

Centuria Diversified Property Fund

Factsheet 29 February 2020 | (ARSN 611 510 699) (APIR CNT0032AU)



Distribution rate of 7.60 CPU, annualised¹



Monthly income



Invest with as little as \$10k



Limited monthly withdrawal facility

1. As at 29 February 2020. Monthly distribution rate paid for the month of February 2020, annualised. The monthly distribution rate is updated each month and is not a forecast. Past performance is not indicative of future performance. For full historical performance please visit centuria.com.au/cdpf.

The Centuria Diversified Property Fund (CDPF) is an open-ended unlisted property fund that aims to provide monthly tax effective income and long term capital growth by investing in a diversified portfolio of predominantly office, industrial and retail property assets located within Australia.



13-15 Compark Circuit, Mulgrave, VIC

Centuria Property Funds Limited ('Centuria') is the Responsible Entity for the Centuria Diversified Property Fund. It is a wholly owned subsidiary of the ASX listed Centuria Capital Group which has \$7.3b² in Group assets under management across Property Funds and Investment Bonds.

2. As at 29 January 2020. Excludes the transaction proposal for Augusta Capital Limited announced on 29 January 2020. Pro forma Group AUM of A\$9.2 billion is calculated assuming Centuria's offer is successful and Centuria acquires 100% of Augusta.

Fund Performance Breakdown

as at 29 February 2020¹

	6 mth (%)	1 yr (%)	3yr (% p.a.)	Inception (% p.a.) ²
Distribution	2.58	5.07	5.33	5.98
Capital	0.19	1.36	5.98	10.33
Total return	2.76	6.43	11.31	16.30

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 Inception date is 24 June 2016.

Key Portfolio Metrics

as at 29 February 2020⁵

Property Assets	15
Carrying Value	\$ 203,404,344
Weighted Capitalisation Rate ⁶	6.40%
Net Lettable Area (sqm)	183,081
Number of Tenants	103
WALE (years) ⁶	4.95
Weighted Occupancy ⁶	99.89%

Monthly Distribution

previous 6 months

	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20
Distribution (CPU) ³	0.6247	0.6455	0.6247	0.6455	0.6455	0.6038

³ Cents per Unit (CPU)

Top 10 existing tenants weighted by income

as at 29 February 2020⁵

Tenant	% of Investment weighted income	Property
1 Ladbroke's	17.80%	25 Montpelier
2 Transport Accident Commission	13.37%	Geelong
3 NEDS International Pty Ltd	6.17%	25 Montpelier
4 Leo Pharma Pty Ltd	5.15%	25 Montpelier
5 St Vincent's Care Services Ltd	4.98%	25 Montpelier
6 Optus	4.88%	10 Moore
7 Healthia	3.97%	25 Montpelier
8 Bendigo and Adelaide Bank Limited	3.69%	80 Grenfell
9 Tyco Australia Group	3.16%	13-15 Compark
10 Cliftons	3.03%	10 Moore

⁵ Updated on a quarterly basis and for significant portfolio changes.

⁶ Weighted by investment value of property holdings.

Fund Summary

Fund structure	A multi-asset, open-ended unlisted property fund
Target asset allocation	80% Direct Property, 15% A-REITs, 5% Cash
Minimum investment	\$10,000
Unit pricing/applications	Daily (business days)
Distributions	Paid monthly
Withdrawals ⁴	Processed monthly
Valuations	Valuations of property investments occur twice per year

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.



25 Montpelier Road, Bowen Hills, QLD

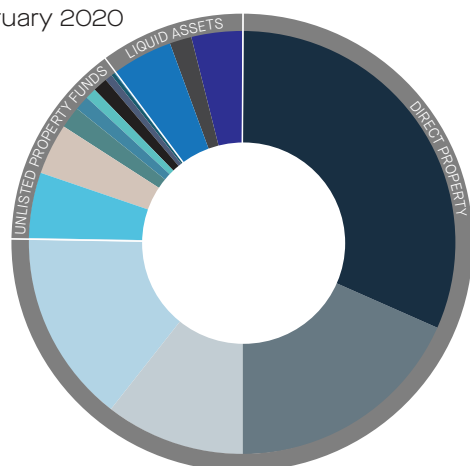
Gearing⁷

Current gearing	39.81%
Maximum gearing	50%

⁷ Based on unaudited management accounts. Weighted gearing on a look through basis as at 31 December 2019. Updated on a semi-annual basis.

Asset Allocation¹

as at 29 February 2020



Direct Property (%)

- 25 Montpelier Road, Bowen Hills (32.15)
- 10 Moore Street, Canberra (18.55)
- 381 Macarthur Drive, Hamilton (10.61)
- 13 & 15 Compark Circuit, Mulgrave (14.91)

Unlisted Property Funds (%)

- Centuria Geelong Office Fund (5.10)
- Centuria Havelock House Fund (3.81)
- Centuria Sandgate Road Fund (1.76)
- Centuria Scarborough House Fund (1.23)
- Centuria 80 Grenfell Street Fund (0.85)
- Centuria ATP Fund (0.50)
- Centuria 203 Pacific Highway (0.16)
- Other: (0.11)
- Centuria 8 Central Ave Fund No.2 (0.07)
- Centuria 2 Wentworth Street Fund (0.01)
- Centuria SOP Fund (0.03)

Liquid Assets (%)

- Vanguard REIT (4.77)
- Vanguard Cash (1.62)
- Cash (3.87)

Investment Portfolio¹

as at 29 February 2020

	Fund Weighting 29 Feb 20 (%)	Carrying Value ² 29 Feb 20 (\$m)	Property Valuation ³ 31 Dec 19 (\$m)	Property Valuation Cap Rate 31 Dec 19 (%)	Fund Term Expiry Date
Unlisted Property Funds					
Centuria ATP Fund (13 Garden Street, South Eveleigh, NSW; 1 Central Avenue, South Eveleigh, NSW; 6 Cornwallis Street, South Eveleigh, NSW)	0.50	1.016	229.20	5.63	22 Apr 2021
Centuria 2 Wentworth Street Fund (2 Wentworth Street, Parramatta, NSW)	0.01	0.014	97.3	5.50	Property Sold
Centuria 8 Central Ave Fund No.2 (8 Central Avenue, South Eveleigh, NSW)	0.07	0.144	191	5.38	31 Dec 2020
Centuria Scarborough House Fund (8 Atlantic Street, Woden, ACT)	1.23	2.500	72.75	6.75	20 Apr 2022
Centuria Havelock House Fund (Havelock House, Perth, WA)	3.81	7.751	32.25	6.25	31 May 2021
Centuria 203 Pacific Highway Fund (203 Pacific Highway, St Leonards, NSW)	0.16	0.321	69.50	5.88	22 Dec 2020
Centuria SOP Fund (8 Australia Avenue, Sydney Olympic Park, NSW)	0.03	0.063	50.50	6.25	27 Jun 2022
Centuria Sandgate Road Fund (1231 Sandgate Road, Nundah, QLD)	1.76	3.584	110.50	6.25	7 Jul 2023
Centuria Geelong Office Fund (60 Brougham Street, Geelong, VIC)	5.10	10.372	123	6.00	29 Mar 2023
Centuria 80 Grenfell Street Fund (80 Grenfell Street, Adelaide, SA)	0.85	1.737	95.50	6.00	23 Jul 2023
Total Unlisted Property Funds	13.52%	\$27.503			
Direct Properties					
10 Moore Street, Canberra, ACT	18.55	37.729	34.70	6.75	n.a.
381 Macarthur Avenue, Hamilton QLD	10.61	21.589	19.80	6.75	n.a.
25 Montpelier Road, Bowen Hills QLD	32.15	65.398	60.20	6.25	n.a.
13 & 15 Compark Circuit, Mulgrave VIC ⁴	14.91	30.324	27.540	6.25	n.a.
Total Direct Properties	76.22%	\$155.040			
Liquid Assets					
Vanguard Cash Plus Fund	1.62	3.293	-	-	n.a.
Vanguard Australian Property Securities Index Fund	4.77	9.704	-	-	n.a.
Cash	3.87	7.866	-	-	n.a.
Total Liquid Assets	10.26%	\$20.863			
Total Investment Portfolio	100%	Total \$203.404			

1 Updated on a quarterly basis and for significant portfolio changes.

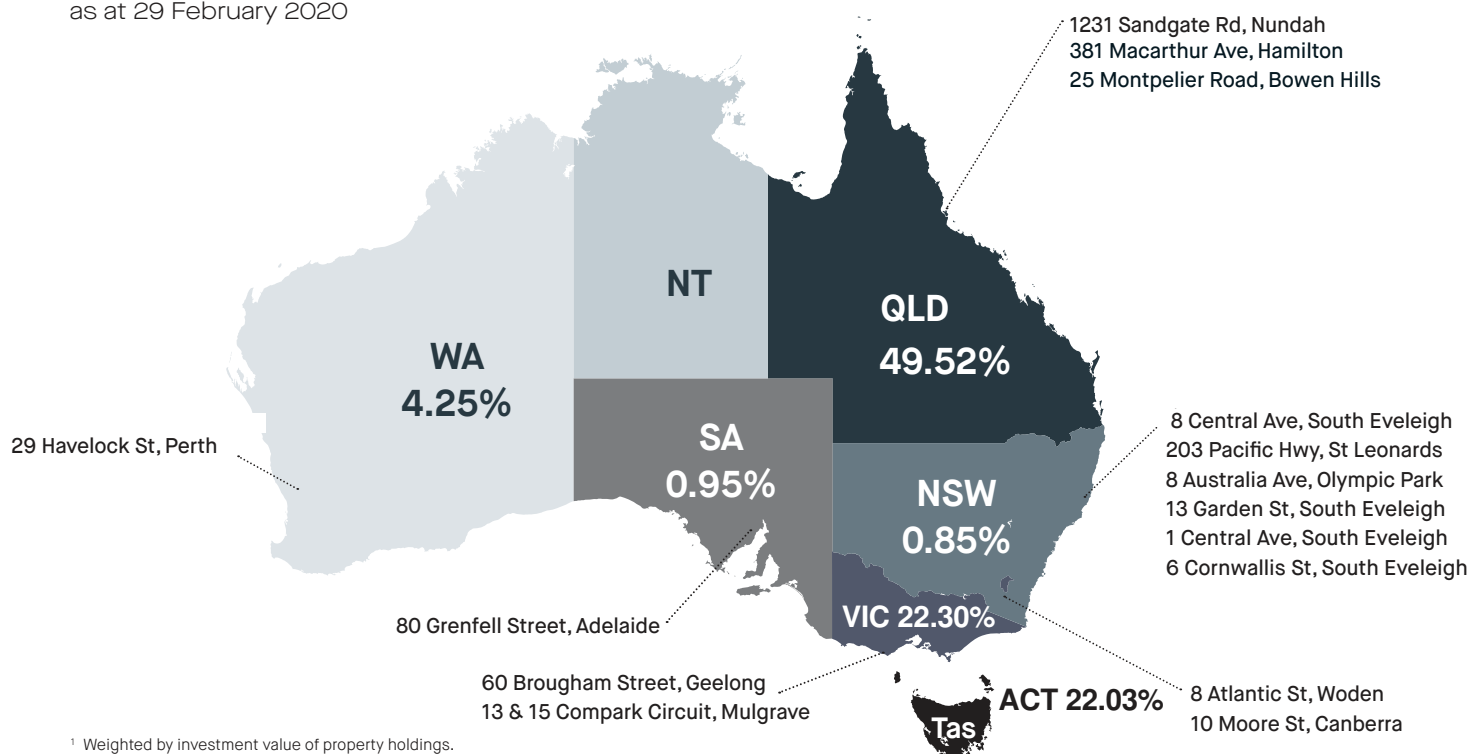
2 Carrying value of CDPFs holding in asset(s).

3 Latest valuation of the direct property/underlying asset(s) of the fund in which CDPF invest.

4 Property data based on purchase price of property at settlement date.

Portfolio Geographic Diversification¹

as at 29 February 2020



¹ Weighted by investment value of property holdings.
Updated on a quarterly basis and for significant portfolio changes
Excludes property investments still subject to settlement.

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.

Disclaimer: Please note that the information contained herein is of a general nature only. It has not been prepared taking into account your particular investment objectives, financial situation and needs. You should assess whether any advice is appropriate to your individual investment objectives, financial situation and needs before making any investment decision. You should also consider seeking the assistance of a professional investment adviser. In particular, you should obtain a Product Disclosure Statement (PDS) for the relevant financial product and consider the PDS before making any decision in relation to the matters set out in this publication.

Meet the Distribution Team

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