

Centuria Diversified Property Fund

Centuria

OCTOBER 2021 FACTSHEET

ARSN 611 510 699 | APIR CODE CNT0032AU

31 OCTOBER 2021



Distribution rate of 7.30 CPU, annualised¹



Monthly income



Invest with as little as \$10k



Limited withdrawal facility²

(1) As at 31 October 2021. Monthly distribution rate paid for the month of October 2021, 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 Fund's PDS dated 1 February 2021. The ability of the Fund to offer quarterly withdrawals is not guaranteed.

The Centuria Diversified Property Fund (CDPF) is an open-ended unlisted property fund that aims to provide Investors with stable income returns and the potential for capital growth by investing in a diversified property portfolio.



Note: Development fund through, due for practical completion in January 2023.

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 more than \$18.1b³ in group assets under management across Property Funds and Investment Bonds.

(3) AUM as at 30 September 2021. Includes commenced development projects valued on an as if completed basis, cash and other assets, assets exchanged but not settled. Does not include assets exchanged post 30 September 2021.

Fund Performance Breakdown (as at 31 October 2021¹)

	6 MTH (%)	1 YR (%)	3 YR (%)	INCEPTION (% P.A.) ²
Distribution	2.63	5.18	5.04	5.98
Capital	6.08	6.88	2.92	7.39
Total net return	8.71	12.06	7.96	13.37

(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. Annualised total return figures are the sum of the annualised income return and the annualised capital return (each calculated on a standalone basis).

(2) Inception date is 24 June 2016.

Monthly Distribution (previous 6 months)

	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21
Distribution (CPU) ³	0.5945	0.5753	0.6200	0.6200	6.0000	0.6200

(3) Cents per Unit (CPU).

Fund Summary

FUND STRUCTURE	A multi-asset, open-ended unlisted property fund
TARGET ASSET ALLOCATION	Direct Property and unlisted property funds (90-100%) A-REITs, cash or cash-like products (0-10%)
MINIMUM INVESTMENT	\$10,000
UNIT PRICING/ APPLICATIONS	Daily (business days)
DISTRIBUTIONS	Paid monthly
WITHDRAWALS⁴	Processed quarterly
VALUATIONS	Valuations of property investments occur twice per year (minimum)

(4) Withdrawals are limited to the terms detailed in the Fund's PDS dated 1 February 2021. The ability of the Fund to offer quarterly withdrawals is not guaranteed.

Key Portfolio Metrics (as at 31 October 2021⁵)

PROPERTY ASSETS	14
CARRYING VALUE	\$207,033,367
WEIGHTED CAPITALISATION RATE⁶	6.23%
NET LETTABLE AREA (SQM)	153,673
NUMBER OF TENANTS	86
WALE (YEARS)⁶	3.72
WEIGHTED OCCUPANCY⁶	98.39%

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

(6) Weighted by income.

Top 10 Existing Tenants Weighted By Income (as at 31 October 2021⁵)

TENANT	% OF INVESTMENT WEIGHTED INCOME	PROPERTY
1 Ladbrokes	13.85%	25 Montpelier
2 Transport Accident Commission	8.26%	60 Brougham
3 Cleanaway	6.77%	171 Camboon
4 Optus	6.55%	10 Moore
5 Tyco Australia Group	5.40%	13 - 15 Compark
6 NEDS International	4.88%	25 Montpelier
7 Clinical Network Services	4.24%	381 Macarthur Dr
8 PZ Cuzzons	4.06%	13 - 15 Compark
9 Leo Pharma	4.00%	25 Montpelier
10 Cliftons	3.94%	10 Moore

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



10 Moore St, Canberra ACT



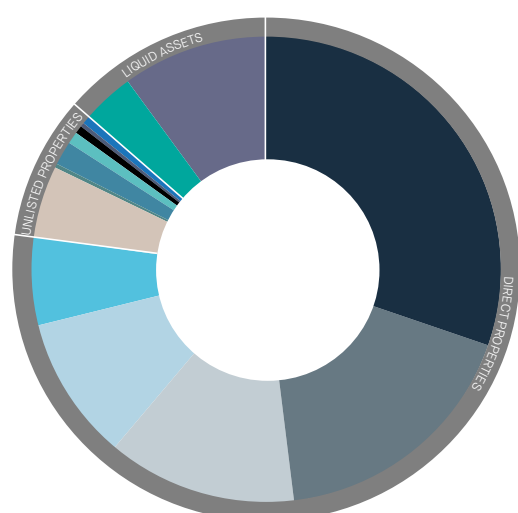
25 Montpelier Rd, Bowen Hills QLD

Gearing⁷

Current gearing	42.62%
Maximum gearing	50.00%

(7) Based on unaudited management accounts. Weighted gearing on a look through basis as at 30 June 2021. Updated on a semi-annual basis.

Asset Allocation¹ (as at 31 October 2021)



Direct Property (%)

- 25 Montpelier Road, Bowen Hills (30.60)
- 10 Moore Street, Canberra (17.98)
- 13 & 15 Compark Circuit, Mulgrave (13.22)
- 381 Macarthur Drive, Hamilton (9.90)
- 171 Camboon Road, Malaga, WA (6.23)

Unlisted Property Funds (%)

- Centuria Geelong Office Fund (5.11)
- Centuria Havelock House Fund (0.07)
- Centuria Sandgate Road Fund (1.70)
- Centuria Scarborough House Fund (0.08)
- Centuria 80 Grenfell Street Fund (0.84)
- Centuria ATP Fund (0.51)
- Centuria 203 Pacific Highway (0.15)
- Other: (1.00)
- Centuria 8 Central Ave Fund No.2 (0.06)
- Centuria SOP Fund (0.03)

Liquid Assets (%)

- Cash (3.67)
- Vanguard REIT (9.83)

Investment Portfolio¹ (as at 31 October 2021)

	Fund Weighting 30 Sep 21 (%)	Carrying Value ² 30 Sep 21 (\$m)	Property Valuation ³ 30 Sep 21 (\$m)	Property Valuation Cap Rate 30 Sep 21 (%)	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	1.06	246.60	5.39	22 Apr 23
Centuria 8 Central Ave Fund No.2 (8 Central Avenue, South Eveleigh, NSW)	0.06	0.13	200.00	5.13	1 Jan 24
Centuria Scarborough House Fund ⁴ (8 Atlantic Street, Woden, ACT)	0.08	0.18	-	-	-
Centuria Havelock House Fund ⁴ (Havelock House, Perth, WA)	0.07	0.15	-	-	-
Centuria 203 Pacific Highway Fund (203 Pacific Highway, St Leonards, NSW)	0.15	0.32	68.00	5.75	21 Dec 22
Centuria SOP Fund (8 Australia Avenue, Sydney Olympic Park, NSW)	0.03	0.06	52.00	6.00	27 Jun 22
Centuria Sandgate Road Fund (1231 Sandgate Road, Nundah, QLD)	1.70	3.52	109.00	6.25	7 Jul 23
Centuria Geelong Office Fund (60 Brougham Street, Geelong, VIC)	5.11	10.59	130.00	6.00	4 Apr 23
Centuria 80 Grenfell Street Fund (80 Grenfell Street, Adelaide, SA)	0.84	1.74	95.75	6.00	23 Jul 23
Total Unlisted Property Funds	8.6%	\$17.76			
Direct Properties					
10 Moore Street, Canberra, ACT	17.98	37.22	35.00	6.50	n.a.
381 Macarthur Avenue, Hamilton QLD	9.90	20.50	19.30	6.50	n.a.
25 Montpelier Road, Bowen Hills QLD	30.60	63.35	60.00	6.13	n.a.
13 & 15 Compark Circuit, Mulgrave VIC	13.22	27.36	25.25	6.25	n.a.
171 Camboon Road, Malaga, WA	6.23	12.90	12.10	5.75	n.a.
Total Direct Properties	77.9%	\$161.33			
Vanguard Australian Property Securities Index Fund	3.67	7.60	-	-	n.a.
Cash	9.83	20.35	-	-	n.a.
Total Liquid Assets	13.5%	\$27.95			
Total Investment Portfolio	100%	\$207.03			

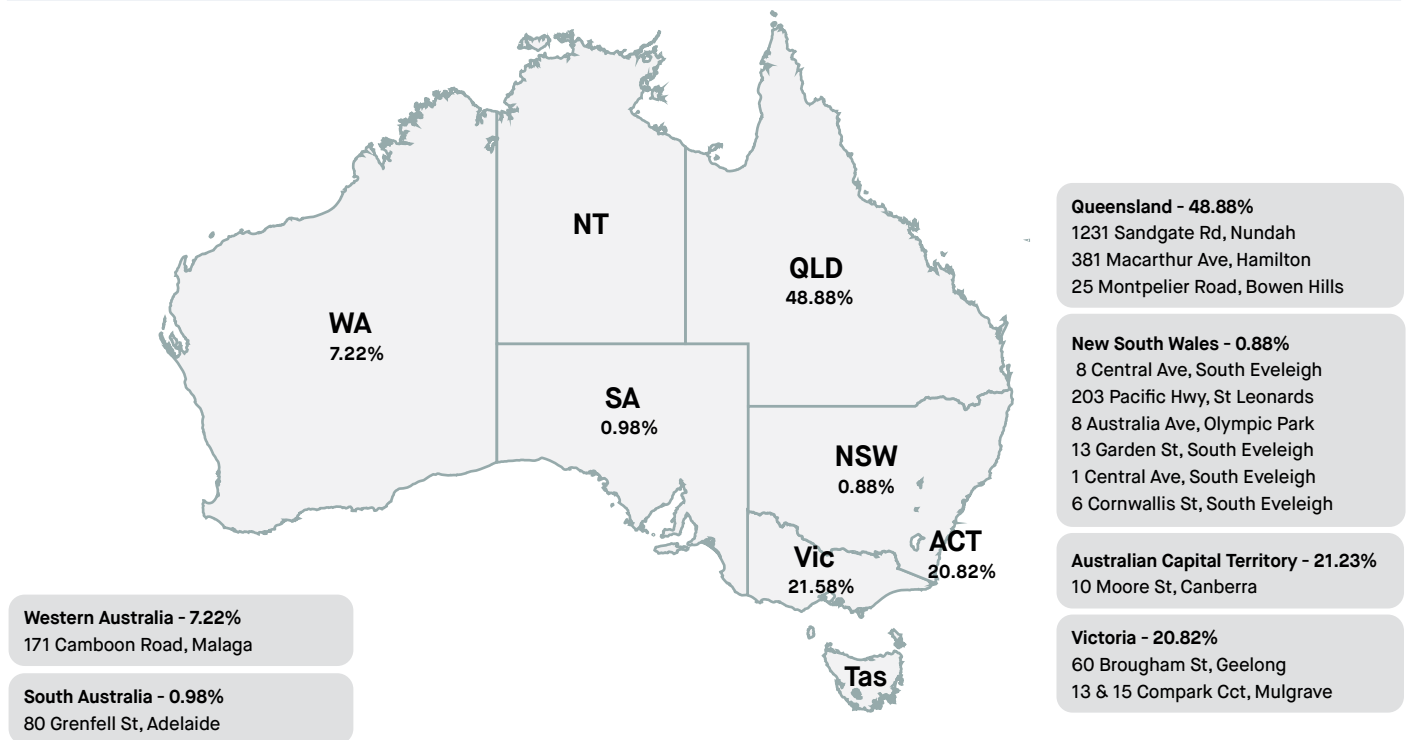
1 Updated on a quarterly basis and for significant portfolio changes. The valuation information is outlined on the Fund's continuous disclosure page.

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.

4 Assets held by the syndicate have been sold.

Portfolio Geographic Diversification¹ (as at 31 October 2021)



(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. CA-CPFL-16/11/21-001450.

Meet the Distribution Team

Ben Harrop

Head of Distribution

P: +61 431 133 058

E: ben.harrop@centuria.com.au

Danny Pupovac

Distribution Manager, VIC/SA/TAS

P: +61 0457 521 698

E: danny.pupovac@centuria.com.au

Alexandra Gaudet

Business Development Associate

P: +61 8923 8923

E: alexandra.gaudet@centuria.com.au

Dylan Tomkins

Distribution Manager, NSW

P: +61 452 605 909

E: dylan.tomkins@centuria.com.au

Dave Brownett

Distribution Manager, VIC/WA

P: +61 406 988 150

E: dave.brownett@centuria.com.au

Lizzie Paton

Senior Relationship Manager - Investor

P: +61 8923 8923

E: lizzie.paton@centuria.com.au

James Jarvis

Distribution Manager, QLD

P: +61 408 015 295

E: james.jarvis@centuria.com.au

Johnny Chen

Relationship Manager - Investor

P: +61 8923 8923

E: johnny.chen@centuria.com.au