

Centuria

Monthly fund update
September 2024

Centuria Diversified Property Fund

CDPF (ARSN 611 510 699) and CDPF No. 2 (ARSN 645 597 404) | APIR CODE: CNT9370AU



Distribution rate of
3.75 CPU, annualised¹



Monthly
income²



Invest with as
little as \$10k



Limited withdrawal
facility³



36 CARIBOU DRIVE, DIREK SA

The Centuria Diversified Property Fund (Fund)⁴ 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.

Centuria Property Funds Limited 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 \$21.1b⁵ in group assets under management across Property Funds and Investment Bonds.

1. Monthly distribution rate paid for the month of September 2024, 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/cdpf.
2. Monthly distributions will be paid if declared by the Fund and will be subject to the terms set out in the PDS.
3. Withdrawals are limited to the terms detailed in the Fund's PDS. The ability of the Fund to offer quarterly withdrawals is not guaranteed.
4. It is a stapled fund comprising Centuria Diversified Property Fund (CDPF) ARSN 611 510 699 and Centuria Diversified Property Fund No.2 (CDPF No. 2) ARSN 645 597 404.
5. AUM as at 30 June 2024 including assets exchanged but not yet settled, cash and other assets.

Fund performance breakdown (as at 30 September 2024^{1,2})

	6 MTH (%)	1 YR (% P.A)	3 YR (% P.A)	5 YR (% P.A)	INCEPTION (% P.A.) ³
Distribution	2.67%	5.43%	5.02%	4.73%	4.41%
Capital	-5.88%	-17.78%	-10.16%	-5.18%	1.76%
Total return	-3.21%	-12.35%	-5.14%	-0.45%	6.17%

Monthly distribution (previous 6 months)

	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24
Distribution (CPU)⁴	0.4250	0.4250	0.4250	0.3125	0.3125	0.3125

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)
Distributions⁵	Paid monthly
Withdrawals⁶	Processed quarterly
Valuations⁷	Valuations of property investments occur twice per year (minimum)

Key portfolio metrics (as at 30 September 2024)

Portfolio assets	12
Carrying value	\$159,095,810
Weighted capitalisation rate⁸	6.70%
Net lettable area (SQM)⁹	39,656
Number of tenants	53
WALE (years)¹⁰	5.80
Weighted occupancy¹⁰	91.84%
Weighted NABERS rating¹¹	5 Stars

Top 10 existing tenants weighted by income (as at 30 September 2024)

TENANT	% INVESTMENT WEIGHTED INCOME	PROPERTY
1 Entain	25.05%	25 Montpelier Road, Bowen Hills
2 Apex Steel	18.02%	36 Caribou Drive, Direk
3 Transport Accident Commission	9.27%	60 Brougham Street, Geelong
4 Cleanaway	8.58%	171 Camboon Road, Malaga
5 Busy Bees Childcare	5.68%	26 Westbrook Parade, Ellenbrook & 40 John Rice Avenue, Elizabeth Vale
6 Lives Lived Well	4.30%	25 Montpelier Road, Bowen Hills
7 Healthia	3.68%	25 Montpelier Road, Bowen Hills
8 Carter Grange Homes Pty Ltd	3.65%	13 - 15 Compark Circuit, Mulgrave
9 Energex Ltd	2.51%	Sandgate Road, Nundah
10 Reece Australia	2.02%	25 Montpelier Road, Bowen Hills

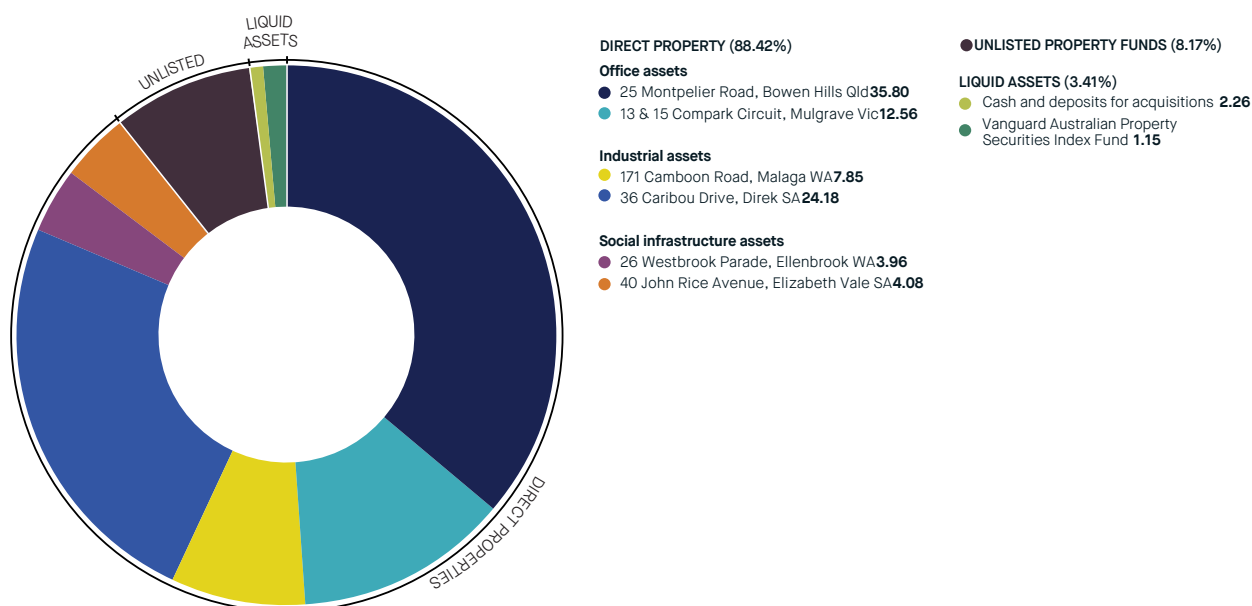


Gearing

Current gearing¹²	31.0%
Maximum gearing	60.0%

- Annualised total return figures reflect compounded monthly returns generated from both capital and income (including reinvestment). Annualised income returns are presented as the sum of the monthly income returns. The returns presented are reflective of any performance fees paid. Returns of less than 1 year are not annualised.
- The implementation of the Stapled Fund occurred on 27 May 2022. The performance shown here illustrates the performance of CDPF (standalone) prior to implementation, and the performance of the Stapled Fund (CDPF and CDPF No.2 consolidated) following implementation.
- Inception date of CDPF, prior to merger, is 24 June 2016. The implementation of the stapling of CDPF and CDPF No.2 occurred on 27 May 2022.
- Cents per Unit (CPU). Distribution figures are monthly and are not annualised.
- Monthly distributions will be paid if declared by the Fund and will be subject to the terms set out in the PDS.
- Withdrawals are limited to the terms detailed in the Fund's PDS. The ability of the Fund to offer quarterly withdrawals is not guaranteed.
- Includes independent and/or internal valuations.
- Weighted by fund allocation.
- Direct property portfolio only.
- Weighted by gross income.
- The NABERS energy rating is for the Fund's office assets only. The Fund's industrial and social infrastructure assets are not subject to rating.
- Based on unaudited management accounts as at 30 September 2024.

Asset allocation (as at 30 September 2024)



Investment portfolio (as at 30 September 2024)

	FUND WEIGHTING (%)	VALUATION (\$M)	PROPERTY VALUATION CAP RATE (%)	OCCUPANCY (%)	WALE (BY INCOME)
Direct properties					
Office assets					
25 Montpelier Road, Bowen Hills QLD	35.80	57.0	7.25	100	4.21
13 & 15 Compark Circuit, Mulgrave VIC	12.56	20.0	7.50	46.9	0.66
Industrial assets					
171 Camboon Road, Malaga WA	7.85	12.5	6.50	100	1.08
36 Caribou Drive, Direk SA	24.18	38.5	5.75	100	13.33
Social infrastructure assets					
26 Westbrook Parade, Ellenbrook WA	3.96	6.3	6.00	100	16.42
40 John Rice Avenue, Elizabeth Vale SA	4.08	6.5	5.75	100	16.50
Total direct properties	88.42	140.8	6.68	90.4	6.04
Holdings in Centuria Unlisted Funds					
Multiple Holdings	8.17	13.0	6.86	99.3	4.38
Total Centuria unlisted funds	8.17	13.0	6.86	99.3	4.38
Liquid assets					
Vanguard Australian Property Securities Index Fund	1.15	1.8			
Cash and deposits for acquisitions	2.26	3.6			
Total liquid assets	3.41	5.4			
Total investment portfolio	100	159.24	6.70	91.83	5.78

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.

Centuria investor website

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

Contact details

Centuria Unlisted Property Funds

Direct investors:

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Disclaimer

Centuria Property Funds Limited (ABN 11 086 553 639) (AFSL 231 149) (Centuria) is the Responsible Entity of Centuria Diversified Property Fund, a stapled fund comprising the Centuria Diversified Property Fund (ARSN 611 510 699) and the Centuria Diversified Property Fund No.2 (ARSN 645 597 404) (collectively, Fund). The information in this document 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). A Target Market Determination has been issued for this product and can be found on Centuria's website at: centuria.com.au/DDO/.

Past performance is not a reliable indicator of future performance. All investment is subject to investment risk, including possible delays in payment or loss of income and principal invested. None of Centuria or any of their respective associates, related entities or directors guarantee the performance of the Fund or the repayment of monies invested.

