

Centuria



Industrial REIT

FY20 PROPERTY COMPENDIUM

ASX | CIP

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ACT

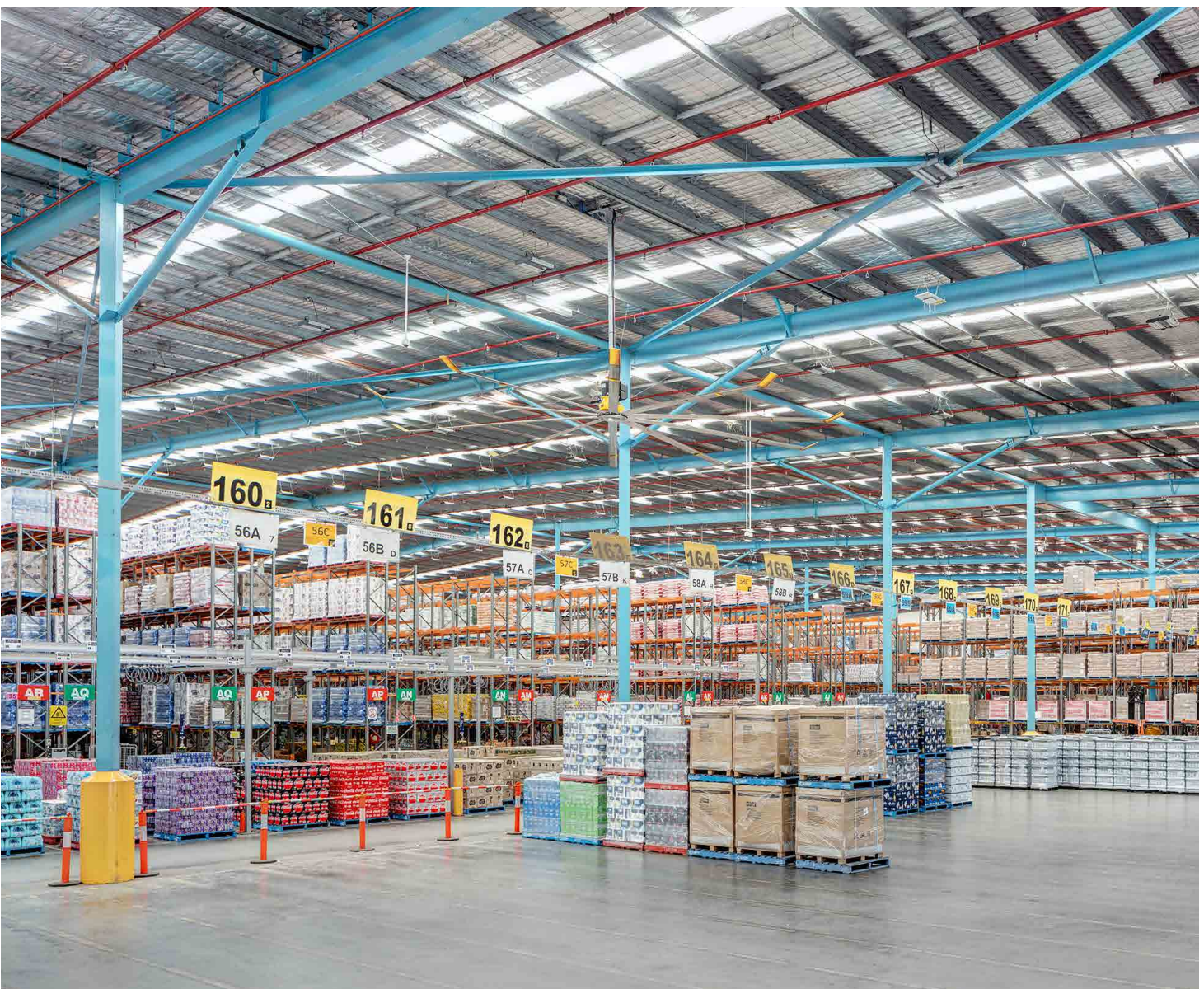
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Australia's **largest** **domestic** pure-play Industrial REIT

Centuria Industrial REIT



2 Woolworths Way, Warrernvale, NSW

Overview

Key portfolio metrics

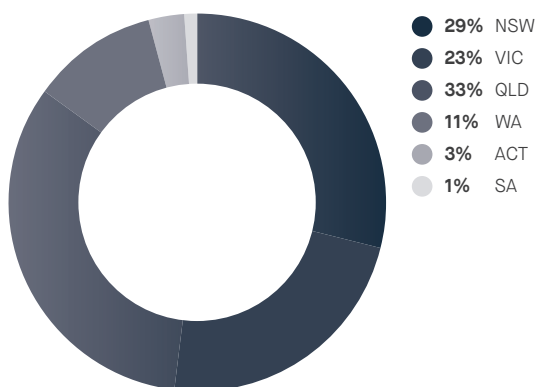
Metric	Total
Assets	50
Book Value	1,602.4
Cap Rate	6.05%
GLA	945,611
Occupancy	97.8
WALE	7.2

Top 10 tenants (by gross income)

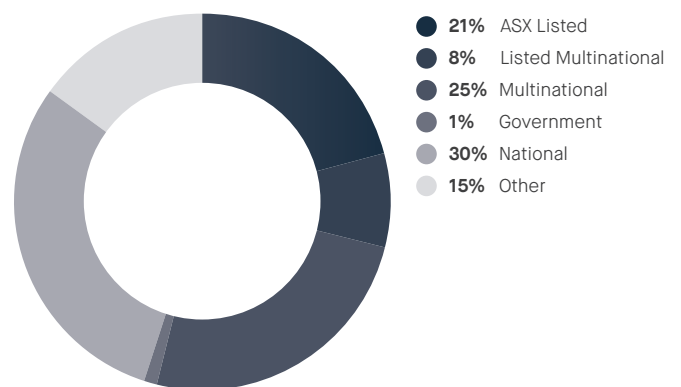
Rank	Tenant	% Total Income
1	Arnott's	11.9%
2	Woolworths Limited	6.8%
3	AWH Pty Ltd	6.0%
4	Visy Board Pty Limited	5.6%
5	Green's General Foods	5.0%
6	API	3.4%
7	Orora Bag Solutions	3.1%
8	VIP Petfoods Asset Mangement	2.8%
9	Bradnam's Windows and Doors Pty Ltd	2.6%
10	The Reject Shop Limited	2.5%

Portfolio diversification (by value)

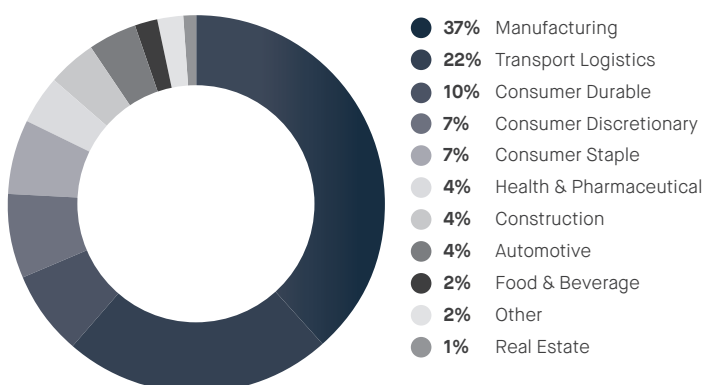
Geographic diversification



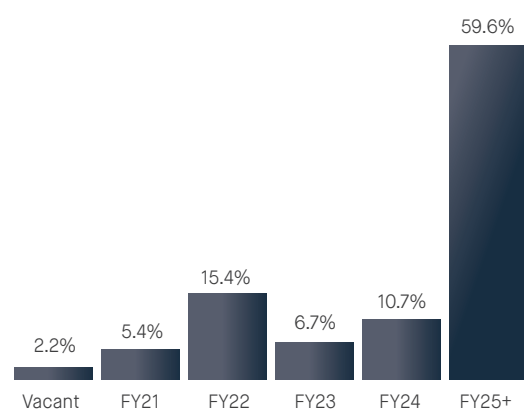
Tenant composition (by income)



Tenant industry sector diversifications



Weighted average lease expiry (by income)



Excludes assets exchanged but not settled as at 31 December 2019

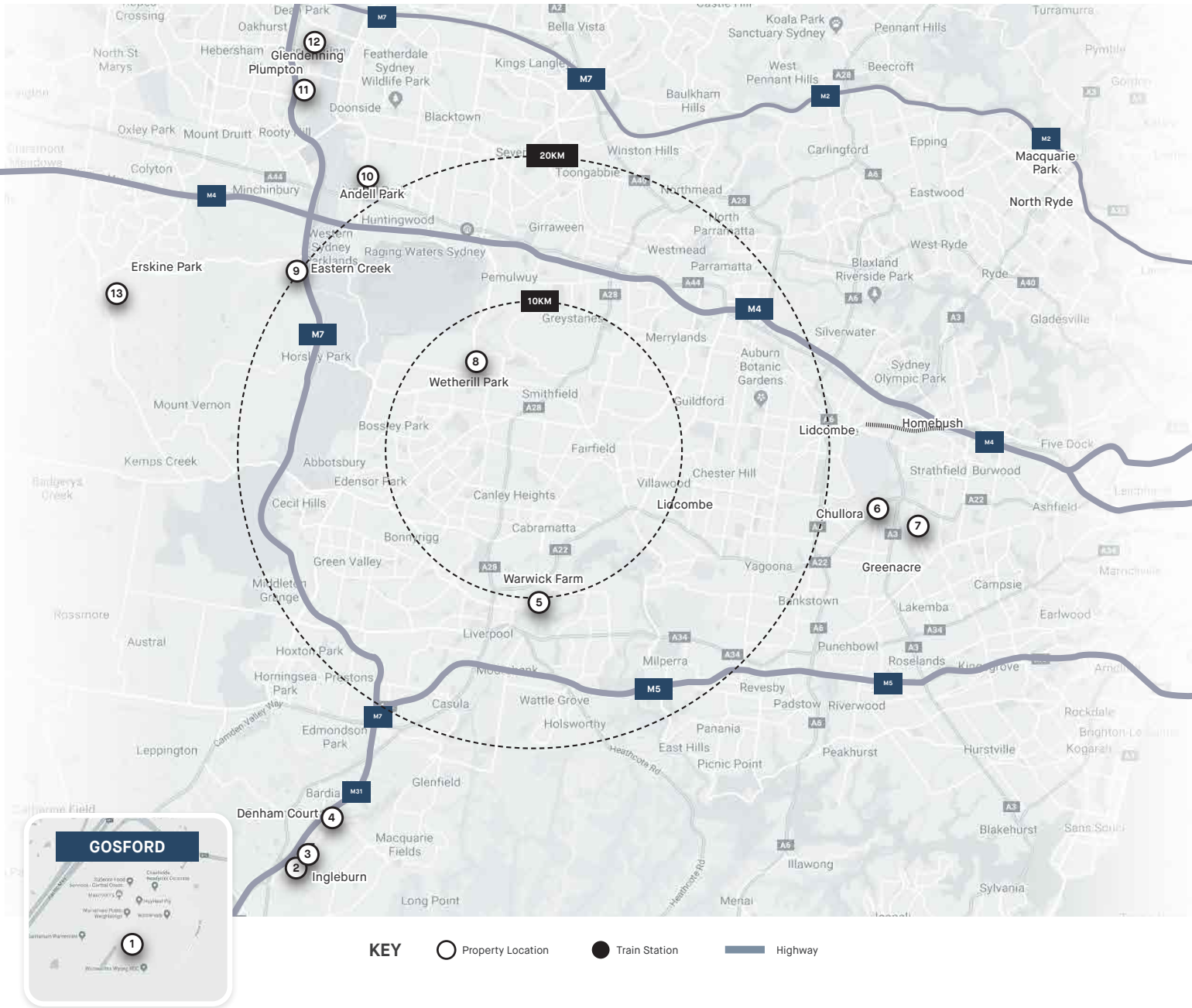
Property	State	Book Value (\$m)	GLA (sqm)	\$/Sqm	Cap Rate	WALE ¹ (years)	Occupancy ¹	Title
2 Woolworths Way, Warnervale	NSW	81.5	54,196	1,365	7.00%	1.1	100.0%	Freehold
10 Williamson Road, Ingleburn	NSW	53.4	27,260	1,959	5.50%	3.1	100.0%	Freehold
29 Glendenning Road, Glendenning	NSW	52.5	21,298	2,465	5.00%	8.4	100.0%	Freehold
92-98 Cosgrove Road, Enfield	NSW	50.5	33,863	1,491	5.75%	3.9	100.0%	Freehold
12 Williamson Road, Ingleburn	NSW	38.5	25,666	1,500	6.00%	3.2	100.0%	Freehold
74-94 Newton Road, Wetherill Park	NSW	37.0	16,962	2,181	5.50%	1.5	100.0%	Freehold
37-51 Scrivener St, Warwick Farm	NSW	36.8	27,599	1,332	6.50%	2.0	100.0%	Freehold
457 Waterloo Road, Chullora	NSW	34.0	16,051	2,118	5.25%	4.8	100.0%	Freehold
6 Macdonald Road, Ingleburn	NSW	25.1	12,375	2,028	5.50%	4.3	100.0%	Freehold
8 Penelope Crescent, Arndell Park	NSW	21.8	11,420	1,905	5.50%	7.2	100.0%	Freehold
30 Clay Place, Eastern Creek	NSW	19.5	6,012	3,244	5.25%	5.4	100.0%	Freehold
52-74 Quarry Road, Erskine Park	NSW	18.0	8,103	2,221	5.50%	2.8	100.0%	Freehold
75 Owen Street, Glendenning	NSW	9.7	4,670	2,077	5.50%	0.5	100.0%	Freehold
207-219 Browns Road, Noble Park	VIC	45.3	43,321	1,046	6.25%	6.2	100.0%	Freehold
1 International Drive, Westmeadows	VIC	43.5	25,852	1,683	6.75%	1.4	82.0%	Freehold
102-128 Bridge Road, Keysborough	VIC	38.5	24,619	1,564	6.50%	3.3	96.4%	Freehold
324-332 Frankston-Dandenong Road, Dandenong South	VIC	34.3	28,618	1,197	5.75%	4.5	100.0%	Freehold
24-32 Stanley Drive, Somerton	VIC	31.7	24,380	1,300	6.25%	3.3	100.0%	Freehold
2 Keon Parade, Keon Park	VIC	27.8	19,527	1,421	5.50%	11.1	100.0%	Freehold
75-95 & 105 Corio Quay Road, North Geelong	VIC	27.5	21,772	1,263	6.00%	11.1	100.0%	Freehold
69 Studley Court, Derrimut	VIC	27.0	14,365	1,880	5.75%	4.5	100.0%	Freehold
500 Princes Highway, Noble Park	VIC	24.3	13,821	1,755	6.50%	5.7	100.0%	Freehold
14-17 Dansu Court, Hallam	VIC	21.7	17,070	1,271	6.50%	2.3	100.0%	Freehold
12-13 Dansu Court, Hallam	VIC	19.1	11,526	1,657	5.50%	8.2	100.0%	Freehold
49 Temple Drive, Thomastown	VIC	15.6	12,174	1,281	6.25%	6.4	100.0%	Freehold
9 Fellowes Court, Tullamarine	VIC	5.1	4,072	1,252	6.50%	2.5	100.0%	Freehold
46 Robinson Road East, Virginia	QLD	211.8	44,785	4,729	5.00%	29.5	100.0%	Freehold
22 Hawkins Crescent, Bundamba	QLD	47.4	18,956	2,501	6.25%	4.4	100.0%	Freehold
1 Ashburn Road, Bundamba	QLD	41.3	26,628	1,549	6.25%	4.6	100.0%	Freehold
33-37 & 43-45 Mica Street, Carole Park	QLD	33.6	18,614	1,805	6.26%	9.2	100.0%	Freehold
136 Zillmere Road, Boondall	QLD	32.5	16,048	2,025	6.50%	11.0	100.0%	Freehold
149 Kerry Road, Archerfield	QLD	30.8	13,774	2,236	5.75%	4.5	100.0%	Freehold
69 Rivergate Place, Murarrie	QLD	28.5	11,522	2,474	6.00%	2.9	100.0%	Freehold
21 Jay Street, Townsville	QLD	28.3	10,416	2,717	6.75%	11.9	100.0%	Leasehold
46 Gosport Street, Hemmant	QLD	23.0	12,842	1,791	7.00%	5.0	72.7%	Freehold
680 Boundary Road, Richlands	QLD	19.8	12,633	1,563	6.75%	2.3	100.0%	Freehold
616 Boundary Road, Richlands	QLD	16.7	13,763	1,213	6.50%	1.1	100.0%	Freehold
24 Westlink Place, Richlands	QLD	8.0	5,061	1,581	6.50%	1.0	100.0%	Freehold
42 Hoepner Road, Bundamba	QLD	4.3	-	-	-	-	-	Freehold
310 Spearwood Avenue, Bibra Lake	WA	55.5	59,451	934	7.00%	4.4	100.0%	Freehold
Lot 14 Sudlow Road, Bibra Lake	WA	34.5	39,485	874	7.00%	5.1	100.0%	Freehold
103 Stirling Cres & 155 Lakes Rd, Hazelmere	WA	23.6	9,909	2,382	6.75%	2.1	100.0%	Freehold
23 Selkis Road, Bibra Lake	WA	19.5	18,235	1,069	7.25%	2.0	100.0%	Freehold
16-18 Baile Rd, Canning Vale	WA	18.1	11,143	1,624	7.00%	3.2	100.0%	Freehold
99 Quill Way, Henderson	WA	11.3	16,419	688	7.75%	-	0.0%	Freehold
92 Robinson Avenue, Belmont	WA	10.3	7,019	1,460	7.25%	1.0	100.0%	Freehold
23-41 Galway Avenue, Marlestone	SA	24.5	23,593	1,038	7.25%	11.5	100.0%	Freehold
32-54 Kaurna Avenue, Edinburgh Park	SA	19.5	13,007	1,499	7.00%	9.2	100.0%	Freehold
9-13 Caribou Drive, Direk	SA	8.8	7,027	1,252	7.25%	4.5	100.0%	Freehold
54 Sawmill Circuit, Hume	ACT	19.0	8,689	2,187	6.00%	7.0	100.0%	Leasehold
TOTAL		1,602.4	945,611	1,695	6.05%	7.2	97.8%	

1) By income

A quality portfolio of
fit-for-purpose industrial
assets located in infill
locations and close to key
infrastructure

Centuria Industrial REIT

Centuria Industrial Reit



New South Wales Portfolio

1	2 Woolworths Way, Warnervale
2	10 Williamson Road, Ingleburn
3	12 Williamson Road, Ingleburn
4	6 Macdonald Road, Ingleburn
5	37-51 Scrivener Street, Warwick Farm
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13	52-74 Quarry Road, Erskine Park



2 Woolworths Way, Warnervale, NSW

Location

Located within the Warnervale Business Park. Positioned near the M1 Freeway, 2 Woolworths Way is approximately 65 kilometres south of Newcastle and 95 kilometres north of Sydney.

Description

Constructed in 2006 and with low site coverage of 27%, 2 Woolworths Way comprises a high quality, temperature controlled distribution centre. The warehouse includes 9.5 to 13.5 metre clearances, 47 loading dock levellers and 18 finger docks supporting some 800 daily truck movements. The property benefits from 482 car spaces and hardstand.

Asset summary

Current book value:	\$74.0m
Capitalisation rate:	7.00%
GLA (sqm):	54,196
Site Area (ha):	23.2
WALE (years):	1.1
Occupancy:	100.0%

Major tenants	Expiry	Area
Woolworths	FY22	54,196



10 Williamson Road, Ingleburn, NSW

Location

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

Description

The property comprises of a new and recently upgraded warehouse distribution centre and associated offices. The property is divided into three separate tenancies and adjoins the Trust's property at 12 Williamson Road. The site's rear warehouse contains four gantry trains and cross docking facilities. The site benefits from a large driveway and rear hardstand.

Asset summary

Current book value:	\$53.4m
Capitalisation rate:	5.50%
GLA (sqm):	27,260
Site Area (ha):	5.2
WALE (years):	3.1
Occupancy:	100.0%

Major tenants	Expiry	Area
Visy	FY24	27,260



12 Williamson Road, Ingleburn, NSW

Location

Ingleburn is located approximately 35 kilometres south west of the Sydney CBD and has direct access to the M5 and M7 motorways. 12 Williamson Road adjoins the Trust's asset at 10 Williamson Road.

Description

The property comprises a substantial distribution warehouse, processing facility, and associated offices with internal clearances of around 10 metres. It adjoins the Trust's 10 Williamson Road property.

Asset summary

Current book value:	\$38.5m
Capitalisation rate	6.00%
GLA (sqm):	25,666
Site Area (ha):	4.4
WALE (years):	3.2
Occupancy:	100.0%

Major tenants	Expiry	Area
VIP Petfoods	FY24	25,666



6 Macdonald Road, Ingleburn, NSW

Location

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

Description

The property was completed in 2009 and comprises a modern warehouse with associated office space, designed to accommodate two tenancies with basement car parking. The facility includes container rated hardstand and truck turning area.

Asset summary

Current book value:	\$25.1m
Capitalisation rate:	5.50%
GLA (sqm):	12,375
Site Area (ha):	2.3
WALE (years):	4.3
Occupancy:	100.0%

Major tenants	Expiry	Area
Sekisui House	FY25	7,185
Australia Post	FY24	5,190



37-51 Scrivener Street, Warwick Farm, NSW

Location

Located at Warwick Farm, 31 kilometres south west of the Sydney CBD. Warwick Farm is an established industrial precinct located on the northern side of the Hume Highway.

Description

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:	\$36.8m
Capitalisation rate:	6.50%
GLA (sqm):	27,599
Site Area (ha):	4.1
WALE (years):	2.0
Occupancy:	100.0%

Major tenants	Expiry	Area
Visy Board	FY22	27,599



457 Waterloo Road, Chullora, NSW

Location

Situated in Chullora, an established industrial precinct, 15 kilometres south west of the Sydney CBD and three kilometres north west of the Enfield Intermodal Logistics Centre. Waterloo Road connects to the Hume Highway, linking the property to Sydney's greater ring-road via close proximity to the M5 and M4 Motorways.

Description

The property comprises freestanding office and warehouse facilities, which were extensively refurbished in 2013. The warehouse benefits from a mix of on-grade and raised dock access, further enhanced via 18 roller doors.

Asset summary

Current book value:	\$34.0m
Capitalisation rate:	5.25%
GLA (sqm):	16,051
Site Area (ha):	2.6
WALE (years):	4.8
Occupancy:	100.0%

Major tenants	Expiry	Area
EWE Global Express	FY25	16,051



92-98 Cosgrove Road, Enfield, NSW

Location

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

Description

With three street frontages, the 4.3 hectare site comprises three warehouses, constructed over various periods, and a large container rated hardstand.

Asset summary

Current book value:	\$50.5m
Capitalisation rate:	5.75%
GLA (sqm):	33,863
Site Area (ha):	4.3
WALE (years):	3.9
Occupancy:	100.0%

Major tenants	Expiry	Area
K&S Freighters	FY25	25,035
Lesandu	FY22	8,828



74-79 Newton Road, Wetherill Park, NSW

Location

Wetherill Park is located in Sydney's outer central west industrial region with access to the M4, M5 and M7 motorways.

Description

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

Asset summary

Current book value:	\$37.0m
Capitalisation rate:	5.50%
GLA (sqm):	16,962
Site Area (ha):	5.2
WALE (years):	1.5
Occupancy:	100.0%

Major tenants	Expiry	Area
Weir Minerals	FY22	15,378



30 Clay Place, Eastern Creek, NSW

Location

Situated in the M7 Business Hub at Eastern Creek, near the M4 and M7 motorways in Sydney's west.

Description

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:	\$19.5m
Capitalisation rate:	5.25%
GLA (sqm):	6,012
Site Area (ha):	1.1
WALE (years):	5.4
Occupancy:	100.0%

Major tenants	Expiry	Area
Garmin Australasia	FY26	6,012



8 Penelope Crescent, Arndell Park, NSW

Location

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

Description

The property consists of a modern warehouse with a combination of seven to 9.5 metre internal clearances, and associated offices refurbished in 2011. A large external undercover storage area of over 950 square metres complements surrounding hardstand and parking amenity for 60 cars and 16 trucks.

Asset summary

Current book value:	\$21.8m
Capitalisation rate:	5.50%
GLA (sqm):	11,420
Site Area (ha):	2.0
WALE (years):	7.2
Occupancy:	100.0%

Major tenants	Expiry	Area
YHI Australia	FY28	11,420



29 Glendenning Road, Glendenning, NSW

Location

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

Description

The property consists of warehousing, manufacturing, and head office facilities with large driveway access. The site is utilised as Green's General Food head office and has potential surplus developable land.

Asset summary

Current book value:	\$52.5m
Capitalisation rate:	5.00%
GLA (sqm):	21,298
Site Area (ha):	5.1
WALE (years):	8.4
Occupancy:	100.0%

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



75 Owen Street, Glendenning, NSW

Location

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

Description

The property is a modern, industrial warehouse with associated office space constructed in 2013. Container access is provided via four roller shutter doors while the office accommodation is divided over two levels with staff amenity. The site further benefits from three street access points.

Asset summary

Current book value:	\$9.7m
Capitalisation rate:	5.50%
GLA (sqm):	4,670
Site Area (ha):	0.8
WALE (years):	0.5
Occupancy:	100%

Major tenants	Expiry	Area
Foodbank	FY21	4,670



52-74 Quarry Road, Erskine Park, NSW

Location

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

Description

The property consists of two modern 'built-to-suit', drive-through warehouses with associated offices that were completed in late 2014. Warehouse amenity benefits from EFSR rated sprinkler systems. The site includes 74 car spaces.

Asset summary

Current book value:	\$18.0m
Capitalisation rate:	5.50%
GLA (sqm):	8,103
Site Area (ha):	2.0
WALE (years):	2.8
Occupancy:	100.0%

Major tenants	Expiry	Area
Premium Floors	FY22	4,594
One Stop Warehouse	FY25	3,509

Centuria Industrial REIT



KEY ○ Property Location ● Train Station — Highway

- 1 207-219 Browns Road, Noble Park
- 2 500 Princes Highway, Noble Park
- 3 102-128 Bridge Road, Keysborough
- 4 324-332 Frankston-Dandenong Road, Dandenong South
- 5 14-17 Dansu Court, Hallam
- 6 12-13 Dansu Court, Hallam
- 7 49 Temple Drive, Thomastown
- 8 2 Keon Parade, Keon Park
- 9 24-32 Stanley Drive, Somerton
- 10 1 International Drive, Westmeadows
- 11 9 Fellowes Court, Tullamarine
- 12 69 Studley Court, Derrimut
- 13 75-95 & 105 Corio Road Quay Road, North Geelong

Victoria Portfolio



207-219 Browns Road, NoblePark, VIC

Location

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

Description

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

Asset summary

Current book value:	\$45.3m
Capitalisation rate:	6.25%
GLA (sqm):	43,321
Site Area (ha):	5.8
WALE (years):	6.2
Occupancy:	100.0%

Major tenants	Expiry	Area
E&S Trading Company	FY28	29,426
Parton Wine Distribution	FY25	9,290



500 Princes Highway, Noble Park, VIC

Location

Situated some 30 kilometres south east of the Melbourne CBD, the property is located on the north side of the Princes Highway, with close proximity to the M3 and M1 Motorways. The property adjoins the Trust's asset at 207-219 Browns Road, Noble Park.

Description

500 Princes Highway comprises three freestanding buildings including an office of some 3,990 square metres over the ground floor and two levels, a two-level laboratory of 1,280 square metres, and a warehouse with GLA of 8,507 square metres. The warehouse offers internal clearance of up to nine metres and is serviced for dangerous goods.

Asset summary

Current book value:	\$24.3m
Capitalisation rate	6.50%
GLA (sqm):	13,821
Site Area (ha):	4.2
WALE (years):	5.7
Occupancy:	100%

Major tenants	Expiry	Area
Morrows Freightliners	FY28	8,507
Fulton Hogan	FY25	2,642



102-128 Bridge Road, Keysborough, VIC

Location

Approximately 30 kilometres south east of the Melbourne CBD, in close proximity to the East Link Freeway.

Description

The property comprises a purpose built industrial cold store facility, and a modern industrial estate of varying building sizes, constructed in 2010. The site benefits from dual street access.

Asset summary

Current book value:	\$38.5m
Capitalisation rate:	6.50%
GLA (sqm):	24,619
Site Area (ha):	4.7
WALE (years):	3.3
Occupancy:	96.4%

Major tenants	Expiry	Area
Vincent Cold Storage	FY25	8,655
Macro Groups	FY24	4,606



324 – 332 Frankston-Dandenong Road, Dandenong South, VIC

Location

Located within a well-established industrial precinct, approximately 39 kilometres south east from the Melbourne CBD . The asset is in close proximity to Eastlink, South Gippsland Highway and Greens Road.

Description

The property consists of three standalone buildings, each with separate road access, offering high clearance, functional warehouses and associated offices.

Asset summary

Current book value:	\$34.3m
Capitalisation rate:	5.75%
GLA (sqm):	28,618
Site Area (ha):	5.7
WALE (years):	4.5
Occupancy:	100%

Major tenants	Expiry	Area
Complete Supply Co	FY27	17,779
Schneider Electric	FY21	10,839



14-17 Dansu Court, Hallam, VIC

Location

Located within an established industrial precinct, some 30 kilometres south east of Melbourne CBD. Adjacent to the Princes Highway, the property has good connectivity to the South Gippsland Freeway and M1 Motorway. It adjoins the Trust's 12-13 Dansu Court.

Description

The property comprises a large, high clearance warehouse of 15,333 square metres, offices of 1,737 square metres and 140 car spaces. It accommodates a combination of on-grade and levelled docks, while supporting multiple vehicle movements via dual street access.

Asset summary

Current book value:	\$21.7m
Capitalisation rate:	6.50%
GLA (sqm):	17,070
Site Area (ha):	3.7
WALE (years):	2.3
Occupancy:	100.0%

Major tenants	Expiry	Area
GM Holden Ltd	FY23	15,333



12-13 Dansu Court, Hallam, VIC

Location

Situated within the established south eastern industrial precinct of Hallam, approximately 30 kilometres from the Melbourne CBD. The property is adjacent to the Princes Highway and adjoins the Trust's property at 14-17 Dansu Court.

Description

The property comprises a modern, semi-detached office of 3,026 square metres and a high clearance distribution facility of 8,515 square metres with 8.5 metre internal clearance.

Asset summary

Current book value:	\$19.1m
Capitalisation rate:	5.50%
GLA (sqm):	11,526
Site Area (ha):	2.8
WALE (years):	8.2
Occupancy:	100%

Major tenants	Expiry	Area
Dormakaba	FY29	11,526



49 Temple Drive, Thomastown, VIC

Location

Thomastown is situated in a well-established industrial location, approximately 17 kilometres north of the Melbourne CBD. The property is on the same Title as the Trust's property at 2 Keon Parade, providing an overall landholding of 10.6 hectares.

Description

The building comprises a modern, temperature controlled industrial warehouse with associated office space that has been recently refurbished. There is surplus land, which allows for future extension of some 2,400 square metres.

Asset summary

Current book value:	\$15.6m
Capitalisation rate:	6.25%
GLA (sqm):	12,174
Site Area (ha) ¹ :	10.6
WALE (years):	6.4
Occupancy:	100.0%

Major tenants	Expiry	Area
Aidacare	FY27	6,964
Multi BevCo	FY26	5,210

1) Site area reflects total for 2 Keon Parade, Keon Park and 49 Temple Drive, Thomastown, VIC



2 Keon Parade, Keon Park, VIC

Location

Located in a well-established industrial precinct, 17 kilometres north of the Melbourne CBD. The site is situated within close proximity to the Metropolitan Ring Road.

Description

The property was extended in 2016, adding a further 6,126 square metres of warehouse and office space. The property is located on the same Title as the Trust's property at 49 Temple Drive, Thomastown, providing an overall land holding of 10.6 hectares.

Asset summary

Current book value:	\$27.8m
Capitalisation rate:	5.50%
GLA (sqm):	19,527
Site Area (ha) ¹ :	10.6
WALE (years):	11.1
Occupancy:	100.0%

Major tenants	Expiry	Area
Orora Bag Solutions	FY32	19,527

1) Site area reflects total for 2 Keon Parade Keon Park, and 49 Temple Drive, Thomastown



24-32 Stanley Drive, Somerton, VIC

Location

Somerton is a recently established industrial area, approximately 150 metres west of the Hume Highway intersection and 18 kilometres north of the Melbourne CBD.

Description

The property comprises a modern warehouse distribution facility with three substantial high clearance warehouses and associated office accommodation. The property has drive around truck access, including a large amount of undercover high area with cross docking.

Asset summary

Current book value:	\$31.7m
Capitalisation rate:	6.25%
GLA (sqm):	24,380
Site Area (ha):	4.4
WALE (years):	3.3
Occupancy:	100.0%

Major tenants	Expiry	Area
Regent RV	FY24	14,281
Energys	FY24	10,099



1 International Drive, Westmeadows, VIC

Location

Located on the first exit ramp on the Tullamarine Freeway from Melbourne Airport and provides unparalleled exposure to approximately 120,000 vehicles per day with its 425 metre frontage. The location delivers exceptional access to service Melbourne Airports' 350,000 annual tonnes of airfreight, creating demand from a series of high quality tenants.

Description

Cargo Park is a high quality, multi-tenanted industrial estate with an overall GLA of 25,852 sqm on a prime 5.6 hectare site. The estate recently benefited from a \$7.1 million refurbishment program and is considered the pre-eminent unit estate servicing the Melbourne airport precinct.

Asset summary

Current book value:	\$43.5
Capitalisation rate:	6.75%
GLA (sqm):	25,852
Site Area (ha):	5.6
WALE (years):	1.4
Occupancy:	82.0%

Major tenants	Expiry	Area
Australian Worldwide Logistics	FY22	1,912
QF National	FY24	1,667
Wholesale Logistics	FY22	1,621



9 Fellowes Court, Tullamarine, VIC

Location

Tullamarine is an established industrial precinct, approximately 16 kilometre north west of Melbourne CBD and within close proximity to Melbourne Airport.

Description

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

Asset summary

Current book value:	\$5.1m
Capitalisation rate:	6.50%
GLA (sqm):	4,072
Site Area (ha):	0.8
WALE (years):	2.5
Occupancy:	100.0%

Major tenants	Expiry	Area
McHugh & Eastwood	FY23	4,072



69 Studley Court, Derrimut, VIC

Location

Derrimut is an established industrial precinct, approximately 12 kilometres west of the Melbourne CBD. The property can be accessed via both the Western Ring Road and Westgate Freeway.

Description

The property is a modern freestanding office and warehouse facility, completed in 2009. It comprises 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.

Asset summary

Current book value:	\$27.0m
Capitalisation rate:	5.75%
GLA (sqm):	14,365
Site Area (ha):	4.3
WALE (years):	4.5
Occupancy:	100.0%

Major tenants	Expiry	Area
Silk Logistics	FY25	14,365



75-95 & 105 Corio Quay Road, North Geelong, VIC

Location

Located directly opposite the Geelong Port and within 10 kilometres of Avalon Airport.

Description

The property offers 21,772sqm on a 3.8-hectare site, consisting of two warehouses and office buildings. The warehouses offer clearance of up to 12.2m and are connected by a fully enclosed transit area. Building 1 offers an enclosed caopy with recessed docs and dock levellers. Building 2 offers at grade roller shutters and provides transit, drive through loading areas.

Asset summary

Current book value:	\$27.5m
Capitalisation rate:	6.00%
GLA (sqm):	21,772
Site Area (ha):	3.8
WALE (years):	11.1
Occupancy:	100.0%

Major tenants	Expiry	Area
Boardriders Inc	FY32	21,772

Centuria Industrial REIT



KEY ○ Property Location ● Train Station — Highway



- | | |
|----|--|
| 1 | 22 Hawkins Crescent, Bundamba |
| 2 | 1 Ashburn Road, Bundamba |
| 3 | 42 Hoepner Road, Bundamba |
| 4 | 33-37 & 43-45 Mica Street, Carole Park |
| 5 | 616 Boundary Road, Richlands |
| 6 | 680 Boundary Road, Richlands |
| 7 | 24 West Link Place, Richlands |
| 8 | 149 Kerry Road, Archerfield |
| 9 | 69 Rivergate Place, Murarrie |
| 10 | 46 Gosport Street, Hemmant |
| 11 | 46 Robinson Road East, Virginia |
| 12 | 136 Zillmere Road, Boondall |
| 13 | 21 Jay Street, Townsville |

Queensland Portfolio



22 Hawkins Crescent, Bundamba, QLD

Location

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 in close proximity to the Trust's property at 1 Ashburn Road, Bundamba.

Description

The building has a 10-metre internal clearance and is 100% temperature controlled. There is 1,487 square metres of office accommodation and 210 car spaces onsite. It was completed in 2009.

Asset summary

Current book value:	\$47.4m
Capitalisation rate:	6.25%
GLA (sqm):	18,956
Site Area (ha):	3.8
WALE (years):	4.4
Occupancy:	100%

Major tenants	Expiry	Area
API	FY25	18,956



1 Ashburn Road, Bundamba, QLD

Location

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 in close proximity to the Trust's API facility at 22 Hawkin's Crescent, Bundamba.

Description

The property is The Reject Shop's state distribution facility and comprises a total building area of 26,628 square metres. The facility incorporates drive around truck access, 140 car spaces and trailer parking. It was completed in 2010.

Asset summary

Current book value:	\$41.3m
Capitalisation rate:	6.25%
GLA (sqm):	26,628
Site Area (ha):	5.1
WALE (years):	4.6
Occupancy:	100%

Major tenants	Expiry	Area
The Reject Shop	FY25	26,628



42 Hoepner Road, Bundamba, QLD

Location

Located in the Citiswich Business Park, the 2.4-hectare site has direct access to the Warrego Highway from the north and Brisbane Road from the south. It is strategically positioned near the junction of the Ipswich Motorway and Cunningham Highway. It provides excellent connectivity to Brisbane's major commuter and freight corridors.

Description

The levelled site has development approval for a 10,244 sqm warehouse and office with a 50m wide hardstand loading area.

Asset summary

Current book value:	\$4.3m
Capitalisation rate:	n.a
GLA (sqm):	n.a
Site Area (ha):	2.4
WALE (years):	n.a
Occupancy:	n.a



33-37 & 43-45 Mica Street, Carole Park, QLD

Location

Located in Carole Park, near the junction of the Ipswich and Logan motorways, approximately 25 kilometres south west of the Brisbane CBD. The property adjoins the Trust's carpark at 43-45 Mica Street, Carole Park.

Description

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

Asset summary

Current book value:	\$33.6m
Capitalisation rate:	6.26%
GLA (sqm):	18,614
Site Area (ha):	2.7
WALE (years):	9.2
Occupancy:	100%

Major tenants	Expiry	Area
Greens Biscuits	FY30	18,614



616 Boundary Road, Richlands, QLD

Location

The 13,763 square metre warehouse facility is located in the prime Richlands market with surrounding occupiers including Coca-Cola and Target.

Description

The property was acquired through a sale and leaseback transaction and is 100% occupied by logistics group, Border Express. The 3.1-hectare site has dual street frontages.

Asset summary

Current book value:	\$16.7m
Capitalisation rate:	6.50%
GLA (sqm):	13,763
Site Area (ha):	3.1
WALE (years):	1.1
Occupancy:	100%

Major tenants	Expiry	Area
Border Express	FY22	13,763



680 Boundary Road, Richlands, QLD

Location

Located within the well-established Richlands industrial market, 13 kilometres South West of the Brisbane CBD. Neighbouring occupiers include Target, Coca-Cola and Toll.

Description

The property is a high-quality logistics facility offering 12,633sqm on a 2.2-hectare site. The warehouse has a minimum clearance of nine metres and is serviced by a fully reticulated ESFR sprinkler system. Loading is provided by a combination of four recessed docks and an additional 10 roller doors. The property benefits from a drive around configuration capable of servicing B-Doubles.

Asset summary

Current book value:	\$19.8m
Capitalisation rate:	6.75%
GLA (sqm):	12,633
Site Area (ha):	2.2
WALE (years):	2.3
Occupancy:	100.0%

Major tenants	Expiry	Area
Independent Liquor Group	FY23	9,126
MDI	FY23	3,507



24 West Link Place, Richlands, QLD

Location

Richlands is 13 kilometres South West of the Brisbane CBD. The property adjoins the Trust's 680 Boundary Road asset and is in close proximity to the Trust's 616 Boundary Road asset.

Description

The property provides a freestanding modern office and warehouse facility, large hardstand and a low site coverage. It comprises 5,061square metre warehouse accessed via seven container height roller shutters and offers a minimum internal clearance of nine meters. The warehouse is fitted with a sprinkler system and has been designed to cater for gantry cranes.

Asset summary

Current book value:	\$8.0m
Capitalisation rate:	6.50%
GLA (sqm):	5,061
Site Area (ha):	1.3
WALE (years):	1.0
Occupancy:	100%

Major tenants	Expiry	Area
Spectrum Transport	FY21	5,061



149 Kerry Street, Archerfield, QLD

Location

The Archerfield Industrial precinct is approximately 13 kilometres south of the Brisbane CBD. The precinct is at the junction of Ipswich, Beaudesert and Granard Roads all of which are major southside arterial roads.

Description

The property is a large manufacturing and storage facility with an attached single-level office building, several demountable buildings, a workshop and large areas of hardstand and truck manoeuvring areas. The main facility was purpose built for Bluescope Steel. It has a low site coverage ratio of 31%, offering flexibility to accommodate current and future tenant requirements.

Asset summary

Current book value:	\$30.8m
Capitalisation rate:	5.75%
GLA (sqm):	13,774
Site Area (ha):	4.4
WALE (years):	4.5
Occupancy:	100%

Major tenants	Expiry	Area
Bluescope Steel	FY25	13,774



69 Rivergate, Murarrie, QLD

Location

The Australia Trade Coast suburb of Murarrie is approximately eight 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.

Description

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:	\$28.5m
Capitalisation rate:	6.00%
GLA (sqm):	11,522
Site Area (ha):	1.5
WALE (years):	2.9
Occupancy:	100%

Major tenants	Expiry	Area
Yamaha	FY23	11,522



46 Gosport Street, Hemmant, QLD

Location

The prime Port of Brisbane precinct is 10 kilometres from the Brisbane Airport and approximately 15 kilometres North East of the Brisbane CBD.

Description

The 12,553sqm building is on a 4.8-hectare site, providing a low site cover ratio of 26%, with opportunities for future expansion. The warehouse was purpose-built for the storage and distribution of steel related products and as such would suit a variety of uses which require either high bay warehousing, or importantly, overhead gantry crane coverage

Asset summary

Current book value:	\$23.0m
Capitalisation rate:	7.00%
GLA (sqm):	12,842
Site Area (ha):	4.8
WALE (years):	5.0
Occupancy:	72.7%

Major tenants	Expiry	Area
Valmont	FY28	8,372



46 Robinson Road East, Virginia, QLD

Location

Located in the Northside Industrial market of Virginia in Brisbane's north which provides excellent connectivity to the Gateway and Southern Cross Motorway as well as close proximity to Brisbane Airport and Port of Brisbane. As a key industrial market in Brisbane, the location has attracted occupiers include Bunnings, Iron Mountain and Linfox.

Description

The high-quality 44,785sqm asset is a modern, purpose-built manufacturing facility with warehouse and office improvements, multi-level car park, driveways and vehicle maneuvering areas. A strategic asset for Arnott's as it is the only site capable of producing a number of iconic varieties, providing overflow and redundancy for key brands.

Asset summary

Current book value:	\$211.8m
Capitalisation rate:	5.00%
GLA (sqm):	44,785
Site Area (ha):	7.2
WALE (years):	29.5
Occupancy:	100%

Major tenants	Expiry	Area
Arnott's	FY50	44,785



136 Zillmere Road, Boondall, QLD

Location

Located approximately 12 kilometres north of the Brisbane CBD, in a well-established industrial precinct.

Description

The property benefits from a frontage of approximately 100 metres to Zillmere Road. Improvements are located across two separate facilities, providing a net lettable area of approximately 16,048 square metres, hardstand and a three-level carpark for 250 cars.

Asset summary

Current book value:	\$32.5m
Capitalisation rate:	6.50%
GLA (sqm):	16,048
Site Area (ha):	3.2
WALE (years):	11.0
Occupancy:	100%

Major tenants	Expiry	Area
Bradnam's Windows and Doors	FY31	16,048



21 Jay Street, Townsville, QLD

Location

The Webb Industrial Estate in Mount St John is approximately 11 kilometres west of the Townsville CBD and in close proximity to the Townsville Airport.

Description

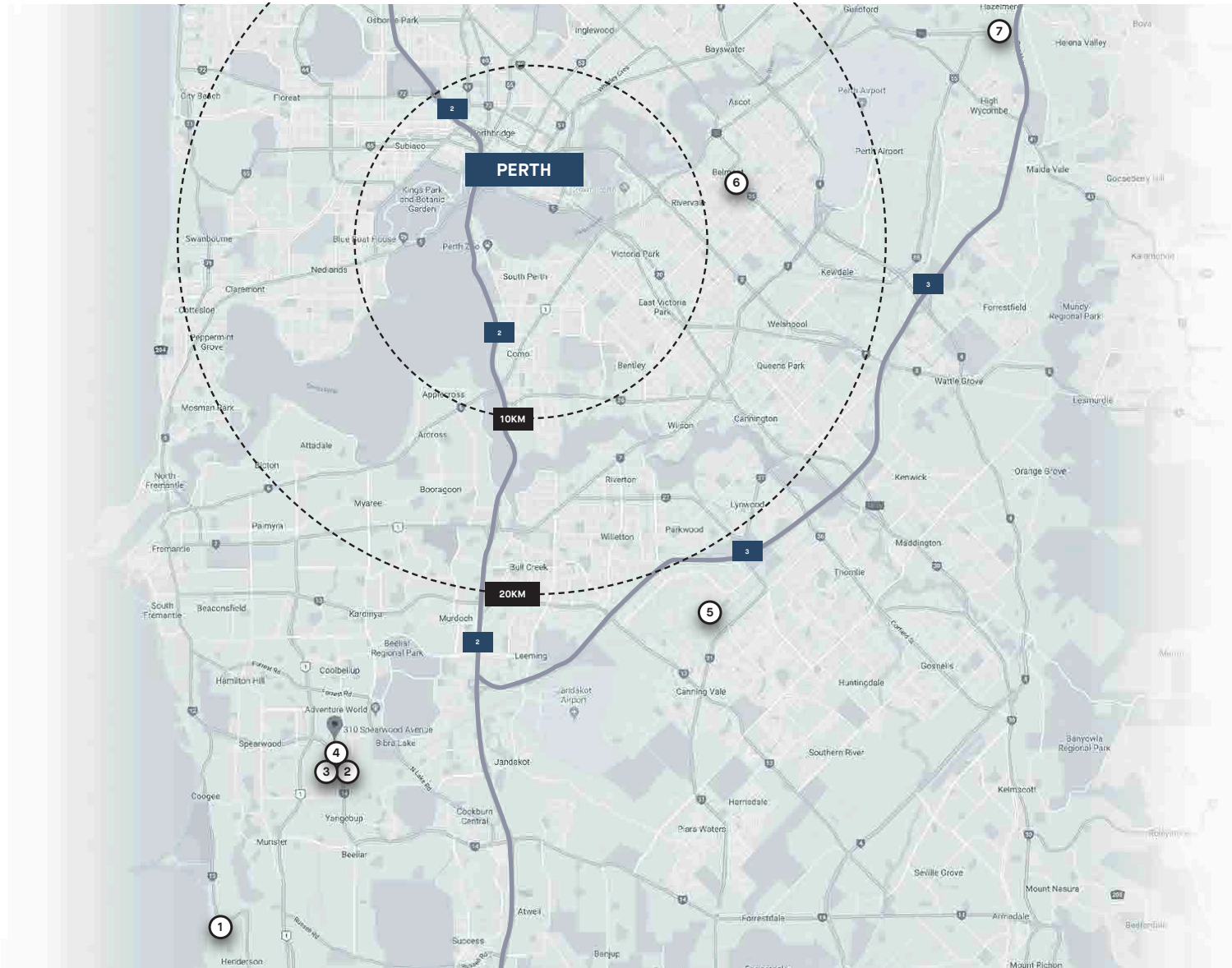
Constructed 2010, the property consists of a modern freestanding cold storage facility, on a large 2.9 hectare site. The warehouse is accessed via five docks, incorporating rapid rise roller shutter doors and a finger dock. The site also provides single level office accommodation. The property completed a six-month expansion in May 2020, doubling its size and adding cold storage amenities. It is fully lease to sole tenant, Woolworths, until 2032.

Asset summary

Current book value:	\$28.3m
Capitalisation rate:	6.75%
GLA (sqm):	10,416
Site Area (ha):	2.9
WALE (years):	11.9
Occupancy:	100%

Major tenants	Expiry	Area
Woolworths	FY32	10,416

Centuria Industrial REIT



KEY ○ Property Location ● Train Station — Highway

Western Australia Portfolio

1	99 Quill Way, Henderson
2	310 Spearwood Avenue, Bibra Lake
3	Lot 14 Sudlow Road, Bibra Lake
4	23 Selkis Road, Bibra Lake
5	16-18 Baile Road, Canning Vale
6	92 Robinson Avenue, Belmont
7	103 Stirling Cres & 155 Lakes Road, Hazelmere



99 Quill Way, Henderson, WA

Location

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

Description

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

Asset summary

Current book value:	\$11.3m
Capitalisation rate:	7.75%
GLA (sqm):	16,419
Site Area (ha):	3.2
WALE (years):	0.0
Occupancy:	0.0



310 Spearwood Avenue, Bibra Lake, WA

Location

Located within the established Bibra Lake Industrial Area, approximately 17 kilometres south of the Perth CBD. The property adjoins the Trust's asset at Lot 14 Sudlow Road, Bibra Lake.

Description

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

Asset summary

Current book value:	\$55.5m
Capitalisation rate:	7.00%
GLA (sqm):	59,451
Site Area (ha):	12.0
WALE (years):	4.4
Occupancy:	100.0%

Major tenants	Expiry	Area
AWH Pty Ltd	FY26	44,296



Lot 14 Sudlow Road, Bibra Lake, WA

Location

Located within the southern industrial precinct of Bibra Lake, adjoining an existing asset owned by the Trust at 310 Spearwood Avenue.

Description

Comprising a single warehouse, 100% occupied by the Australian Wool Handler's Association (AWH). The low site coverage of 43% could provide future development potential.

Asset summary

Current book value:	\$34.5m
Capitalisation rate:	7.00%
GLA (sqm):	39,485
Site Area (ha):	9.1
WALE (years):	5.1
Occupancy:	100%

Major tenants	Expiry	Area
AWH Pty Ltd	FY26	39,485



23 Selkis Road, Bibra Lake, WA

Location

Located within the established Bibra Lake Industrial Area, 17 kilometres south of the Perth CBD. The property is in close proximity to the Trust's assets at 310 Speerwood Avenue and Lot 14 Sudlow Road.

Description

The property was constructed in 1993 and further extensions were completed in 2008. The warehouse benefits from a combination of clearances ranging 10 to 12 metres.

Asset summary

Current book value:	\$19.5m
Capitalisation rate:	7.25%
GLA (sqm):	18,235
Site Area (ha):	4.0
WALE (years):	2.0
Occupancy:	100%

Major tenants	Expiry	Area
Orora	FY22	18,235



16-18 Baile Road, Canning Vale, WA

Location

A prominent location in one of Perth's most established industrial precincts. It is in close proximity to Bannister Road. Canning Vale is regarded as one of Perth's prime industrial locations due to proximity to the CBD, Airport and Fremantle Port.

Description

The property is a 11,157 square metre, modern, high-quality office and warehouse facility on a two-hectare site. The warehouse provides full height tilt panel and metal clad elevations with an insulated metal clad roof. The minimum truss height of this facility is 10 metres.

Asset summary

Current book value:	\$18.1m
Capitalisation rate:	7.00%
GLA (sqm):	11,143
Site Area (ha):	2.0
WALE (years):	3.2
Occupancy:	100%

Major tenants	Expiry	Area
DHL	FY24	11,143



92 Robison Avenue, Belmont, WA

Location

An established industrial precinct situated between Perth CBD and Perth Airport, providing good access to arterial routes including the Great Eastern Highway.

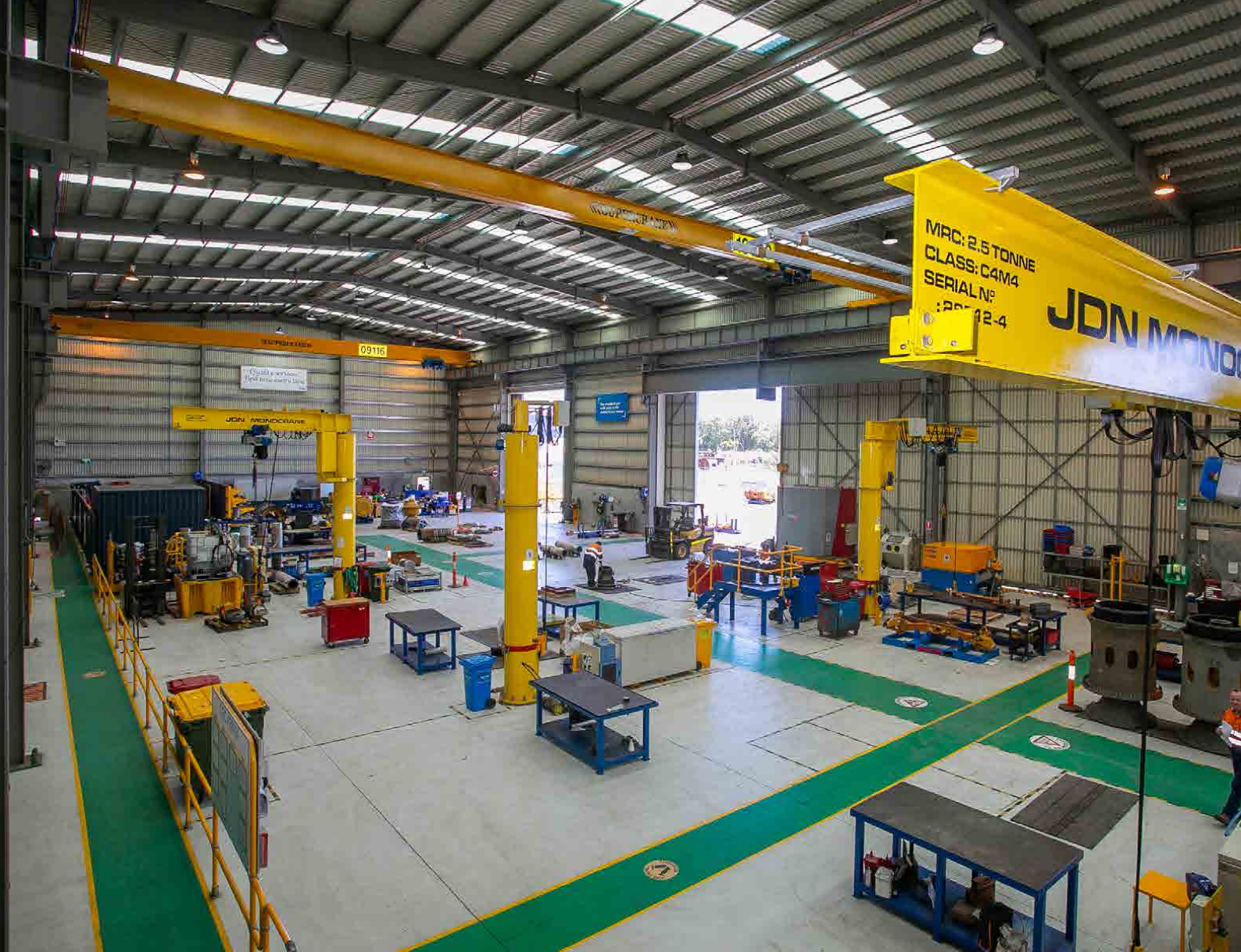
Description

Fully occupied by Toll Holdings, the property comprises a fit-for-purpose warehouse and office accommodation. The office component provides flexibility to be configured for the subdivision and accommodation of multiple tenants. The property was developed in 1990 and completely refurbished in 2013 including extension and replacement of the office, amenity areas upgrades, addition of loading canopies and installation of sprinkler systems.

Asset summary

Current book value:	\$10.3m
Capitalisation rate:	7.25%
GLA (sqm):	7,019
Site Area (ha):	1.0
WALE (years):	1.0
Occupancy:	100%

Major tenants	Expiry	Area
Toll Transport	FY21	7,019



103 Stirling Crescent & 155 Lakes Road, Hazelmere, WA

Location

Located in close proximity to key infrastructure including the Perth Airport and is adjacent to the intersection of the Great Eastern Highway bypass and Roe Highway, providing unique road and train access.

Description

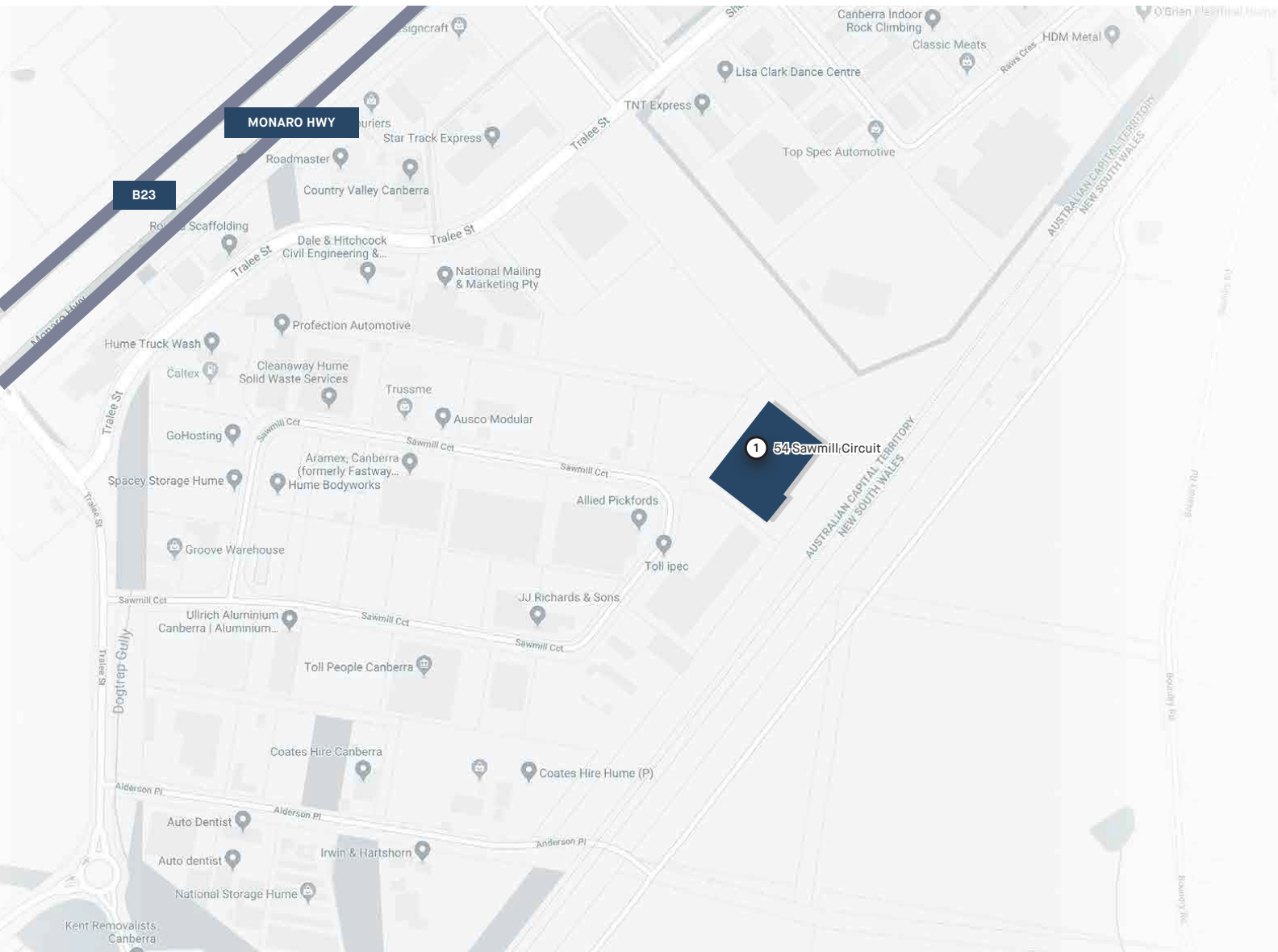
A high-quality Perth metropolitan asset occupying a site area of six hectares across two freehold titles with a low site coverage ratio of 17%.

Asset summary

Current book value:	\$23.6m
Capitalisation rate:	6.75%
GLA (sqm):	9,909
Site Area (ha):	6.0
WALE (years):	2.1
Occupancy:	100%

Major tenants	Expiry	Area
Actionblast	FY23	6,527
Theiss	FY21	3,382

Centuria Industrial REIT



KEY ○ Property Location ● Train Station — Highway

Australian Capital Territory Portfolio



54 Sawmill Circuit, Hume, ACT

Location

Located in the industrial precinct of Hume, providing easy access to the Monaro Highway and is in close proximity to the Canberra CBD.

Description

Completed in 2010, the property is a warehouse and document storage facility and provides internal clearance of 11 metres. The property comprises approximately 8,000 square metres of warehouse and 689 square metres of office.

Asset summary

Current book value:	\$19.0m
Capitalisation rate:	6.00%
GLA (sqm):	8,689
Site Area (ha):	1.8
WALE (years):	7.0
Occupancy:	100%

Major tenants	Expiry	Area
Grace Group	FY27	8,689



23-41 Galway Avenue, Marlestone, SA

Location

Located in the infill market of Marlestone. With immediate access to the A2 and A6 motorways and Anzac Highway, the asset is positioned between the Adelaide CBD and the Airport in Adelaide's west.

Description

Occupying a full block with four street frontages, the asset has extensive factory, workshop, administration area, staff canteen, storage and silo housing, and provides unique product line capability for Arnott's.

Asset summary

Current book value:	\$24.5m
Capitalisation rate:	7.25%
GLA (sqm):	23,593
Site Area (ha):	4.1
WALE (years):	11.5
Occupancy:	100%

Major tenants	Expiry	Area
Arnott's	FY32	23,593



32-54 Kurna Avenue, Edinburgh, SA

Location

The industrial precinct of Edinburgh is approximately 21 kilometres north of Adelaide, providing accessibility to all major transport corridors including Salisbury Highway, Port Wakefield Road, the Northern Expressway and the new Northern Connector, which is currently under construction. Other major occupiers within the precinct include Coles, Inghams, BAE systems, Ceva Logistics and Carlton & United Breweries.

Description

The high-quality 13,007 square metre asset was constructed in 2013 and occupies a 6.5-hectare site, providing expansive hardstand areas and a low site cover of 20%.

Asset summary

Current book value:	\$19.5m
Capitalisation rate:	7.00%
GLA (sqm):	13,007
Site Area (ha):	6.5
WALE (years):	9.2
Occupancy:	100%

Major tenants	Expiry	Area
SA Structural	FY30	13,007



9-13 Caribou Drive, Direk, SA

Location

Located 25 kilometres north of Adelaide and three kilometres from the Northern expressway.

Description

Completed in 2009, the building comprises 6,612 square metres of warehouse with 9.65 metre internal clearance. The property also incorporates 5,900 square metres of driveway and hardstand.

Asset summary

Current book value:	\$8.8m
Capitalisation rate:	7.25%
GLA (sqm):	7,027
Site Area (ha):	1.7
WALE (years):	4.5
Occupancy:	100%

Major tenants	Expiry	Area
Fisher & Paykel	FY25	7,027

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