

Centuria

Quarterly Fund Update
June 2021

Centuria Geelong Office Fund

(ARSN 623 696 800)

Key Points

- The property is 98.6% occupied with a weighted average lease expiry (WALE) of approximately 7.19 years.
- Distributions remain robust at 7.35 cents per unit (annualised) for the June 2021 quarter.
- FY22 distribution rate is forecast to increase to 7.50 cents per unit (annualised).
- Lease executed on shop 6 retail space.

Fund Summary

Distributions for the **Centuria Geelong Office Fund** (Fund) have been paid in line with the June 2021 quarter forecast of 7.35 cents per unit (annualised). The corresponding distribution statement for the Fund is enclosed with this report and can also be accessed from our online investor portal at CenturiaInvestor.com.au.

We are pleased to report that a lease has recently been executed for Shop 6 (14 sqm). The tenancy improves the activation of the retail area and the amenity of the property. This leasing traction, along with the recently executed lease on shop 2 (44sqm), is a positive sign given recent leasing conditions.

The audited report for the 2021 financial year is currently being prepared and it is anticipated to be available to download from CenturiaInvestor.com.au at the end of September 2021. A valuation of the property has recently been instructed for the purposes of the Fund's 30 June 2021 financial report. The updated Net Asset Backing (NAB) will be posted on CenturiaInvestor.com.au when the financial report is finalised. Investors will be advised of the new NAB in the September 2021 Quarterly Fund Update. Investors' annual tax statement for the Fund is expected by the end of August 2021.



Financial Snapshot

Fund Commencement Date	4 Apr 2018
Unit Price	\$1.06 ¹
Net Asset Backing	\$1.01 ²
Distribution Rate (cents per unit)	7.35 ³
Weighted Average Lease Expiry (WALE) (years)	7.19 ⁴
Next investor vote on term of fund	4 Apr 2023

1 As at 31 December 2020.

2 Based on most recent audited accounts (31 December 2020). Without the Mark to Market of the Fund's interest rate swap, the NAB of units in the Fund would remain at \$1.01.

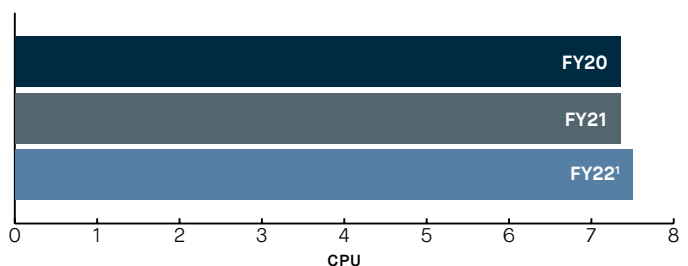
3 June 2021 quarter, annualised.

4 As at 30 June 2021.

As outlined in the Product Disclosure Statement, units were issued at \$1.00 per unit. Thereafter, the unit price reflects the NAB per unit with adjustments made for the amortisation of certain fees and expenses on a straight-line basis over five years.

Distribution Details

Annualised Distribution



1 Forecast (annualised).

The distribution rate for the 2022 financial year is forecast to increase from 7.35 cents per unit to 7.50 cents per unit (annualised). Should there be any material departures from this forecast, an out of cycle Investor update will be provided.

This forecast distribution rate reflects the current performance of the Fund and assumes all tenants will satisfy their contractual obligations under their respective leases within a timely manner. It also assumes there are no significant unforeseen capital costs and no material changes to the Fund's financial obligations.

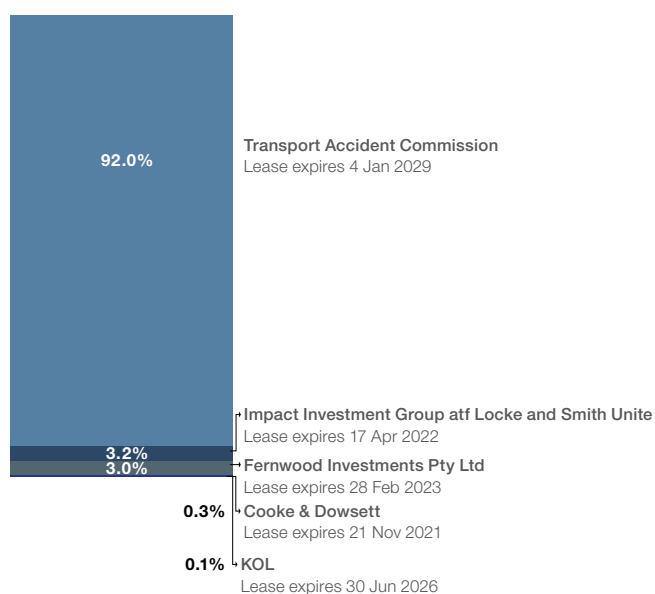
Property Details

Asset Values

Property Address	60 Brougham Street, Geelong, VIC
Purchase Price (Apr 18)	\$115.25m
Previous Valuation – Directors (Jun 20)	\$121.0m
Current Valuation (Dec 20)	\$128.1m
Cap Rate (Dec 20)	6.00%
Valuer	M3 Property

The key metrics of the 31 December 2020 valuation are outlined in the table above, and the result of the 30 June 2021 valuation will be included within the September 2021 Quarterly Fund Update.

Top Tenants by Net Lettable Area (NLA)



Leasing

The property is 98.6% occupied with a Weighted Average Lease Expiry (WALE) by income of approximately 7.19 years as at 30 June 2021.

Property Statistics

	Initial ¹	Jun 20	Dec 20
Net Asset Backing	\$0.89	\$0.92	\$1.01
Portfolio Occupancy Rate	100%	98%	98%
Weighted Average Lease Expiry (WALE) (years)	10.3	8.2	7.7

¹ Based on the Product Disclosure Statement as at 5 February 2018.

Debt Summary

	Current Period	Loan Covenants
Total Facility Limit	\$57.5m ¹	
Undrawn Amount	\$4.4m ¹	
Loan Expiry	29 Mar 2023	
% of Debt Hedged	97.7% ²	
Loan to Value Ratio (LVR)	41.03% ³	57.5%
Interest Cover Ratio (ICR)	6.20 ⁴	2.00

¹ As at 31 May 2021.

² Fund's drawn debt fixed until 29 December 2021.

³ The LVR is based on the most recent independent valuation as defined under the debt facility agreement.

⁴ The stated ICR figures are based on the most recent audited accounts (31 December 2020).

Under the terms of the debt facility, the Fund is required to comply with certain loan covenants over the course of the year. Based on the most recent audited accounts as at 31 December 2020, the Fund remains compliant with all covenants including the Interest Cover Ratio (ICR) and Loan to Value Ratio (LVR).

RG46 Statements

The latest RG46 Statement for the Fund is available at CenturiaInvestor.com.au. It includes the following key information:

- Gearing ratio, calculated using ASIC methodology
- Gearing covenant sensitivities
- Detail of related party transactions in the period
- Further information on the source of distributions

Centuria Investor Website

You can access all information relating to your Centuria investments at CenturiaInvestor.com.au.

Contact Details

If you require assistance with your Centuria Investor account or have any questions regarding your investment in the Fund, please contact **Centuria Investor Services on 1800 182 257** (within Australia); **+61 2 9290 9689** (outside Australia) or by email on Property.Enquiry@CenturiaInvestor.com.au.