

Portfolio expansion through acquisition and active asset management

Wednesday, 18 December 2019

Centuria Property Funds No.2 Limited (**CPF2L**), as Responsible Entity for Centuria Industrial REIT (**CIP**), is pleased to announce the following:

- Expansion of Woolworths Regional Distribution Centre at 21 Jay Street, Bohle (Townsville) QLD
- Acquisition of 24 West Link Place, Richlands QLD for \$8.0m¹

21 JAY STREET, BOHLE (TOWNSVILLE) QLD

CIP has entered an agreement with Woolworths to expand CIP's existing asset at 21 Jay Street, Bohle (Townsville) QLD. The building is currently leased to Woolworths and will be expanded by a further 5,500sqm increasing the GLA to approximately 10,200sqm on completion of the works. Following practical completion of the \$14m² project, a new 12-year lease will commence with Woolworths over the entire property. Practical completion is anticipated in around mid 2020.

24 WEST LINK PLACE, RICHLANDS QLD

CIP has entered into an agreement for the off market acquisition of 24 West Link Place, Richlands QLD for \$8.0m¹ and will generate an initial yield of 6.7%¹. The property is 100% occupied by Spectrum Transport Systems with a 1.5 year WALE³. Settlement of the acquisition is expected to occur during January 2020.

The property adjoins CIP's existing asset at 616, Boundary Road Richlands and benefits from access to major transport routes including Ipswich Motorway, Centenary Highway and the Logan Motorway. With a low site cover of just 39%, 24 West Link Place provides a 4,811sqm clear span warehouse accessed via 7 container height roller shutters and internal clearance of 9 metres, along with 250sqm of modern office accommodation and an additional 2,700sqm of hardstand.

CIP Fund Manager, Jesse Curtis commented, "We are pleased to be expanding our relationship with Woolworths, one of CIP's largest customers, to deliver further efficiencies and capacity within their supply chain network. The acquisition of 24 West Link Place increases CIP's exposure to the highly desirable Richlands market in Brisbane's south west and provides a new opportunity to implement value add initiatives.

Both these transactions demonstrate CIP's active management approach with our tenant customers while increasing scale in core markets reinforcing CIP's position as Australia's largest pure play industrial REIT."

– Ends –

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

Jesse Curtis

CIP Fund Manager

Centuria Industrial REIT

Phone: 02 8923 8923

Email: Jesse.Curtis@centuria.com.au

Tim Mitchell

Group Head of Investor Relations

Centuria Capital Limited

Phone: 02 8923 8923

Email: Tim.Mitchell@centuria.com.au

About Centuria Industrial REIT

CIP is Australia's largest domestic pure play industrial REIT and is included in the S&P/ASX 300 Index. CIP's portfolio of high-quality industrial assets is situated in key metropolitan locations throughout Australia and is underpinned by a quality and diverse tenant base. CIP is overseen by a hands on, active manager and provides investors with income and an opportunity for capital growth from a pure play portfolio of high quality Australian industrial assets.

Centuria Property Funds No. 2 Limited (CPF2L), is the Responsible Entity for the ASX-listed Centuria Industrial REIT (CIP). CPF2L, is a wholly owned subsidiary of Centuria Capital Group (CNI). CNI is an ASX-listed specialist investment manager with \$7.2 billion in total assets under management and strong offerings across listed real estate investment trusts, unlisted real estate funds and investment bonds.

www.centuria.com.au

¹ Before transaction costs

² Development agreement provides for a cap of \$14m, the final amount may be below this.

³ By income