



# Centuria Agriculture Fund

Introducing Centuria's NEW investment opportunity targeting high-quality sustainable agricultural investments leased to strong tenant covenants.



INVEST IN AUSTRALIAN  
AGRICULTURE

**\$10k**

MINIMUM  
INVESTMENT



MONTHLY  
DISTRIBUTIONS<sup>1</sup>



LIMITED QUARTERLY  
WITHDRAWALS<sup>2</sup>



Centuria anticipates agricultural real estate, including supporting infrastructure and agri logistics assets, to be a major investment growth sector.

For more information and to invest visit: [centuria.com.au/caf](https://centuria.com.au/caf)

Intelligent Investing.

1. Centuria intends to pay monthly distributions 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 monthly withdrawals is not guaranteed.

# Centuria | Intelligent Investing.

Centuria has secured a high quality seed asset for the NEW open-ended Centuria Agriculture Fund (**Fund**), which aims to provide a regular income stream to investors with the potential for capital growth. The Fund will seek to undertake future capital raisings and add further properties to the portfolio as opportunities are identified.

## INVESTMENT STRATEGY

- Build a national portfolio of investment grade agricultural and agri logistics real estate assets.
- To aggregate scale targeting properties with strong ESG<sup>1</sup> credentials heightening its appeal to the investors.
- Increase asset value and production capacity through carefully delivered capital investment.
- Focus on assets with quality tenants and attractive lease terms (preferably triple net) to support stable fund income.
- Targeting higher revenue producing sectors e.g. glasshouses, water, fruit, nuts, vineyards and agri logistics/infrastructure.
- Obtain a strategic allocation across geography and product sector.

## INITIAL ASSET OVERVIEW



**20 year triple net lease** to a secure and proven operator.



**Core agri location** only 95km from Melbourne CBD.



**Substantial landholding** large scale, adjacent to residential zoned land.



**33.1ha glasshouse** under roof with additional 5ha under net.



**Secure water supply** via a combination of water licenses, recycling and roof collection.

**NOTE:** A Target Market Determination has been issued for this product and can be found on Centuria's website at: [centuria.com.au/DDO/](http://centuria.com.au/DDO/)

**RISKS:** All investments in unlisted property funds carry risk. As the Fund invests in commercial Agriculture property it carries the market and property risks associated with investing in this sector, including climate and environmental risks. 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 and understand the risks of investing.

**DISCLAIMER:** Centuria Property Funds Limited (ACN 086 553 639) (AFSL 231 149) (Centuria) is the Responsible Entity for the proposed stapled fund comprising the Centuria Agriculture Fund I (ARSN 653 947 892) (CAF I) and the Centuria Agriculture Fund II (ARSN 653 946 402) (CAF II). 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 advisor before investing. You should obtain and read a copy of the PDS relating to the Fund before making a decision to invest. Centuria expects to issue a PDS for the Fund on or about 20 June 2022, which will be available at: [centuria.com.au/caf](http://centuria.com.au/caf). 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-19/05/22-001563.

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Intelligent Investing.

1. Environmental, social and governance.