Centuria | Intelligent Investing.

Government Income Property Fund

FORECAST DISTRIBUTION YIELDS

5.25%[1,2] **IN FY22**

5.35%[2] **IN FY23**

LONG WALE | STABLE INCOME | INVESTMENT OPPORTUNITY

- **11.8 year**[3] property **WALE**
- Minimum investment **$50K**
- Monthly distributions[4]
- **5 year** initial investment term

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1. Annualised distribution yield for the period 1 September 2021 to 30 June 2022.
2. Forecast returns are predictive in nature and are calculated in accordance with a number of underlying assumptions to be set out in the Product Disclosure Statement (PDS), which is expected to be issued on or around 1 July 2021. As such, returns may be affected by incorrect assumptions or by known or unknown risks and uncertainties and may differ materially from results ultimately achieved. Returns are not guaranteed.
3. Weighted average lease expiry (by income) as at 1 September 2021.
4. Distributions will be paid if declared by Centuria Property Funds No. 2 Limited (Centuria) and will be subject to the terms set out in the PDS.

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The Fund is acquiring a 100% interest in an A-grade commercial office asset located in the emerging inner city suburb of Footscray, approximately 6.5 kilometers from Melbourne's CBD.

Investment Highlights

- 91% of the income underpinned by the Victorian government and state-owned entities.
- Footscray is designated as one of Melbourne's priority precincts and is undergoing significant gentrification.
- The property has been nominated by Victorian government as a suburban hub.
- Population expected to almost double by 2041[5].
- $94bn of infrastructure projects in planning or construction to benefit Footscray and the Inner West.
- Footscray is set to become a major transport gateway connecting Melbourne's West and the CBD.

One McNab avenue

Closed-ended
unlisted office property fund

100%
property occupancy

5 ★
Green star rating

5.5 ★
NABERS energy rating

Risks

All investments in unlisted property funds carry risk. As the Fund invests in property, it carries the market and property risks associated with investing in 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 when it is available.

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5. Source: Knight Frank Research, ABS, Department of Environment, Land, Water and Planning.

Disclaimer: Centuria Property Funds No. 2 Limited (ABN 38 133 363 185 AFSL 340 304) (Centuria) is the Responsible Entity for the Centuria Government Income Property Fund ARSN 650 901 812 (Fund). Centuria expects to issue a Product Disclosure Statement (PDS) for the Fund on or about 1 July 2021 (once issued, the PDS will be available at www.centuria.com.au). 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 adviser 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-CPFL-109/06/21-001374.