

Centuria

Healthcare Property Fund

APIR CTR0438AU



Key features



Distribution rate of
5.0 CPU¹



Minimum
investment \$10K



Monthly
distributions²



Portfolio WALE
10.0 years³

Access a **\$600m⁺**³
property portfolio
underpinned by
non-discretionary
healthcare needs.

For more information and to invest visit: centuria.com.au/CHPF

1. Monthly distribution rate paid for the month of October 2022, annualised (assuming equal monthly distributions). Past performance is not a reliable indicator of future performance. You can review the full historical performance online at: centuria.com.au/CHPF.

2. Distributions will be paid if declared by Centuria Property Funds No.2 Limited (CPF2L) and will be subject to the terms set out in the PDS.

3. As at 5 January 2023. The property portfolio value is based on the existing portfolio and contracted properties. It is possible the Fund may not acquire the contracted properties. The portfolio WALE is calculated based on current and contracted properties and includes rent guarantees.

Intelligent investing.

Centuria

Healthcare Property Fund



25
assets¹



99.6%
occupancy²



61%
CPI linked rent reviews³

The portfolio continues to expand into core healthcare sub-sectors: medical centres, day and short stay hospitals and diagnostics.



BLOOMFIELD MEDICAL CENTRE, ORANGE NSW

PROPERTY TYPE Short stay hospital

PROPERTY VALUE⁵ \$67 million

WALE (YEARS)⁶ 6.5

OCCUPANCY⁶ 100%



WESTSTATE PRIVATE HOSPITAL, QLD⁷

PROPERTY TYPE Short stay hospital

PROPERTY VALUE⁴ \$60.5 million

WALE (YEARS)⁵ 25.0

OCCUPANCY⁶ 100%



VERMONT SOUTH MEDICAL CENTRE, VIC

PROPERTY TYPE Short stay hospital

PROPERTY VALUE⁵ \$69 million

WALE (YEARS)⁶ 9.0

OCCUPANCY⁶ 99.8%



PERTH CLINIC, WA

PROPERTY TYPE Mental health

PROPERTY VALUE⁵ \$53 million

WALE (YEARS)⁶ 13.4

OCCUPANCY⁶ 100%



VARSITY LAKES DAY HOSPITAL, QLD

PROPERTY TYPE Day hospital

PROPERTY VALUE⁵ \$75 million

WALE (YEARS)⁶ 6.0

OCCUPANCY⁶ 100%



MEDICAL ON ROBINA, QLD⁷

PROPERTY TYPE Medical centre

PROPERTY VALUE⁴ \$27.5 million

WALE (YEARS)⁵ 10.7

OCCUPANCY⁶ 100%

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

RISKS: All investments in unlisted property funds carry risk. As the Fund invests in commercial healthcare property it carries the market and property risks associated with investing in healthcare property. 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.

For more information and to invest visit: centuria.com.au/CHPF

1. Existing and contracted assets as at 30 September 2022. It is possible the Fund may not acquire the contracted properties.
2. As at 30 September 2022 post acquisition of 3 contracted assets and including rent guarantees. It is possible the Fund may not acquire the contracted properties.
3. Includes existing and contracted assets, as at 30 September 2022 and weighted by Gross Passing Income. It is possible the Fund may not acquire the contracted properties.
4. As if complete valuations. As at 30 September 2022.
5. As at 30 September 2022.
6. As at 30 September 2022. Includes rental guarantees.
7. Architect's rendered vision of property currently under construction.

Disclaimer: Centuria Property Funds No.2 Limited (ABN 38 133 363 185, AFSL 340304) (Centuria) is the Responsible Entity for the Centuria Healthcare Property Fund (ARSN 638 821 360). 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. The Product Disclosure Statement (PDS) for the Fund is available from Centuria's website (centuria.com.au). 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. Past performance is not a reliable indicator of future performance. A-CH-07/11/2022-001682.