

Centuria Diversified Property Fund

Centuria

NOVEMBER 2020 FACTSHEET

ARSN 611 510 699 | APIR CODE CNT0032AU

30 November 2020



Distribution rate of 7.00 CPU, annualised¹



Monthly income



Invest with as little as \$10k



Limited monthly withdrawal facility²

- (1) As at 30 November 2020. Monthly distribution rate paid for the month of November 2020, annualised. The monthly distribution rate is updated each month and is not a forecast. It is important to note that the impacts of COVID-19 rental relief applications may continue to impact future distributions. Past performance is not a reliable indicator of future performance. For full historical performance please visit centuria.com.au/cdpf.
- (2) 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.

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 \$10b³ in assets under management across Property Funds and Investment Bonds.

(3) Includes CIP's announced acquisitions and Asset Plus's 6-8 Munroe Lane, Albany, Auckland asset.

Fund Performance Breakdown (as at 30 November 2020¹)

	6 MTH (%)	1 YR (%)	3 YR (%)	INCEPTION (%PA.) ²
Distribution	2.53	4.83	5.02	5.88
Capital	-0.59	-2.67	1.91	7.53
Total return	1.94	2.16	6.92	13.41

(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.

Monthly Distribution (previous 6 months)

	JUN 20 ⁴	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20
Distribution (CPU) ³	0.6781	0.5945	0.5945	0.5753	0.5945	0.5753

(3) Cents per Unit (CPU).

(4) This distribution includes income associated with recovered arrears.

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 ⁵	Processed monthly
VALUATIONS	Valuations of property investments occur twice per year (minimum)

(5) 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.

Key Portfolio Metrics (as at 30 September 2020⁶)

PROPERTY ASSETS	15
CARRYING VALUE	\$197,896,805
WEIGHTED CAPITALISATION RATE ⁷	6.39%
NET LETTABLE AREA (SQM)	172,143
NUMBER OF TENANTS	94
WALE (YEARS) ⁷	4.91
WEIGHTED OCCUPANCY ⁷	99.30%

Top 10 Existing Tenants Weighted By Income (as at 30 September 2020⁶)

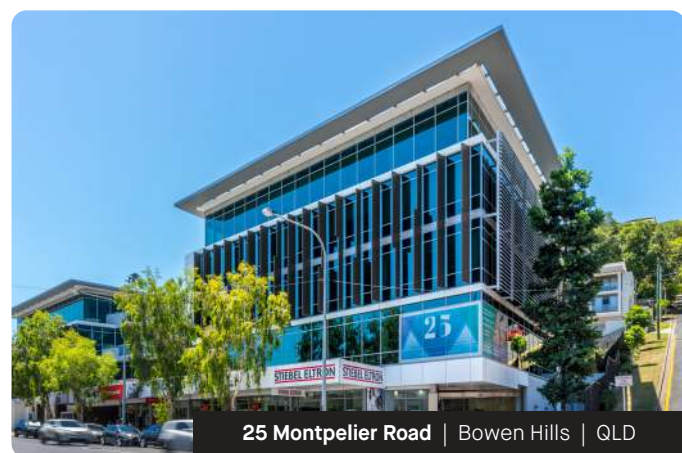
TENANT	% OF INVESTMENT WEIGHTED INCOME	PROPERTY
1 LADBROKES	13.58%	25 Montpelier
2 TRANSPORT ACCIDENT COMMISSION	8.25%	Geelong
3 OPTUS	6.60%	10 Moore
4 PERTH CLINIC	5.44%	Havelock
5 TYCO AUSTRALIA GROUP	5.35%	13-15 Compark
6 NEDS INTERNATIONAL PTY LTD	4.75%	25 Montpelier
7 CLINICAL NETWORK SERVICES	4.11%	381 MacArthur
8 PZ CUZZONS	4.03%	13-15 Compark
9 CLIFTONS	3.96%	10 Moore
10 LEO PHARMA PTY LTD	3.89%	25 Montpelier

(6) Updated on a quarterly basis and for significant portfolio changes.

(7) Weighted by income.



8 Australia Avenue | Sydney Olympic Park | NSW



25 Montpelier Road | Bowen Hills | QLD

Gearing⁸

Current gearing	41.57%
Maximum gearing	50.00%

(8) Based on audited management accounts. Weighted gearing on a look through basis as at 30 June 2020. Updated on a semi-annual basis.

Asset Allocation¹ (as at 30 September 2020)

Direct Property (%)

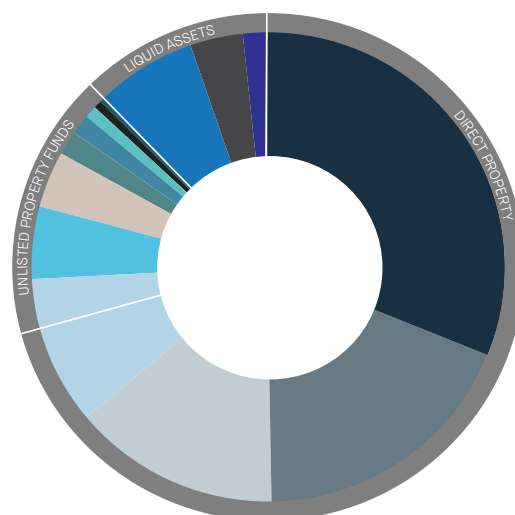
- 25 Montpelier Road, Bowen Hills (32.12)
- 10 Moore Street, Canberra (19.07)
- 13 & 15 Compark Circuit, Mulgrave (14.18)
- 381 Macarthur Drive, Hamilton (10.56)

Unlisted Property Funds (%)

- Centuria Geelong Office Fund (5.09)
- Centuria Havelock House Fund (4.05)
- Centuria Sandgate Road Fund (1.76)
- Centuria Scarborough House Fund (1.24)
- Centuria 80 Grenfell Street Fund (0.90)
- Centuria ATP Fund (0.51)
- Centuria 203 Pacific Highway (0.16)
- Other: (0.10)
- Centuria 8 Central Ave Fund No.2 (0.07)
- Centuria SOP Fund (0.03)

Liquid Assets (%)

- Cash (4.67)
- Vanguard REIT (3.92)
- Vanguard Cash (1.66)



Investment Portfolio (as at 30 September 2020)

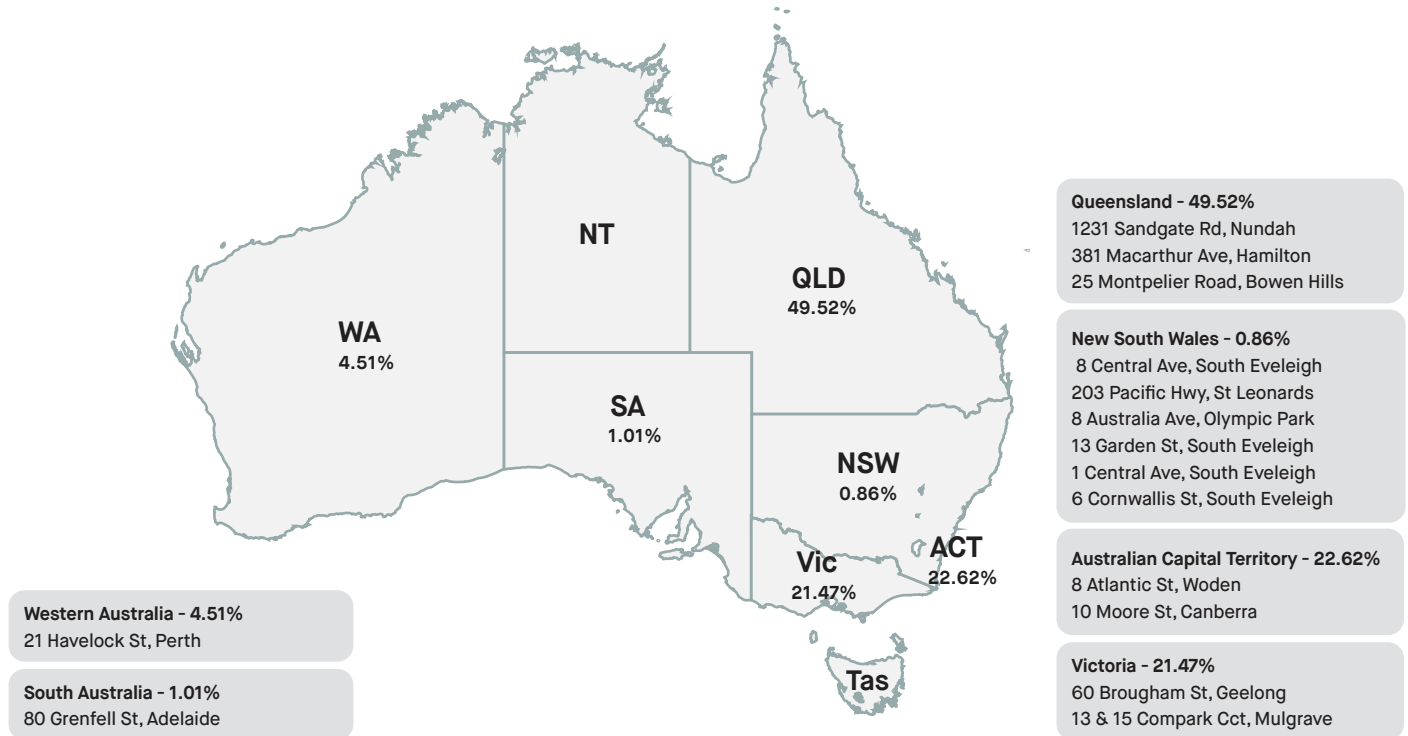
	Fund Weighting 30 Sep 20 (%)	Carrying Value ² 30 Sep 20 (\$m)	Property Valuation ³ 30 Sep 20 (\$m)	Property Valuation Cap Rate 30 Sep 2020 (%)	Fund Term Expiry Date
Unlisted Property Funds					
Centuria ATP Fund (13 Garden Street, South Eveleigh, NSW; 1 Central Avenue, South Eveleigh, NSW; 6 Cornwallis Street, South Eveleigh, NSW)	0.51	1.01	234.75	5.63	22 Apr 2021
Centuria 8 Central Ave Fund No.2 (8 Central Avenue, South Eveleigh, NSW)	0.07	0.14	189.00	5.38	1 Jan 2021
Centuria Scarborough House Fund (8 Atlantic Street, Woden, ACT)	1.24	2.45	72.75	6.75	20 Apr 2022
Centuria Havelock House Fund (Havelock House, Perth, WA)	4.05	8.02	33.20	6.00	31 May 2021
Centuria 203 Pacific Highway Fund (203 Pacific Highway, St Leonards, NSW)	0.16	0.32	69.50	5.88	22 Dec 2020
Centuria SOP Fund (8 Australia Avenue, Sydney Olympic Park, NSW)	0.03	0.06	50.00	6.25	27 Jun 2022
Centuria Sandgate Road Fund (1231 Sandgate Road, Nundah, QLD)	1.76	3.48	109.00	6.25	7 Jul 2023
Centuria Geelong Office Fund (60 Brougham Street, Geelong, VIC)	5.09	10.08	121	6.00	4 April 2023
Centuria 80 Grenfell Street Fund (80 Grenfell Street, Adelaide, SA)	0.90	1.79	95.00	6.00	23 Jul 2023
Total Unlisted Property Funds	13.81%	\$27.35			
Direct Properties					
10 Moore Street, Canberra, ACT	19.07	37.73	35.00	6.75	n.a.
381 Macarthur Avenue, Hamilton QLD	10.56	20.90	19.30	6.75	n.a.
25 Montpelier Road, Bowen Hills QLD	32.12	63.57	59.00	6.25	n.a.
13 & 15 Compark Circuit, Mulgrave VIC	14.18	28.06	25.50	6.25	n.a.
Total Direct Properties	75.93%	\$ 150.26			
Liquid Assets					
Vanguard Cash Plus Fund	1.66	3.29	-	-	n.a.
Vanguard Australian Property Securities Index Fund	3.92	7.76	-	-	n.a.
Cash	4.67	9.24	-	-	n.a.
Total Liquid Assets	10.25%	\$ 20.29			
Total Investment Portfolio	100%	Total \$ 197.90			

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

(2) Carrying value of CDPF's holding in asset(s).

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

Portfolio Geographic Diversification¹ (as at 30 September 2020)



(1) Weighted by investment value of property holdings. Updated on a quarterly basis and for significant portfolio changes.

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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