

### **\$27M ARNDELL PARK DISTRIBUTION CENTRE ACQUISITION**

- *Modern, high-quality \$27million distribution centre secured within the well-connected infill market, Arndell Park NSW*
- *Expands CIP's Central West Sydney market exposure*
- *Brings CIP's industrial acquisitions in FY21, to date, to \$784million*

**SYDNEY** (Monday, 12 April 2021) – Centuria Industrial REIT (**ASX: CIP**), has announced the acquisition of a high-quality modern distribution centre, located in the tightly held infill industrial market of Arndell Park, in Central West Sydney, for \$27million.

The acquisition was secured on a 2.2-year Weighted Average Lease Expiry (WALE), fully let to civil and construction infrastructure supplier, Jaybro Pty Ltd. Located at 29 Penelope Crescent, Arndell Park, the property includes 9,400sqm of generic industrial space within a 1.9-hectare site (49% site coverage). It is in close proximity to CIP's existing 8 Penelope Crescent warehouse.

Jesse Curtis, CIP Fund Manager, said, "The acquisition is CIP's second strategic, infill Sydney industrial transaction within seven weeks having recently completed on a Bella Vista warehouse. The high-demand Arndell Park market is characteristic of limited warehouse stock and benefits from its infill location, close to major infrastructure.

"It increases CIP's exposure to Sydney's central western industrial market and supports the REIT's strategy of securing high-quality industrial assets within infill markets."

The Arndell Park transaction takes CIP's acquisitions throughout FY21 to 13 assets, worth \$784million.

The acquisition will be funded with existing debt and settlement is expected in September 2021.

CIP is the largest listed pure-play industrial REIT on the ASX. The portfolio now includes 62 high-quality industrial assets and total portfolio value of more than \$2.6billion.

**– Ends –**

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*Authorised for release by Anna Kovarik, Company Secretary*

**About Centuria Industrial REIT**

CIP is Australia's largest domestic pure play industrial REIT and is included in the S&P/ASX 200 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 more than \$10 billion in total assets under management and strong offerings across listed real estate investment trusts, unlisted real estate funds and investment bonds.

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