

Centuria Industrial REIT



1H18

Property compendium

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Overview

Key portfolio metrics

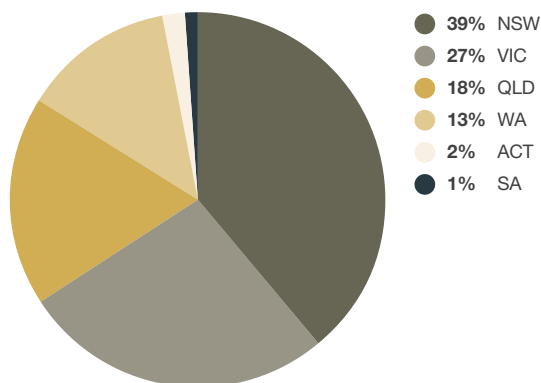
Metric	Total
Assets	39
Book Value	1,005.2
Capitalisation rate	7.02%
Net Lettable Area	766,539
Occupancy (by Income)	95.9%
WALE (by Income)	4.9

Top 10 tenants (by gross income)

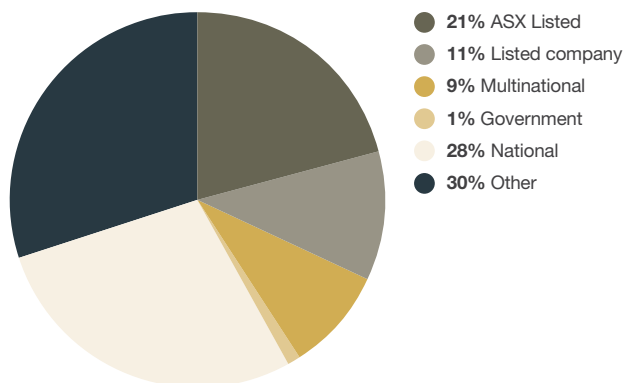
Rank	Tenant	% Total Income
1	AWH Pty Ltd	8.1%
2	Woolworths Limited	8.1%
3	Green's General Foods	6.4%
4	Visy Board Pty Limited	5.3%
5	The Reject Shop Limited	4.3%
6	API	4.2%
7	Orora Bag Solutions	3.9%
8	VIP Petfoods Asset Mangement	3.5%
9	K & S Freighters	3.4%
10	Bradnam's Windows and Doors Pty Ltd	3.4%

Portfolio diversification (by value)

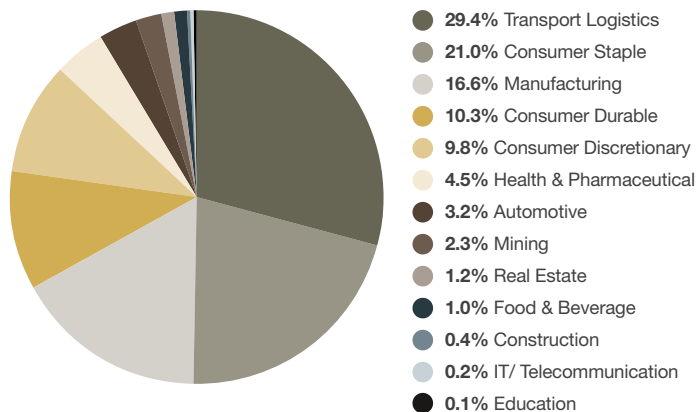
Geographic diversification



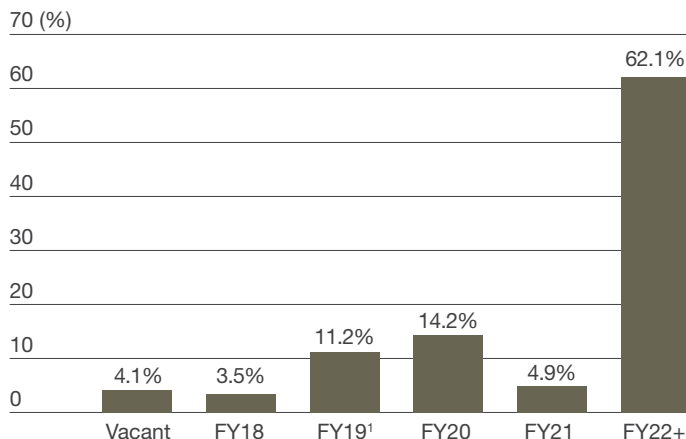
Tenant composition (by income)



Tenant industry sector diversifications



Weighted average lease expiry (by income)



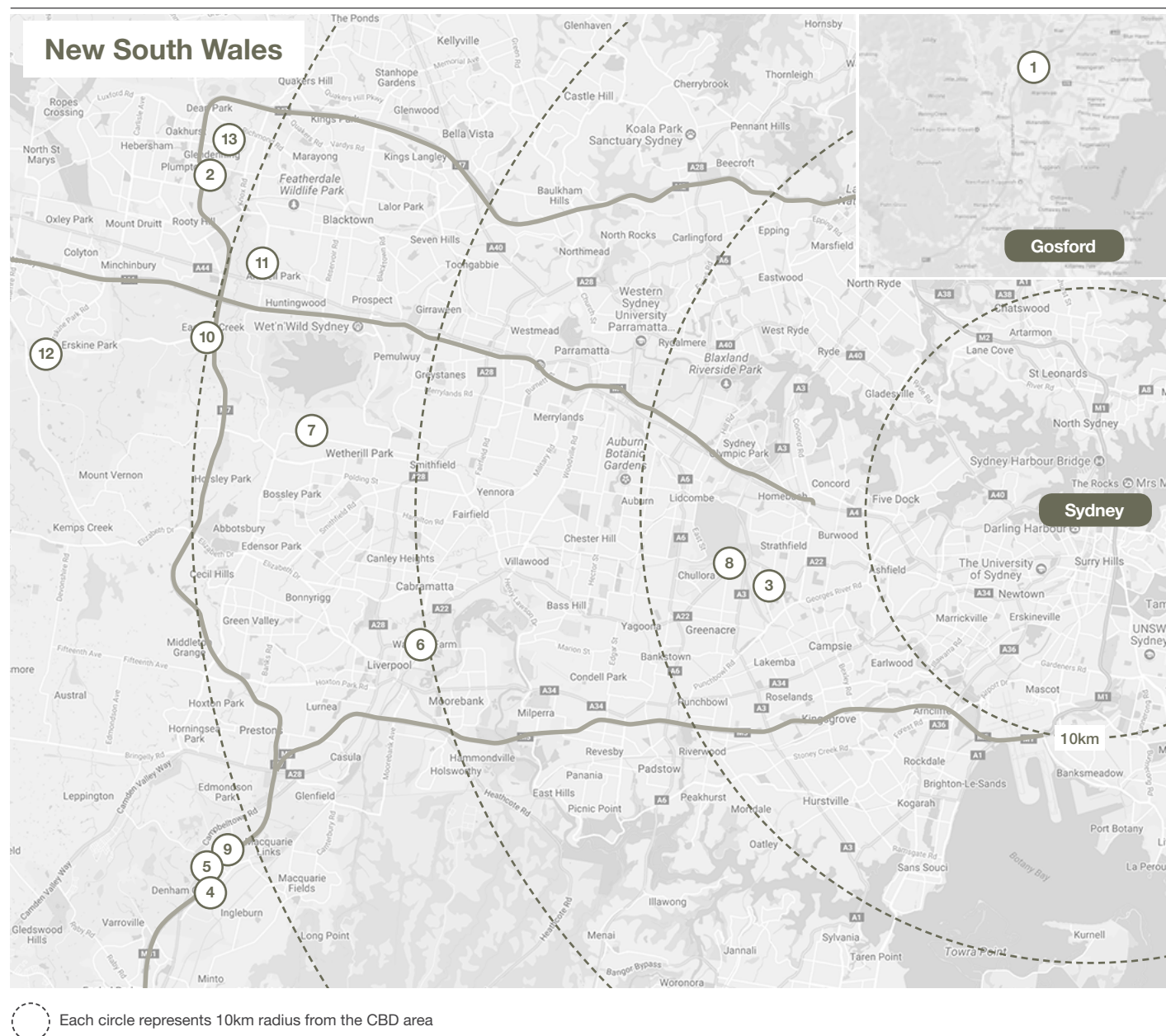
1) FY19 expected to fall to 10.2% following the sale of 39-45 Wedgewood Road, Hallam at 29 June 2018

Property	State	Book Value (\$m)	GLA (sqm)	\$/Sq m	Cap rate	WALE ² (years)	Occupancy ²	Title
2 Woolworths Way, Warnervale	NSW	81.0	54,533	1,485	7.50%	3.6	100.0%	Freehold
29 Glendenning Road, Glendenning	NSW	41.8	21,298	1,963	6.00%	10.9	100.0%	Freehold
92-98 Cosgrove Road, Enfield	NSW	39.0	33,863	1,152	7.00%	2.7	100.0%	Freehold
10 Williamson Road, Ingleburn	NSW	38.2	27,260	1,401	7.00%	2.2	100.0%	Freehold
12 Williamson Road, Ingleburn	NSW	34.9	25,666	1,358	7.00%	5.7	100.0%	Freehold
37-51 Scrivener St, Warwick Farm	NSW	31.4	27,599	1,138	7.25%	4.5	100.0%	Freehold
74-94 Newton Road, Wetherill Park	NSW	27.3	16,962	1,609	6.50%	3.7	100.0%	Freehold
457 Waterloo Road, Chullora	NSW	23.0	16,051	1,433	6.75%	6.3	89.8%	Freehold
6 Macdonald Road, Ingleburn	NSW	19.4	12,375	1,568	6.75%	1.8	100.0%	Freehold
30 Clay Place, Eastern Creek	NSW	17.6	6,012	2,927	6.00%	7.9	100.0%	Freehold
8 Penelope Crescent, Arndell Park	NSW	16.8	11,420	1,467	6.25%	9.7	100.0%	Freehold
52-74 Quarry Road, Erskine Park	NSW	15.9	8,867	1,788	6.50%	2.9	100.0%	Freehold
75 Owen Street, Glendenning	NSW	7.6	4,600	1,652	6.50%	0.9	100.0%	Freehold
207-219 Browns Road, Noble Park	VIC	37.5	43,331	865	6.75%	9.4	100.0%	Freehold
102-128 Bridge Road, Keysborough	VIC	31.0	24,614	1,260	7.50%	1.1	94.3%	Freehold
324-332 Frankston-Dandenong Road, Dandenong South	VIC	27.3	28,316	962	6.75%	6.3	94.1%	Freehold
6 Albert Street, Preston	VIC	27.2	20,532	1,325	7.50%	2.5	100.0%	Freehold
24-32 Stanley Drive, Somerton	VIC	24.7	24,350	1,014	7.00%	0.5	100.0%	Freehold
2 Keon Parade, Keon Park	VIC	23.5	19,527	1,203	6.50%	12.6	100.0%	Freehold
500 Princes Highway, Noble Park	VIC	20.5	13,794	1,486	8.00%	1.8	71.3%	Freehold
69 Studley Court, Derrimut	VIC	20.3	14,365	1,410	7.25%	2.1	100.0%	Freehold
14-17 Dansu Court, Hallam	VIC	18.2	17,070	1,066	7.00%	1.3	100.0%	Freehold
12-13 Dansu Court, Hallam	VIC	14.2	11,541	1,230	7.00%	0.7	100.0%	Freehold
49 Temple Drive, Thomastown	VIC	13.0	13,438	967	7.50%	0.0	0.0%	Freehold
39-45 Wedgewood Road, Hallam ¹	VIC	10.0	10,631	941	7.50%	0.8	100.0%	Freehold
9 Fellowes Court, Tullamarine	VIC	4.3	4,072	1,047	7.00%	2.0	100.0%	Freehold
22 Hawkins Crescent, Bundamba	QLD	46.2	18,956	2,437	6.75%	6.9	100.0%	Freehold
1 Ashburn Road, Bundamba	QLD	37.0	26,628	1,390	6.75%	7.1	100.0%	Freehold
33-37 & 43-45 Mica Street, Carole Park	QLD	30.6	18,613	1,641	6.71%	11.7	100.0%	Freehold
136 Zillmere Road, Boondall	QLD	30.5	16,053	1,900	6.75%	5.7	100.0%	Freehold
69 Rivergate Place, Murarrie	QLD	30.0	11,522	2,604	6.50%	5.4	100.0%	Freehold
21 Jay Street, Townsville	QLD	10.5	4,726	2,222	7.50%	7.5	100.0%	Leasehold
310 Spearwood Avenue, Bibra Lake	WA	54.0	59,508	907	7.50%	5.8	77.0%	Freehold
Lot 14 Sudlow Road, Bibra Lake	WA	32.5	39,485	823	7.50%	7.6	100.0%	Freehold
23 Selkis Road, Bibra Lake	WA	19.8	18,235	1,083	7.50%	4.5	100.0%	Freehold
99 Quill Way, Henderson	WA	14.0	16,419	853	7.75%	0.2	100.0%	Freehold
92 Robinson Road, Belmont	WA	11.2	8,595	1,303	7.75%	3.5	100.0%	Freehold
54 Sawmill Circuit, Hume	ACT	15.6	8,689	1,795	7.00%	4.2	100.0%	Leasehold
9-13 Caribou Drive, Direk	SA	8.1	7,023	1,153	9.00%	1.8	100.0%	Freehold
Total / Weighted Average		1,005.2	766,539	1,309	7.02%	4.9	95.9%	

1) Contracted to sell, settlement to occur 29 June 2018

2) By Income

Centuria Industrial REIT



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New South Wales Portfolio

2 Woolworths Way Warnervale, NSW



Location

The property is 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

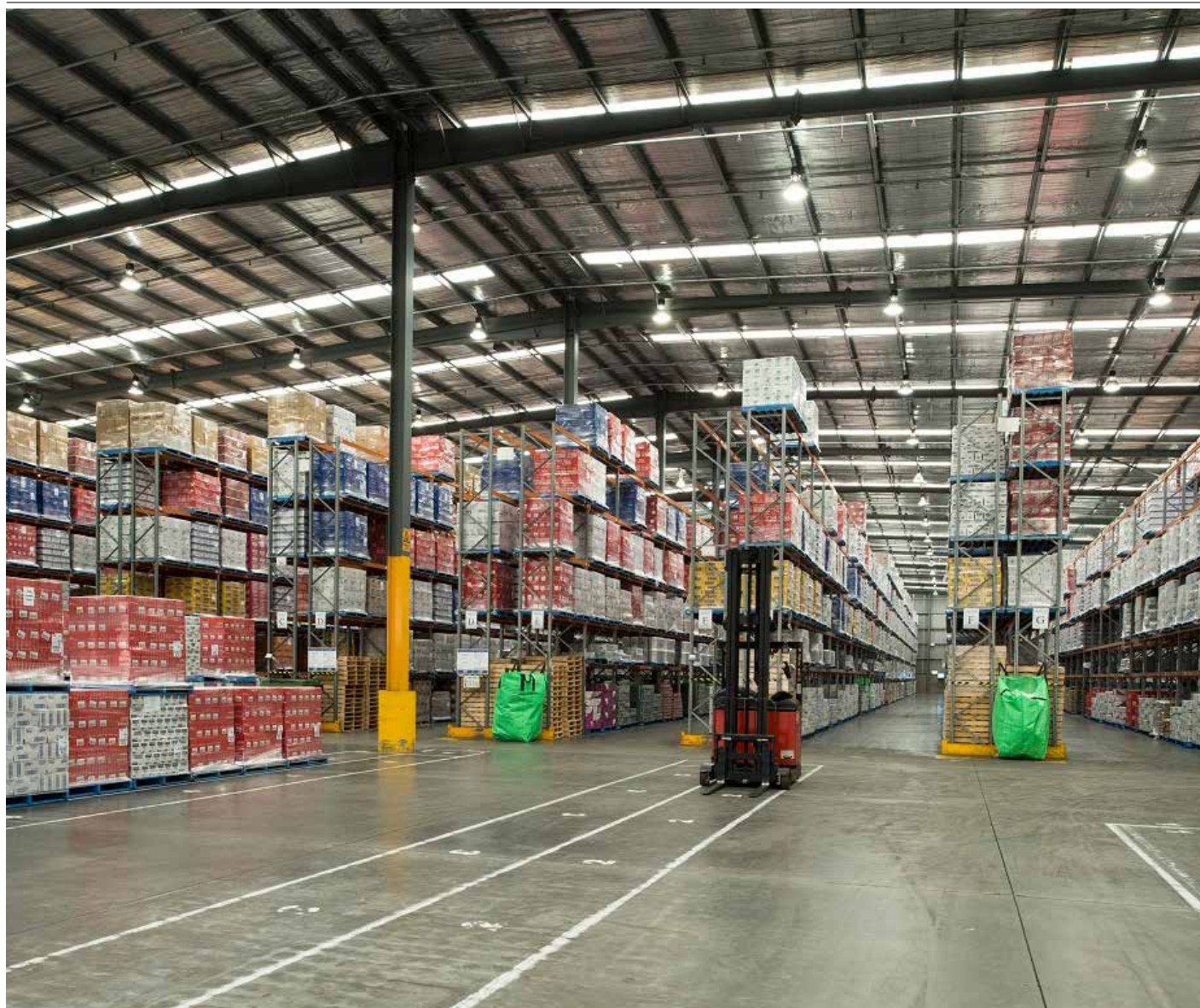
Constructed in 2006 and with low site coverage of 27%, 2 Woolworths Way comprises a high quality, temperature controlled distribution centre. The warehouse includes 9.5 to 13.5 metre clearances, 47 loading dock levellers and 18 finger docks supporting some 800 daily truck movements. The property benefits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

Asset summary

Current book value:	\$81.0m
Capitalisation rate:	7.50%
GLA (sqm):	54,533
Site Area (ha):	23.2
WALE (years):	3.6
Occupancy:	100.0%

Major tenants	Expiry	Area
Woolworths	FY22	54,533

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. The site is utilised as Green's General Food head office and has surplus developable land.

Asset summary

Current book value:	\$41.8m
Capitalisation rate:	6.00%
GLA (sqm):	21,298
Site Area (ha):	5.1
WALE (years):	10.9
Occupancy:	100.0%

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

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:	\$39.0m
Capitalisation rate:	7.00%
GLA (sqm):	33,863
Site Area (ha):	4.3
WALE (years):	2.7
Occupancy:	100.0%

Major tenants	Expiry	Area
K&S Freighters	FY21	25,035
Lesandu	FY22	8,828

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 new and recently upgraded warehouse distribution centres and associated offices. The property is divided into three separate tenancies and adjoins the Trust's property at 12 Williamson Road.

Asset summary

Current book value:	\$38.2m
Capitalisation rate:	7.00%
GLA (sqm):	27,260
Site Area (ha):	5.2
WALE (years):	2.2
Occupancy:	100.0%

Major tenants	Expiry	Area
Visy	FY21	14,275
Steelforce	FY20	7,464
MPower	FY19	5,521

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 joins 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 ten metres.

Asset summary

Current book value:	\$34.9m
Capitalisation rate	7.00%
GLA (sqm):	25,666
Site Area (ha):	4.4
WALE (years):	5.7
Occupancy:	100.0%

Major tenants	Expiry	Area
VIP Petfoods	FY24	25,666

37-51 Scrivener Street Warwick Farm, NSW



Location

The property is 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:	\$31.4m
Capitalisation rate:	7.25%
GLA (sqm):	27,599
Site Area (ha):	4.1
WALE (years):	4.5
Occupancy:	100.0%

Major tenants	Expiry	Area
Visy Board	FY22	27,599

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 further a 5,000 square metre warehouse.

Location	Asset summary			
Wetherill Park is located in Sydney’s outer central west industrial region with access to the M4, M5 and M7 motorways.	Current book value:			
	\$27.3m			
	Capitalisation rate:			
	6.50%			
	GLA (sqm):			
	16,962			
	Site Area (ha):			
Description	5.2			
	WALE (years):			
	3.7			
	Occupancy:			
	100.0%			
Major tenants			Expiry	Area
Weir Minerals			FY22	15,378

457 Waterloo Road Chullora, NSW



Location

457 Waterloo Road is situated in Chullora, an established industrial precinct some 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:	\$23.0m
Capitalisation rate:	6.75%
GLA (sqm):	16,051
Site Area (ha):	2.6
WALE (years):	6.3
Occupancy:	89.8%

Major tenants	Expiry	Area
EWE Global Express	FY25	14,418

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.

Asset summary

Current book value:	\$19.4m
Capitalisation rate:	6.75%
GLA (sqm):	12,375
Site Area (ha):	2.3
WALE (years):	1.8
Occupancy:	100.0%

Major tenants	Expiry	Area
Sekisui House	FY20	7,185
Australia Post	FY19	5,190

**30 Clay Place
Eastern Creek, NSW**



Location

The property is situated in the M7 Business Hub at Eastern Creek, near the M4 and M7 motorways.

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:	\$17.6m
Capitalisation rate:	6.00%
GLA (sqm):	6,012
Site Area (ha):	1.1
WALE (years):	7.9
Occupancy:	100.0%

Major tenants	Expiry	Area
Garmin Australasia	FY26	6,012

8 Penelope Crescent Arndell Park, NSW



Location

The Property is 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 7 to 9.5 metre internal clearances, and associated offices refurbished in 2011.

Asset summary

Current book value:	\$16.8m
Capitalisation rate:	6.25%
GLA (sqm):	11,420
Site Area (ha):	2.0
WALE (years):	9.7
Occupancy:	100.0%

Major tenants	Expiry	Area
YHI Australia	FY28	11,420

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.

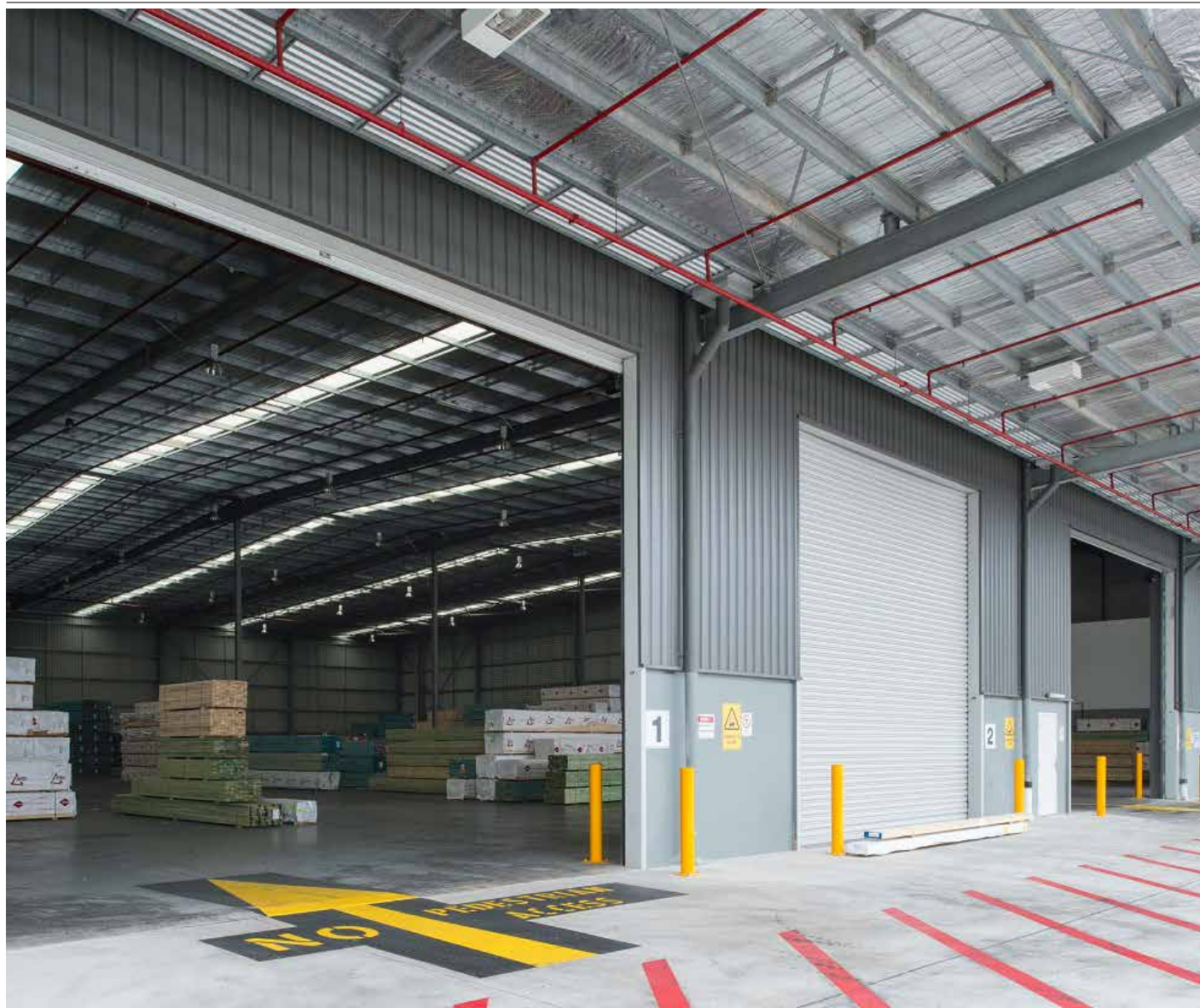
Description

The property consists of two modern 'built-to-suit' warehouses with associated offices that were completed in late 2014.

Asset summary

Current book value:	\$15.9m
Capitalisation rate:	6.50%
GLA (sqm):	8,867
Site Area (ha):	2.0
WALE (years):	2.9
Occupancy:	100.0%

Major tenants	Expiry	Area
Premium Floors	FY22	4,594
Dutt Transport	FY20	4,273



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.

Asset summary

Current book value:	\$7.6m
Capitalisation rate:	6.50%
GLA (sqm):	4,600
Site Area (ha):	0.8
WALE (years):	0.9
Occupancy:	100.0%

Major tenants	Expiry	Area
Flower Power	FY19	4,600

Centuria Industrial REIT



Victoria Portfolio

207-219 Browns Road Noble Park, VIC



Location

The property is located on the south eastern side of Browns Road, approximately 350 metres north east of the Princess Highway and 25 kilometres south of Melbourne CBD. The property adjoins an existing asset owned by the Trust, at 500 Princess 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:	\$37.5m
Capitalisation rate:	6.75%
GLA (sqm):	43,331
Site Area (ha):	5.8
WALE (years):	9.4
Occupancy:	100.0%

Major tenants	Expiry	Area
E&S Trading Company ¹	FY28	34,041

1. E&S currently occupy 18,607 square metres, with binding agreement executed to take additional GLA



Location

The property is approximately 30 kilometres south east of the Melbourne CBD. The property is 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:	\$31.0m
Capitalisation rate:	7.50%
GLA (sqm):	24,614
Site Area (ha):	4.7
WALE (years):	1.1
Occupancy:	94.3%

Major tenants	Expiry	Area
Montague	FY19	8,655
Wallara Australia Ltd	FY20	6,261

324 - 332 Frankston-Dandenong Road Dandenong South, VIC



Location

Dandenong South is a well-established industrial precinct in Melbourne's south east corridor.

Description

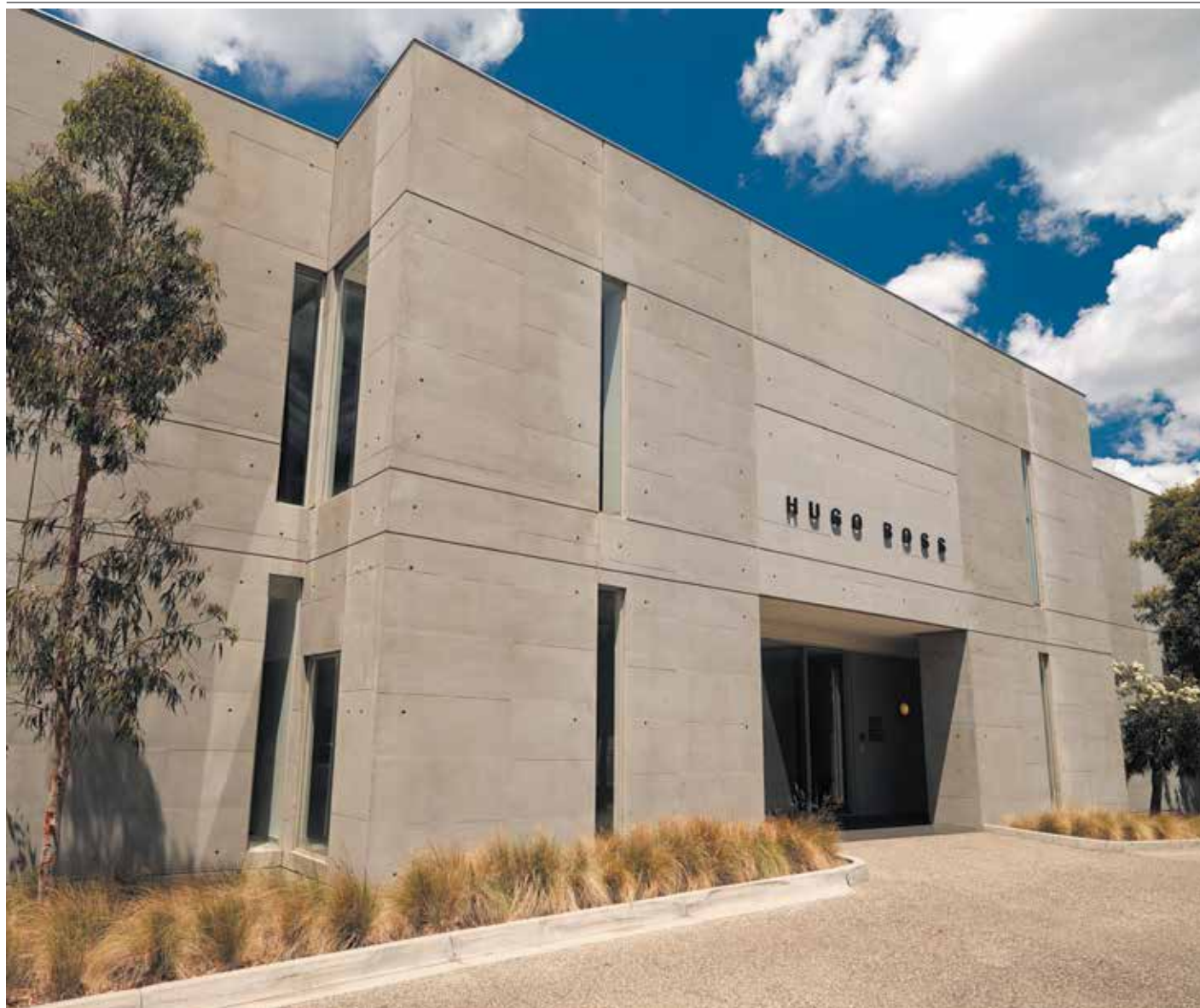
The property consists of three standalone buildings, offering high clearance, functional warehouses and associated offices.

Asset summary

Current book value:	\$27.3m
Capitalisation rate:	6.75%
GLA (sqm):	28,316
Site Area (ha):	5.7
WALE (years):	6.3
Occupancy:	94.1%

Major tenants	Expiry	Area
Complete Supply Co	FY27	15,596
Schneider Electric	FY21	10,839

6 Albert Street Preston, VIC



Location

The property is located in the traditional industrial precinct of Preston, approximately eight kilometres north of the Melbourne CBD.

Description

The property consists of four buildings, including a modern four level, high quality office, showroom and warehouse building constructed circa 2001, and three older style single storey low clearance office and warehouse buildings. The office building was purpose built for the major tenant, Hugo Boss.

Asset summary

Current book value:	\$27.2m
Capitalisation rate:	7.50%
GLA (sqm):	20,532
Site Area (ha):	2.4
WALE (years):	2.5
Occupancy:	100.0%

Major tenants	Expiry	Area
Hugo Boss	FY20	8,171
Flair Industries	FY20	4,426

24 - 32 Stanley Drive Somerton, VIC



Location

Somerton is a recently established industrial area, approximately 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.

Asset summary

Current book value:	\$24.7m
Capitalisation rate:	7.00%
GLA (sqm):	24,350
Site Area (ha):	4.4
WALE (years):	0.5
Occupancy:	100.0%

Major tenants	Expiry	Area
Bluestar Logistics	FY19	24,350

2 Keon Parade Keon Park, VIC



Location

2 Keon Parade is located in a well-established industrial precinct, some 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:	\$23.5m
Capitalisation rate:	6.50%
GLA (sqm):	19,527
Site Area (ha) ¹ :	10.6
WALE (years):	12.6
Occupancy:	100.0%

Major tenants	Expiry	Area
Orora	FY31	19,527

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

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 201-219 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 with up to nine metre internal clearance, serviced for dangerous goods.

Asset summary

Current book value:	\$20.5m
Capitalisation rate	8.00%
GLA (sqm):	13,794
Site Area (ha):	4.2
WALE (years):	1.8
Occupancy:	71.3%

Major tenants	Expiry	Area
Mainfreight Distribution	FY20	8,507
Fulton Hogan	FY25	1,476

69 Studley Court Derrimut, VIC



Location

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

Description

The property is a modern freestanding office and warehouse facility, completed in 2009. The property 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:	\$20.3m
Capitalisation rate:	7.25%
GLA (sqm):	14,365
Site Area (ha):	4.3
WALE (years):	2.1
Occupancy:	100.0%

Major tenants	Expiry	Area
Silk Logistics	FY20	14,365

14-17 Dansu Court Hallam, VIC



Location

14-17 Dansu Court is 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. 14-17 Dansu Court 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. The property accommodates a combination of on-grade and levelled docks, while supporting multiple vehicle movements via dual street access.

Asset summary

Current book value:	\$18.2m
Capitalisation rate:	7.00%
GLA (sqm):	17,070
Site Area (ha):	3.7
WALE (years):	1.3
Occupancy:	100.0%

Major tenants	Expiry	Area
GM Holden	FY19	15,333

12-13 Dansu Court Hallam, VIC



Location

The property is 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 high clearance distribution facility of 8,515 square metres with 8.5 metre internal clearance.

Asset summary

Current book value:	\$14.2m
Capitalisation rate:	7.00%
GLA (sqm):	11,541
Site Area (ha):	2.8
WALE (years):	0.7
Occupancy:	100%

Major tenants	Expiry	Area
DKSH	FY19	8,190
Metcash Trading	FY18	3,336

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.

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:	\$13.0m
Capitalisation rate:	7.50%
GLA (sqm):	13,438
Site Area (ha) ¹ :	10.6
WALE (years):	0.0
Occupancy:	0.0%

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

39 - 45 Wedgewood Road Hallam, VIC



Location

The property is situated within the established south eastern industrial precinct of Hallam, approximately 30 kilometres from the Melbourne CBD and is in close proximity to the Princes Highway.

Description

The property comprises office, amenity and store accommodation of 2,507 square metres and 8,039 square metres of industrial/warehouse with seven metre internal clearance. The site has drive around access and onsite parking for 112 vehicles. The property has been contracted for sale. Settlement will occur on 29 June 2018.

Asset summary

Current book value:	\$10.0m
Capitalisation rate:	7.50%
GLA (sqm):	10,631
Site Area (ha):	1.9
WALE (years):	0.8
Occupancy:	100.0%

Major tenants	Expiry	Area
SKM Corporate	FY19	10,631

9 Fellowes Court Tullamarine, VIC



Location

Tullamarine is an established industrial precinct, approximately 16 kilometre north west of Melbourne CBD.

Description

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

Asset summary

Current book value:	\$4.3m
Capitalisation rate:	7.00%
GLA (sqm):	4,072
Site Area (ha):	0.8
WALE (years):	2.0
Occupancy:	100.0%

Major tenants	Expiry	Area
McHugh & Eastwood	FY20	4,072



Each circle represents 10km radius from the CBD area

Queensland Portfolio

1	22 Hawkins Crescent, Bundamba
2	1 Ashburn Road, Bundamba
3	136 Zillmere Road, Boondall
4	69 Rivergate Place, Murarrie
5	33-37 & 43-45 Mica Street, Carole Park
6	21 Jay Street, Townsville

22 Hawkins Crescent Bundamba, QLD



Location

The property was completed in 2009 and is 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 ten metre internal clearance and is 100% temperature controlled. There is 1,487 square metres of office accommodation and 210 car spaces on site.

Asset summary

Current book value:	\$46.2m
Capitalisation rate:	6.75%
GLA (sqm):	18,956
Site Area (ha):	3.8
WALE (years):	6.9
Occupancy:	100%

Major tenants	Expiry	Area
API	FY25	18,956

1 Ashburn Road Bundamba, QLD



Location

The property was completed in 2010 and is 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.

Asset summary

Current book value:	\$37.0m
Capitalisation rate:	6.75%
GLA (sqm):	26,628
Site Area (ha):	5.1
WALE (years):	7.1
Occupancy:	100%

Major tenants	Expiry	Area
The Reject Shop	FY25	26,628

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



Location

The property is 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:	\$30.6m
Capitalisation rate:	6.71%
GLA (sqm):	18,613
Site Area (ha):	2.7
WALE (years):	11.7
Occupancy:	100%

Major tenants	Expiry	Area
Greens Biscuits	FY30	18,613



Location

The property is 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 net lettable area of approximately 16,053 square metres, hardstand and a three level carpark for 250 cars.

Asset summary

Current book value:	\$30.5m
Capitalisation rate:	6.75%
GLA (sqm):	16,053
Site Area (ha):	3.2
WALE (years):	5.7
Occupancy:	100%

Major tenants	Expiry	Area
Bradhams	FY24	16,053

69 Rivergate Murarrie, QLD



Location

The property is situated within the Australia Trade Coast suburb of Murarrie, 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:	\$30.0m
Capitalisation rate:	6.50%
GLA (sqm):	11,522
Site Area (ha):	1.5
WALE (years):	5.4
Occupancy:	100%

Major tenants	Expiry	Area
Yamaha	FY23	11,522

21 Jay Street Townsville, QLD



Location

The property is located within the Webb Industrial Estate in Mount St John, approximately 11 kilometres west of the Townsville CBD.

Description

Constructed 2010, the property consists of a modern freestanding cold storage facility, on a large 29,250 square metre 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.

Asset summary

Current book value:	\$10.5m
Capitalisation rate:	7.50%
GLA (sqm):	4,726
Site Area (ha):	2.9
WALE (years):	7.5
Occupancy:	100%

Major tenants	Expiry	Area
Woolworths	FY25	4,726



Each circle represents 10km radius from the CBD area

Western Australia Portfolio

1	310 Spearwood Avenue, Bibra Lake
2	Lot 14 Sudlow Road, Bibra Lake
3	23 Selkis Road, Bibra Lake
4	99 Quill Way, Henderson
5	92 Robinson Avenue, Belmont

310 Spearwood Avenue Bibra Lake, WA



Location

The property is 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 Swallow 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:	\$54.0m
Capitalisation rate:	7.50%
GLA (sqm):	59,508
Site Area (ha):	12.0
WALE (years):	5.8
Occupancy:	77.0%

Major tenants	Expiry	Area
AWH Pty Ltd	FY26	44,296

Lot 14 Sudlow Road Bibra Lake, WA



Location

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

Description

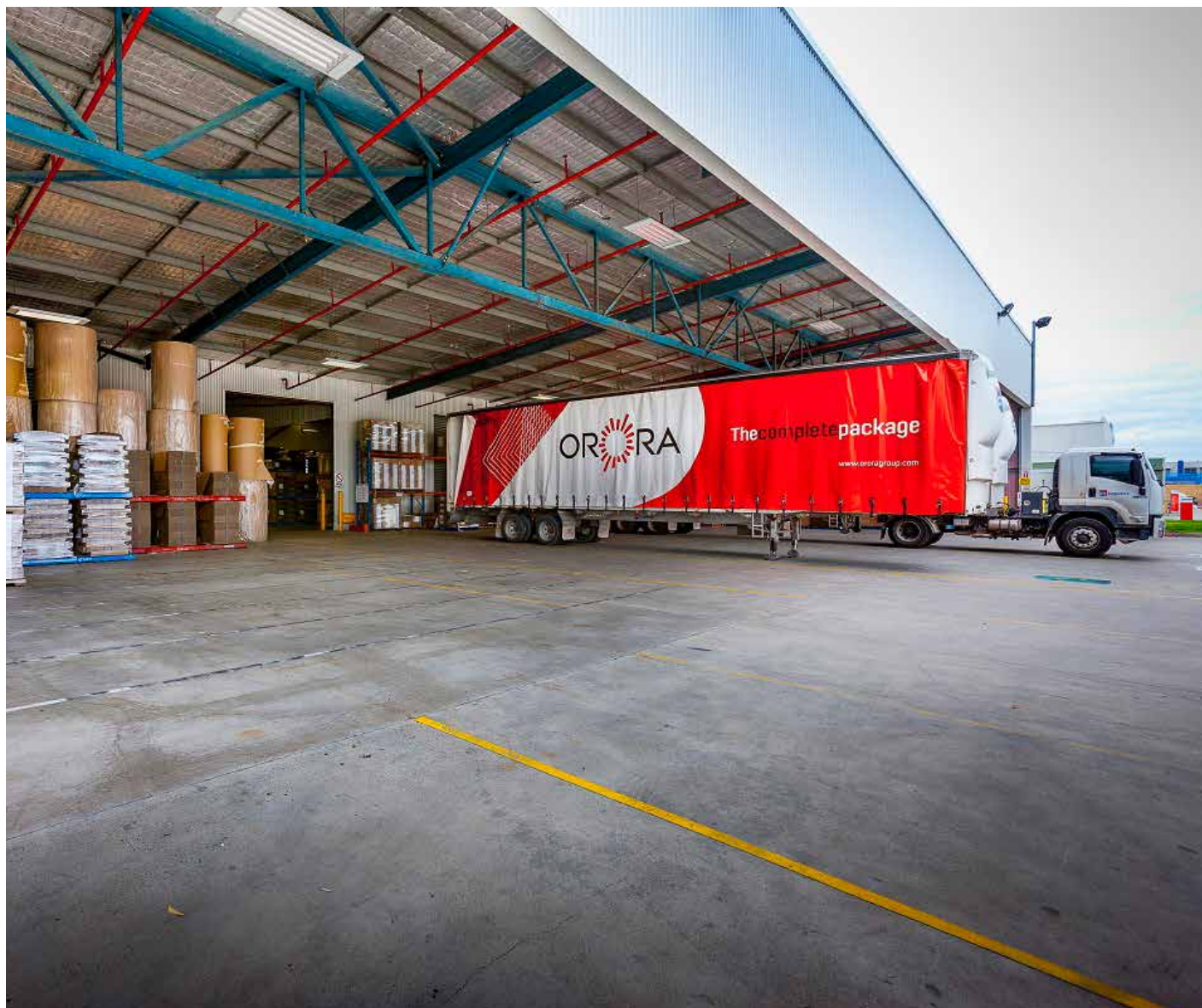
Comprising a single warehouse, 100% occupied by the Australian Wool Handler's Association (AWH). The low site coverage of 43% could provide future development potential.

Asset summary

Current book value:	\$32.5m
Capitalisation rate:	7.50%
GLA (sqm):	39,485
Site Area (ha):	9.1
WALE (years):	7.6
Occupancy:	100%

Major tenants	Expiry	Area
AWH Pty Ltd	FY26	39,485

23 Selkis Road Bibra Lake, WA



Location

The property is located within the established Bibra Lake Industrial Area, some 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

23 Selkis Road was originally constructed in 1993. Further extensions were completed in 2008. The warehouse benefits from a combination of clearances ranging 10 to 12 metres.

Asset summary

Current book value:	\$19.8m
Capitalisation rate:	7.50%
GLA (sqm):	18,235
Site Area (ha):	4.0
WALE (years):	4.5
Occupancy:	100%

Major tenants	Expiry	Area
Orora	FY22	18,235

92 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:	\$14.0m
Capitalisation rate:	7.75%
GLA (sqm):	16,419
Site Area (ha):	3.2
WALE (years):	0.2
Occupancy:	100%

Major tenants	Expiry	Area
Chevron	FY18	16,419

92 Robinson Avenue Belmont, WA



Location

The property is located within an established industrial precinct situated between Perth CBD and Perth airport and provides good access to arterial routes including the Great Eastern Highway.

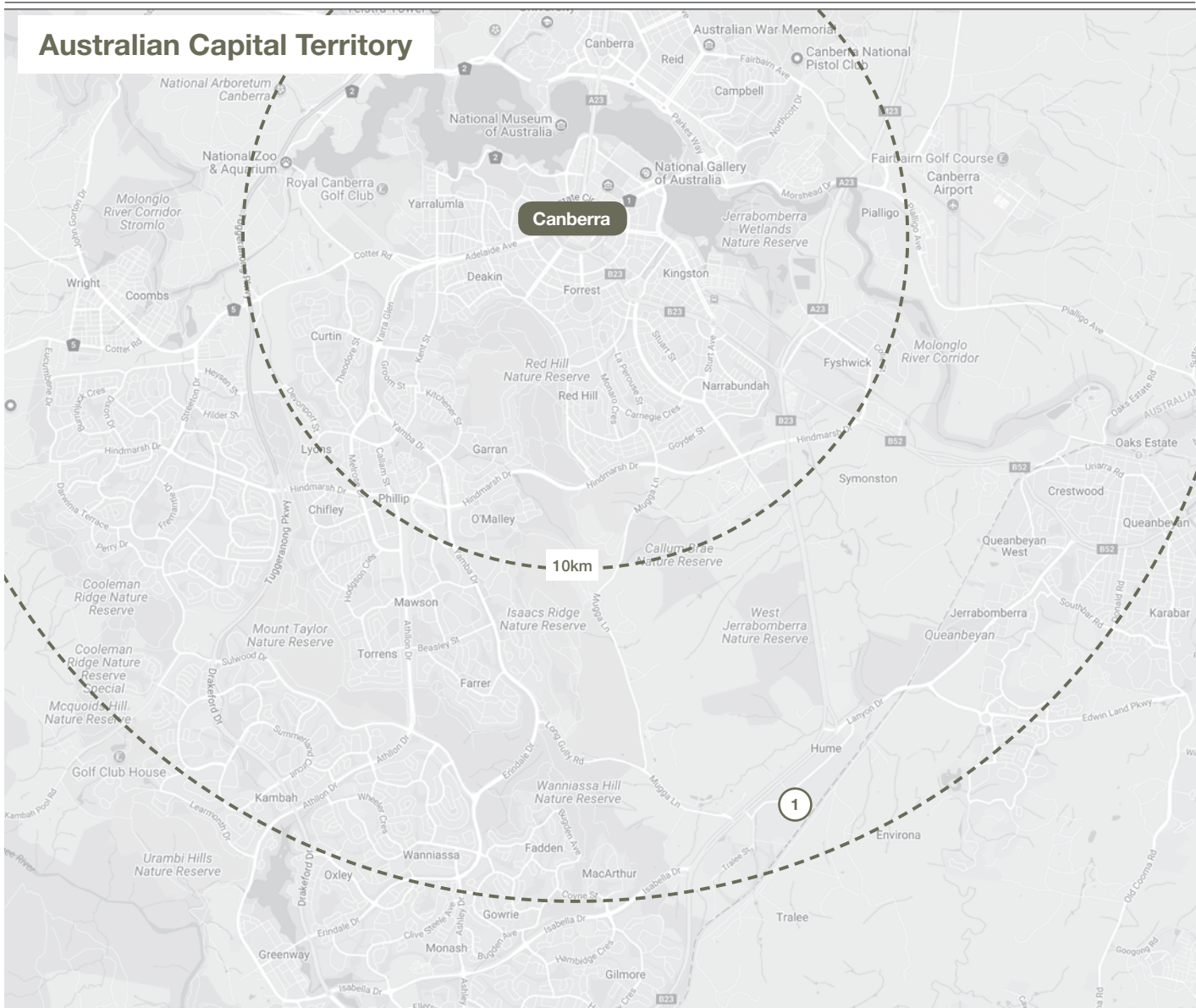
Description

Fully occupied by Toll Holdings, the property comprises fit-for-purpose warehouse and office accommodation of 8,542sqm. 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:	\$11.2m
Capitalisation rate:	7.75%
GLA (sqm):	8,595
Site Area (ha):	1.5
WALE (years):	3.5
Occupancy:	100%

Major tenants	Expiry	Area
Toll Transport	FY21	8,595



Each circle represents 10km radius from the CBD area

Australian Capital Territory Portfolio

54 Sawmill Circuit Hume, ACT



Location

The property is located in the industrial precinct of Hume, providing easy access to the Monaro Highway and is within 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:	\$15.6m
Capitalisation rate:	7.00%
GLA (sqm):	8,689
Site Area (ha):	1.8
WALE (years):	4.2
Occupancy:	100%

Major tenants	Expiry	Area
Grace Group	FY22	8,689



Each circle represents 10km radius from the CBD area

South Australia Portfolio

9-13 Caribou Drive Direk, SA



Location

The property is located 25 kilometres north of Adelaide, three kilometres from the Northern expressway and is the state distribution facility for Kimberley Clarke.

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:	\$8.1m
Capitalisation rate:	9.00%
GLA (sqm):	7,023
Site Area (ha):	1.7
WALE (years):	1.8
Occupancy:	100%

Major tenants	Expiry	Area
Kimberley Clarke	FY20	7,023

Centuria Industrial REIT



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www.centuria.com.au/industrial-reit/home