

Centuria Healthcare Property Fund

Centuria

MARCH 2021 FACTSHEET

ARSN 638 821 360 | APIR CODE CTR0438AU

31 MARCH 2021



**Distribution rate of
5.75 CPU, annualised¹**



**Monthly
income²**



**Invest with as
little as \$10k**



**Limited quarterly
withdrawals facility³**

(1) As at 31 March 2021. Monthly distribution rate paid for the month of March 2021, annualised. The monthly distribution rate is updated each month and is not a forecast. Past performance is not a reliable indicator of future performance. For full historical performance please visit centuria.com.au/chpf.

(2) Monthly income, in the form of 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 the Fund's liquidity policy and summarised on Centuria's website. The ability of the Fund to offer quarterly withdrawals is not guaranteed.

The Centuria Healthcare Property Fund (CHPF) is an open-ended* unlisted property fund that aims to provide monthly tax effective income and long-term capital growth by investing in the healthcare sector underpinned by long term leases to a range of reputable healthcare operators.



Centuria Property Funds No.2 Limited ('CPF2L') is the Responsible Entity for the Centuria Healthcare Property Fund. It is a wholly owned subsidiary of the ASX-listed Centuria Capital Group which has \$10.2b⁴ in assets under management across Property Funds and Investment Bonds.

(* The fund is temporarily closed for new applications.

(4) As at 31 December 2020, includes CIP's announced acquisitions and Asset Plus's 6-8 Munroe Lane, Albany, Auckland asset.

Fund Summary

| | |
|-----------------------------------|--|
| FUND STRUCTURE | Healthcare focused, open-ended unlisted property fund |
| TARGET ASSET ALLOCATION | 90% Direct Property and Indirect Property, 7.5% A-REITs, 2.5% Cash or Cash-like products |
| MINIMUM INVESTMENT | \$10,000 |
| UNIT PRICING/ APPLICATIONS | Daily (business days) |
| DISTRIBUTIONS | Paid monthly ¹ |
| WITHDRAWALS² | Processed Quarterly |
| VALUATIONS³ | Valuations of property investments occur twice per year |

(1) Monthly income, the form of Distributions, will be paid if declared by CPF2L and will be subject to the terms set out in the PDS.

(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 quarterly withdrawals is not guaranteed.

(3) Where an independent valuation has not been done, a Director's valuation is carried out every 6 months.

Fund Performance Breakdown (as at 31 March 2021¹)

| | INCEPTION (%) ² | 1 MTH(%) | 3 MTH(%) | 6 MTH (%) |
|---------------------|----------------------------|----------|----------|-----------|
| DISTRIBUTION | 3.35 | 0.48 | 1.45 | 2.87 |
| CAPITAL | -1.31 | -0.14 | -0.46 | -1.37 |
| TOTAL RETURN | 2.04 | 0.34 | 0.98 | 1.50 |

Returns are not annualised.

(1) Performance is shown for informational purposes only. Past performance is not a reliable indicator of future performance.

(2) Inception date is 21 September 2020.

Previous Distributions (historic 6-Months)

| | OCT 20 | NOV 20 | DEC 20 | JAN 21 | FEB 21 | MAR 21 |
|---------------------------------------|--------|--------|--------|--------|--------|--------|
| DISTRIBUTION (CPU)¹ | 0.4792 | 0.4792 | 0.4792 | 0.4792 | 0.4792 | 0.4792 |

(1) Cents per Unit (CPU). This is a monthly distribution and not annualised.

Key Portfolio Metrics¹ (as at 31 March 2021)

| | CURRENT PORTFOLIO | CURRENT PORTFOLIO & PIPELINE |
|---------------------------------------|-----------------------|------------------------------|
| PROPERTY ASSETS | 7 | 10 |
| CARRYING VALUE | \$167.9m ³ | \$219.0m |
| WEIGHTED CAPITALISATION RATE | 5.92% ⁴ | 5.97% ² |
| NET LETTABLE AREA (SQM) | 24,150 ⁴ | 30,653 ² |
| WALE (YEARS)⁵ | 5.6 ⁴ | 6.15 ² |
| WEIGHTED OCCUPANCY⁵ | 100% | 100% |

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

(2) Assumes 85% direct interest and an indirect interest in Bloomfield Medical Centre, Vermont South Medical Centre, Sundew Day Surgery and Hobart Day Surgery. Also includes Forrest Family Practice and the pipeline opportunities of West Medical Hub, Murrumba Village Medical Centre and Carina Heights Medical Precinct.

(3) Carrying Value which includes \$0.1m deposit for Murrumba Village Medical Centre.

(4) Excludes Murrumba Village Medical Centre.

(5) As at 31 March 2021. Includes rental guarantees.



Vermont South Medical Centre
645-647 Burwood Hwy, Vermont South VIC

Top 5 Tenants Weighted by Income² (as at 31 March 2021)

| TENANT | PROPERTY | % OF INVESTMENT WEIGHTED INCOME |
|--|---|---------------------------------|
| 1 Nexus Day Hospitals¹ | Vermont South Medical Centre, Hobart Day Surgery, Bloomfield Medical Centre, Sundew Day Surgery | 32.3% |
| 2 Ramsay Health Care | Cairns Day Surgery | 8.2% |
| 3 Helius | Bloomfield Medical Centre Cairns Day Surgery | 6.1% |
| 4 Bloomfield Medical Group | Bloomfield Medical Centre | 5.9% |
| 5 Mid North Coast Local Health District | Coffs Harbour Medical Centre | 5.7% |

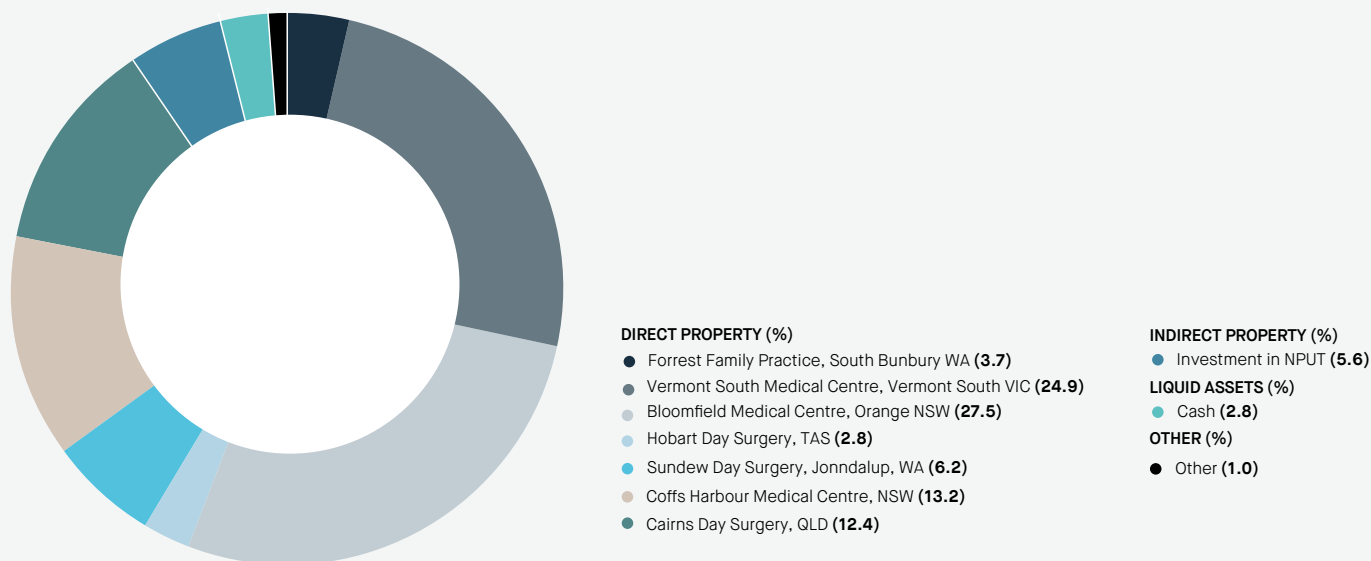
(1) Includes Bloomfield Medical Centre where the hospital is owned by Orange Private Hospital Pty Ltd but operated by Nexus Hospitals under a management agreement.

(2) Includes tenant breakdown from current portfolio excluding pipeline.

Look-through Gearing (as at 31 March 2021)

| | |
|-------------------------------------|-------|
| CURRENT LOOK-THROUGH GEARING | 30.9% |
| MAXIMUM LOOK-THROUGH GEARING | 55.0% |

Asset Allocation¹ (as at 31 March 2021)



Investment Portfolio¹ (as at 31 March 2021)

| | Fund Weighting 31 Mar 21 (%) | Carrying Value ² 31 Mar 21 (\$) | Latest Property Valuation ³ 31 Mar 21 (\$) | Latest Valuation Cap Rate 31 Mar 21 |
|---|---------------------------------|---|--|--|
| Direct Properties | | | | |
| Forrest Family Practice, South Bunbury WA | 3.7% | 6.4 | 6.4 | 6.50% |
| Vermont South Medical Centre, Vermont South VIC | 24.9% | 43.5 | 44.5 | 6.13% |
| Bloomfield Medical Centre, Orange NSW | 27.5% | 47.8 | 47.8 | 5.70% |
| Hobart Day Surgery, TAS | 2.8% | 4.8 | 4.8 | 7.00% |
| Sundew Day Surgery, WA | 6.2% | 10.8 | 10.8 | 5.90% |
| Coffs Harbour Medical Centre, NSW | 13.2% | 23.0 | 21.6 | 5.95% |
| Cairns Day Surgery, QLD | 12.4% | 21.6 | 21.6 | 5.50% |
| Total Direct Properties | 90.6% | 158.1 | 158.9 | |
| Indirect Properties - Investment in NPUT | 5.6% | 9.8 | | 5.92% |
| Liquid Assets | | | | |
| Cash | 2.8% | 4.8 | | |
| Total Liquid Assets | 2.8% | 4.8 | | |
| Other ⁴ | 1.0% | 1.8 | | |
| Total Investment Portfolio | 100.00% | 174.5 | | |

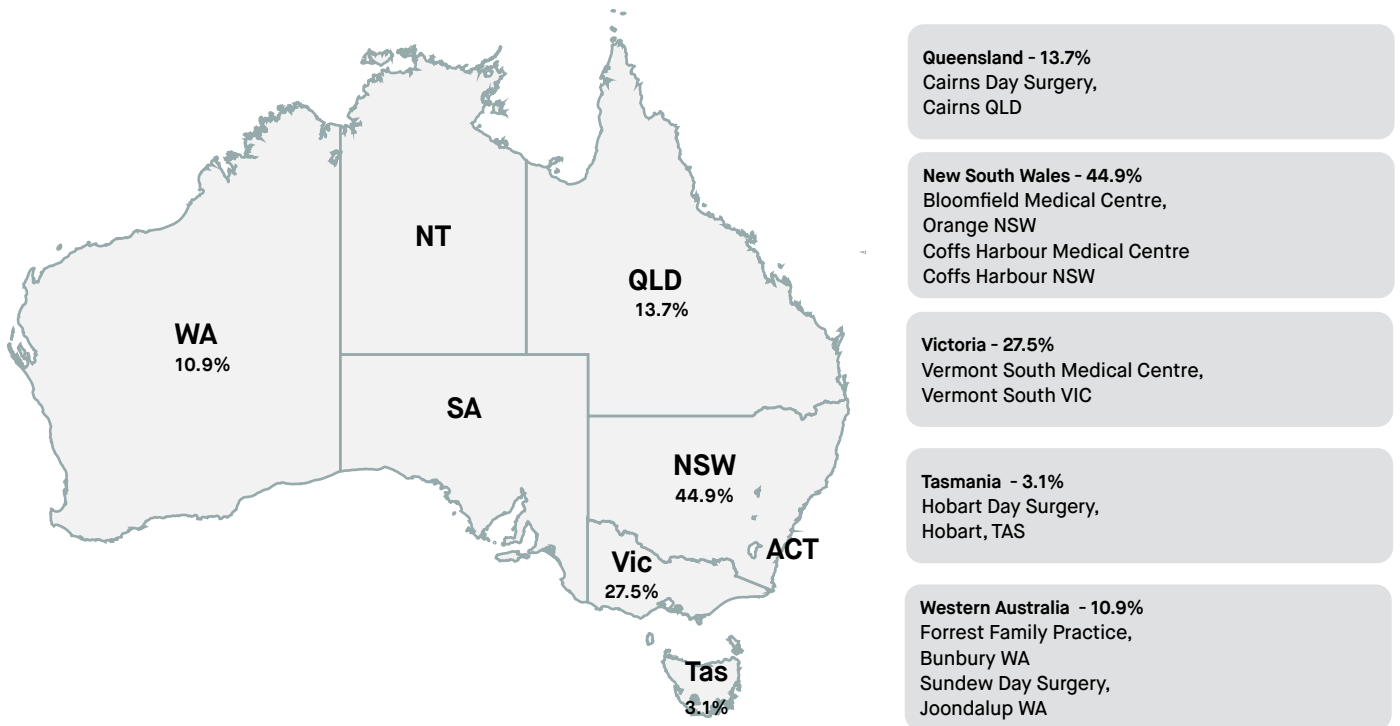
(1) Updated on a quarterly basis and for significant portfolio changes.

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

(3) Latest valuation of the direct property asset(s) of the fund in which CHPF has invested at the respective property ownership interest.

(4) Includes deposit for Murrumba Village Medical Centre, 1613 Anzac Ave, Murrumba Downs QLD and value guarantee for South Bunbury for \$1.7 million.

Portfolio Geographic Diversification¹ (as at 31 March 2021)



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

After an extremely successful initial capital raise and acquisition of the seed portfolio, the Centuria Healthcare Property Fund will be temporarily closed to applications.

To express your interest and receive a copy of the Product Disclosure Statement, please go to centuria.com.au/chpf.

Meet the Distribution Team

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