



Australian Securities Exchange - Company Announcements Platform

Centuria Property Funds No. 2 Limited

CENTURIA INDUSTRIAL REIT

Centuria Industrial REIT secures \$5m of rental income

Sydney, 27 June 2017

Centuria Property Funds No.2 Limited (**CPF2L**) as Responsible Entity of the Centuria Industrial REIT (ASX:CIP) is pleased to announce lease agreements over approximately 8% of CIP's portfolio gross lettable area. These agreements are a combination of leases to new tenants and early tenant renewals over FY18 lease expiries. On completion of these transactions CIP portfolio occupancy will be 90.4%.

The new lease details include:

- **37-51 Scrivener Street, Warwick Farm (27,599sqm):** Heads of Agreement executed with the incumbent tenant, Visy, for a four year renewal over 100% of the property;
- **8 Penelope Crescent, Arndell Park (11,420sqm):** Heads of Agreement executed with a new tenant for a ten year lease commencing 1 September 2017. The property was vacated by the prior tenant on 31 March 2017;
- **39-45 Wedgewood Drive, Hallam (10,631sqm):** Heads of Agreement executed with a new tenant for a short term lease of fifteen months expected to commence by August 2017. The property was vacated by the prior tenant on 28 February 2017; and
- **6 MacDonald Road, Ingleburn (7,185sqm):** A Lease has been executed for a two year renewal with the incumbent tenant, Seksui House.

Offsetting this leasing activity is the unexpected insolvency of Elite Logistics Pty Ltd at the Trust's asset, 457 Waterloo Road, Chullora occupying 16,051sqm. The Trust has drawn 100% of the Bank Guarantee associated with this tenancy and there will be no impact to FY17 earnings. The location and condition of the premises together with an active leasing market are fundamental in securing a replacement occupier in the near term.

CIP Trust Manager, Mr Ross Lees commented "Following the recent refinancing of CIP's debt facilities, this leasing activity further demonstrates the active approach Centuria is applying to managing CIP.

"This leasing activity is a combination of leasing up existing vacancies within the Trust, as well as mitigating FY18 lease expiry risk. With FY18 lease expiry now reduced to 5.4% from 11.4%¹, the team will continue to be focused on mitigating the remaining existing vacancies in the portfolio"

¹ At 31 December 2016



- Ends -

For further information, please contact:

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About Centuria Property Funds No. 2 Limited

Centuria Property Funds No. 2 Limited (CPF2L), a wholly-owned subsidiary of Centuria Capital Group (CNI), is the Responsible Entity for the ASX listed Centuria Industrial REIT (CIP).

CPF2L, combined with Centuria Property Funds Limited (CPFL), the Responsible Entity for the ASX listed Centuria Metropolitan REIT (CMA), has approximately \$3.0 billion of funds under management in 17 unlisted property funds and two listed REIT's.

CNI is an ASX-listed specialist investment manager with \$3.8 billion in total funds under management.