



Australian Securities Exchange – Company Announcements Platform

## Centuria Property Funds No. 2 Limited

### CENTURIA INDUSTRIAL REIT

#### Revaluations deliver \$31m gain

**Sydney, 16 November 2017:**

Centuria Property Funds No. 2 Limited (CPF2L), as Responsible Entity of Centuria Industrial REIT (ASX:CIP), has completed independent valuations of 100% of CIP's assets as at 31 October 2017.

The valuation program has delivered:

- a \$31 million increase<sup>1</sup> in carrying value of investment properties<sup>2</sup>.
- an NTA uplift to \$2.47 per unit<sup>3</sup>, an increase of 12 cents per unit
- improved pro-forma gearing<sup>3</sup> to 40.3%, down from 43.1% at 30 June 2017.
- a 33bps reduction in the portfolio's weighted average capitalisation rate to 7.01%

CIP Trust Manager, Ross Lees commented: "Recent transactional activity has demonstrated the continued demand for industrial real estate, particularly in the east coast markets. As the largest ASX listed income focused industrial investment vehicle, CIP is well positioned to benefit from this continued demand from investors."

Mr Lees added: "Our active approach is creating value for our investors. Leasing success has driven the largest value increase in the portfolio with the recently acquired Lot 14 Sudlow in Bibra Lake, WA increasing by \$4.5m<sup>1</sup>, and the adjoining property at 310 Spearwood Avenue also increasing by \$6.2m<sup>1</sup> following a major lease renewal.

"We remain committed to continuing to improve our portfolio of high-quality, fit-for-purpose industrial properties through active management and portfolio growth from complementary acquisitions."

**- Ends -**

<sup>1</sup> Reflects gross increase does not include capital expenditure incurred since 1 July 2017

<sup>2</sup> Excludes movement in value of holding in PLG which has increased by \$2.3m, based on PLG closing price of \$1.00 per security at 31 October 2017.

<sup>3</sup> On 30 June 2017 pro forma basis and reflects adjustments for; acquisitions of 207-219 Browns Rd, Lot 14 Sudlow Rd, 92 Robinson Ave and PLG securities; along with issuance of new units in the period 1 July 2017 to 31 October 2017.



**For more information or to arrange an interview, please contact:**

**Ross Lees**

**Trust Manager – CIP**

Centuria Property Funds No. 2 Limited

Phone: 02 8923 8923

Email: [ross.lees@centuria.com.au](mailto:ross.lees@centuria.com.au)

**Natalie Powell**

**Chief Marketing Officer**

Centuria Capital Limited

Phone: 02 8923 8923

Email: [natalie.powell@centuria.com.au](mailto:natalie.powell@centuria.com.au)

**Katy Lithgow**

**Senior Consultant**

BlueChip Communication

Phone: 02 9018 8603

Email: [katy@bluechipcommunication.com.au](mailto:katy@bluechipcommunication.com.au)

### **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).

CIP is Australia's largest ASX-listed income focused industrial investment vehicle and is included in the S&P ASX300 index. CIP owns a portfolio of 39 high quality industrial assets with a value exceeding \$1 billion, the properties are located in key metropolitan locations throughout Australia.

CPF2L, combined with Centuria Property Funds Limited (CPFL), the Responsible Entity for the ASX listed Centuria Metropolitan REIT (CMA), has \$3.4 billion of funds under management in 16 unlisted property funds, one open-ended diversified property fund and two listed REITs.

CNI is an ASX-listed specialist investment manager with \$4.2 billion in funds under management.

**[www.centuria.com.au](http://www.centuria.com.au)**

### **Attachment 1 – Valuation Summary**

Address	Suburb	Oct-17 Capitalisation Rate	October 2017 Valuation	% Change in Value <sup>1</sup>
54 Sawmill Circuit	Hume	7.00%	\$ 15,600,000	1.96%
74-94 Newton Road	Wetherill Park	6.50%	\$ 27,300,000	9.20%
8 Penelope Crescent	Arndell Park	6.25%	\$ 16,750,000	8.06%
2 Woolworths Way	Warnervale	7.25%	\$ 81,000,000	0.00%
92-98 Cosgrove Road	Enfield	7.00%	\$ 39,000,000	1.30%
10 Williamson Road	Ingleburn	7.00%	\$ 38,200,000	4.23%
29 Glendenning Road	Glendenning	6.00%	\$ 41,800,000	4.50%
12 Williamson Road	Ingleburn	7.00%	\$ 34,850,000	1.01%
457 Waterloo Road	Chullora	6.75%	\$ 23,000,000	1.77%
6 Macdonald Road	Ingleburn	6.75%	\$ 19,400,000	4.02%
30 Clay Place	Eastern Creek	6.00%	\$ 17,600,000	7.98%
52-74 Quarry Road	Erskin Park	6.50%	\$ 15,850,000	2.92%
75 Owen Street	Glendenning	6.50%	\$ 7,600,000	2.70%
37-51 Scrivener Street	Warwick Farm	7.25%	\$ 31,400,000	5.72%
33-37 Mica Street	Carole Park	6.75%	\$ 28,750,000	2.68%
22 Hawkins Crescent	Bundamba	6.75%	\$ 46,200,000	5.00%
1 Ashburn Road	Bundamba	6.75%	\$ 37,000,000	2.07%
69 Rivergate Place	Murrarie	6.50%	\$ 30,000,000	0.00%
136 Zillmere Road	Boondall	6.75%	\$ 30,500,000	7.02%
21 Jay Street	Mount St. John	7.75%	\$ 10,500,000	-4.55%
9-13 Caribou Drive	Direk	9.00%	\$ 8,100,000	-1.82%
102-128 Bridge Road	Keysborough	7.50%	\$ 31,000,000	0.32%
500 Princes Highway	Noble Park	8.00%	\$ 20,500,000	0.99%
207-219 Browns Road	Noble Park	6.75%	\$ 37,500,000	1.35%
14-17 Dansu Court	Hallam	7.00%	\$ 18,200,000	5.20%
12-13 Dansu Court	Hallam	7.00%	\$ 14,200,000	-0.70%
2 Keon Parade	Keon Park	6.50%	\$ 23,500,000	8.29%
49 Temple Drive	Thomastown	7.50%	\$ 13,000,000	4.84%
39-45 Wedgewood Road	Hallam	7.50%	\$ 10,000,000	0.00%
9 Fellowes Court	Tullamarine	7.25%	\$ 4,200,000	0.00%
24-32 Stanley Drive	Somerton	7.00%	\$ 24,700,000	-6.79%
324-332 Frankston-Dandenong Road	Dandenong South	6.75%	\$ 27,250,000	2.06%
6 Albert Street	Preston	7.50%	\$ 27,200,000	3.82%
69 Studley Road	Derrimut	7.25%	\$ 20,250,000	1.25%
310 Spearwood Avenue	Bibra Lake	7.50%	\$ 54,000,000	12.97%
23 Selkis Road	Bibra Lake	7.50%	\$ 19,750,000	0.00%
99 Quill Way	Henderson	7.75%	\$ 14,000,000	-10.26%
Lot 14 Sudlow Road	Bibra Lake	7.50%	\$ 32,500,000	16.07%
92 Robinson Avenue	Belmont	8.00%	\$ 11,200,000	0.00%
<b>Portfolio Total</b>		<b>7.01%</b>	<b>\$ 1,003,350,000</b>	<b>3.19%</b>

1. Change in value is calculated versus 30 June 2017 valuations