

Centuria

Intelligent investing
for your future



Healthcare Property Fund

Starting distribution rate¹

5.75% p.a.

THE LATEST HEALTHCARE INVESTMENT OPPORTUNITY



Monthly
distributions²



Daily
applications



Invest with as
little as \$10k



Quarterly
withdrawals³

Find out more and invest today at centuria.com.au/CHPF

Note: The images of the healthcare property assets in this flyer includes assets not yet acquired by Fund. The Fund currently owns the South Bunbury asset and is in exclusive due diligence to acquire the other assets shown. Apart from the South Bunbury asset, the acquisition of these assets is subject to completion of satisfactory due diligence. Therefore, it is possible the Fund may not acquire those assets.

1. The advertised starting distribution rate is calculated on an application price of \$1,000 per unit and is therefore subject to change. The advertised starting distribution rate is from October 2020. The advertised starting distribution rate is not a forecast, and merely represents the distribution rate the Fund intends to distribute from October 2020. It is therefore predictive in nature and is subject to assumptions (including the assumption that the pipeline assets will be acquired by the Fund), risks and circumstances (both known and unknown) outside of the control of Centuria Healthcare Pty Ltd and Centuria Property Funds No. 2 Limited. The actual returns may differ from the starting distribution rate. Centuria Healthcare Pty Ltd and Centuria Property Funds No. 2 Limited do not guarantee the performance of the Fund, the repayment of capital or any income or capital return. The actual distributions paid in cents per unit will be updated on a monthly basis and made available at centuria.com.au/CHPF.
2. Distributions will be paid if declared by Centuria Property Funds No. 2 Limited and will be subject to the terms set out in the PDS.
3. Withdrawals are limited to the terms detailed in the PDS and are subject to CHPF's liquidity policy.

Portfolio Pipeline⁵



Vermont Sth Medical Ctr | 645-647 Burwood Hwy | Vermont Sth VIC

STATUS	Due Diligence
TITLE	Freehold
MINIMUM OWNERSHIP ⁹ (%)	85%
PROPERTY VALUE	\$51.7m
INITIAL YIELD	6.36%
OCCUPANCY ⁷ (%)	100%
WALE ⁷ (income)	4.8 years
SITE AREA (sqm)	3,008
NLA (sqm)	6,906



Bloomfield Medical Centre | 1521 Forest Rd | Orange NSW

STATUS	Due Diligence
TITLE ⁶	Strata
MINIMUM OWNERSHIP ⁹ (%)	85%
PROPERTY VALUE	\$55.5m
INITIAL YIELD	5.90%
OCCUPANCY (%)	100%
WALE (income)	8.7 years
SITE AREA ⁸ (sqm)	4,737
NLA (sqm)	8,002



Sundew Day Surgery | 24 Sundew Rise | Joondalup WA

STATUS	Due Diligence
TITLE	Freehold
MINIMUM OWNERSHIP ⁹ (%)	85%
PROPERTY VALUE	\$12.7m
INITIAL YIELD	5.91%
OCCUPANCY (%)	100%
WALE (income)	9.6 years
SITE AREA (sqm)	2,368
NLA (sqm)	1,494



Forrest Family Practice | 120-122 Spencer St | South Bunbury WA

STATUS	Settled
TITLE	Freehold
OWNERSHIP (%)	100%
PROPERTY VALUE	\$6.4m
INITIAL YIELD	7.07%
OCCUPANCY (%)	100%
WALE ¹¹ (income)	1.1 years
SITE AREA (sqm)	2,920
NLA (sqm)	890



Murrumba Village Medical Ctr | Lot 5, 1613 Anzac Ave | Murrumba Downs QLD

STATUS	Contracts Exchanged
TITLE	Freehold
OWNERSHIP (%)	100%
PROPERTY VALUE ¹⁰	\$12.7m
INITIAL YIELD	6.67%
OCCUPANCY ⁷ (%)	100%
WALE ⁷ (income)	9.1 years
SITE AREA (sqm)	3,710
NLA (sqm)	1,822



WEST Medical HUB | Charles St | West Lakes WA

STATUS	Due Diligence
TITLE	Strata
OWNERSHIP (%)	100%
PROPERTY VALUE	\$11.8m
INITIAL YIELD	6.15%
OCCUPANCY ⁷ (%)	100%
WALE ⁷ (income)	5.6 years
SITE AREA ⁸ (sqm)	3,348
NLA (sqm)	1,975

Risks

All investments in unlisted property funds carry risk. As the Fund invests in commercial healthcare property it carries the market and property risks associated with investing in healthcare property. As a geared investment, the Fund also carries associated financial and leverage risks. Risks can impact on distribution and capital returns over the term of the Fund. It is important that you read the Product Disclosure Statement and understand the risks of investing.

- The Fund has acquired a Medical Centre in South Bunbury, WA and has exchanged contracts on a fund-through development in Murrumba Downs, Qld. The Fund is currently in exclusive due diligence on four other healthcare assets.
- As at 30 June 2020. Includes rental guarantees. For the WALE of 6.7 years, this assumes 85% interest for three properties currently in exclusive due diligence.
- The Fund will own ground floor and levels 2-4.
- Includes rental guarantees.
- Strata property, parent site area.
- Subject to ownership take up by Nexus Property Unit Trust.
- As if complete.
- Property subject to 12-year lease extension proposal.

Disclaimer: Centuria Property Funds No.2 Limited (ABN 38 133 363 185, AFSL 340304) (Centuria) is the Responsible Entity for the Centuria Healthcare Property Fund (ARSN 638 821 360) This information is general information only and does not take into account the objectives, financial situation or particular needs of any person. You should consider whether this information is appropriate for you and consult your financial or other professional advisor before investing. You should obtain and read a copy of the PDS relating to the Fund before making a decision to invest. Centuria and its associates will receive fees in relation to an investment in the Fund as disclosed in the PDS. Investment in the Fund is subject to risk including possible delays in payment or loss of income and principal invested. Centuria does not guarantee the performance of the Fund. CA-CH-07/09/20-001172