



FY20 RESULTS

● ASX:COF

5 Aug 2020

# Centuria Office REIT

Centuria

**A quality portfolio of highly connected and affordable office space without single market concentration**

## **Agenda**

1. Overview
2. Financial Results
3. Portfolio Metrics
4. Strategy & Guidance
5. Appendices



SECTION ONE

# Overview

ASX:COF

Centuria

# An ASX300-listed funds manager positioned for growth

Market capitalisation<sup>1</sup> of **\$0.88bn**, included in the S&P/ASX300 Index



Note: All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.0695). Numbers presented may not add up precisely to the totals provided due to rounding

1. Based on CNI closing price at 31 July 2020

2. Centuria AUM as at 30 June 2020, Augusta AUM as at 31 March 2020. AUM is calculated assuming Centuria's offer is successful and Centuria acquires 100% of Augusta, and completion of CIP acquisitions

# COF is aligned to a highly experienced real estate funds manager

Centuria

## STRONG TRACK RECORD

Managing real estate funds for over 20 years

## HANDS ON MANAGEMENT

In house property and facilities management with deep leasing and capital transaction capability

## SUBSTANTIAL COMMERCIAL PROPERTY PLATFORM

**\$9.4bn** AUM property platform provides economies of scale that flow through to COF

## CENTURIA CAPITAL GROUP (ASX: CNI)

## CENTURIA OFFICE REIT (ASX: COF)

### COMPLEMENTS CENTURIA CAPABILITY

COF \$2.1bn portfolio is around 40% of the total Centuria office portfolio

### AN ENABLING EQUITY PARTNER

CNI managed vehicles co-own four COF assets

### CO-INVESTMENT ALIGNMENT

CNI Co-investment of **19.9%**<sup>1</sup> is COF's largest investor

1. Includes ownership by associates of Centuria Capital Group

# Key metrics – Australia's largest pure play office REIT

Centuria

## PORTFOLIO



**23**

High quality assets



**\$2.1bn**

Portfolio value



**98.1%**

Portfolio occupancy<sup>1</sup>



**4.7yrs**

Portfolio WALE<sup>2</sup>

## FINANCIAL



**9.0%**

Forecast FY21  
DPU yield<sup>3</sup>



**34.5%**

Gearing<sup>4</sup>



**\$131.0m**

Undrawn debt<sup>5</sup>



**6.3x**

Interest Cover Ratio

1. By area

2. By gross income

3. Based on COF closing price of \$1.83 per unit on 4 August 2020

4. Gearing is defined as total borrowings less cash divided by total assets less cash and goodwill

5. Undrawn capacity exclude a \$1.5m bank guarantee held as security over the 46 Colin Street, West Perth WA ground lease

## Portfolio construction

1

- 23 high quality office assets with an average age of **15.9 years**
- Three high quality assets acquired during FY20 for **\$636m**
- Balanced geographic diversification with exposure to most major Australian office markets
- Strong tenant covenants with Australian Federal and State Governments representing c.**25%**

## Active management

2

- Leases agreed<sup>1</sup> for over **32,378 sqm**, representing **10.6%** of the portfolio's NLA
  - Significant lease renewal at 144 Stirling Street, Perth; WA Government now represents the portfolio's second largest tenant
- **98.1%** occupancy<sup>2</sup>, **79%** of income derived from multinational, ASX and government tenants
- Extended WALE<sup>3</sup> to **4.7 years**

## Capital management

3

- Number of lenders increased to five during FY20
- Debt headroom increased to **\$131.0m**, providing ample liquidity
- Low all in cost of debt of **2.2%**
- Gearing<sup>4</sup> of **34.5%**
- Interest cover ratio **6.2x** (covenant of 2.0x)

8 CENTRAL AVENUE, SOUTH EVELEIGH, NSW

1. Includes Heads of Agreement

2. By area

3. By gross income

4. Gearing is defined as total borrowings less cash divided by total assets less cash and goodwill

# Resilient performance and prudent management through COVID-19

Centuria

235 WILLIAM STREET, NORTHBRIDGE, WA

Task force established to ensure workspace preparedness and rapid response

ASSET  
MANAGEMENT &  
RISK MITIGATION

c.92%  
Average rent  
collections April  
to June<sup>1</sup>

RENT  
COLLECTIONS

c.\$2.4m  
April to June

PROVIDED  
RENT RELIEF

No change in NTA  
year on year

PORTFOLIO  
NTA

1.1%  
Reduction in  
portfolio value<sup>2</sup>

PORTFOLIO  
VALUATION  
IMPACT

In house  
management  
facilitate greater  
tenant engagement  
through period of  
uncertainty

PROPERTY  
& FACILITIES  
MANAGEMENT

1. Included within the outstanding rent is agreed and pending rent relief claims related to the National Code of Conduct on Commercial Leases

2. 30 June 2020 reduction in valuation from immediately preceding book value



# COF provides quality, highly connected and affordable office space

Centuria

A portfolio positioned to meet changing tenant demand



555 CORONATION DRIVE, TOOWONG, QLD



203 PACIFIC HIGHWAY, ST LEONARDS, NSW



NISHI, 2 PHILLIP LAW STREET, CANBERRA, ACT



COF has no single market concentration

Connectivity with key transport nodes & reduced commute time



Access to recreational amenity, essential retail & hospitality

Age, quality and efficiency of buildings, supply & demand



COF exposed market rents average a 47-77%<sup>1</sup> discount to Sydney CBD



235 WILLIAM STREET, NORTHBRIDGE, WA



9 HELP STREET & 465 VICTORIA AVE, CHATSWOOD, NSW

1. Source: JLL Research. Prime net effective rents as at 30 June 2020. Includes Chatswood, St Leonards, Canberra, Brisbane Fringe, Melbourne Fringe, West Perth and Adelaide CBD markets



SECTION TWO

# Financial Results

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ASX:COF

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# Profit and loss statement

REVENUE		FY20	FY19	VARIANCE
Gross property income	\$m	149.2	107.9	41.4
Interest income	\$m	0.1	0.3	(0.2)
<b>Total revenue</b>	<b>\$m</b>	<b>149.3</b>	<b>108.2</b>	<b>41.2</b>
EXPENSES				
Direct property expenses	\$m	31.6	23.5	8.0
Responsible entity fees	\$m	10.4	6.9	3.6
Finance costs	\$m	16.8	15.4	1.3
Management and other administrative expenses	\$m	2.0	1.1	0.8
Expected credit loss and rental waiver expense	\$m	3.2	0.0	3.2
<b>Total expenses</b>	<b>\$m</b>	<b>64.0</b>	<b>47.0</b>	<b>17.0</b>
<b>Funds from operations (FFO)</b>	<b>\$m</b>	<b>85.4</b>	<b>61.2</b>	<b>24.2</b>
Weighted average securities on issue	m	459.3	327.7	131.6
Funds from operation per unit <sup>1</sup>	cpu	18.6	18.7	(0.1)
Distributions	\$m	84.5	57.6	26.9
Distribution per unit	cpu	17.8	17.6	0.2
Distribution yield <sup>2</sup>	%	8.6%	6.3%	2.3%
Net tangible assets per unit	\$	2.49	2.49	0.00
Return on equity <sup>3</sup>	%	7.2%	7.3%	-0.1%
Payout ratio (% of FFO)	%	95.8	94.2	1.5

Increase predominantly driven by growth in portfolio value

FFO impact of COVID-19 (0.7) cpu

Distributions per unit (DPS) in line with FY20 guidance



154 MELBOURNE STREET, SOUTH BRISBANE, QLD

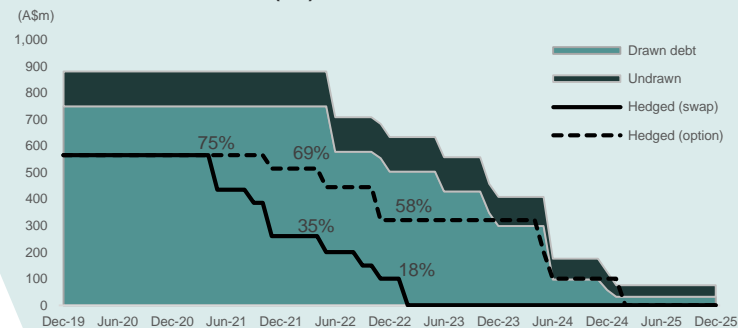
1. FFO is the Trust's underlying and recurring earnings from its operations. This is calculated as the statutory net profit adjusted for certain non-cash and other items  
 2. Based on COF current full year guidance divided by closing price (\$2.07 per unit as at 30 June 2020 and \$2.80 per unit as at 30 June 2019)  
 3. NTA per unit is calculated as net assets less goodwill divided by total assets less cash and goodwill  
 4. Return on equity calculated as (closing NTA minus opening NTA plus distributions) divided by opening NTA

# A robust balance sheet with strong covenant headroom

Centuria

- Five new tranches established through FY20 including a new 7-year facility with Crédit Agricole
- Five major lenders provides diversification to high quality financiers
- Weighted average debt expiry of 3.3 years
- Significant covenant headroom ICR 6.3x (covenant 2.0x) and LVR 36.4% (covenant 50%)

## DEBT MATURITY PROFILE (\$M)



KEY DEBT METRICS		FY20	FY19
Facility limit	\$m	880.0	555.0
Drawn amount	\$m	749.0	498.5
Undrawn capacity <sup>1</sup>	\$m	131.0	56.5
Weighted average debt expiry	Years	3.3	4.0
Proportion hedged	%	75.4	58.2
Weighted average hedge maturity	Years	3.2	2.9
All in cost of debt <sup>2</sup>	%	2.2	3.2
Gearing <sup>3</sup>	%	34.5	34.2
Interest cover ratio	Times	6.3	4.1
Loan to value ratio	%	36.4	35.6

**2.2%**

ALL IN COST OF DEBT<sup>2</sup>

**\$131.0m**

CURRENT FACILITY HEADROOM

**34.5%**

GEARING<sup>2</sup>

**75.4%**

HEDGING

1. Undrawn capacity exclude a \$1.5m bank guarantee held as security over the 46 Colin Street, West Perth WA ground lease

2. Effective interest rate as at 30 June 2020 includes floating rate, all-in margin (base and line fees) and fixed interest costs under existing swaps (excludes capitalised borrowing costs).

3. Gearing is defined as total borrowings less cash divided by total assets less cash and goodwill



201 PACIFIC HIGHWAY, ST LEONARDS, NSW

SECTION THREE

# Portfolio Metrics

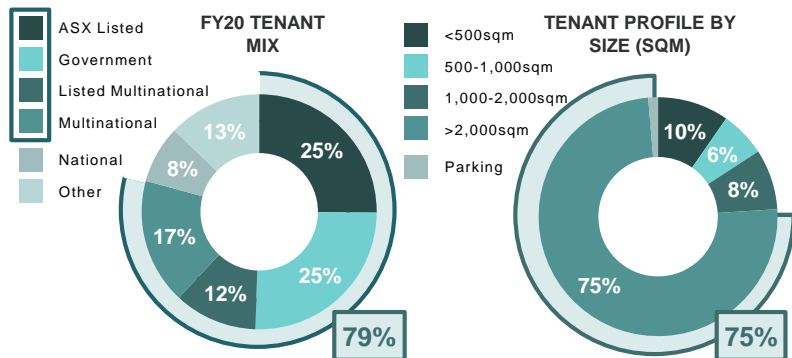
ASX:COF

Centuria

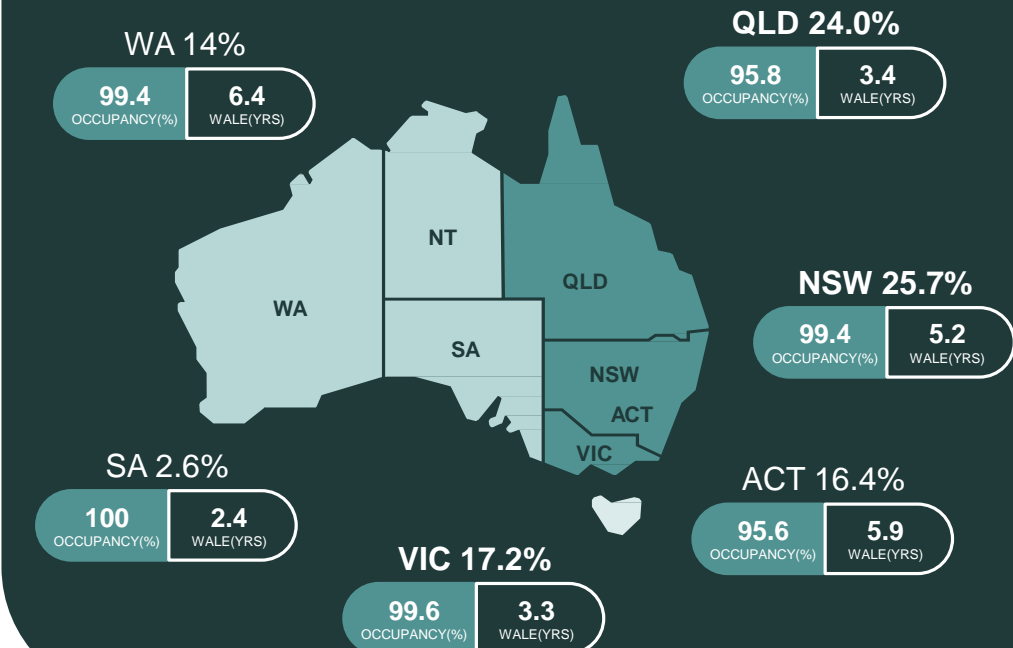
# A high-quality pure play office portfolio

PORTFOLIO SNAPSHOT		FY20	FY19
Number of assets	#	23	20
Book value	\$m	2,053.3	1,400.00
WACR	%	5.93	6.22
NLA	sqm	304,586	218,080
Occupancy <sup>1</sup>	%	98.1	98.4
WALE <sup>2</sup>	yrs	4.7	3.9
Average NABERS energy rating (by value)	Stars	4.8	4.5
Average building age (by value)	yrs	15.9	15.9

Three high quality assets acquired during FY20 for \$636m, 100% occupancy<sup>1</sup>, avg. 7.5 year WALE<sup>2</sup>



## PORTFOLIO WEIGHTING

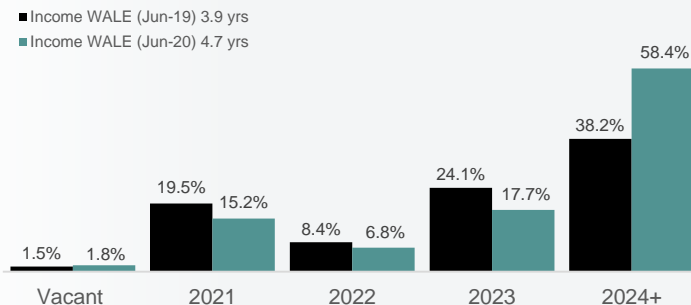


1. By area  
2. By gross income

# Staggered lease profile to quality tenants

- Over 25.4% of income derived from government tenants with the Federal Government representing 13.6% of the portfolio income
- **High occupancy** at 98.1%<sup>1</sup> WALE of 4.7 years<sup>2</sup>
- **22.2% of leases expire through to FY22**, with 58.4% of lease expiries occurring at or beyond FY24
- Diversified tenant profile to high quality tenants

## WEIGHTED AVERAGE LEASE EXPIRY (% BY INCOME)








**10.6%**  
Portfolio NLA leased in FY20<sup>3</sup>

**5,392sqm**  
19 new leases in FY20<sup>3</sup>

**26,987sqm**  
22 renewals in FY20<sup>3</sup>

**32,378sqm**  
Portfolio NLA leased in FY20<sup>3</sup>

## TOTAL GOVERNMENT EXPOSURE 25.4%

COMMONWEALTH	WA	QLD	NSW	SA
<b>32,317sqm</b> four properties 13.6% of income	<b>14,288sqm</b> two properties 4.6% of income	<b>7,130sqm</b> one property 2.7% of income	<b>11,561sqm</b> two properties 2.9% of income	<b>3,672sqm</b> one property 1.5% of income
 Australian Government	 GOVERNMENT OF WESTERN AUSTRALIA	 Queensland Government	 NSW GOVERNMENT	 Government of South Australia

## FOXTEL

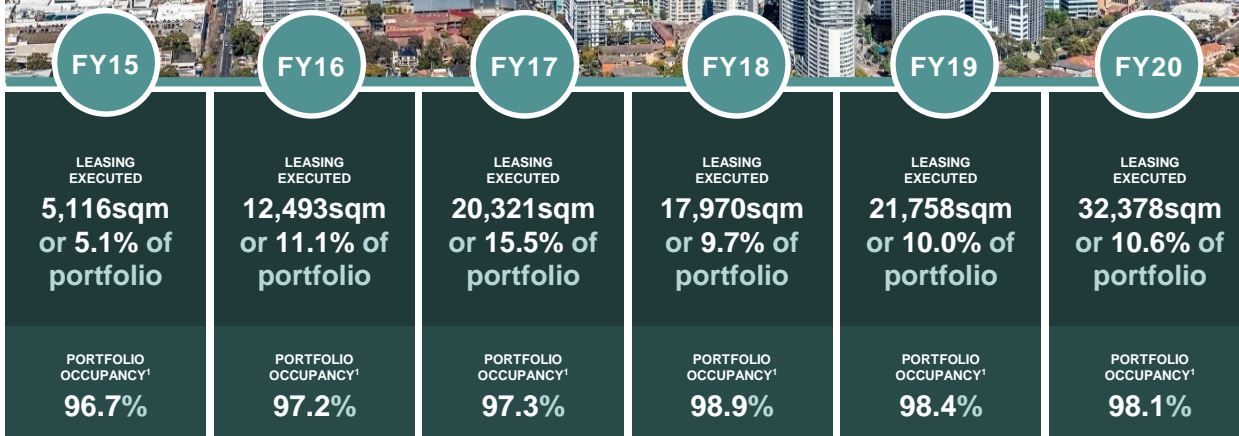
- Foxtel have surrendered their lease at 35 Robina Town Centre Drive, Robina, Queensland effective as at 31 August 2020
- COF Received a surrender payment equivalent to rent payable under the remaining Foxtel lease term discounted to present day in July 2020
- Existing sub tenants converted to direct leases (23.3% of building NLA)
- Building now being repositioned for lease

1. By area  
2. By gross income  
3. Includes leases agreed

# Strong leasing track record & focus on maintaining high occupancy

Centuria

9 HELP STREET & 465 VICTORIA AVE, CHATSWOOD, NSW



FY21

UPCOMING EXPIRIES (>500 sqm)	
818 Bourke Street, Docklands	10,740
35 Robina Town Centre Drive, Robina	7,220
100 Brookes Street, Fortitude Valley	3,491
1 Richmond Road, Keswick	3,418
131-139 Grenfell Street, Adelaide	2,860
483 Kingsford Smith Drive, Hamilton	1,396
60 Marcus Clarke Street, Canberra	1,352
8 Central Avenue, Eveleigh	1,275
9 Help Street, Chatswood	775
42-46 Colin Street, West Perth	590
54 Marcus Clarke Street, Canberra	564
Other assets	4,678
<b>TOTAL</b>	<b>38,357</b>
<b>% of total NLA</b>	<b>12.6%</b>

CURRENT VACANCY (>500SQM)	NLA (SQM)
100 Brookes Street, Fortitude Valley	1,818
60 Marcus Clarke Street, Canberra	1,342
Other	2,478
<b>TOTAL</b>	<b>5,638</b>
<b>% of total NLA</b>	<b>1.9%</b>



# Portfolio valuation summary

- Overall like-for-like revaluation gain of **\$23.3m** in FY20<sup>1</sup>
- WACR decreased **29 bps** to **5.93%**, with the compression attributable to 1HFY20
- Independent valuation of Robina accounts for Foxtel lease surrender
- Ongoing rent relief claims accounted for in valuations where relevant

## COVID-19 IMPACT

- Capitalisation rates relatively unchanged due to limited transaction evidence supporting prevailing rates
- In considering cap rates, valuers are weighing up leasing conditions against falling interest rates
- Valuers have adopted lower growth rates with increased downtime and incentives to reflect change in leasing conditions

	BOOK VALUE				CAP RATE		
	FY20	FY19	Increase	%	FY20	FY19	BPS
QLD	493.5	488.5	5.0	1.0	6.28	6.48	(20)
VIC	354.0	356.3	(2.3)	(0.6)	5.35	5.41	(6)
NSW	339.4	329.1	10.3	3.1	5.89	5.94	(5)
WA	100.0	89.8	10.3	11.4	6.60	7.40	(80)
ACT	83.2	83.3	(0.1)	(0.1)	7.13	7.13	(0)
SA	53.3	53.1	0.1	0.3	7.41	7.58	(17)
<b>Total</b>	<b>1,423.3</b>	<b>1,400.0</b>	<b>23.3</b>	<b>1.7</b>	<b>6.07</b>	<b>6.22</b>	<b>(15)</b>
Like for like	1,423.3	1,400.0	23.3	1.7	6.07	6.22	(15)
Acquisition	630.0	0.0	630.0	n.a	5.61	n.a	n.a
<b>Total</b>	<b>2,053.3</b>	<b>1,400.0</b>	<b>653.3</b>	<b>46.7</b>	<b>5.93</b>	<b>6.22</b>	<b>(29)</b>

1. Like-for-like valuation gains include capital expenditure incurred during the period



SECTION FOUR

# Strategy & Guidance

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ASX:COF

Centuria

# COF provides quality, highly connected and affordable office space

Centuria

*COF has been positioned to meet changing tenant demand*

## 1. INCREASED QUALITY AND SCALE

- Greater diversification, number of assets increasing from 8 to 23
- Reduced average building age (by value) by 13.4 years
- Strong average NABERS energy rating of 4.8 Stars (by value)
- Re-weighted to prime grade assets

## 2. INCREASED GEOGRAPHIC DIVERSIFICATION

- Portfolio now well diversified across major Australian office markets without single market concentration
- Exposure to burgeoning and well-connected office markets

## 3. INCREASED TENANT DIVERSIFICATION

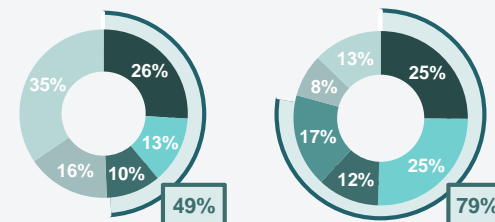
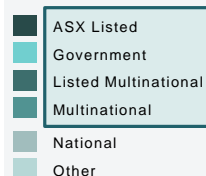
- Active management approach has maintained high occupancy across larger portfolio
- Government exposure increased by 12% to 25%

		COF at IPO (Dec-14)	COF at FY20
Assets	no.	8	23
Market capitalisation	\$bn	0.1	0.9
AUM	\$bn	0.2	2.1
NLA	Sqm	69,836	304,586
Average building age	by value	29.3	15.9
Occupancy by area	%	99.5	98.1
Top 5 tenant income contribution	%	52	29

### GEOGRAPHIC SPLIT



### TENANT SPLIT





**VISION**

To build **Australia's leading pure play office REIT**

**A CLEAR AND SIMPLE STRATEGY**

Focused on generating sustainable and **quality income streams** and executing initiatives to **create value across** a portfolio of quality Australian office assets

**COF is**

Australia's largest domestic pure play office REIT	Overseen by an <b>active management</b> team with deep real estate expertise	Prudently managing its balance sheet to position for further growth	<b>Strongly supported by Centuria Group</b>
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**KEY OBJECTIVES**

<b>Portfolio Construction</b>	<b>Active Management</b>	<b>Capital Management</b>	<b>Unlock opportunities to create further value</b>
A portfolio of quality Australian office assets diversified by geography, tenants and lease expiry	Primarily focused on maintaining occupancy and extending portfolio WALE	A robust and diversified capital structure, with appropriate gearing	Continue to enhance the portfolio and upgrade asset quality

**16.5c**

**DISTRIBUTION PER UNIT**

**9.0%<sup>1</sup>**

**FORECAST  
DISTRIBUTION  
YIELD**

**DISTRIBUTIONS  
PAID IN EQUAL  
QUARTERLY  
INSTALMENTS**

Due to uncertainty arising from COVID-19 and the potential impact on business operating conditions, COF will not be providing FY21 FFO guidance at this point

NISHI, 2 PHILLIP LAW STREET, CANBERRA, ACT

1. Based on COF closing price of \$1.83 per unit on 4 August 2020



## SECTION FIVE

# Appendices

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Appendix A – Sustainability initiatives

Appendix B – Market research

Appendix C – Office Transactions

Appendix D – Income statement

Appendix E – FFO reconciliation

Appendix F – Balance sheet

# Appendix A – Sustainability initiatives



**856**

Solar Panels  
Installed



**5**

Buildings



**300tn**

CO2 Emissions  
Reduced

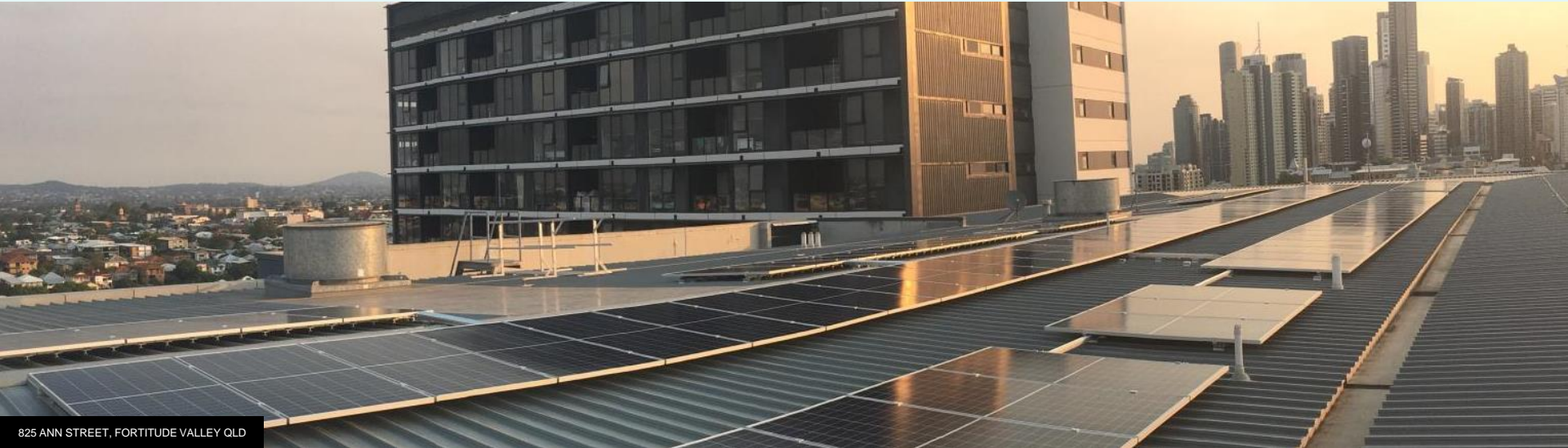


**170**

Equivalent cars  
removed from roads

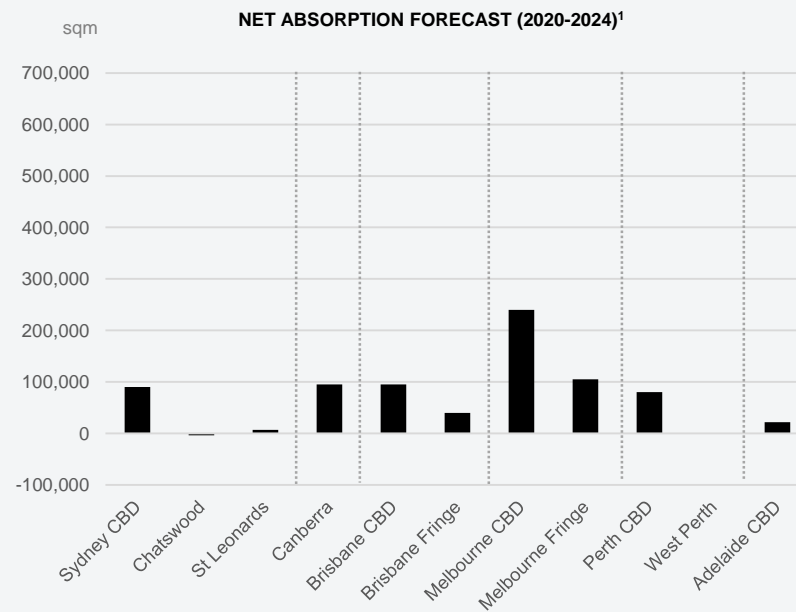
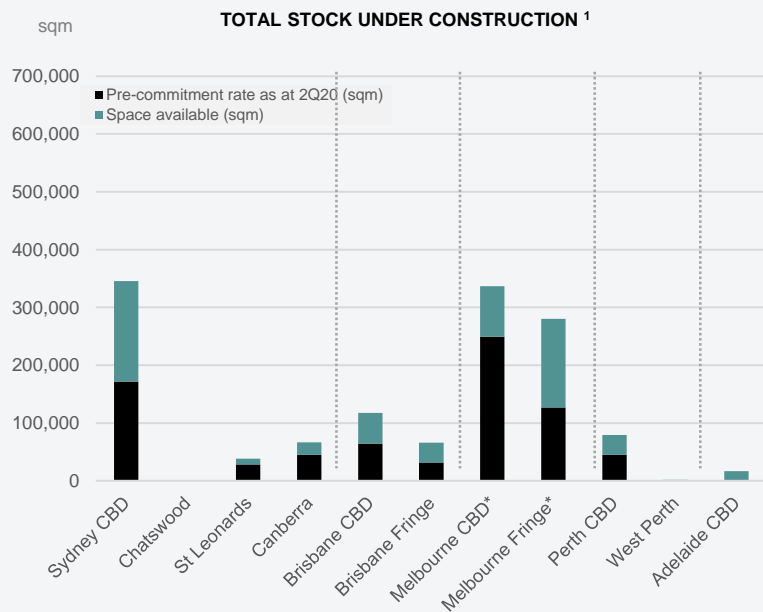


Assessing other opportunities  
to implement solar initiatives  
across the portfolio



825 ANN STREET, FORTITUDE VALLEY QLD

## Limited new supply in COF's exposed office markets



1. Source: JLL Research (June 2020)

\*Bunnings has pre-committed to 12,000 sqm at 462-482 Swan Street, Richmond (total building area is 30,000 sqm) in the Melbourne Fringe market. The building has yet to commence construction.

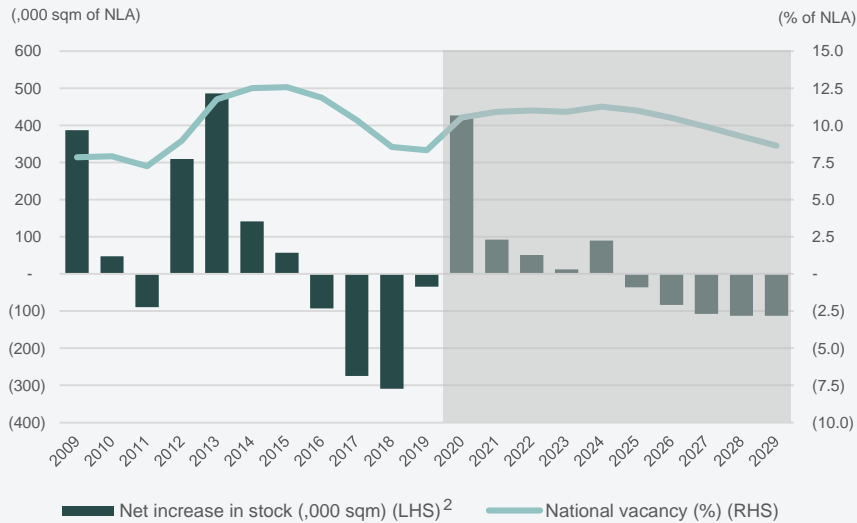
\*CreativeCubes has pre-committed to 3,000 sqm at 88 Langridge Street, Collingwood (total building area 8,000 sqm), in the Melbourne Fringe market. The building has yet to commence construction.

\*Australian Federal Police has pre-committed to the entirety of 140 Lonsdale Street, Melbourne (21,500 sqm). The building is yet to commence construction.

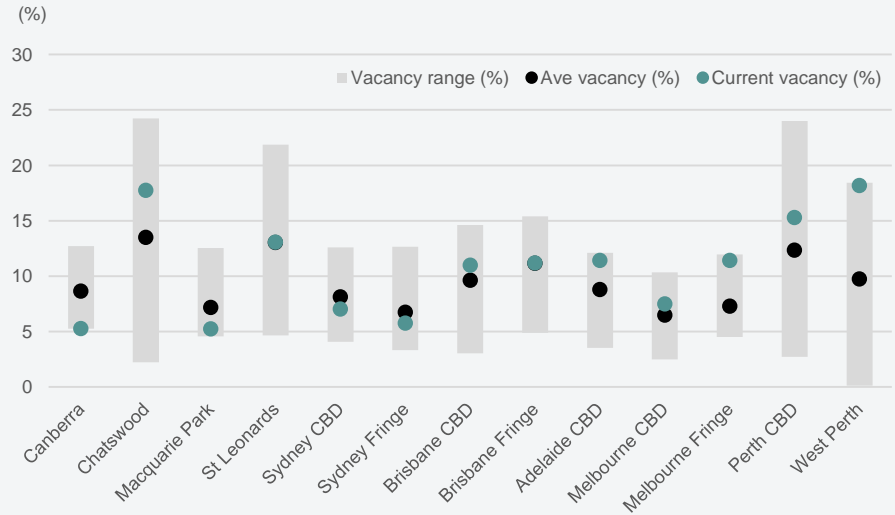


## Future absorption forecast to exceed future supply

**NET INCREASE IN SURPLUS STOCK VS NATION VACANCY**



**OFFICE MARKET VACANCY BY MARKET (2010-2020)**



1. Source: JLL Research (June 2020)

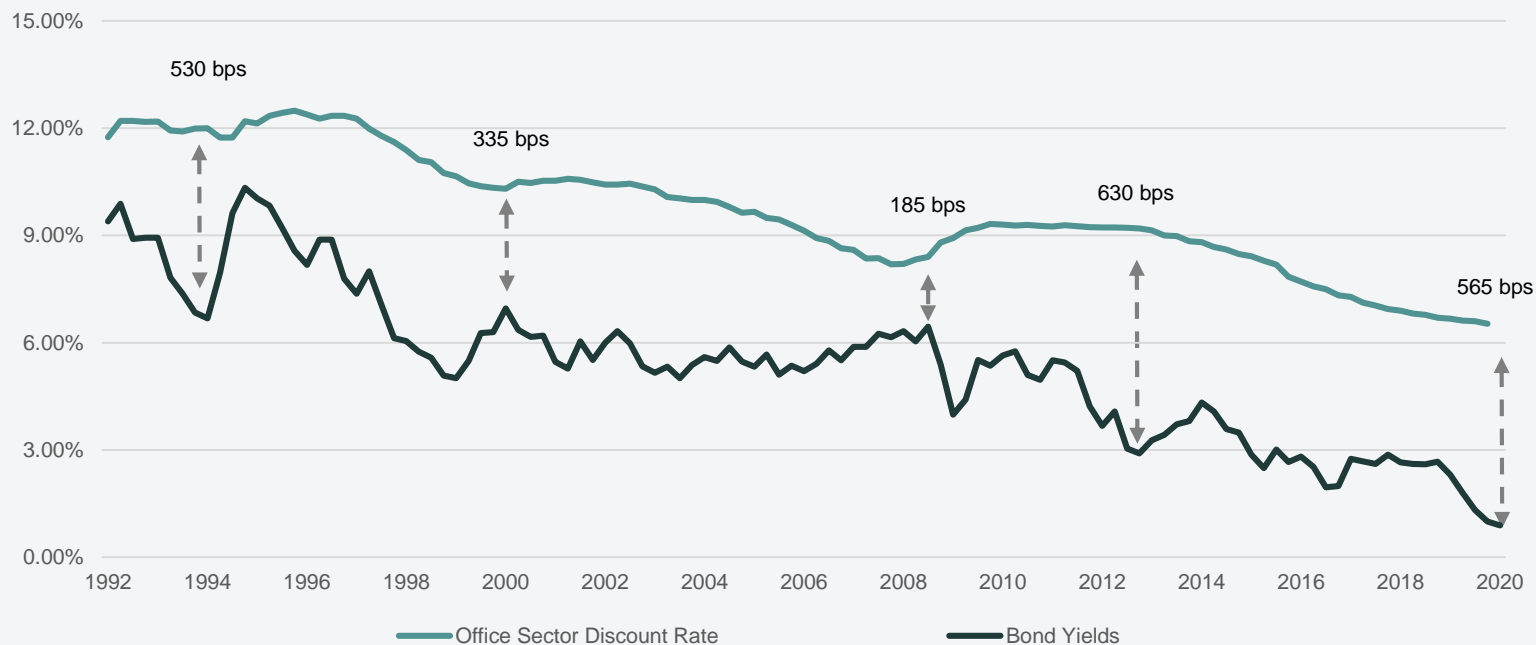
2. Net increase in office stock equals the increase in office stock (NLA) less absorption (NLA) during the period

## Prime space continues to attract tenants & COF exposed markets remain affordable

VACANCY RATES 30 Jun 20 <sup>1</sup>	TOTAL	30-Jun-19
Sydney CBD	7.5%	4.1%
Chatswood	13.9%	5.6%
St Leonards	11.3%	8.0%
Canberra	8.2%	11.0%
Brisbane CBD	12.8%	11.0%
Brisbane Fringe	15.0%	14.6%
Melbourne CBD	7.7%	3.8%
Melbourne Fringe	9.7%	6.6%
Perth CBD	20.1%	20.4%
West Perth	20.0%	20.4%
Adelaide CBD	14.7%	14.0%

PRIME RENTS 30 JUN 20 <sup>1</sup>	NET EFFECTIVE	CHANGE FROM 30-JUN-20
Sydney CBD	\$814	-2.5%
Chatswood	\$433	2.8%
St Leonards	\$471	4.0%
Canberra	\$264	4.9%
Brisbane CBD	\$287	4.4%
Brisbane Fringe	\$207	2.8%
Melbourne CBD	\$399	3.3%
Melbourne Fringe	\$325	-2.8%
Perth CBD	\$280	2.9%
West Perth	\$193	-2.9%
Adelaide CBD	\$184	4.6%

An attractive spread between office sector discount rates and AU 10 year government bond rates



## High quality acquisitions strategically located in major office markets



WILLIAM SQUARE, 235 WILLIAM ST, NORTHBRIDGE WA

**\$189.5m**

- High quality A grade office building closely located near Perth train station and retail amenity
- The property increases exposure to Perth as market conditions improve and provides an attractive value spread to comparable quality properties on the East Coast

8 CENTRAL AVENUE, SOUTH EVELEIGH NSW (50%)

**\$191.0m**

- High quality A Grade asset strategically located in the South Eveleigh Precinct with close proximity to key transport infrastructure and amenity
- The property consolidates COF's footprint in key Sydney metropolitan markets
- 50% share with the balance owned by a CNI syndicate

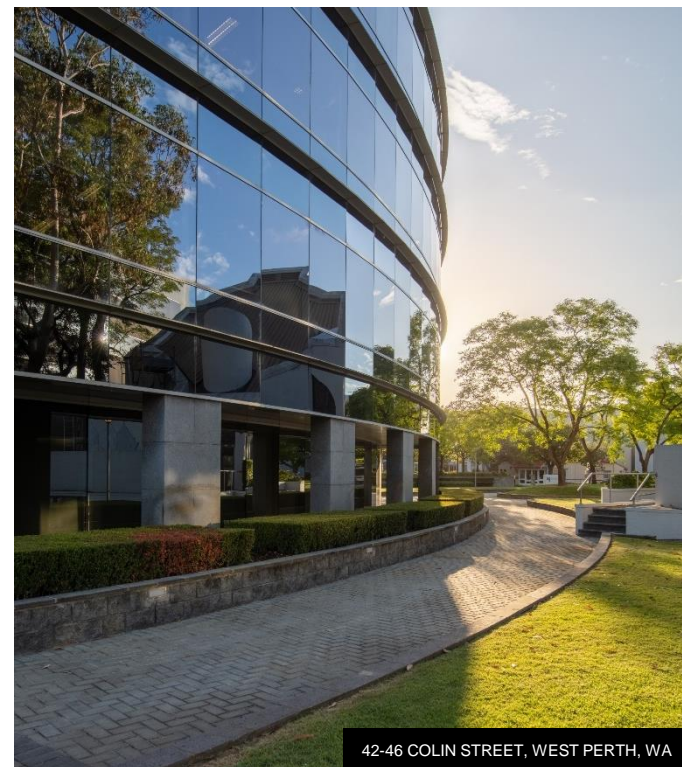
NISHI, 2 PHILLIP LAW STREET, CANBERRA ACT

**\$256.0m**

- Nishi is centrally located in vibrant NewActon, a growing precinct within the Civic suburb of Canberra.
- Nishi Building has been recognised with several industry awards, including 'Best International Project of the Year' by the Building Awards in London
- The building was completed in 2012 and lowers COF's average portfolio age to 14.9 years

# Appendix D – Income statement

\$'000	FY20	FY19
Gross property income	149,240	107,850
Interest income	106	334
<b>Total revenue</b>	<b>149,346</b>	<b>108,184</b>
Direct property expenses	31,573	23,543
Responsible entity fees	10,421	6,867
Finance costs	16,777	15,428
Management and other administrative expenses	1,975	1,142
Expected credit loss and rental waiver expense	3,232	0
<b>Total expenses</b>	<b>63,978</b>	<b>46,980</b>
<b>Funds from operations<sup>1</sup></b>	<b>85,368</b>	<b>61,204</b>
Loss/(gain) on fair value of investment properties	(37,698)	7,143
Straight-lining of rental income and amortisation of leasing commissions and tenant incentives	(7,048)	(938)
Goodwill impairment	(6,356)	0
One off refinancing costs	(5,942)	(6,682)
Realised/unrealised (gain)/loss on fair value of derivatives	(4,876)	(6,752)
Interest and depreciation expense adjustments for AASB 16	(347)	0
Transaction costs	(48)	(403)
<b>Statutory net profit</b>	<b>23,053</b>	<b>53,572</b>



1. FFO is the Trust's underlying and recurring earnings from its operations. This is calculated as the statutory net profit adjusted for certain non-cash and other items

# Appendix E – FFO reconciliation

\$'000	FY20	FY19
<b>Statutory net profit</b>	<b>23,053</b>	<b>53,572</b>
Loss/(gain) on fair value of investment properties	37,698	(7,143)
Straight-lining of rental income and amortisation of leasing commissions and tenant incentives	7,048	938
Goodwill impairment	6,356	0
One off refinancing costs	5,942	6,682
Realised/unrealised (gain)/loss on fair value of derivatives	4,876	6,752
Interest and depreciation expense adjustments for AASB 16 <sup>1</sup>	347	0
Transaction costs	48	403
<b>Funds from operations<sup>2</sup></b>	<b>85,368</b>	<b>61,204</b>
<b>Distribution</b>	<b>84,487</b>	<b>57,568</b>
FFO per unit (cents)	18.6	18.7
Distribution per unit (cents)	17.8	17.6
<b>Annualised FFO yield<sup>3</sup></b>	<b>9.0%</b>	<b>6.7%</b>
<b>Annualised Distribution Yield<sup>3</sup></b>	<b>8.6%</b>	<b>6.3%</b>



1. Refer to Note A3 in the interim financial report for a summary of the impacts of AASB 16
2. FFO is the Trust's underlying and recurring earnings from its operations. This is calculated as the statutory net profit adjusted for certain non-cash and other items
3. Based on the COF full year guidance divided by closing price (\$2.07 per unit on 30 June 2020 and \$2.80 per unit on 30 June 2019)

# Appendix F – Balance sheet

\$'000	30-Jun-20	30-Jun-19
Cash	28,809	17,546
Investment properties <sup>1</sup>	2,085,650	1,399,975
Goodwill	0	6,356
Trade and other receivables	3,263	4,080
Other assets	1,536	1,464
<b>Total assets</b>	<b>2,119,258</b>	<b>1,429,421</b>
Interest bearing liabilities <sup>2</sup>	746,372	497,222
Trade and other liabilities <sup>3</sup>	22,260	14,924
Derivative financial instruments	12,056	7,180
Other liabilities	55,618	15,527
<b>Total liabilities</b>	<b>836,306</b>	<b>534,853</b>
<b>Net assets</b>	<b>1,282,952</b>	<b>894,568</b>
Securities on issue (thousands)	514,522	356,291
Net tangible assets per unit (\$)	2.49	2.49
Gearing (%) <sup>4</sup>	34.5%	34.2%

1. Investment properties \$2,052.3m, plus \$32.4m leasehold asset under AASB 16

2. Drawn debt net of borrowing costs

3. Includes \$22.9m distributions payable and lease liability of \$32.7m

4. Gearing is defined as total borrowings less cash divided by total assets less cash and goodwill



# Appendix G – Investment portfolio

Centuria

PROPERTY	STATE	OWNERSHIP (%)	BOOK VALUE (\$M)	CAPITALISATION RATE (%)	AREA (SQM)	AREA (\$/SQM)	WALE (YRS) <sup>1</sup>	OCCUPANCY (%) <sup>2</sup>
8 Central Avenue, Eveleigh	NSW	50%	\$189.0m	5.38%	37,274	10,141	8.2	100.0%
201 Pacific Highway, St Leonards	NSW	50%	\$106.5m	5.63%	16,498	12,911	3.7	99.6%
9 Help Street, Chatswood	NSW	100%	\$86.0m	5.75%	9,395	9,154	2.3	95.2%
203 Pacific Highway, St Leonards	NSW	50%	\$69.5m	5.88%	11,734	11,846	4.7	100.0%
465 Victoria Avenue, Chatswood	NSW	25%	\$41.9m	5.75%	15,664	10,693	3.7	99.8%
77 Market Street, Wollongong	NSW	100%	\$35.5m	7.25%	6,756	5,255	5.0	100.0%
2 Phillip Law Street, Canberra	ACT	100%	\$253.0m	5.13%	27,411	9,230	7.5	99.5%
60 Marcus Clarke Street, Canberra	ACT	100%	\$62.3m	7.00%	12,097	5,146	2.4	87.5%
54 Marcus Clarke Street, Canberra	ACT	100%	\$20.9m	7.50%	5,227	3,999	3.3	93.8%
825 Ann Street, Fortitude Valley	QLD	100%	\$163.0m	6.00%	19,151	8,511	3.3	97.1%
154 Melbourne Street, South Brisbane	QLD	100%	\$88.0m	6.00%	11,292	7,793	3.0	100.0%
100 Brookes Street, Fortitude Valley	QLD	100%	\$78.5m	6.25%	9,533	8,235	3.7	80.9%
483 Kingsford Smith Drive, Hamilton	QLD	100%	\$77.5m	6.25%	9,228	8,398	5.1	96.2%
35 Robina Town Centre Drive, Robina	QLD	100%	\$52.0m	7.25%	9,814	5,298	0.8	100.0%
555 Coronation Drive, Toowong	QLD	100%	\$34.5m	7.00%	5,567	6,197	5.3	100.0%
818 Bourke Street, Docklands	VIC	100%	\$223.0m	5.13%	23,273	9,582	2.3	99.2%
576 Swan Street, Richmond	VIC	100%	\$66.5m	5.50%	8,331	7,982	2.0	100.0%
2 Kendall Street, Williams Landing	VIC	100%	\$64.5m	6.00%	12,961	4,977	8.4	100.0%
235 William Street, Northbridge	WA	100%	\$188.0m	6.50%	21,736	8,649	7.0	98.9%
144 Stirling Street, East Perth	WA	100%	\$65.0m	6.25%	11,042	5,887	8.5	100.0%
42-46 Colin Street, West Perth	WA	100%	\$35.0m	7.25%	8,467	4,134	2.8	100.0%
1 Richmond Road, Keswick	SA	100%	\$36.0m	7.25%	8,085	4,453	3.0	100.0%
131-139 Grenfell Street, Adelaide	SA	100%	\$17.3m	7.75%	4,052	4,258	1.4	100.0%
<b>Total / Average</b>			<b>\$2,053.3m</b>	<b>5.93%</b>	<b>304,586</b>	<b>7,895</b>	<b>4.7</b>	<b>98.1%</b>

1. By gross income (equity share)

2. By area (100%)

3. Investment properties \$2,053.3m, excludes \$32.46m leasehold asset under AASB 16



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