

\$466m+ Healthcare Property Acquisitions

- **\$466m of acquisitions secured within past two months; key transactions include:**
- **NZ\$291m aged care portfolio acquisition; 38 NZ facilities; blue-chip operator Heritage Lifecare**
 - **30-year sale and leaseback transaction; triple-net leases; 100% occupancy¹**
 - **Acquired by two Centuria unlisted open-ended funds:**
 - **Centuria Healthcare Property Fund (Australia) – 13 assets**
 - **Centuria New Zealand Healthcare Property Fund (NZ) – 25 assets**
- **\$76m Varsity Lakes Day Hospital acquisition; anchored by Queensland Health; 6.6-year WALE²**
- **\$38m healthcare development site, Alexandria NSW**

SYDNEY (Thursday, 23 December 2021) – Centuria Capital Group (ASX: CNI or “Centuria”) has acquired more than \$466million of acquisitions across Australia and New Zealand healthcare property markets within the past two months, including a geographically dispersed New Zealand portfolio of 38 aged care assets for NZ\$291million (c.A\$276million³), on behalf of its existing unlisted Australian healthcare fund and a new unlisted NZ healthcare fund.

The sale and leaseback portfolio transaction provides a 30-year WALE ⁴, underpinned by triple-net leases and a 100% portfolio occupancy¹. The assets will be operated by a leading New Zealand provider, Heritage Lifecare.

Approximately 36% of the portfolio, including 13 assets, will be owned by the open-ended Australian-based Centuria Healthcare Property Fund (CHPF), which adds to its existing portfolio of 18 assets worth c.\$415 million⁵. The remaining 64% of the portfolio, including 25 assets, will be owned by the new unlisted Centuria New Zealand Healthcare Property Fund (CNZHPF).

Another key transaction CHPF has secured recently include a \$75.7million Varsity Lakes Day Hospital located at 2 Lake Street, Varsity Lakes QLD. The modern, purpose-built facility is anchored by Queensland Health, providing a 6.6-year WALE and 100% occupancy⁶. Facilities include six digitally integrated operating theatres, 24 consulting suites, physiotherapy, gym facilities, retail tenancies and a diagnostic imaging tenancy housing MRI, CT and X-ray.

CHPF also secured a \$38million site in Sydney’s eastern suburb of Alexandria was secured for potential future development of a significant healthcare property.

Andrew Hemming, Centuria Healthcare’s Managing Director said “We are expanding the geographical diversification of CHPF with the fund’s first foray into the New Zealand healthcare real estate market. Demand for aged care real estate within New Zealand can continue to increase due to the undersupply of existing facilities and an increasing ageing population. Furthermore, CHPF benefits from the addition of a rare high-quality day hospital on the Gold Coast, which provides investors with an immediate revenue stream while the Alexandria site acquisition presents an opportunity to unlock further value through development.”

Jason Huljich, Centuria Group Joint CEO, continued, “These acquisitions provide unique opportunities to secure high-quality assets, further expanding Centuria’s healthcare platform across both Australia and New Zealand. We foresee rising demand for bespoke, modern hospitals within our domestic market, which provide cost-effective models of care that also focus on patient wellbeing.”

– Ends –

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Centuria Capital Group (CNI) ASX Announcement

Centuria

Announcement authorised by Anna Kovarik, Company Secretary.

About Centuria Capital Group

Centuria Capital Group (CNI) is a leading real estate funds manager with a unique Australasian focus and more than \$18 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 meaningful investments.

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¹ At settlement

² Weighted Average Lease Expiry as at December 2021

³ Exchange rate of 1 NZD = 0.946776 AUD as at 16 December 2021

⁴ At settlement

⁵ AUM includes direct and indirect interest in Nexus Property Unit Trust, assets on an as if complete basis and exchanged acquisitions to be settled

⁶ Occupancy as at December 2021 totals 83% with 17% vacancy covered by a 24-month rental guarantee