

Thursday, 5 September 2019

Settlement of Centuria Heathley

Centuria Capital Group (ASX: **CNI** or **Centuria**) announces its wholly owned subsidiary, Centuria Platform Investments Pty Ltd, has settled a 63.06% economic interest in Heathley Limited's property funds management platform, forming a specialist healthcare property funds manager Centuria Heathley.

Details relating to the transaction were initially announced on 20 May 2019.

On 4 September 2019, Centuria Heathley also announced substantial strategic initiatives in relation to securing a \$500 million institutional healthcare real estate mandate and joint venture to be known as the Australian Diversified Healthcare Fund (ADHF). A copy of that announcement is attached.

– Ends –

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About Centuria Capital Group

Centuria Capital Group (CNI) is an ASX-listed specialist investment manager with \$6.2 billion¹ of assets under management. We offer a range of investment opportunities including listed and unlisted property funds as well as tax-effective investment bonds. Our drive, allied with our in-depth knowledge of these sectors and intimate understanding of our clients, allows us to transform opportunities into rewarding investments.

www.centuria.com.au

¹ As at 31 July 2019 with pro forma adjustments to reflect Centuria Heathley transaction and assets held for settlement

Wednesday, 4 September 2019

\$500 million Institutional Healthcare Mandate Secured

- Imminent settlement of Centuria's 63.06% interest in Heathley Limited expected - renamed Centuria Heathley
- AXA Investment Managers – Real Assets "AXA IM" and Grosvenor Group "Grosvenor" mandate Centuria Heathley to originate and deliver a circa \$500 million healthcare real estate portfolio
- Centuria Heathley, AXA IM and Grosvenor Group to own portfolio as joint venture named "ADHF" with Centuria Heathley taking minority stake

Centuria Capital Group (ASX: **CNI** or **Centuria**) announces a new institutional mandate and joint venture to be known as the Australian Diversified Healthcare Fund (ADHF).

As part of the mandate, Centuria Heathley will be directly responsible for the origination and delivery of the assets to ADHF. The partners aim to create a \$500 million healthcare real estate portfolio with seed assets of \$88 million being the Mater Private Hospital in Townsville QLD and The Westside Private Hospital in Brisbane QLD.

Centuria Heathley currently manages over \$600 million of assets across a spectrum of healthcare segments including medical centres, day hospitals and tertiary aged care and has strategic relationships with a range of specialist healthcare operators with a further identified pipeline of \$400 million. Centuria has committed to progressively co-investing up to \$15 million in ADHF as its portfolio grows.

Joint CEO John McBain commented, "Centuria Heathley embeds a quality healthcare real estate platform alongside our established listed and unlisted property fund vehicles. Healthcare is a fast-growing sector globally, and we are pleased that the announcement of the establishment of Centuria Heathley coincides with the announcement of the partnership with AXA IM and Grosvenor.

Jason Huljich, Joint CEO, said "The new ADHF venture represents the group's largest institutional mandate to date and we intend to work closely with our new partners to grow the portfolio utilising Centuria's transactions and property services team."

"Andrew Hemming will continue to act as Managing Director of Centuria Heathley. Andrew's credentials in the healthcare sector are well known and we look forward to combining the retail distribution networks of each entity to support the existing and future unlisted retail funds in relation to smaller healthcare real estate opportunities."

– Ends –

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Centuria Capital Group (CNI) ASX Announcement

Centuria

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