

Centuria Healthcare Property Fund

Centuria

OCTOBER 2021 FACTSHEET

ARSN 638 821 360 | APIR CODE CTR0438AU

31 OCTOBER 2021



Distribution rate of
5.50 CPU, annualised¹



Monthly
income²



Invest with as
little as \$10k



Limited quarterly
withdrawals facility³

(*) Centuria Healthcare Property Fund is opening to applications in November 2021. For more information, please request a Product Disclosure Statement from www.centuria.com.au/chpf.

(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. 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.

CHPF is pleased to announce it successfully settled 49 Benaroon Avenue, St Ives NSW, and 3 Garrick Road, St Ives NSW in October 2021.



Perth Clinic | 21-29 Havelock Street, West Perth WA

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 \$18.1b⁴ in assets under management across Property Funds and Investment Bonds.

(*) The fund is opening for new applications in November 2021. For more information, please request a Product Disclosure Statement from www.centuria.com.au/chpf.

(4) AUM as at 30 September 2021. All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.0486). Numbers presented may not add up precisely to the totals provided due to rounding.

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 is not undertaken, a Director's valuation is carried out every 6 months.

Fund Performance Breakdown (as at 31 October 2021¹)

	3 MTH(%) ³	6 MTH(%) ³	12 MTH(%) ²	INCEPTION (%) ²
DISTRIBUTION	1.34	2.83	5.71	5.94
CAPITAL	-0.64	3.57	2.92	1.76
TOTAL RETURN	0.70	6.40	8.63	7.70

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

(3) Returns are not annualised.

Previous Distributions (historic 6-Months)

	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21
DISTRIBUTION (CPU)¹	0.4792	0.4792	0.4583	0.4583	0.4583	0.4583

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

Key Portfolio Metrics (as at 31 October 2021)

	CURRENT PORTFOLIO	CURRENT PORTFOLIO & PIPELINE ⁵
PROPERTY ASSETS	16	17
CARRYING VALUE	\$349.7m	\$361.4m ³
WEIGHTED CAPITALISATION RATE	5.29%	5.31% ²
NET LETTABLE AREA (SQM)	43,345	45,310 ²
WALE (YEARS)⁴	11.2	11.3 ²
WEIGHTED OCCUPANCY⁴	100%	100%

(1) Updated on a quarterly basis and for significant portfolio changes. Currently excludes acquired assets 49 Benaroon Avenue, St Ives NSW, and 3 Garrick Road, St Ives NSW from Asset Allocation and Investment Portfolio. Both assets will be incorporated in the November 2021 factsheet.

(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, Coffs Harbour Medical Centre, Lisa Crescent, Castle Hill NSW, Chiltern Crescent, Castle Hill NSW, 411 Nepean Highway, Frankston VIC, MetroRehab Petersham NSW, Perth Clinic, Perth WA, West End QLD, and Sunbury VIC. Contracted pipeline opportunities are comprised of West Lakes SA, Garrick Street St Ives NSW and Benaroon Crescent, St Ives NSW. Cambridge Day Hospital, Wembley WA is no longer a pipeline asset. Includes 5-year lease extension with I-MED Radiology and Sonic Healthcare at Coffs Medical Centre, and a 5-year lease extension with South East Melbourne Paediatrics at Vermont South Medical Centre. Lettable area excludes GHA Castle Hill properties, which are both 10-bed dementia care homes.

(3) Carrying Value which includes Lisa Crescent, Castle Hill NSW, Chiltern Crescent, Castle Hill NSW and West End, QLD included on an 'As If Complete' basis.

(4) As at 31 October 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 Income² (as at 31 October 2021)

TENANT	PROPERTY	% OF INVESTMENT WEIGHTED INCOME
1 Nexus Day Hospitals¹	Vermont South Medical Centre, Hobart Day Surgery, Bloomfield Medical Centre, Sundew Day Surgery	20.8%
2 Weststate Private Hospital	Weststate Private Hospital	15.6%
3 Perth Clinic	Perth Clinic	11.1%
4 Ramsay Healthcare	Cairns Day Surgery	4.8%
5 Bloomfield Medical Group	Bloomfield Medical Centre	3.7%

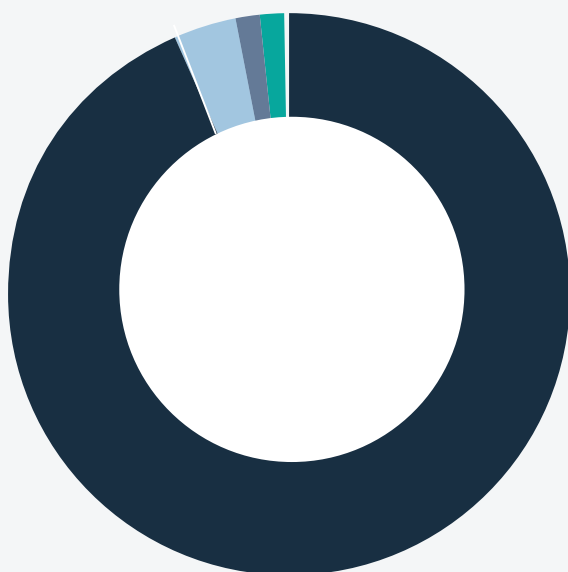
(1) Includes Bloomfield Medical Centre where the hospital is owned by Orange Private Hospital Pty Ltd but operated by Nexus Hospitals under a management agreement.

(2) Includes tenant breakdown from current portfolio on an 'As If Complete' basis, and excluding pipeline.

Look-through Gearing¹ (as at 30 September 2021)

CURRENT LOOK-THROUGH GEARING	39.4%
MAXIMUM LOOK-THROUGH GEARING	55.0%

Asset Allocation¹ (as at 30 September 2021)



● DIRECT PROPERTY (93.6) (%)

Perth Clinic, Weste Perth, WA (16.8)
Bloomfield Medical Centre, Orange NSW (16.5)
Vermont South Medical Centre, Vermont South VIC (16.3)
38-44 Gap Road, Sunbury VIC (9.6)
Coffs Harbour Medical Centre, NSW (7.7)
Cairns Day Surgery, QLD (7.3)
411 Nepean Highway, Frankston VIC (4.0)
Sundew Day Surgery, Jonndalup, WA (3.7)
Weststate Private Hospital, West End QLD (3.4)
275 Addison Road, Petersham, NSW (2.8)
Forrest Family Practice, South Bunbury WA (2.5)
Hobart Day Surgery, TAS (1.7)
GHA Castle Hill Lisa Crescent, NSW (0.7)
GHA Castle Hill Chiltern Crescent, NSW (0.7)

● INDIRECT PROPERTY (%)

● Investment in NPUT (3.4)

● LIQUID ASSETS (%)

● Cash (1.6)

● OTHER (%)

● Other (1.4)

Investment Portfolio¹ (as at 30 September 2021)

	Fund Weighting 30 Sep 21 (%)	Carrying Value ² 30 Sep 21 (\$)	Latest Property Valuation ³ 30 Jun 21 (\$)	Latest Valuation Cap Rate 30 Jun 21
Direct Properties				
Forrest Family Practice, South Bunbury WA	2.5%	7.3	7.3	5.75%
Vermont South Medical Centre, Vermont South VIC	16.3%	48.5	48.5 ⁵	5.50%
Bloomfield Medical Centre, Orange NSW	16.5%	49.0	48.9	5.63%
Hobart Day Surgery, TAS	1.7%	4.9	4.9	6.75%
Sundew Day Surgery, WA	3.7%	11.0	11.0	5.75%
Coffs Harbour Medical Centre, NSW	7.7%	23.0	23.0	6.00%
Cairns Day Surgery, QLD	7.3%	21.6	21.6	5.50%
GHA Castle Hill Lisa Crescent, NSW	0.7%	2.0	2.0	5.75%
GHA Castle Hill Chiltern Crescent, NSW	0.7%	2.0	2.0	5.75%
Perth Clinic, West Perth, WA	16.8%	50.1	50.1	4.00%
411 Nepean Highway, Frankston, VIC	4.0%	12.0	12.0	4.75%
275 Addison Road, Petersham, NSW	2.8%	8.5	8.45	4.75%
Weststate Private Hospital, West End QLD	3.4%	10.0	10.0	5.75%
38-44 Gap Road, Sunbury VIC	9.6%	28.6	28.6	4.50%
Total Direct Properties	93.6%	278.5	278.4	5.29%
Indirect Properties - Investment in NPUT	3.4%	10.1		
Liquid Assets				
Cash	1.6%	4.8		
Total Liquid Assets	1.6%	4.8		
Other ⁴	1.4%	4.1		
Total Investment Portfolio	100.0%	297.4		

(1) Updated on a quarterly basis and for significant portfolio changes. Currently excludes acquired assets 49 Benaroon Avenue, St Ives NSW, and 3 Garrick Road, St Ives NSW from Asset Allocation and Investment Portfolio. Both assets will be incorporated in the November 2021 factsheet.

(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 and other assets.

(5) Property valuation as at 19 July 2021.

Portfolio Geographic Diversification¹ (as at 30 September 2021)



Queensland - 23.3%
Cairns Day Surgery, Cairns QLD
Weststate Private Hospital, West End QLD

New South Wales - 27.4%
Bloomfield Medical Centre, Orange NSW
Coffs Harbour Medical Centre, Coffs Harbour NSW
GHA Lisa Crescent, Castle Hill NSW
GHA Chiltern Crescent, Castle Hill NSW
275 Addison Road, Petersham NSW

Victoria - 27.7%
Vermont South Medical Centre, Vermont South VIC
411 Nepean Highway, Frankston VIC
38-44 Gap Road, Sunbury VIC

Tasmania - 1.6%
Hobart Day Surgery, Hobart TAS

Western Australia - 20.0%
Forrest Family Practice, Bunbury WA
Sundew Day Surgery, Joondalup WA
Perth Clinic, West Perth WA

(1) Weighted by investment value of property holdings. Updated on a quarterly basis and for significant portfolio changes. Currently excludes acquired assets 49 Benaroon Avenue, St Ives NSW, and 3 Garrick Road, St Ives NSW from Asset Allocation and Investment Portfolio. Both assets will be incorporated in the November 2021 factsheet.

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

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