

Centuria Industrial REIT



FY17

Property compendium

Directory

NSW

Page	Property
6	2 Woolworths Way, Warnervale
7	92-98 Cosgrove Road, Enfield
8	10 Williamson Road, Ingleburn
9	29 Glendenning Road, Glendenning
10	12 Williamson Road, Ingleburn
11	37-51 Scrivener St, Warwick Farm
12	457 Waterloo Road, Chullora
13	74-94 Newton Road, Wetherill Park
14	6 Macdonald Road, Ingleburn
15	30 Clay Place, Eastern Creek
16	8 Penelope Crescent, Arndell Park
17	52-74 Quarry Road, Erskine Park
18	75 Owen Street, Glendenning

VIC

Page	Property
20	207-219 Browns Road, Noble Park
21	102-128 Bridge Road, Keysborough
22	24-32 Stanley Drive, Somerton
23	324-332 Frankston-Dandenong Road, Dandenong South
24	6 Albert Street, Preston
25	69 Studley Court, Derrimut
26	500 Princes Highway, Noble Park
27	14-17 Dansu Court, Hallam
28	12-13 Dansu Court, Hallam
29	49 Temple Drive, Thomastown
30	2 Keon Parade, Keon Park
31	39-45 Wedgewood Road, Hallam
32	9 Fellowes Court, Tullamarine

QLD

Page	Property
34	22 Hawkins Crescent, Bundamba
35	1 Ashburn Road, Bundamba
36	69 Rivergate Place, Murarrie
37	136 Zillmere Road, Boondall
38	33-37 Mica Street, Carole Park
39	21 Jay Street, Townsville

WA

Page	Property
41	310 Spearwood Avenue, Bibra Lake
42	Lot 14 Sudlow Road, Bibra Lake
43	23 Selkis Road, Bibra Lake
44	99 Quill Way, Henderson

ACT

Page	Property
46	54 Sawmill Circuit, Hume

SA

Page	Property
48	9-13 Caribou Drive, Direk 9-13 Caribou Drive, Direk

Overview

Key portfolio metrics ¹

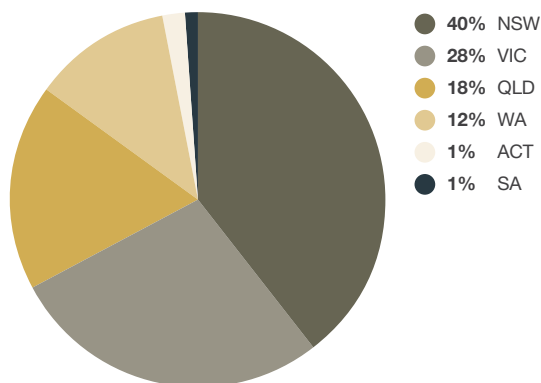
Metric	Total
Assets	38
Book Value	961.2
Capitalisation rate	7.34%
Net Lettable Area	757,944
Occupancy (by income)	92.1
WALE (by Income)	4.4

Top 10 tenants (by gross income) ¹

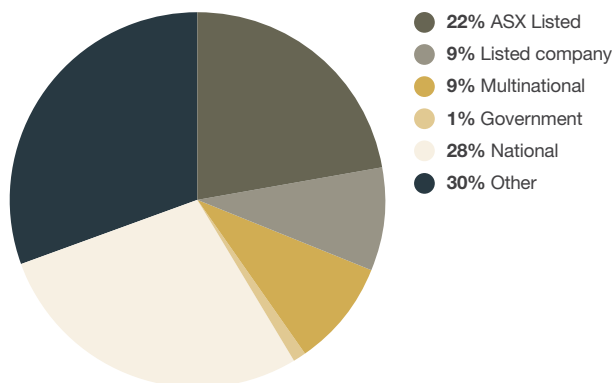
Rank	Tenant	% Total Income
1	Woolworths Limited	8.7%
2	AWH Pty Ltd	7.9%
3	Green's General Foods	6.7%
4	Visy Board Pty Limited	5.6%
5	The Reject Shop Limited	4.6%
6	API	4.5%
7	Orora Bag Solutions	4.2%
8	VIP Petfoods Asset Mangement	3.8%
9	K & S Freighters	3.7%
10	Bradnam's Windows and Doors Pty Ltd	3.6%

Portfolio diversification (by value)

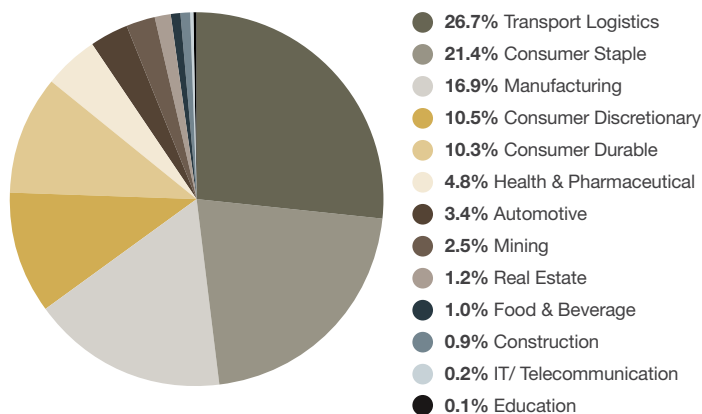
Geographic diversification



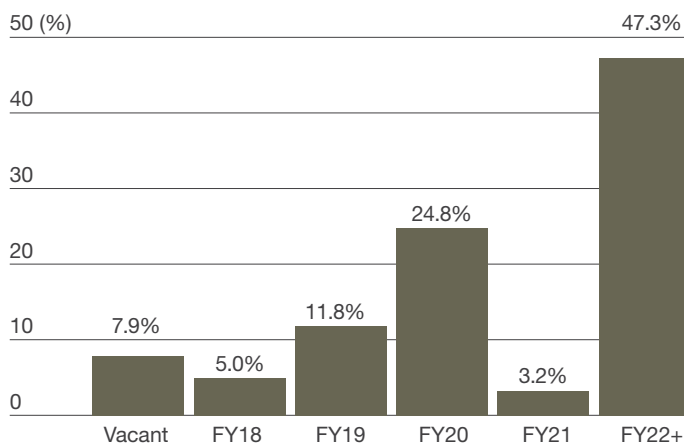
Tenant composition (by income)



Tenant industry sector diversifications



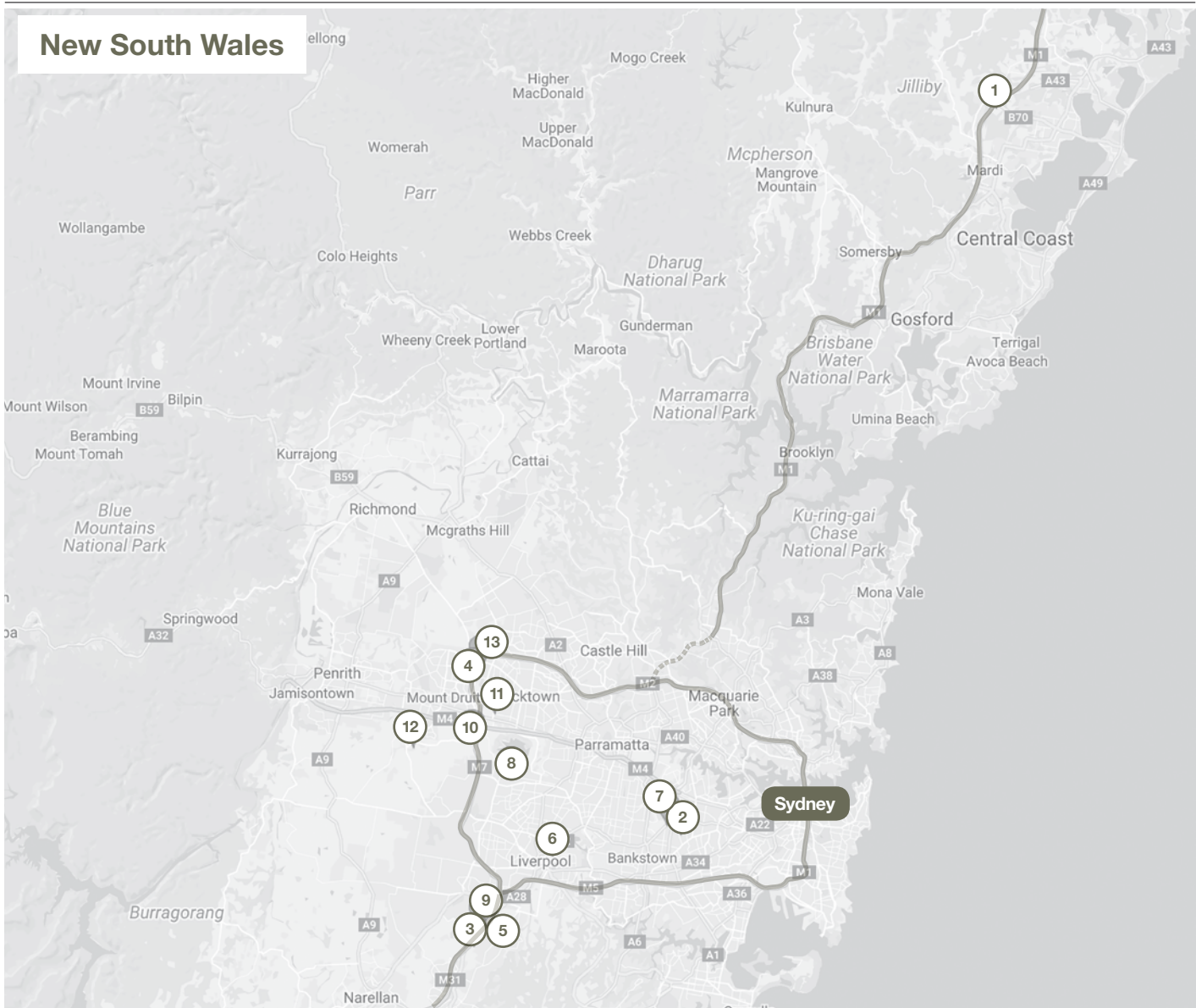
Weighted average lease expiry (by income) ¹



¹) Includes acquisition of Lot 14 Sudlow Road, Bibra Lake and 207-219 Browns Road Noble Park, exchanged on 29 June 2017.

Portfolio overview

Property	State	Book value	\$/sqm	Cap rate	NLA (sqm)	WALE (yrs)	Occupancy %
2 Woolworths Way	NSW	81.0	1,485	7.25%	54,533	4.1	100.0%
457 Waterloo Road	NSW	22.6	1,408	6.75%	16,051	0.0	—
37-51 Scrivener Street	NSW	29.7	1,076	7.50%	27,599	5.0	100.0%
8 Penelope Crescent	NSW	15.5	1,357	6.75%	11,420	10.0	100.0%
52-74 Quarry Road	NSW	15.4	1,737	6.75%	8,867	3.4	100.0%
92-98 Cosgrove Road	NSW	38.5	1,137	7.25%	33,863	3.2	100.0%
12 Williamson Road	NSW	34.5	1,344	7.25%	25,666	6.2	100.0%
10 Williamson Road	NSW	36.7	1,344	7.25%	27,260	2.7	100.0%
72-94 Newton Road	NSW	25.0	1,474	6.75%	16,962	4.2	100.0%
6 Macdonald Road	NSW	18.7	1,507	7.00%	12,375	2.3	100.0%
30 Clay Place	NSW	16.3	2,711	6.50%	6,012	8.4	100.0%
75 Owen Street	NSW	7.4	1,609	6.75%	4,600	1.5	100.0%
29 Glendenning Road	NSW	40.0	1,878	6.50%	21,298	11.4	100.0%
102-128 Bridge Road	VIC	30.9	1,255	7.75%	24,614	1.5	90.3%
6 Albert Street	VIC	26.2	1,276	7.75%	20,532	2.7	92.1%
14-17 Dansu Court	VIC	17.3	1,013	7.50%	17,070	1.7	100.0%
12-13 Dansu Court	VIC	14.3	1,239	7.50%	11,541	0.6	95.1%
500 Princes Highway	VIC	20.3	1,472	8.00%	13,794	1.0	70.4%
39-45 Wedgewood Road	VIC	10.0	941	7.50%	10,631	1.2	100.0%
24-32 Stanley Drive	VIC	26.5	1,088	7.50%	24,350	1.0	100.0%
9 Fellowes Court	VIC	4.2	1,031	7.25%	4,072	2.5	100.0%
324-332 Frankston-Dandenong	VIC	26.7	943	7.50%	28,316	3.8	61.8%
49 Temple Drive	VIC	12.4	923	8.00%	13,438	0.0	—
2 Keon Parade	VIC	21.7	1,111	7.00%	19,527	13.1	100.0%
69 Studley Court	VIC	20.0	1,392	7.25%	14,365	2.6	100.0%
310 Spearwood Avenue	WA	47.8	803	8.00%	59,508	1.6	74.4%
23 Selkis Road	WA	19.8	1,083	7.50%	18,235	5.0	100.0%
99 Quill Way	WA	15.6	950	8.25%	16,419	0.7	100.0%
136 Zillmere Road	QLD	28.5	1,775	7.25%	16,053	6.2	100.0%
69 Rivergate Place	QLD	30.0	2,604	6.50%	11,522	5.9	100.0%
33-37 Mica Street	QLD	28.0	1,504	7.25%	18,613	12.2	100.0%
Lot 69 Jay Street	QLD	11.0	2,328	8.00%	4,726	8.0	100.0%
22 Hawkins Crescent	QLD	44.0	2,321	7.25%	18,956	7.4	100.0%
1 Ashburn Road	QLD	36.3	1,361	7.50%	26,628	2.6	100.0%
54 Sawmill Circuit	ACT	15.3	1,761	7.25%	8,689	4.7	100.0%
9-13 Caribou Drive	SA	8.3	1,175	9.00%	7,023	1.7	100.0%
Sub Total (excluding acquisitions)		\$896.2	1,327	7.31%	675,128	4.2	91.6%
207-219 Browns Rd, Noble Park	VIC	37.0	854	7.00%	43,331	8.8	100.0%
Lot 14 Sudlow Road, Bibra Lake	WA	28.0	709	8.50%	39,485	3.0	100.0%
Total (including acquisitions)		\$961.2	1,268	7.33%	757,944	4.4	92.1%



New
South Wales
Portfolio

1	2 Woolworths Way, Warnervale
2	92-98 Cosgrove Road, Enfield
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8	74-79 Newton Road, Wetherill Park
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13	75 Owen Street, Glendenning

2 Woolworths Way Warnervale, NSW



Description

The property is located within the Warnervale Business Park next to the M1 Freeway approximately 65 kilometres south of Newcastle and 95 kilometres north of Sydney. The property was constructed 2006 and comprises a high quality distribution centre with a mix of ambient and temperature controlled accommodation. The warehouse benefits from 9.5 to 13.5 metres clearance, 47 loading dock levellers and 18 finger docks. The site also provides ample on-site parking and extensive hardstand, which comfortably caters for the 800 truck movements per day.

Asset summary

Current book value:	\$81.00m
Capitalisation rate:	7.25%
Building area (sqm):	54,533
WALE (years):	4.1
Occupancy:	100.0%

Major tenants	Expiry	Area
Woolworths	FY22	54,533

92-98 Cosgrove Road Enfield, NSW



Description

Enfield is an established industrial and logistics area, approximately 16km west of the Sydney CBD. The property is adjacent to the Enfield Intermodal Logistics Centre which is linked to Port Botany.

The site comprises three warehouses, constructed 1950's and 1980's, and a large container rated hardstand.

The site has three street frontage and is strategic given large land size of 4.29ha adjacent to the Intermodal.

Asset summary

Current book value:	\$38.5m
Capitalisation rate:	7.25%
Building area (sqm):	33,863
WALE (years):	3.2
Occupancy:	100.0%

Major tenants	Expiry	Area
K&S Freighters	FY21	25,035
Lesandu	FY22	8,828

10 Williamson Road Ingleburn, NSW



Description

Ingleburn is located approximately 35km south west of the Sydney CBD and has direct access to the M5 and M7 motorways.

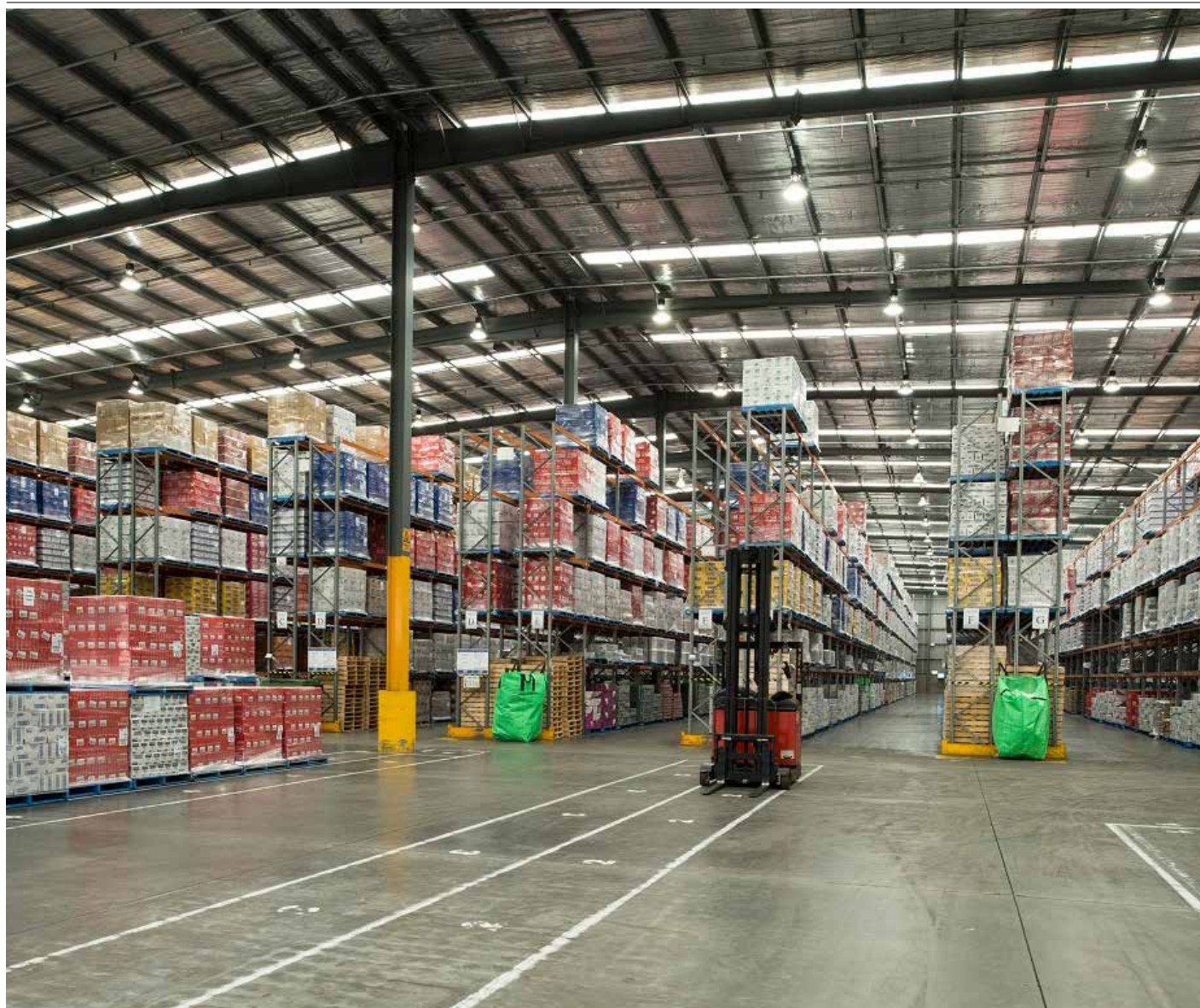
The property comprises new and recently upgraded warehouse distribution buildings and associated offices. The property is divided into three separate tenancies and adjoins CIP's property at 12 Williamson Road.

Asset summary

Current book value:	\$36.7m
Capitalisation rate:	7.25%
Building area (sqm):	27,260
WALE (years):	2.7
Occupancy:	100.0%

Major tenants	Expiry	Area
Visy	FY21	14,275
MPower	FY19	5,521
Steelforce	FY20	7,464

29 Glendenning Road Glendenning, NSW



Description

Glendenning is an established industrial precinct in north western Sydney located at the intersection of the M7 and M2 motorways.

The property consists of warehousing, manufacturing, and head office facilities. The site is utilised as Greens head office and has surplus developable land.

Asset summary

Current book value:	\$40.00m
Capitalisation rate:	6.50%
Building area (sqm):	21,298
WALE (years):	11.4
Occupancy:	100.0%

Major tenants	Expiry	Area
Green's General Food	FY29	21,298

12 Williamson Road Ingleburn, NSW



Description

Ingleburn is located approximately 35km south west of the Sydney CBD and has direct access to the M5 and M7 motorways.

The property comprises a substantial distribution warehouse, processing facility, and associated offices with internal clearances of circa 10 metres.

Asset summary

Current book value:	\$34.5m
Capitalisation rate	7.25%
Building area (sqm):	25,666
WALE (years):	6.7
Occupancy:	100.0%

Major tenants	Expiry	Area
VIP Petfoods	FY24	25,666

37-51 Scrivener Street Warwick Farm, NSW



Description

The property is located at Warwick Farm, 31 kilometres south west of the Sydney CBD. Warwick Farm is a small established industrial precinct located on the northern side of the Hume Highway.

The property comprises a mixture of traditional industrial buildings and modern high clearance warehouses which have been amalgamated over time.

Asset summary

Current book value:	\$29.7m
Capitalisation rate:	7.50%
Building area (sqm):	27,599
WALE (years):	5.0
Occupancy:	100.0%

Major tenants	Expiry	Area
Visy Board	FY22	27,599

457 Waterloo Road
Chullora, NSW



Description

Chullora is an established industrial precinct and is located approximately 15 kilometres west of the Sydney CBD and is accessed via the Hume Highway and is in close proximity to both the M5 and M4 Motorways and the Enfield Intermodal.

The property comprises a 2013 refurbished freestanding office and warehouse facility. Access to the warehouse is via 18 roller doors, providing a mixture of on-grade and raised dock access.

Asset summary

Current book value:	\$22.6m
Capitalisation rate:	6.75%
Building area (sqm):	16,051
WALE (years):	0.0
Occupancy:	0.0%



Description

Wetherill Park is located in Sydney's outer central west industrial region with access to the M4 and M5 motorways.

The property is a high capacity logistics facility which includes a 28 metre high clearance warehouse. The site has expansion potential for a 5,000sqm warehouse.

Asset summary

Current book value:	\$25.0m
Capitalisation rate:	6.75%
Building area (sqm):	16,962
WALE (years):	4.2
Occupancy:	100.0%

Major tenants	Expiry	Area
Weir Minerals	FY22	15,378

6 Macdonald Road Ingleburn, NSW



Description

Ingleburn is located approximately 35km south west of the Sydney CBD and has direct access to the M5 and M7 motorways.

The property was completed in 2009 and comprises a modern warehouse with associated office space which was designed to accommodate two tenancies with basement car parking.

Asset summary

Current book value:	\$18.7m
Capitalisation rate:	7.00%
Building area (sqm):	12,375
WALE (years):	2.3
Occupancy:	100.0%

Major tenants	Expiry	Area
Sekisui House	FY20	7,185
Australia Post	FY19	5,190



Description

The property is situated in the M7 Business Hub at Eastern Creek, near the M4 and M7 motorways.

The property is a modern warehouse distribution facility with associated office space that was 'built-to-suit' for Garmin Australasia and completed in 2013.

Asset summary

Current book value:	\$16.3m
Capitalisation rate:	6.50%
Building area (sqm):	6,012
WALE (years):	8.4
Occupancy:	100.0%

Major tenants	Expiry	Area
Garmin Australasia	FY26	6,012

8 Penelope Crescent Arndell, NSW



Description

The Property is located approximately 40 kilometres west of the Sydney CBD in the suburb of Arndell Park. Arndell Park is an established industrial precinct located on the northern side of the Great Western Highway.

The property consists of a modern warehouse with a 7 to 9.5 metre internal clearance and associated offices refurbished 2011.

Asset summary

Current book value:	\$15.4m
Capitalisation rate:	6.75%
Building area (sqm):	11,420
WALE (years):	10.0
Occupancy:	100.0%

Major tenants	Expiry	Area
YHI Australia	FY28	11,420

52-74 Quarry Road Erskine Park, NSW



Description

Erskine Park is an established industrial suburb approximately 45km west of the Sydney CBD, close to the junction of the M4 and M7 motorways.

The property consists of two modern “built-to-suit” warehouses with associated offices that were completed in late 2014.

Asset summary

Current book value:	\$15.4m
Capitalisation rate:	6.75%
Building area (sqm):	8,867
WALE (years):	3.4
Occupancy:	100.0%

Major tenants	Expiry	Area
Premium Floors	FY22	4,594
Dutt Transport	FY20	4,273



Description

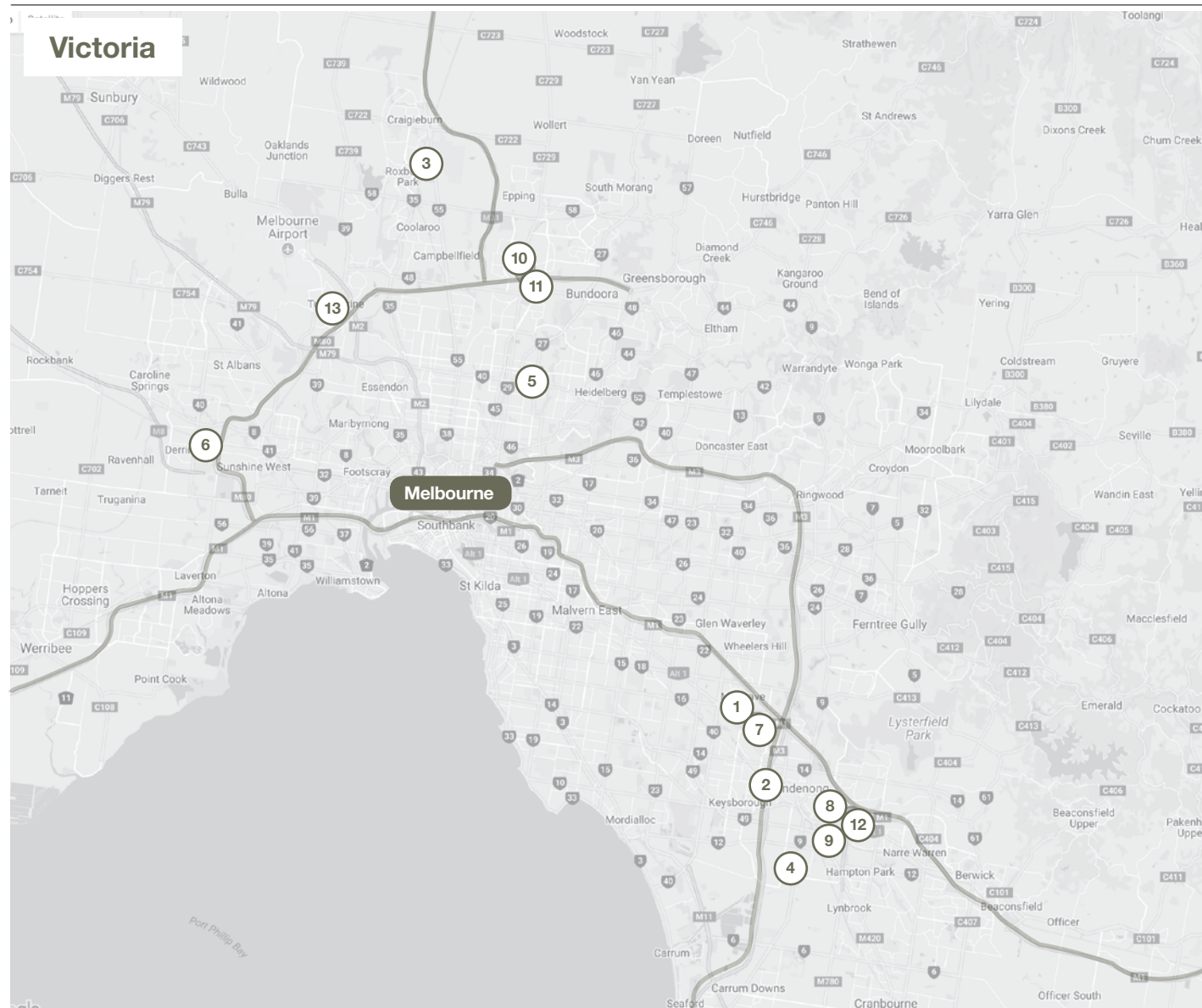
Glendenning is an established industrial precinct located at the intersection of the M7 and M2 motorways.

The property is a modern, generic industrial warehouse with associated office space constructed 2013.

Asset summary

Current book value:	\$7.4m
Capitalisation rate:	6.75%
Building area (sqm):	4,600
WALE (years):	1.5
Occupancy:	100.0%

Major tenants	Expiry	Area
Hyne & Son	FY19	4,600



Victoria Portfolio

1	207-219 Browns Road, Noble Park
2	102- 128 Bridge Road, Keysborough
3	24 -32 Stanley Drive, Somerton
4	324 - 332 Frankston-Dandenong Road, Dandenong South
5	6 Albert Street, Preston
6	69 Studley Court, Derrimut
7	500 Princes Highway, Noble Park
8	14 - 17 Dansu Court, Hallam
9	12- 13 Dansu Court, Hallam
10	49 Temple Drive, Thomastown
11	2 Keon Parade, Keon Park
12	39 - 45 Wedgewood Road, Hallam
13	9 Fellowes Court, Tullamarine

207-212 Browns Road Noble Park, VIC



Description

The property is located on the south eastern side of Browns Road approximately 350 metres north east of the Princess Highway and 25 kilometres south of Melbourne CBD. The property adjoins an existing assets owned by the Trust at 500 Princess Highway.

Improvements consist of a multi unit industrial estate (7 units). The warehouse facility fronting Browns Road and the rear office warehouse unit were constructed in 1996, the sawtooth warehouse component situated to the centre of the site was constructed circa 1967.

Asset summary

Current book value:	\$37.0m
Capitalisation rate:	7.00%
Building area (sqm):	43,331
WALE (years):	8.8
Occupancy:	100.0%

Major tenants	Expiry	Area
UR1 International	FY28	10,829
E&S Trading Company	FY28	18,607



Description

The property is located in the south-eastern suburb of Keysborough, approximately 30 kilometres south east of the Melbourne CBD.

The property comprises a purpose built industrial cold store facility, and a modern industrial estate of varying building sizes constructed 2010. The site benefits from two street access. The property is in close proximity to East Link Fwy.

Asset summary

Current book value:	\$30.9m
Capitalisation rate:	7.75%
Building area (sqm):	24,614
WALE (years):	1.5
Occupancy:	90.3%

Major tenants	Expiry	Area
Montague	FY19	8,655
Wallara Australia Ltd	FY20	8,642



Description

Somerton is a more recently established industrial area approximately 18km north of the Melbourne CBD.

The property comprises a modern warehouse distribution facility with three substantial high clearance warehouses and associated office accommodation.

Asset summary

Current book value:	\$26.5m
Capitalisation rate:	7.50%
Building area (sqm):	24,350
WALE (years):	1.0
Occupancy:	100.0%

Major tenants	Expiry	Area
Bluestar Logistics	FY19	24,350

324 - 332 Frankston-Dandenong Road Dandenong South, VIC



Description

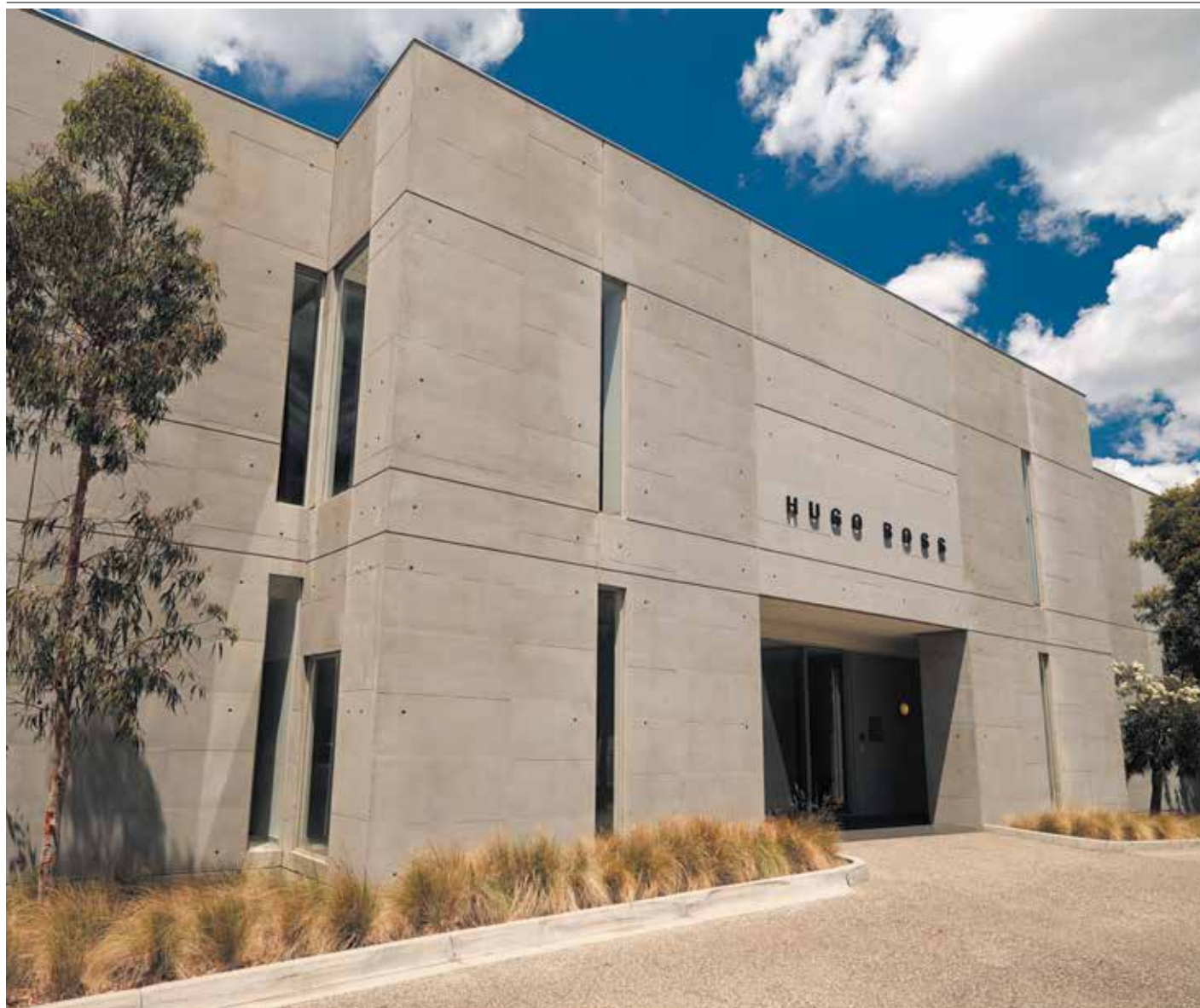
Dandenong South is a well-established industrial precinct in Melbourne's south west corridor.

The property consists of three standalone buildings, offering high clearance functional warehouses and associated offices.

Asset summary

Current book value:	\$26.7m
Capitalisation rate:	7.50%
Building area (sqm):	28,316
WALE (years):	3.8
Occupancy:	61.8%

Major tenants	Expiry	Area
Schneider Electric	FY21	10,839
Complete Supply Co	FY27	6,654



Description

The property is located in the traditional industrial precinct of Preston approximately 8 kilometres north of the Melbourne CBD.

The property consists of four buildings, including a modern four level, high quality office, showroom and warehouse building constructed circa 2001, and three older style single storey low clearance office and warehouse buildings. The office building was purpose built for the major tenant Hugo Boss.

Asset summary

Current book value:	\$26.2m
Capitalisation rate:	7.75%
Building area (sqm):	20,532
WALE (years):	2.7
Occupancy:	92.1%

Major tenants	Expiry	Area
Hugo Boss	FY20	9,157
Flair Industries	FY20	4,426

69 Studley Court Derrimut, VIC



Description

The property is a modern freestanding office and warehouse facility completed in 2009 comprising office accommodation positioned over two levels and a high clearance warehouse benefiting from large canopies and large container rated hardstand and truck weighbridge. Access to the warehouse is via 18 roller doors, providing a mixture of on-grade and raised dock access. Derrimut is an established yet emerging industrial precinct approximately 12 kilometres west of the Melbourne CBD and is accessed via both the Western Ring Road and Westgate Freeway.

Asset summary

Current book value:	\$20.0m
Capitalisation rate:	7.25%
Building area (sqm):	14,365
WALE (years):	2.6
Occupancy:	100.0%

Major tenants	Expiry	Area
Silk Logistics	FY20	14,365

500 Princes Highway Noble Park, VIC



Description

The property is located on the north side of Princes Highway approximately 30 kilometres south east of the Melbourne CBD.

The property comprises three buildings including a three storey office building of approximately 4,300sqm, a warehouse of 8,507sqm with up to 9 metre internal clearance serviced for dangerous goods and a two storey laboratory building. The site provides ample on site parking.

Asset summary

Current book value:	\$20.3m
Capitalisation rate	8.00%
Building area (sqm):	13,794
WALE (years):	1.0
Occupancy:	70.4%

Major tenants	Expiry	Area
Mainfreight Distribution	FY20	8,507

14-17 Dansu Court Hallam, VIC



Description

The property is situated within the established south eastern industrial precinct of Hallam, approximately 30 kilometres from the Melbourne CBD. The property comprises a large high clearance warehouse of 15,330 sqm, offices of 1,730 sqm and 140 car spaces.

The property is adjacent and with easy access to the Princess Highway. The building has a combination of on grade and levelled docks and the site has dual street access. The property adjoins 12-13 Dansu Court.

Asset summary

Current book value:	\$17.3m
Capitalisation rate:	7.50%
Building area (sqm):	17,070
WALE (years):	1.7
Occupancy:	100.0%

Major tenants	Expiry	Area
GM Holden	FY19	15,333

12-13 Dansu Court Hallam, VIC



Description

The property is situated within the established south eastern industrial precinct of Hallam, approximately 30 kilometres from the Melbourne CBD.

The property is a modern office high clearance distribution facility with 8.5 metre internal clearance with semi detached offices of 3,026 sqm. The property is adjacent to the Princes Highway. The property adjoins the Fund's property at 14-17 Dansu Court.

Asset summary

Current book value:	\$14.3m
Capitalisation rate:	7.50%
Building area (sqm):	11,541
WALE (years):	0.6
Occupancy:	95.1%

Major tenants	Expiry	Area
DKSH	FY18	7,879
Metcash Trading	FY18	3,336

49 Temple Drive
Thomastown, VIC



Description

Thomastown is situated in a well-established industrial location, approximately 17km north of the Melbourne CBD.

The building comprises a modern style temperature controlled industrial warehouse with associated office space and has been recently refurbished. There is a surplus land which allows for future extension of 2,400sqm. The property is on the same Title as the Fund's property at 2 Keon Parade.

Asset summary

Current book value:	\$12.4m
Capitalisation rate:	8.00%
Building area (sqm):	13,438
WALE (years):	0.0
Occupancy:	0.0%

2 Keon Parade Keon Park, VIC



Description

Keon Park is situated in a well-established industrial location, approximately 17km north of the Melbourne CBD.

The warehouse was extended 2016 and new office constructed. The property is on the same Title as the Fund's property at 49 Temple Drive, Thomastown.

Asset summary

Current book value:	\$21.7m
Capitalisation rate:	7.00%
Building area (sqm):	19,527
WALE (years):	13.1
Occupancy:	100.0%

Major tenants	Expiry	Area
Orora	FY31	19,527

39 - 45 Wedgewood Road Hallam, VIC



Description

The property is situated within the established south eastern industrial precinct of Hallam, approximately 30 kilometres from the Melbourne CBD.

The property comprises an 8,076 sqm industrial/manufacturing facility with 7 metre internal clearance and 2,008 sqm of office accommodation. The site has drive around access, onsite parking for 112 vehicles and is in close proximity to the Princes Highway.

This property has been contracted for sale. Settlement will occur on 29 June 2018

Asset summary

Current book value:	\$10.0m
Capitalisation rate:	7.50%
Building area (sqm):	10,631
WALE (years):	1.2
Occupancy:	100.0%

Major tenants	Expiry	Area
SKM Recycling	FY19	10,631

9 Fellowes Court Tullamarine, VIC



Description

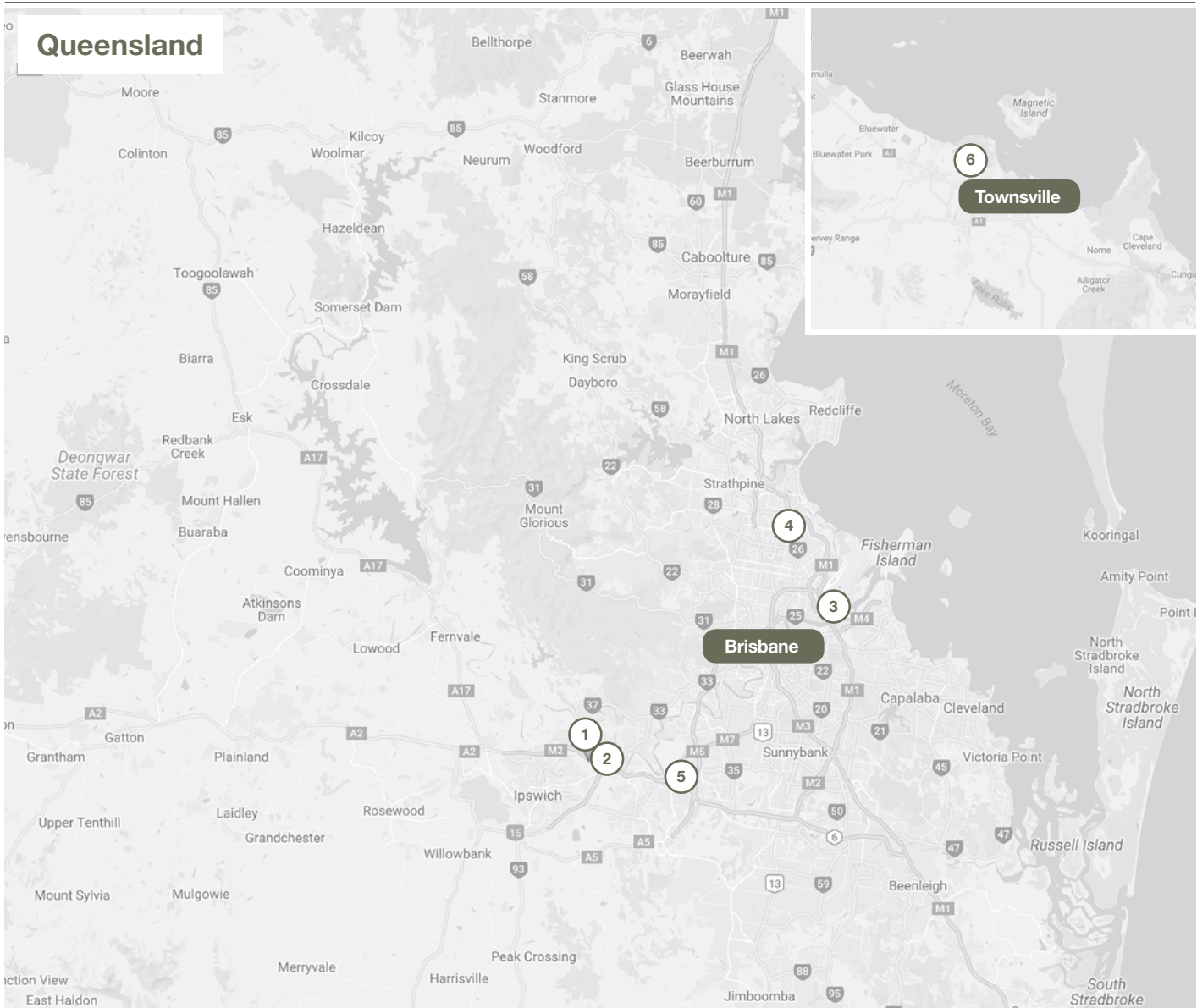
Tullamarine is an established industrial precinct, approximately 16km north west of Melbourne's CBD.

The property consists of a clear span steel portal frame warehouse and a two level office.

Asset summary

Current book value:	\$4.2m
Capitalisation rate:	7.25%
Building area (sqm):	4,072
WALE (years):	3.0
Occupancy:	100.0%

Major tenants	Expiry	Area
McHugh & Eastwood	FY20	4,072



Queensland
Portfolio

1	22 Hawkins Crescent, Bundamba
2	1 Ashburn Road, Bundamba
3	69 Rivergate, Murarrie
4	136 Zillmere Road, Boondall
5	33-37 Mica Street, Carole Park
6	21 Jay Street, Townsville

22 Hawkins Crescent Bundamba, QLD



Description

The property was completed in 2009 and is situated approximately 33 kilometres south west of the Brisbane CBD on the junction of three major highways offering exceptional access to the Port of Brisbane, the CBD and interstate.

The building has 10 metre internal clearance and is 100% temperature controlled. There is 1,487sqm of office accommodation and 210 car spaces on site. The property is in close proximity to the Fund's Reject Shop property.

Asset summary

Current book value:	\$44.0m
Capitalisation rate:	7.25%
Building area (sqm):	18,956
WALE (years):	7.4
Occupancy:	100%

Major tenants	Expiry	Area
API	FY25	18,956

1 Ashburn Road Bundamba, QLD



Description

The property was completed in 2010 and is situated approximately 33 kilometres south west of the Brisbane CBD on the junction of three major highways offering exceptional access to the Port of Brisbane, the CBD and interstate.

The property is Reject Shop's state distribution facility and comprises 1,544 sqm of office accommodation and 25,050 sqm of warehouse. The facility incorporates drive around truck access, 140 car spaces and trailer parking. The property is in close proximity to the Trust's API facility.

Asset summary

Current book value:	\$36.6m
Capitalisation rate:	7.50%
Building area (sqm):	26,628
WALE (years):	2.6
Occupancy:	100%

Major tenants	Expiry	Area
The Reject Shop	FY20	26,628

69 Rivergate Murarrie, QLD



Description

The property is situated within the Australia Trade Coast suburb of Murarrie, approximately 8 kilometres east of the Brisbane CBD. Yamaha Centre is situated on the western side of Rivergate Place which is readily accessible to the Gateway and Port of Brisbane Motorways.

The property comprises a modern office and warehouse facility which was constructed in 2008. The site is utilised as Yamaha Motor Australia's head office and nationwide training facility.

Asset summary

Current book value:	\$30.0m
Capitalisation rate:	6.50%
Building area (sqm):	11,522
WALE (years):	5.9
Occupancy:	100%

Major tenants	Expiry	Area
Yamaha	FY23	11,522



Description

The property is located approximately 12 kilometres north of the Brisbane CBD, in a well-established industrial precinct.

The property benefits from an approximate 100 metre frontage to Zillmere Road. Improvements are located across two separate facilities to provide a net lettable area of approximately 15,621m², plus hardstand and a three level carpark for 250 cars.

Asset summary

Current book value:	\$28.5m
Capitalisation rate:	7.25%
Building area (sqm):	16,053
WALE (years):	6.2
Occupancy:	100%

Major tenants	Expiry	Area
Bradhams	FY24	16,053

33-37 Mica Street Carole Park, QLD



Description

The property is located in Carole Park near the junction of the Ipswich and Logan motorways approximately 25 kilometres south west of the Brisbane CBD.

The property comprises a food production facility with ancillary office accommodation. The original building was constructed 1985 with significant expansion works undertaken in 2005.

Asset summary

Current book value:	\$28.0m
Capitalisation rate:	7.25%
Building area (sqm):	18,613
WALE (years):	12.2
Occupancy:	100%

Major tenants	Expiry	Area
Greens Biscuits	FY30	18,613



Description

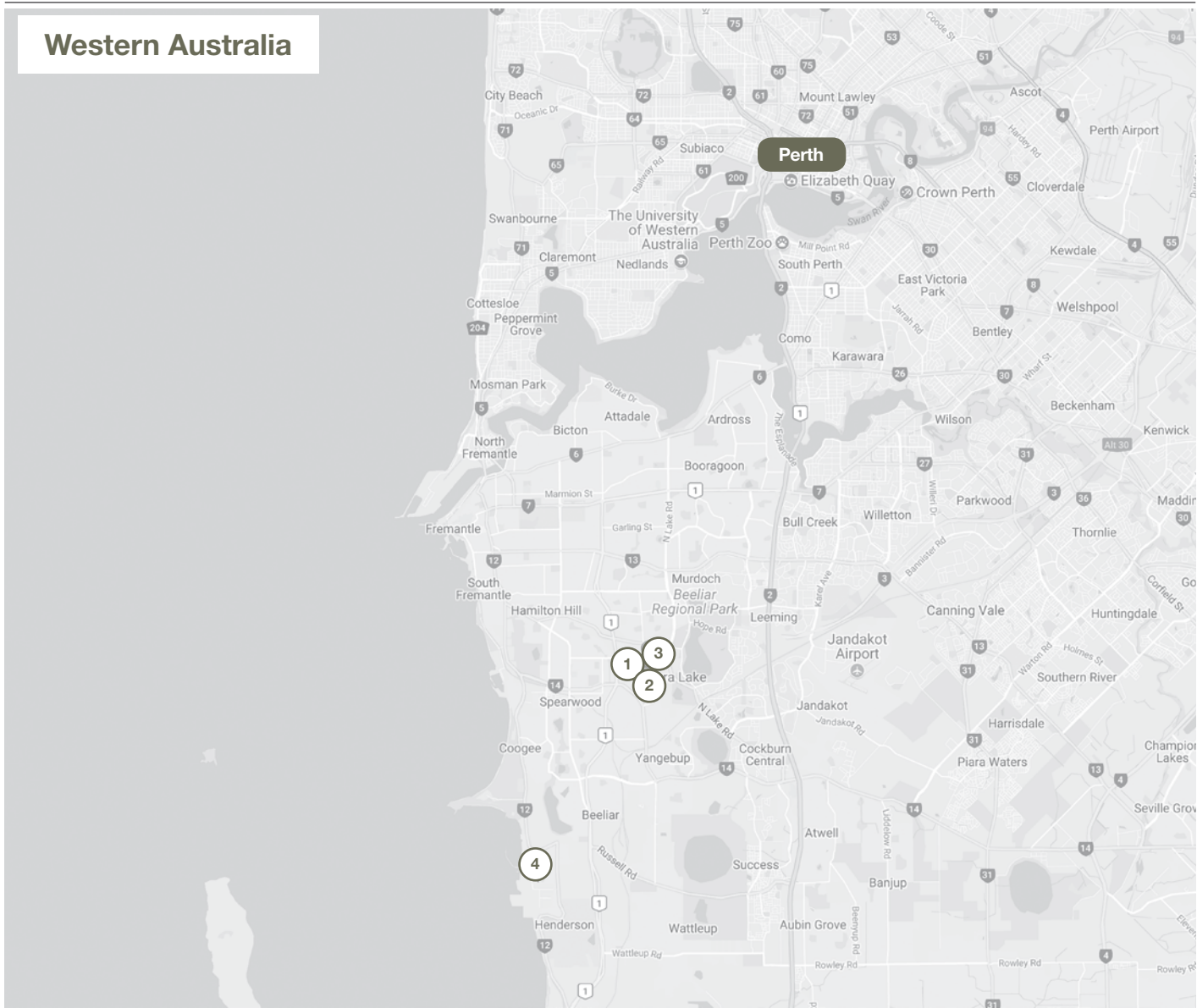
The property is located within the Webb Industrial Estate in Mount St John approximately 11 kilometres west of the Townsville CBD. Constructed 2010 the property consists of a modern freestanding cold storage facility on a large site extending to 29,250 sqm.

The warehouse is accessed via 5 docks incorporating rapid rise roller shutter doors and a finger dock. This site also provides single level office accommodation.

Asset summary

Current book value:	\$11.0m
Capitalisation rate:	8.00%
Building area (sqm):	4,726
WALE (years):	8.5
Occupancy:	100%

Major tenants	Expiry	Area
Woolworths	FY25	4,726



Western
Australia
Portfolio

1	310 Spearwood Avenue, Bibra Lake
2	Lot 14 Sudlow Road, Bibra Lake
3	23 Selkis Road, Bibra Road
4	99 Quill Way, Henderson

310 Spearwood Avenue Bibra Lake, WA



Description

The property is located within the established Bibra Lake Industrial Area, approximately 17 kilometres south of the Perth CBD.

The property comprises four warehouses with between 7.5 and 9.5 metre internal clearance. The site has drive around and through truck access and three street frontages.

Asset summary

Current book value:	\$47.8m
Capitalisation rate:	8.00%
Building area (sqm):	59,508
WALE (years):	1.5
Occupancy:	74%

Major tenants	Expiry	Area
AWH Pty Ltd	FY20	44,296

Lot 14 Sudlow Road
Bibra Lake, WA



Description

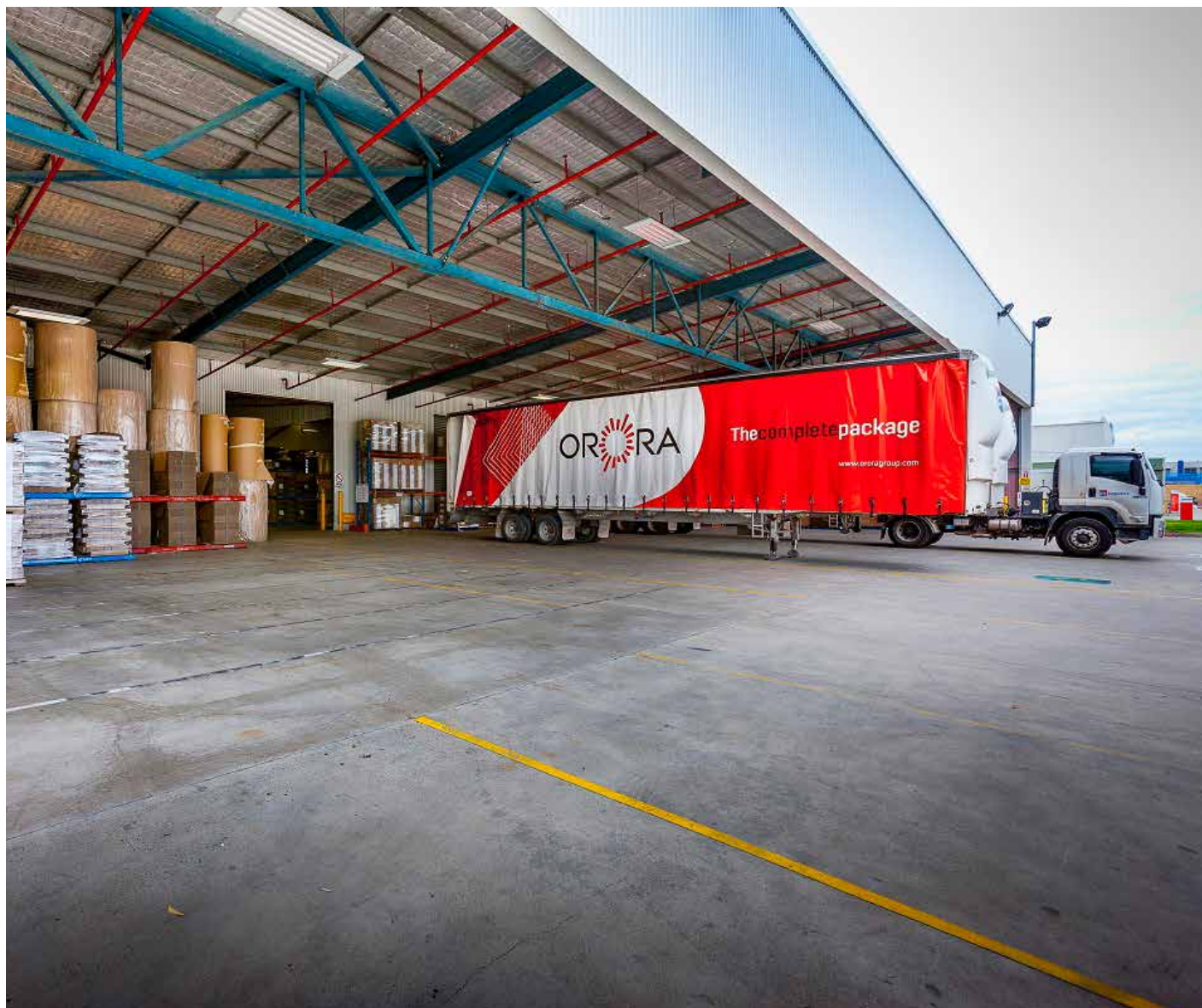
The property is located within the southern industrial precinct of Bibra Lake adjoining an existing asset owned by the Fund at 310 Spearwood Avenue, with the sole tenant Australian Wool Handlers (AWH) occupying 100% of the property.

Asset summary

Current book value:	\$28.0m
Capitalisation rate:	8.50%
Building area (sqm):	39,485
WALE (years):	3.0
Occupancy:	100%

Major tenants	Expiry	Area
AWH Pty Ltd	FY20	39,485

23 Selkis Road Bibra Lake, WA



Description

The property is located within the established Bibra Lake Industrial Area, approximately 17 kilometres south of the Perth CBD. A semi-modern warehouse originally constructed 1993 and extended 2008. Warehouse clearance of 10-12 metres.

Asset summary

Current book value:	\$19.8m
Capitalisation rate:	7.50%
Building area (sqm):	18,235
WALE (years):	5.0
Occupancy:	100%

Major tenants	Expiry	Area
Orora	FY22	18,235



Description

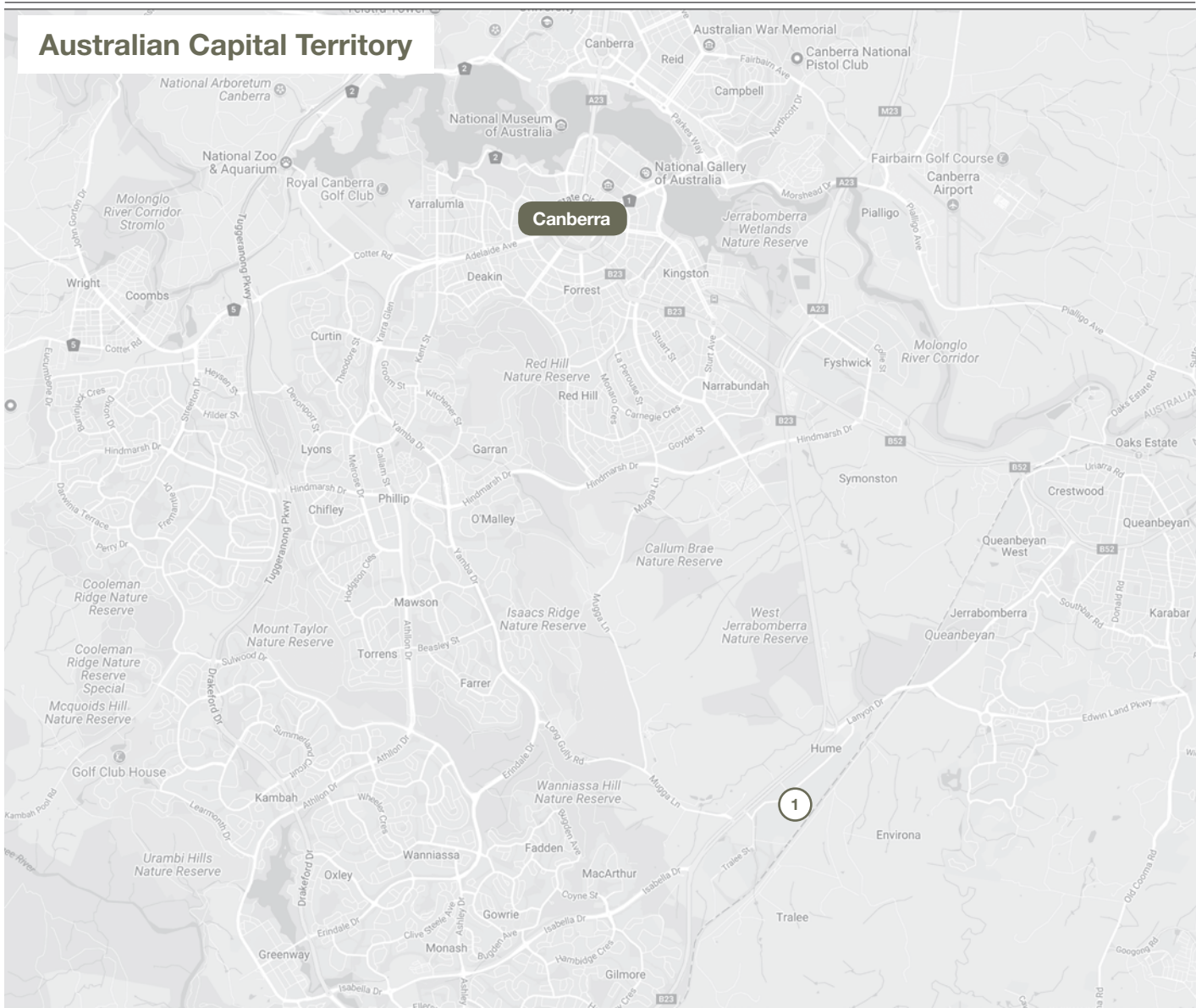
Henderson is an established marine port and related logistics precinct, south west of the Perth CBD.

The property consists of two standalone buildings, each with associated offices and yard storage areas.

Asset summary

Current book value:	\$15.6m
Capitalisation rate:	8.25%
Building area (sqm):	16,419
WALE (years):	0.7
Occupancy:	100%

Major tenants	Expiry	Area
Chevron	FY18	16,419



Australian Capital Territory Portfolio

54 Sawmill Circuit Hume, ACT



Description

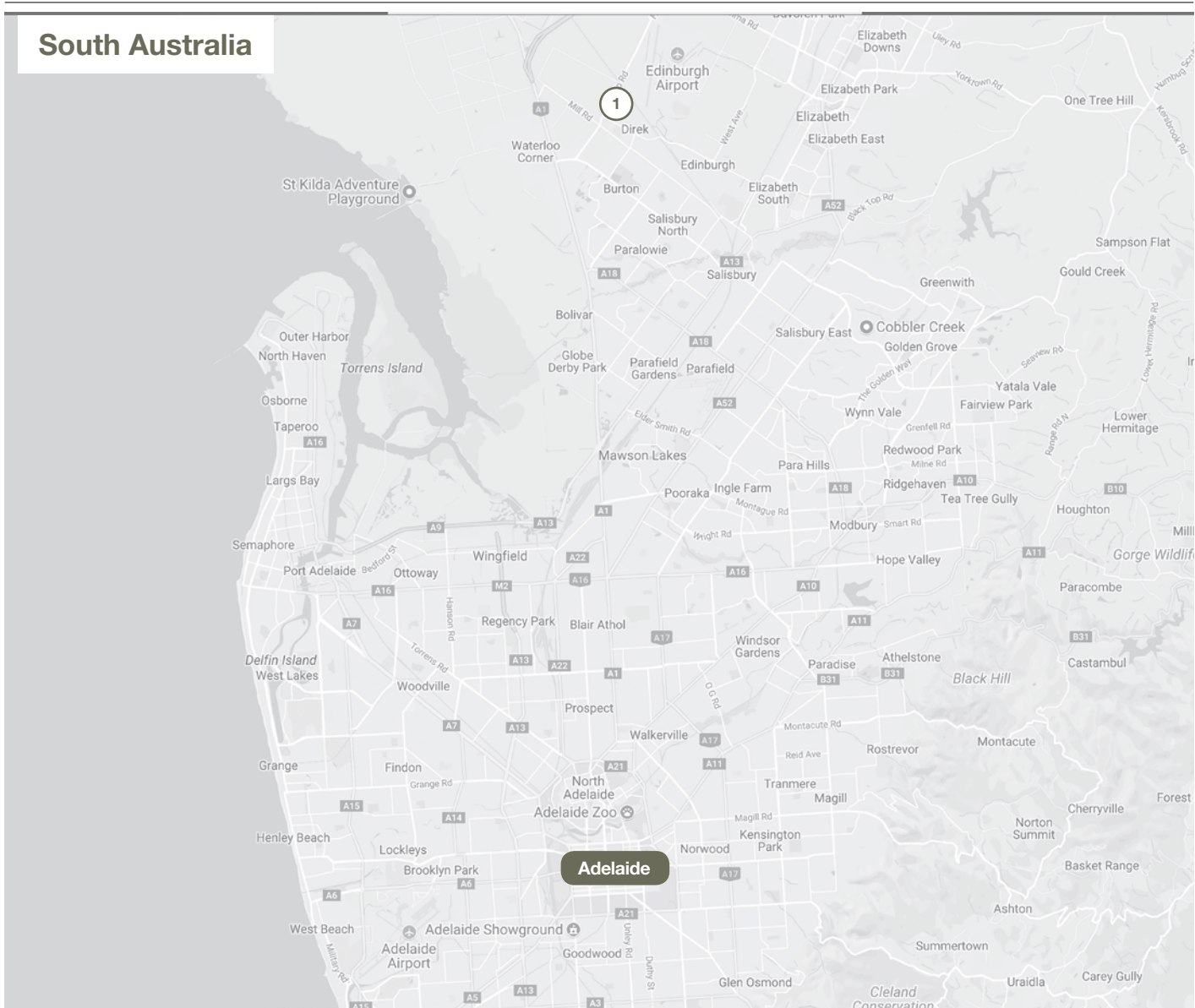
Completed in 2010, the property is located in the industrial precinct of Hume, providing easy access to the Monaro Highway and is within close proximity to the Canberra CBD.

The property is a warehouse and document storage facility and provides internal clearance of 11 metres. The property comprises 8,000 sqm of warehouse and 600 sqm of office.

Asset summary

Current book value:	\$15.3m
Capitalisation rate:	7.25%
Building area (sqm):	8,689
WALE (years):	4.7
Occupancy:	100%

Major tenants	Expiry	Area
Grace Group	FY22	8,689



South
Australia
Portfolio

9-13 Caribou Drive Direk, SA



Description

Completed in 2009, the property is located 25 kilometres north of Adelaide, 3 kilometres from the Northern expressway and is the state distribution facility for Kimberley Clarke.

The building comprises 6,612 sqm of warehouse with 9.65 metre internal clearance. The property also incorporates 5,900 sqm of driveway and hardstand.

Asset summary

Current book value:	\$8.3m
Capitalisation rate:	9.00%
Building area (sqm):	7,023
WALE (years):	1.7
Occupancy:	100%

Major tenants	Expiry	Area
Kimberley Clarke	FY19	7,023

Centuria Industrial REIT



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