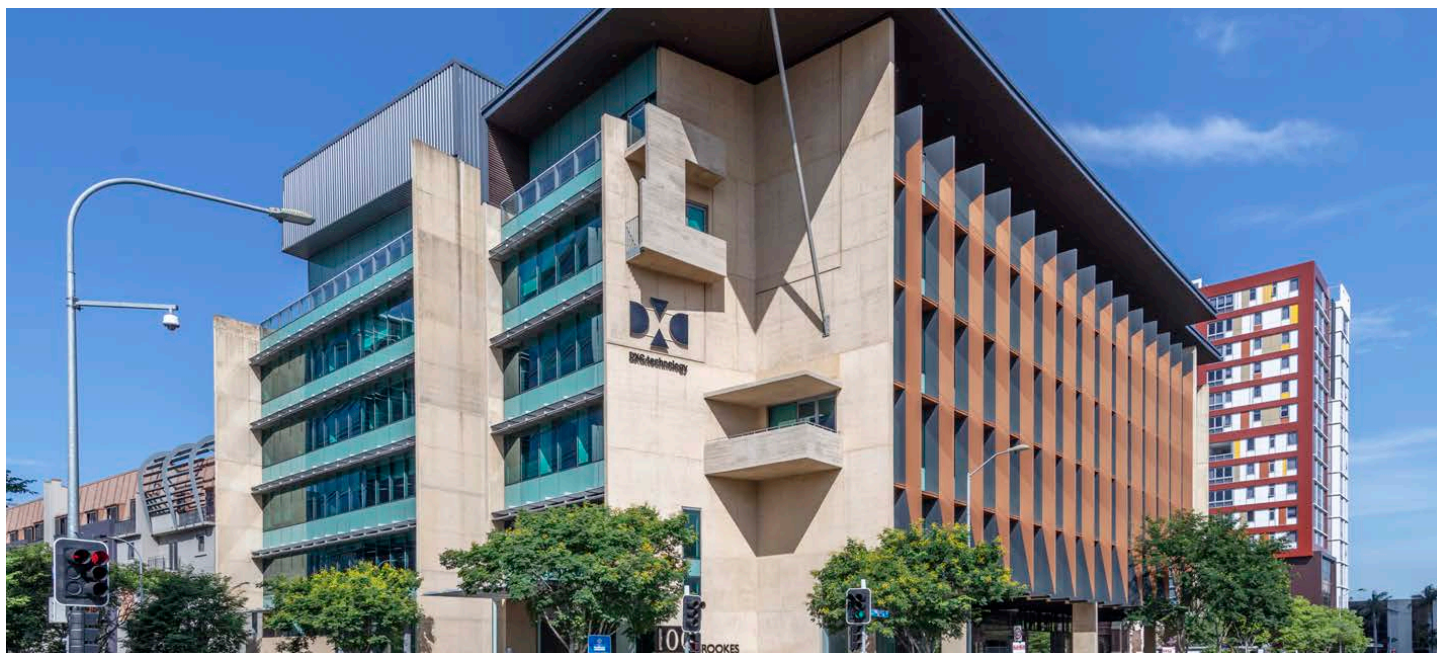
State Government (QLD)	60%
Fraser Property	11%
Tabcorp	11%
Klohn Crippen Berger (KCB)	9%

### Valuation summary

Book value	\$88.0m
Most recent valuation	\$88.0m
Valuation date	31 December 2019
Valuer	JLL
Capitalisation rate	6.00%



## 100 Brookes Street, Fortitude Valley, QLD



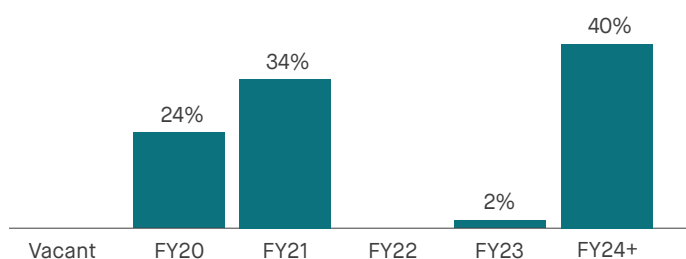
### Location

The property is situated in Fortitude Valley, approximately 7 kilometres from the Brisbane CBD. 100 Brookes Street is in close proximity to the Fortitude Valley train station, transport links and retail amenity, with the Emporium retail and restaurant precinct immediately adjacent to the property.

### Description

Constructed in 2008 to a high specification, this A-grade property comprises six levels of commercial office with efficient floorplates averaging 1,700 sqm, a large site area and high parking ratio. The property is adjacent to the popular Emporium entertainment precinct.

### Expiry profile (by income)



### Asset Summary

Property type	Office
NABERS energy rating	3.0 stars
Ownership interest	100%
Title	Freehold
Site area	2,100 sqm
Building constructed	2008
Latest refurbishment	nil
Car parking spaces	92

### Tenancy summary

Net lettable area (by NLA)	9,519
Occupancy (by NLA)	100.0%
WALE (by income)	3.2 years

### Major tenants (by gross income)

DXC	39%
Aurizon	34%

### Valuation summary

Book value	\$80.1m
Most recent valuation	\$77.5m
Valuation date	1 November 2018
Valuer	Savills
Capitalisation rate	6.25%



## 483 Kingsford Smith Drive, Hamilton, QLD



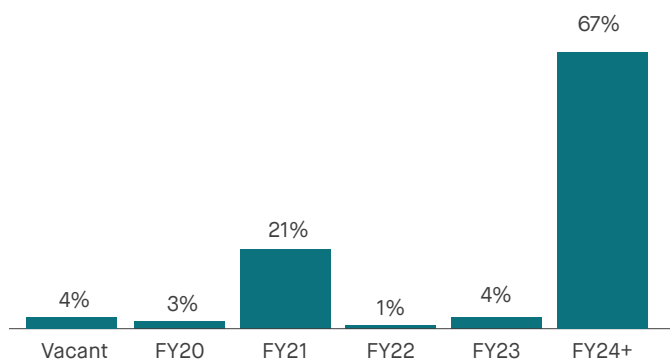
### Location

The property is located on the southern alignment of Kingsford Smith Drive within the established suburb of Hamilton, approximately six kilometres north east of the Brisbane CBD and approximately nine kilometres and ten kilometres south west of the Brisbane International and Domestic airports, respectively.

### Description

The property comprises two modern commercial office buildings completed in May 2013. Building One, referred to as Kingsford Smith Drive 1 (KSD1) comprises ground floor retail anchored by a Metro Woolworths Supermarket and supported by five retail tenancies. The asset also has five upper levels of office space. Building Two, referred to as Central Retail Building (CRB) comprises ground floor retail for five tenants and level one office space. Basement parking is provided for 192 vehicles. Additional parking is provided at-grade within the 'Plaza' for 69 vehicles.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	5.0 stars
Ownership interest	100%
Title	Freehold
Site area	15,300 sqm
Building constructed	2013
Latest refurbishment	nil
Car parking spaces	261

### Tenancy summary

Net lettable area (by NLA)	9,239
Occupancy (by NLA)	96.2%
WALE (by income)	5.4 years

### Major tenants (by gross income)

Domino's Pizza	46%
Devine	16%
Collins Restaurants Management	15%
Woolworths Group	10%

### Valuation summary

Book value	\$78.5m
Most recent valuation	\$78.5m
Valuation date	30 June 2019
Valuer	Colliers
Capitalisation rate	6.25%

## 35 Robina Town Centre Drive, Robina, QLD



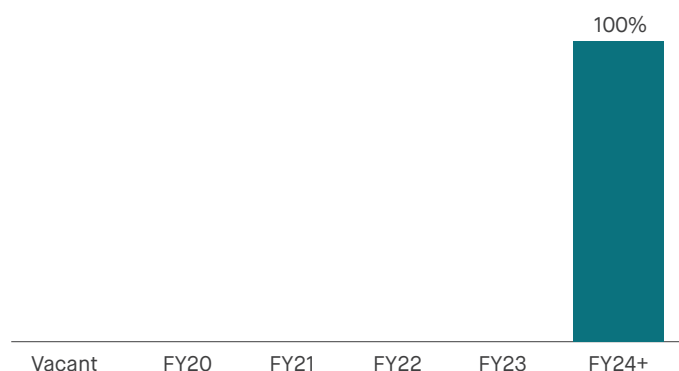
### Location

Located approximately ten kilometres south-west of Surfers Paradise and approximately 85 kilometres south-east of the Brisbane CBD. 35 Robina Town Centre Drive, Robina is situated in a commercial precinct, directly opposite Robina Town Centre, one of the largest shopping centres in Queensland, and closely located to Bond University.

### Description

The property consists of a modern commercial office tower with six levels of office accommodation and average floorplates of 1,600 sqm. The property also contains a generous 268 above and below ground parking spaces. Whilst built for Foxtel (previously known as Austar), the configuration of office floor is generic and provides generous district views.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	Exempt
Ownership interest	100%
Title	Freehold
Site area	6,760 sqm
Building constructed	2001
Latest refurbishment	2015
Car park spaces	268

### Tenancy summary

Net lettable area (by NLA)	9,814
Occupancy (by NLA)	100.0%
WALE (by income)	3.8 years

### Major tenants (by gross income)

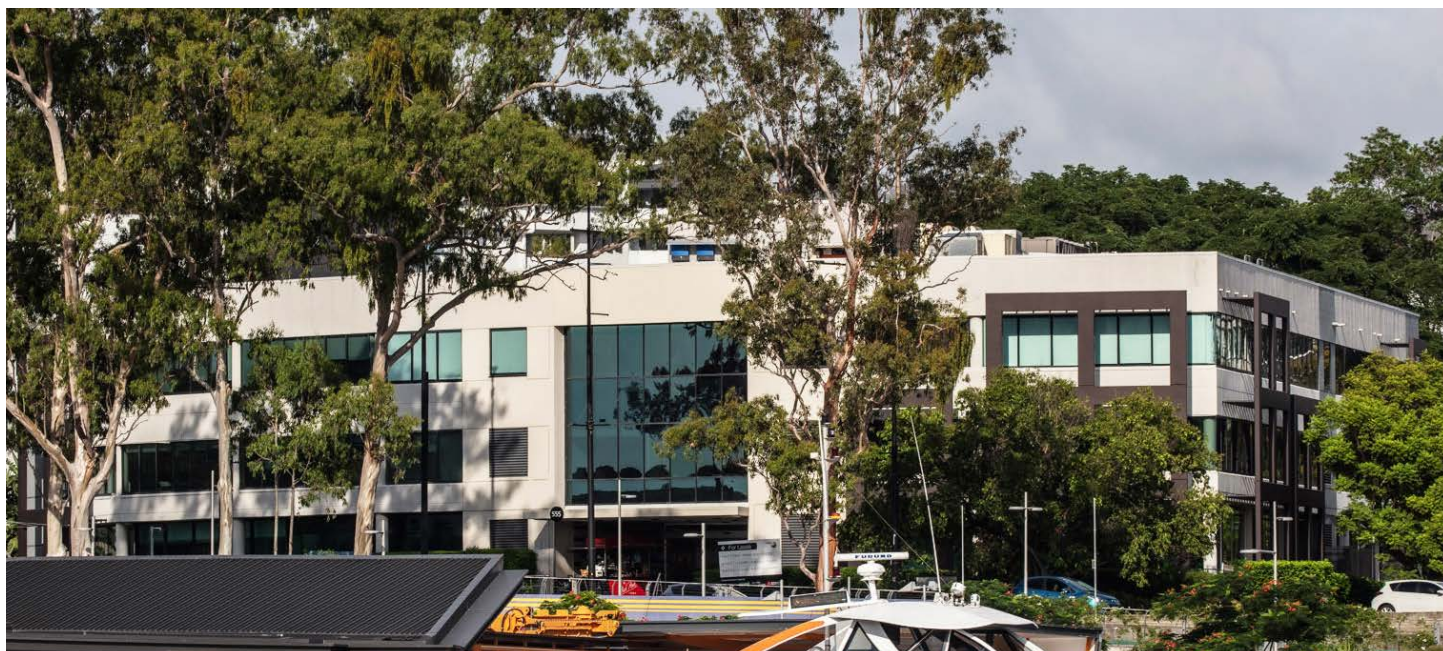
Foxtel	100%
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### Valuation summary

Book value	\$53.0m
Most recent valuation	\$54.0m
Valuation date	30 June 2019
Valuer	Colliers
Capitalisation rate	7.25%



## 555 Coronation Drive, Toowong, QLD



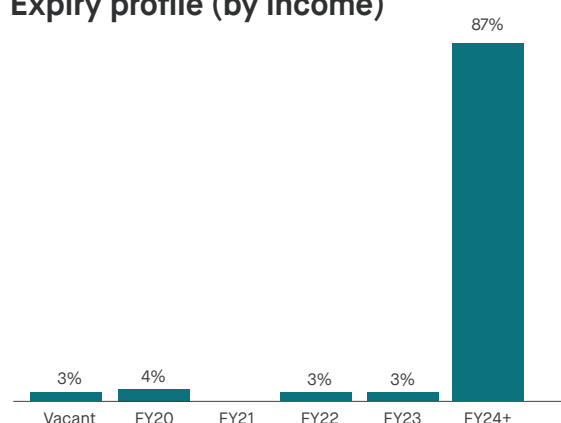
### Location

The property is located in the Brisbane suburb of Toowong three kilometres south-west of the Brisbane CBD in an established near city precinct, which is well serviced by bus, rail, river ferry and road transport. Toowong houses many national headquarters for engineering, information technology, mining and communications companies. Coronation Drive is a major vehicular carriageway connecting the western suburbs with Brisbane CBD. Toowong Village shopping centre and railway station are also located within 400 metres of the property.

### Description

555 Coronation Drive, Brisbane is a prominent three storey office building featuring two and a half levels of basement parking for 175 vehicles. Constructed in 1990 and progressively refurbished, the building contains open floorplates of approximately 2,000 sqm with good natural light and river views. Further enhancements to improve the appeal of the property to tenants, such as end of trip facilities, lifts, bathrooms and foyer, are currently being undertaken.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	3 star
Ownership interest	100%
Title	Freehold
Site area	3,104 sqm
Building constructed	1990
Latest refurbishment	periodic
Car park spaces	175

### Tenancy summary

Net lettable area (by NLA)	5,567
Occupancy (by NLA)	95.9%
WALE (by income)	5.6 years

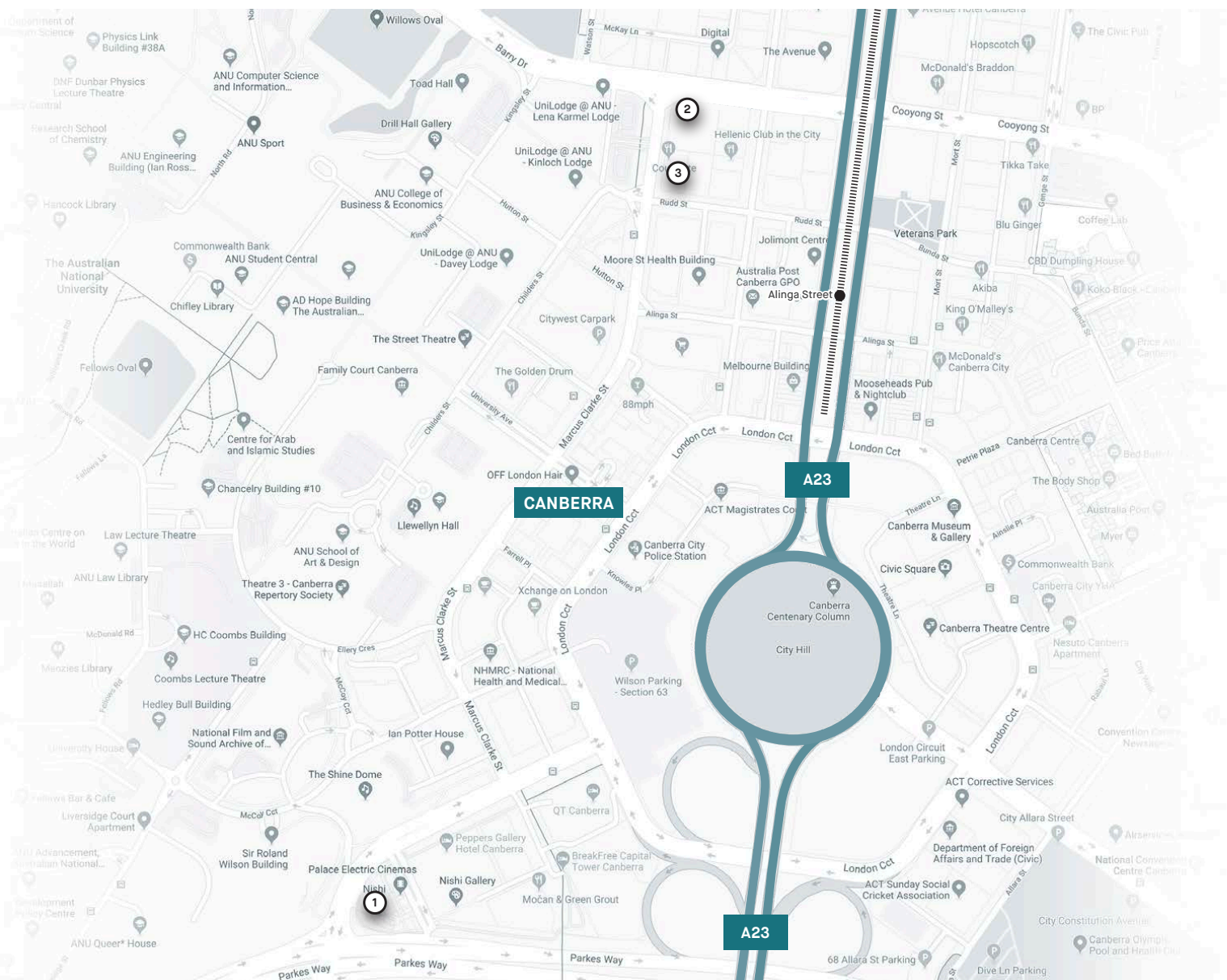
### Major tenants (by gross income)

Data #3	38%
Panthera Finance	38%
Chandler Macleod Serv.	15%
Blackmores	3%

### Valuation summary

Book value	\$33.5m
Most recent valuation	\$33.5m
Valuation date	31 December 2019
Valuer	Savills
Capitalisation rate (current)	7.00%

# Centuria Metropolitan REIT



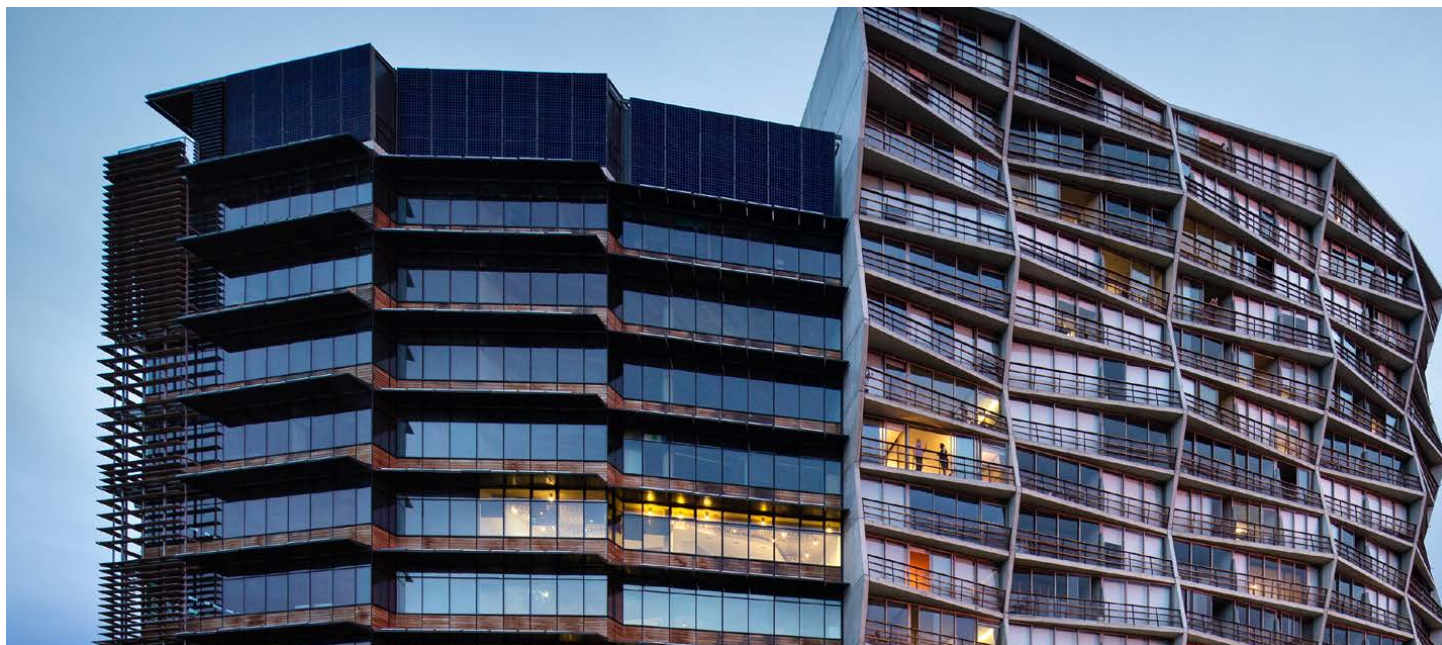
KEY      ○ Property Location      - - - - - Train Line      ● Train Station      — Highway

# Australian Capital Territory Portfolio

1	Nishi, 2 Phillip Law Street, Canberra ACT
2	60 Marcus Clarke Street, Canberra ACT
3	54 Marcus Clarke Street, Canberra ACT



## Nishi, 2 Phillip Law Street, Canberra, ACT



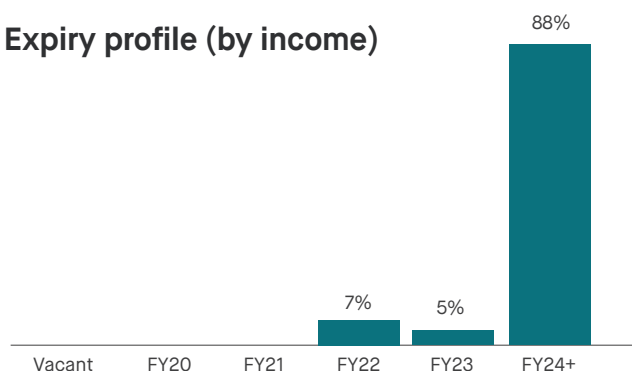
### Location

Located in the major renewal precinct of New Acton, within the western part of Canberra's Civic. The area provides new and improving amenity including a variety of food and beverage outlets and two future tram stops, the building is situated at the intersection of Phillip Law St, Edinburgh Ave and Parkes Way, within the New Acton precinct. The New Acton precinct features a diverse mix of commerce, art, architecture and culture within an established community.

### Description

2 Philip Law Street, New Acton, ACT is an A-grade office building completed in 2012. The building has a striking design and has won numerous awards including 'Best International Project of the Year' as awarded by the Building Awards in London. The building is an 11-level commercial building with standard office floorplates of ~1,900 sqm, along with a hotel and cinema on the ground and mezzanine. The office floorplates can be divided with two lift banks allowing a secure private entrance to suit the specific security requirements of Government and corporate tenants, while still offering the option for multiple tenancies.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	5.5 stars
Ownership interest	100%
Title	Leasehold
Site area	36,125 sqm
Building constructed	2012
Latest refurbishment	N/A
Car parking spaces	283

### Tenancy summary

Net lettable area (by NLA)	27,411
Occupancy (by NLA)	99.5%
WALE (by income)	8.0 years

### Major tenants (by gross income)

Federal Government (Australia)	54%
Ovolo HH	11%
Clayton Utz	8%
Palace Cinema	6%

### Valuation summary

Book value	\$255.3m
Most recent valuation	\$255.3m
Valuation date	31 December 2019
Valuer	KF
Capitalisation rate	5.13%

## 60 Marcus Clarke Street, Canberra, ACT



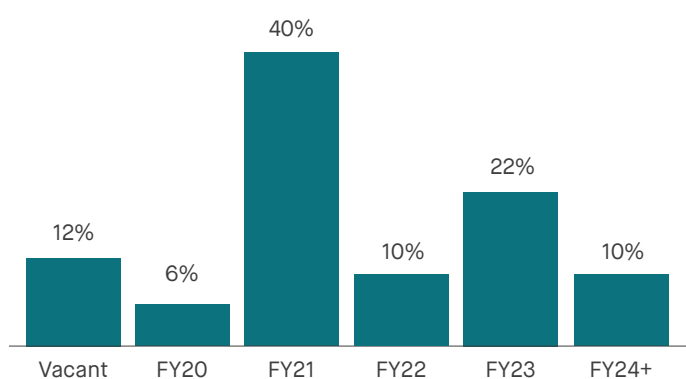
### Location

The property is located next to Centuria Metropolitan REIT's 54 Marcus Clarke Street, in the western core of Canberra's CBD. The property is directly opposite the Australian National University and within close proximity to the Australian Taxation Office, Department of Education and Department of Infrastructure.

### Description

60 Marcus Clarke Street is a 13 level, multi-tenanted commercial office property featuring a ground floor foyer, including five retail tenancies and a combination of basement and deck car parking. The property recently underwent extensive capital works, which included the foyer, atrium, lift lobbies, exterior re-paint, new end of trip facilities and signage.

### Expiry profile (By Income)



### Asset summary

Property type	Office
NABERS energy rating	4.0 stars
Ownership interest	100%
Title	Leasehold
Site area	3,847 sqm
Building constructed	1986
Latest refurbishment	2016
Car parking spaces	133

### Tenancy summary

Net lettable area (by NLA)	12,098
Occupancy (by NLA)	86.2%
WALE (by income)	2.0 years

### Major tenants (by gross income)

St George Bank	16%
Hays Specialist Recruitment (Australia)	11%
Maliganis Edwards Johnson	9%
Moray and Agnew	8%

### Valuation summary

Book value	\$62.3m
Most recent valuation	\$62.0m
Valuation date	30 June 2019
Valuer	Colliers
Capitalisation rate	7.00%



## 54 Marcus Clarke Street, Canberra, ACT



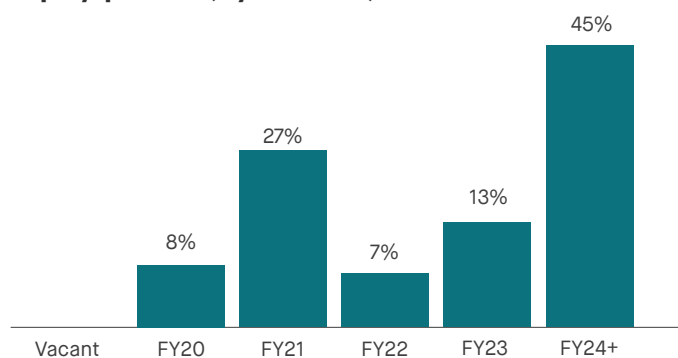
### Location

The property is located next to Centuria Metropolitan REIT's 60 Marcus Clarke Street, in the western core of Canberra's CBD. The property is directly opposite the Australian National University and within close proximity to the Australian Taxation Office, Department of Education and Department of Infrastructure.

### Description

54 Marcus Clarke Street is a multi-tenanted, mid-rise asset. Accommodation includes nine levels of office lettable area, ground floor retail and podium. The property has basement parking for 53 vehicles. The property recently underwent major capital works, which included the ground floor foyer, lift lobbies, signage and external paving. Built in the late 1980s to a high standard, the property still presents well with its high bespoke interior architecture.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	3.5 stars
Ownership interest	100%
Title	Leasehold
Site area	1,667 sqm
Building constructed	1986
Latest refurbishment	2016
Car parking spaces	53

### Tenancy summary

Net lettable area (by NLA)	5,187
Occupancy (by NLA)	100%
WALE (by income)	3.5 years

### Major tenants (by gross income)

Key Chambers	12%
Clarity Financial Group	11%
Hudson Global Resources (Australia)	7%
Courgette	6%

### Valuation summary

Book value	\$21.5m
Most recent valuation	\$20.9m
Valuation date	30 June 2018
Valuer	KF
Capitalisation rate	7.50%



## Western Australia Portfolio

- |   |  |
|---|--|
| 1 | William Square, 235 William Street, Northbridge WA |
| 2 | 144 Stirling Street, Perth WA                      |
| 3 | 42-46 Colin Street, West Perth WA                  |



## William Square, 235 William Street, Northbridge



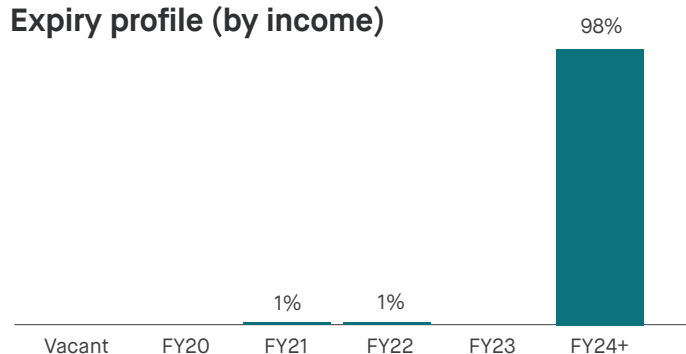
### Location

Centrally located just north of Perth's CBD, approximately 350 metres from Perth bus and train interchange, William Square features a substantial corner site, surrounded by the significant amenity of Northbridge, including a number of new hotels and retail offerings which improve the appeal to tenants. The area is subject to approximately \$6 billion of Government and private investment, with access to the Perth CBD enhanced by sinking the railway line which acted as an artificial barrier for the precinct.

### Description

William Square is an A-grade office building completed in 1992 with approximately \$25 million spent in a recent refurbishment, including all building services. The asset comprises five upper office levels with floorplates ranging from ~3,400–4,100 sqm; ground level lobby and retail suites; and basement level parking (128 cars). The asset features one of the largest floorplates in Perth and is ideally suited for Government occupiers who desire large and efficient floorplates.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	5 stars
Ownership interest	100%
Title	Freehold
Site area	6,767 sqm
Building constructed	1992
Latest refurbishment	2018
Car parking spaces	128

### Tenancy summary

Net lettable area (by NLA)	21,765
Occupancy (by NLA)	99.7%
WALE (by income)	7.5 years

### Major tenants (by gross income)

Federal Government (Australia)	67%
Wework Inc	14%
State Government (WA)	13%

### Valuation summary

Book value	\$179.2m
Most recent valuation	\$179.2m
Valuation date	30 September 2019
Valuer	JLL
Capitalisation rate	6.50%

## 144 Stirling Street, Perth



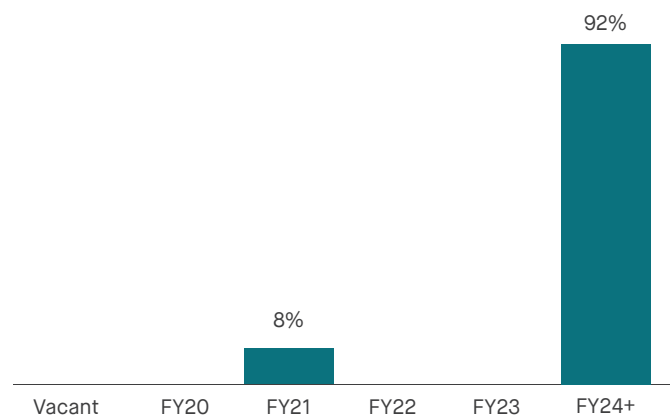
### Location

The property is located on Perth's city fringe. The precinct has progressively transformed from light industrial to a mixed use amenity, with various surrounding high density residential developments and commercial office buildings. The property is 700 metres South West of Perth Railway Station.

### Description

The property is an A-Grade office building, comprising four levels. The ground level office accommodation includes a foyer, café and provides connective access to the adjoining warehouse facility. The configuration of the building is well suited to the use of the full building tenant (WA Government), who use it as a Police facility.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	4.5 stars
Ownership interest	100%
Title	Freehold
Site area	5,057 sqm
Building constructed	1975
Latest refurbishment	2001
Car parking spaces	240

### Tenancy summary

Net lettable area (by NLA)	11,042
Occupancy (by NLA)	100.0%
WALE (by income)	9.0 years

### Major tenants (by gross income)

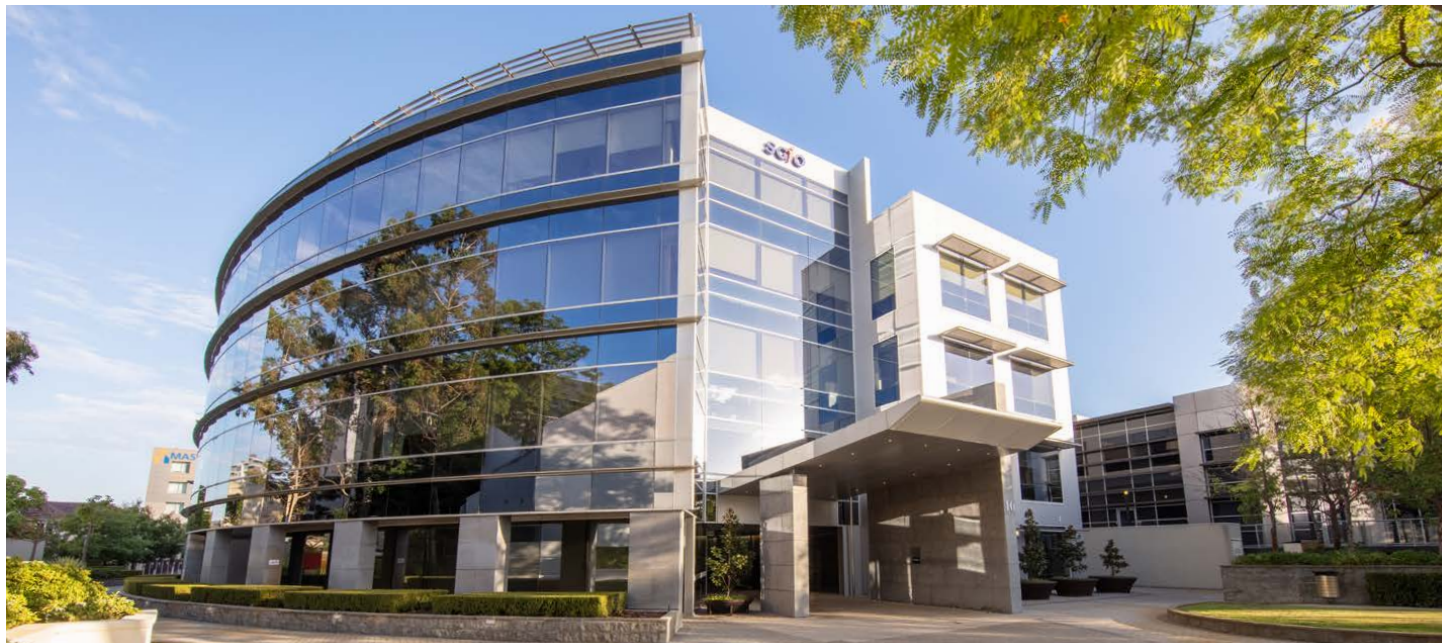
State Government (WA)	89%
Wilson parking	7%
CPB Contractors	2%
Rain Dew Investments	1%

### Valuation summary

Book value	\$64.0m
Most recent valuation	\$64.0m
Valuation date	31 December 2019
Valuer	JLL
Capitalisation rate	6.25%



## 42-46 Colin Street, West Perth



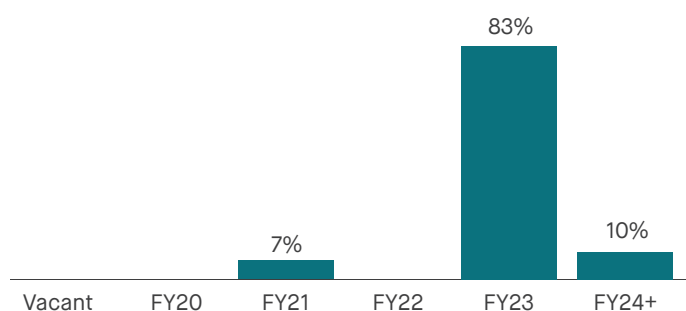
### Location

The property is located within the prime commercial and residential suburb of West Perth, approximately 1.3 kilometres west of the Perth Central Business District. Specifically the subject is situated on the eastern side of Colin Street and being 400 metres from the intersection of Kings Park Road.

### Description

The property is a modern, A-grade commercial office building bearing close proximity to the Western Australia parliamentary precinct. The building comprises five levels and is well serviced by free public transport and contains substantial end of trip facilities.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	4 stars
Ownership interest	100%
Title	Leasehold
Site area	5,147 sqm
Building constructed	2002
Latest refurbishment	2017
Car parking spaces	145

### Tenancy summary

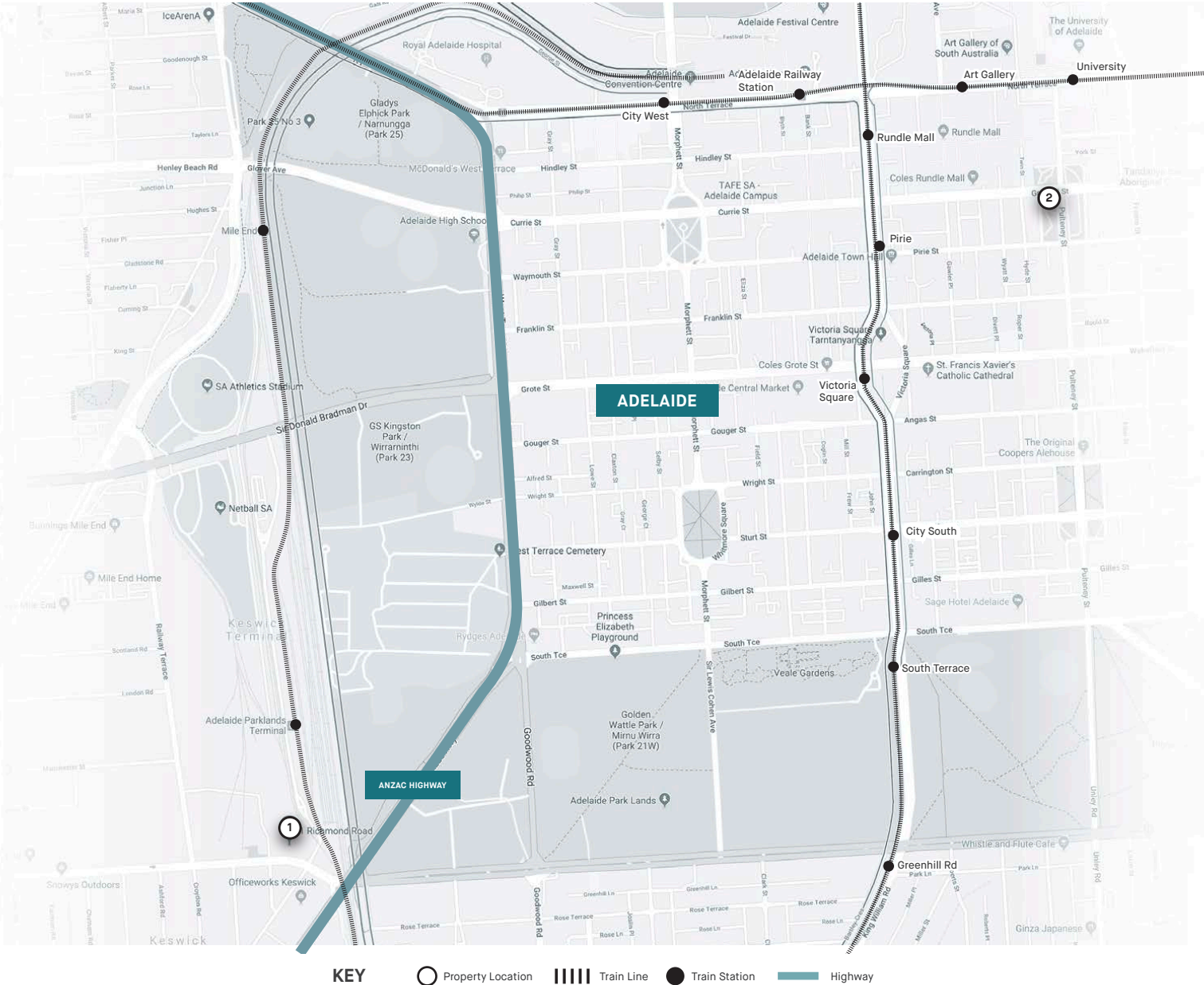
Net lettable area (by NLA)	8,467
Occupancy (by NLA)	100.0%
WALE (by income)	3.3 years

### Major tenants (by gross income)

Insurance Australia	83%
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### Valuation summary

Book value	\$35.3m
Most recent valuation	\$35.3m
Valuation date	30 June 2019
Valuer	JLL
Capitalisation rate	7.25%



South

Australia

Portfolio

- 1

1 Richmond Road, Keswick SA
- 2

131-139 Grenfell Street, Adelaide SA



## 1 Richmond Road, Keswick, SA



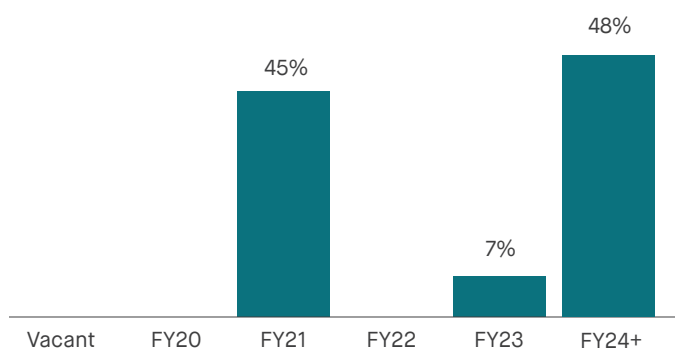
### Location

The property is prominently located on the edge of the Adelaide parklands, on one of Adelaide's main arterial roads approximately four kilometres south-west of Adelaide's CBD and is within close proximity to the established office precincts of Greenhill Road and the Adelaide CBD.

### Description

1 Richmond Road, Keswick is a five level office building, adjoining on-grade parking for 326 vehicles which provides future development potential. External and common area upgrades were completed in 2016. The asset's tenant profile has been substantially remixed in recent years and now comprises a diverse mix of corporate occupiers.

### Expiry profile (By Income)



### Asset summary

Property type	Office
NABERS energy rating	4.5 stars
Ownership interest	100%
Title	Freehold
Site area	19,310 sqm
Building constructed	1985
Latest refurbishment	2011
Car parking spaces	326

### Tenancy summary

Net lettable area (by NLA)	8,087
Occupancy (by NLA)	100.0%
WALE (by income)	3.5 years

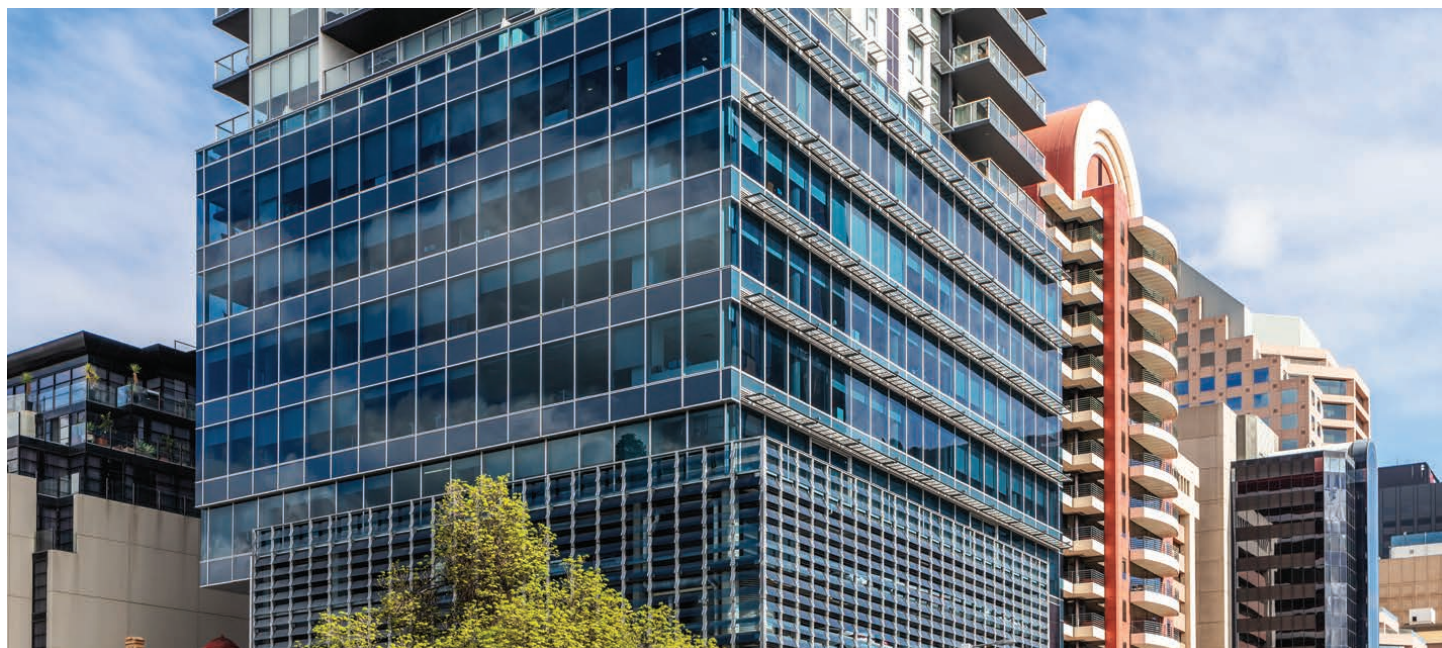
### Major tenants (by gross income)

Royal District Nursing Service of SA Inc	45%
Naval Group Australia	28%
SA Power Networks	27%

### Valuation summary

Book value	\$36.3m
Most recent valuation	\$33.0m
Valuation date	30 June 2018
Valuer	JLL
Capitalisation rate	7.25%

## 131-139 Grenfell Street, Adelaide, SA



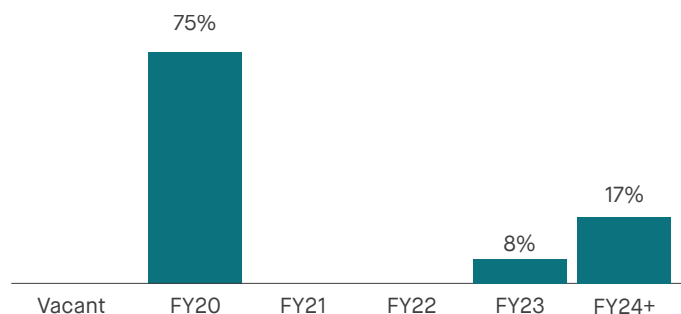
### Location

131-139 Grenfell Street is located in the core of the Adelaide CBD, overlooking Hindmarsh Square and within easy walking distance to Adelaide's major retail precinct, Rundle Mall. The property is ideally located for both private sector and government tenants.

### Description

Built in 2009, the property comprises five levels of high quality office space, together with ten secure car parks. Located on a corner site, the building offers excellent natural light and city views.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	4.5 stars
Ownership interest	100%
Title	Freehold
Site area	1,253 sqm
Building constructed	2009
Latest refurbishment	nil
Car parking spaces	10

### Tenancy summary

Net lettable area (by NLA)	4,052
Occupancy (by NLA)	100.0%
WALE (by income)	1.8 years

### Major tenants (by gross income)

State Government (SA)	100%
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### Valuation summary

Book value (equity share)	\$17.3m
Most recent valuation (equity share)	\$17.0m
Valuation date	30 June 2019
Valuer	Savills
Capitalisation rate (current)	7.75%



# Centuria

## Centuria Metropolitan REIT

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### FURTHER INFORMATION

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