

# Centuria Healthcare Property Fund

# Centuria

## AUGUST 2021 FACTSHEET

ARSN 638 821 360 | APIR CODE CTR0438AU

31 AUGUST 2021



**Distribution rate of  
5.50 CPU, annualised<sup>1</sup>**



**Monthly  
income<sup>2</sup>**



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



**Limited quarterly  
withdrawals facility<sup>3</sup>**

(\*) Centuria Healthcare Property Fund was open to new applications in August 2021. Subsequently the Fund successfully concluded the tranche four capital raise and is now temporarily closed to applications.

(1) As at 31 August 2021. Monthly distribution rate paid for the month of August 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](http://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 \$17.4b<sup>4</sup> in assets under management across Property Funds and Investment Bonds.

(\*) The fund is temporarily closed for new applications.

(4) AUM as at 30 June 2021.

## Fund Summary

<b>FUND STRUCTURE</b>	Healthcare focused, open-ended unlisted property fund
<b>TARGET ASSET ALLOCATION</b>	90% Direct Property and Indirect Property, 7.5% A-REITs, 2.5% Cash or Cash-like products
<b>MINIMUM INVESTMENT</b>	\$10,000
<b>UNIT PRICING/ APPLICATIONS</b>	Daily (business days)
<b>DISTRIBUTIONS</b>	Paid monthly <sup>1</sup>
<b>WITHDRAWALS<sup>2</sup></b>	Processed Quarterly
<b>VALUATIONS<sup>3</sup></b>	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 is not undertaken, a Director's valuation is carried out every 6 months.

## Fund Performance Breakdown (as at 31 August 2021<sup>1</sup>)

	INCEPTION (%) <sup>2</sup>	1 MTH(%)	3 MTH(%)	6 MTH (%)
<b>DISTRIBUTION</b>	5.70	0.45	1.42	2.86
<b>CAPITAL</b>	2.30	-0.31	4.09	3.50
<b>TOTAL RETURN</b>	8.00	0.13	5.51	6.37

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)

	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21
<b>DISTRIBUTION (CPU)<sup>1</sup></b>	0.4792	0.4792	0.4792	0.4792	0.4583	0.4583

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

## Key Portfolio Metrics (as at 31 August 2021)

	CURRENT PORTFOLIO	CURRENT PORTFOLIO & PIPELINE <sup>5</sup>
<b>PROPERTY ASSETS</b>	9	17
<b>CARRYING VALUE</b>	\$181.6m <sup>3</sup>	\$360.2m
<b>WEIGHTED CAPITALISATION RATE</b>	5.67%	5.31% <sup>2</sup>
<b>NET LETTABLE AREA (SQM)</b>	24,329	45,264 <sup>2</sup>
<b>WALE (YEARS)<sup>4</sup></b>	7.5	11.3 <sup>2</sup>
<b>WEIGHTED OCCUPANCY<sup>4</sup></b>	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 100% Fund interests in Forrest Family Practice, Cairns Day Surgery, and Coffs Harbour Medical Centre. Pipeline assets include 411 Nepean Highway, Frankston VIC, MetroRehab Petersham NSW and Perth Clinic, Perth WA, which settled subsequently to 31 August 2021. Contracted pipeline opportunities are comprised of West Lakes SA, West End QLD, and Sunbury VIC. Pipeline assets in due diligence include Garrick Street St Ives NSW, Benaroon Crescent, St Ives NSW, Cambridge Day Hospital, Wembley WA is no longer a pipeline asset. Includes a signed lease for a new 20-year lease to Nexus Hospitals at Vermont South (Stage 1 & 2 expansion). Lettable area excludes GHA Castle Hill properties, which are both 10-bed dementia care homes.

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

(4) As at 31 August 2021. Includes rental guarantees.

(5) Carina Heights and Murrumba Village Medical Centre are excluded from Pipeline until an anchor tenant is secured for both properties.



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

## Top 5 Tenants Weighted by Income<sup>2</sup> (as at 31 August 2021)

TENANT	PROPERTY	% OF INVESTMENT WEIGHTED INCOME
<b>1 Nexus Day Hospitals<sup>1</sup></b>	Vermont South Medical Centre, Hobart Day Surgery, Bloomfield Medical Centre, Sundew Day Surgery	34.4%
<b>2 Ramsay Health Care</b>	Cairns Day Surgery	8.0%
<b>3 Mid North Coast Local Health District</b>	Coffs Harbour Medical Centre	6.0%
<b>4 Healius</b>	Bloomfield Medical Centre Cairns Day Surgery	6.0%
<b>5 Bloomfield Medical Group</b>	Bloomfield Medical Centre	6.0%

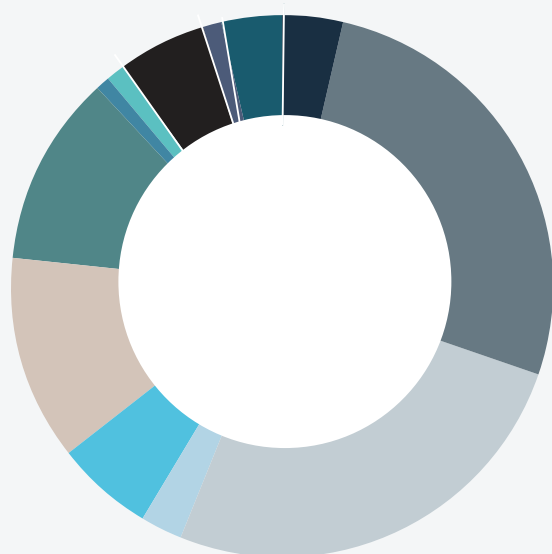
(1) Includes Bloomfield Medical Centre where the hospital is owned by Orange Private Hospital Pty Ltd but operated by Nexus Hospitals under a management agreement.

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

## Look-through Gearing<sup>1</sup> (as at 31 August 2021)

<b>CURRENT LOOK-THROUGH GEARING</b>	34.4%
<b>MAXIMUM LOOK-THROUGH GEARING</b>	55.0%

## Asset Allocation<sup>1</sup> (as at 31 July 2021)



## Investment Portfolio<sup>1</sup> (as at 31 July 2021)

	Fund Weighting 31 Jul 21 (%)	Carrying Value <sup>2</sup> 31 Jul 21 (\$)	Latest Property Valuation <sup>3</sup> 30 Jun 21 (\$)	Latest Valuation Cap Rate 30 Jun 21
<b>Direct Properties</b>				
Forrest Family Practice, South Bunbury WA	3.8%	7.3	7.3	5.75%
Vermont South Medical Centre, Vermont South VIC	26.7%	50.8	48.5 <sup>5</sup>	5.50%
Bloomfield Medical Centre, Orange NSW	25.7%	48.9	48.9	5.63%
Hobart Day Surgery, TAS	2.6%	4.9	4.9	6.75%
Sundew Day Surgery, WA	5.8%	11.0	11.1	6.75%
Coffs Harbour Medical Centre, NSW	12.1%	23.0	23.0	6.00%
Cairns Day Surgery, QLD	11.3%	21.6	21.6	5.50%
GHA Castle Hill Lisa Crescent, NSW	1.0%	2.0	2.0	5.75%
GHA Castle Hill Chiltern Crescent, NSW	1.1%	2.0	2.0	5.75%
<b>Total Direct Properties</b>	<b>90.1%</b>	<b>171.5</b>	<b>169.3</b>	<b>5.67%</b>
Indirect Properties - Investment in NPUT	5.3%	10.1		
<b>Liquid Assets</b>				
Cash	1.1%	2.2		
<b>Total Liquid Assets</b>	<b>1.1%</b>	<b>2.2</b>		
Other <sup>4</sup>	3.4%	6.6		
<b>Total Investment Portfolio</b>	<b>100.0%</b>	<b>190.4</b>		

(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 a deposit for Murrumba Village Medical Centre, Perth Clinic, Perth WA, 411 Nepean Highway, Frankston VIC, value guarantee for South Bunbury for \$0.8 million, and other assets.

(5) Property valuation as at 19 July 2021.



## Portfolio Geographic Diversification<sup>1</sup> (as at 31 July 2021)



**Queensland - 11.5%**  
Cairns Day Surgery,  
Cairns QLD

**New South Wales - 45.7%**  
Bloomfield Medical Centre,  
Orange NSW  
Coffs Harbour Medical Centre  
Coffs Harbour NSW  
GHA Lisa Crescent,  
Castle Hill NSW  
GHA Chiltern Crescent  
Castle Hill NSW

**Victoria - 29.3%**  
Vermont South Medical Centre,  
Vermont South VIC

**Tasmania - 3.0%**  
Hobart Day Surgery,  
Hobart, TAS

**Western Australia - 10.5%**  
Forrest Family Practice,  
Bunbury WA  
Sundew Day Surgery,  
Joondalup WA

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

Centuria Healthcare Property Fund was open to new applications in August 2021. Subsequently the Fund successfully concluded the tranche four capital raise and is now temporarily closed to applications.

To express your interest and receive a copy of the Product Disclosure Statement, please go to [centuria.com.au/chpf](https://centuria.com.au/chpf).

### Meet the Distribution Team

#### Ben Harrop

Head of Distribution

**P:** +61 431 133 058

**E:** ben.harrop@centuria.com.au

#### Dylan Tomkins

Distribution Manager, NSW South & ACT

**P:** +61 452 605 909

**E:** dylan.tomkins@centuria.com.au

#### James Jarvis

Distribution Manager, QLD

**P:** +61 408 015 295

**E:** james.jarvis@centuria.com.au

#### Danny Pupovac

Distribution Manager, VIC/SA/TAS

**P:** +61 0457 521 698

**E:** danny.pupovac@centuria.com.au

#### Dave Brownett

Distribution Manager, VIC/WA

**P:** +61 406 988 150

**E:** dave.brownett@centuria.com.au

#### Johnny Chen

Relationship Manager - Investor

**P:** +61 9122 2036

**E:** johnny.chen@centuria.com.au

#### Alexandra Gaudet

Business Development Associate

**P:** +61 8923 8914

**E:** alexandra.gaudet@centuria.com.au

#### Lizzie Paton

Senior Relationship Manager - Investor

**P:** +61 8923 8944

**E:** lizzie.paton@centuria.com.au

**Centuria Property Funds No. 2 Limited** (as Responsible Entity for the Centuria Healthcare Property Fund) | ABN 38 133 363 185 AFSL 340 304

**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. Past performance is not a reliable indicator of future performance. CA-CH-21/09/21 - 001420.