

Establishment of a New Unlisted Industrial Fund

SYDNEY (Wednesday, 16 December 2020) – Centuria Capital Group (ASX: CNI or “Centuria”) announces:

- **\$62.5m fixed-term fund with three high quality industrial assets across Brisbane and Adelaide**
- **Six-year initial fund term, 6.00%p.a.¹ forecast FY21 distribution yield growing to 6.25%p.a.^{1,2} in FY22**
- **100% portfolio occupancy, WALE² of 9.1 years**
- **Centuria’s FY21 acquisitions total \$1.5bn year to date. Group AUM of \$10.1bn**

Centuria³ has entered into agreements to acquire three high quality industrial assets across Brisbane and Adelaide for a gross purchase price of \$62.5m.

The portfolio will seed a new fixed-term unlisted fund known as Centuria Industrial Income Fund No.1 (CIIF1). The fund is expected to launch in February 2021 and is forecast to provide an FY21 distribution yield of 6.00%p.a.¹ growing to 6.25%p.a.^{1,2} in FY22.

Jason Huljich, Centuria Joint CEO, said “CIIF1 introduces a compelling new industrial fund to our deep distribution network and broadens our suite of unlisted investment opportunities. These three quality industrial properties, which are fully occupied and provide a strong portfolio WALE of more than nine years, are situated within in-fill industrial markets, close to major transport infrastructure.

“We expect strong demand for this fund due to the attractiveness of the industrial sector, the long portfolio WALE and the high-quality tenants. The attractive forecast returns also compare well to other asset classes.

“We remain focused on executing our strategy of providing attractive investment opportunities across the industrial, healthcare and de-centralised office real estate sectors to our investor base. These latest acquisitions contribute to Centuria’s total assets under management, which has increased to \$10.1bn during FY21 year to date.”

– Ends –

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

John McBain

Joint CEO

Centuria Capital Limited

Phone: 02 8923 8910

Email:john.mc Bain@centuria.com.au

Tim Mitchell

Group Head of Investor Relations

Centuria Capital Limited

Phone: 02 8923 8923

Email:tim.mitchell@centuria.com.au

Alexandra Koolman

Senior Manager - Corporate Communications

Centuria Capital Limited

Phone: 02 8923 8923

Email:Alexandra.koolman@centuria.com.au

Announcement authorised by Anna Kovarik, Company Secretary.

About Centuria Capital Group

Centuria Capital Group (CNI) is an ASX-listed specialist investment manager with \$10.1 billion of assets under management. We offer a range of investment opportunities including listed and unlisted real estate 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

Centuria Capital Group (CNI) ASX Announcement

Centuria

Disclaimer

It is intended that Centuria Property Funds Limited (ABN 11 086 553 639, AFSL 231 149) (CPFL), a wholly owned subsidiary of the Centuria Capital Group (ASX: CNI), will apply to the Australian Securities and Investments Commission (ASIC) to register the new unlisted industrial fund as a management investment scheme. It is intended that CPFL will be the responsible entity of the Fund and the issuer of units in the Fund. It is intended that a Product Disclosure Statement (PDS) will be issued in February 2021 and will be available from Centuria's website www.centuria.com.au. The information in this article is general information only and does not take into account the financial circumstances, needs or objectives of any person. CPFL is the responsible entity of a number of unlisted property funds, each of which are issued under a product disclosure statement (PDS) that is available on CNI's website for all funds open for investment. An investment in any of CPFL's property funds carries risks associated with an investment in direct property including the loss of income and capital invested. The risks relating to an investment are detailed in each Fund's PDS and CPFL strongly recommends that the PDS be downloaded and read before any investment decision is made. CPFL receives fees from investments in its property funds.

This announcement may contain forward-looking statements, guidance, forecasts, estimates, prospects, projections or statements in relation to future matters ('Forward Statements'). No independent third party has reviewed the reasonableness of any such statements or assumptions. No member of CNI represents or warrants that such Forward Statements will be achieved or will prove to be correct or gives any warranty, express or implied, as to the accuracy, completeness, likelihood of achievement or reasonableness of any Forward Statement contained in this announcement.

1 Annualised distribution yield for the period 1 March 2021 to 30 June 2021

2 Weighted average lease expiry (by income) as at 1 March 2021

3 Centuria subsidiary, Centuria Property Funds Limited (CPFL)

Centuria Capital Group

Consisting of:

Centuria Capital Limited ABN 22 095 454 336
Centuria Capital Fund ARSN 613 856 358

Level 41, Chifley Tower
2 Chifley Square, Sydney NSW 2000

T: 02 8923 8923
F: 02 9460 2960

E: sydney@centuria.com.au
www.centuria.com.au