

CNI Grows Institutional-backed Healthcare & Retail Portfolios

- *Expands existing institutional partnerships:*
 - *Healthcare - Morgan Stanley Real Estate Investing (MSREI), Centuria Prime Partnership (CPP)*
 - *Retail - a global institutional investor*
- *Centuria has secured c.\$223m of acquisitions, including:*
 - *\$60m Cameron Park Plaza, NSW; 98% occupancy¹; 7.6-year WALE²; Woolworths anchored*
 - *\$163m³ Private Hospital development, Alexandria NSW, 43% pre-leased, 15-year term*

SYDNEY (Tuesday, 31 May 2022) – Centuria Capital Group (ASX: CNI or “Centuria”) has secured \$223million worth of healthcare and daily needs retail assets on behalf of existing institutional partnerships.

The recently announced, Centuria Prime Partnership (CPP), a healthcare real estate joint venture with an investment vehicle sponsored by Morgan Stanley Real Estate Investing (MSREI), is focused on its strategy of developing a new private hospital in Sydney’s inner south suburb of Alexandria, which will have a \$163million end value³.

The c.3,000sqm site, located at 28-32 Bourke Road, Alexandria NSW, will transform an existing single-storey light industrial building into a c.10,500sqm seven-level, purpose-built hospital complemented by allied health operators. Forty-three per cent of the development is pre-leased on a 15-year term. The property expands CPP’s portfolio to four high quality assets with an estimated end value on completion exceeding \$372million.

Additionally, Centuria, via its existing daily needs retail partnership with a global institutional investor, secured the \$60.25million Cameron Park Plaza shopping centre located at 73 Northbridge Drive, Cameron Park NSW, 17km west of Newcastle’s CBD.

Built in 2020, the 7,037sqm neighbourhood shopping centre is anchored by a full-line Woolworths supermarket in addition to three mini-major tenants, 17 specialist stores and two kiosks. 100% of the asset’s income is underpinned by non-discretionary tenants and 70% is leased to ASX-listed and national chain tenants.

Cameron Park Plaza increases the global institutional investor’s daily needs retail portfolio to over \$600million⁴.

Jason Huljich, Centuria Joint CEO, said, “Centuria continues to source and execute prime real estate acquisitions that attract high-calibre operators while meeting the requirements of our existing institutional capital partnerships. We will continue to expand our institutional partners’ high-quality portfolios with existing real estate and fund-through opportunities across geographically diversified markets.”

-ENDS-

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Authorised for release by Anna Kovarik, Company Secretary.

About Centuria Capital Group

Centuria Capital Group (CNI) is an ASX-listed specialist investment manager with more than \$20 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

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¹ Occupancy includes c.98% secured tenancies and rental guarantees

² Weighted Average Lease Expiry as at settlement, 30 June 2022. WALE calculated by income

³ Estimated as completed value

⁴ Includes current and contracted assets as at 26 May 2022