



Australian Securities Exchange - Company Announcements Platform

## **Centuria Property Funds No. 2 Limited CENTURIA INDUSTRIAL REIT**

### **Acquisition of 1 International Drive, Westmeadows, VIC**

**Monday, 15 October 2018:**

Centuria Property Funds No.2 Limited (CPF2L), as Responsible Entity of Centuria Industrial REIT (ASX:CIP), is pleased to announce it has exchanged contracts to acquire Cargo Park, 1 International Drive, Westmeadows, VIC for a price of \$42.0m<sup>1</sup>.

The property is a 25,866sqm multi-tenanted industrial estate located on a prominent 5.6ha freehold site with significant exposure to the Tullamarine Freeway. This strategic location is supported by its immediate proximity to Melbourne Airport with a travel distance of less than 5km. The estate has recently benefited from a \$7.1m refurbishment program and is considered the pre-eminent unit estate servicing the Melbourne airport precinct.

The property is 87% occupied<sup>2</sup> with a WALE of 2.3yrs and has been acquired on a capitalisation rate of 7.0%<sup>3</sup>.

CIP Fund Manager, Mr Ross Lees commented "The acquisition of Cargo Park is consistent with our strategy to invest in fit-for-purpose, quality assets in established strategic locations. Cargo Park will add to our existing scale in the Victorian industrial sector, providing the opportunity to actively add value through our hands on, relationship-based leasing approach, which has resulted in over 90,000sqm of new leases and renewals in CIP's Victorian portfolio over the past 18 months."

The transaction will increase CIP's portfolio to 39 assets with a value of \$1.06bn<sup>4</sup>. Settlement is expected to occur in November 2018 and will be funded through existing debt facilities.

**- Ends -**

**For further information, please contact:**

**CENTURIA INDUSTRIAL REIT**

**Ross Lees**

**Fund Manager - CIP**

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<sup>1</sup> Purchase Price includes a rental guarantee of up to \$0.45m that may be applied to current vacancies. The Purchase price also includes an amount of \$0.5m that is held in retention and will be returned to the Purchaser if certain conditions are not satisfied post settlement.

<sup>2</sup> Before application of rental guarantee proceeds

<sup>3</sup> Capitalisation rate is based on independent valuation undertaken by JLL.

<sup>4</sup> As at 30 June 2018 with pro forma adjustments to reflect the sale of 39-45 Wedgewood Drive, Hallam, VIC, the acquisition of 616 Boundary Road, Richlands, QLD and Cargo Park, VIC



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### **About Centuria Property Funds No. 2 Limited**

Centuria Property Funds No. 2 Limited (CPF2L), a wholly-owned subsidiary of Centuria Capital Group (CNI), is the Responsible Entity for the ASX listed Centuria Industrial REIT (CIP).

CIP is Australia's largest ASX-listed income focused industrial investment vehicle and is included in the S&P ASX300 index. CIP owns a portfolio of 38 high quality industrial assets with a value exceeding \$1 billion, the properties are located in key metropolitan locations throughout Australia.

CPF2L, combined with Centuria Property Funds Limited (CPFL), the Responsible Entity for the ASX listed Centuria Metropolitan REIT (CMA), has \$4.6 billion of funds under management in 15 unlisted property funds, one open-ended diversified property fund and two listed REITs.

CNI is an ASX-listed specialist investment manager with \$5.5 billion in funds under management.



1 INTERNATIONAL DRIVE, TULLAMARINE VIC

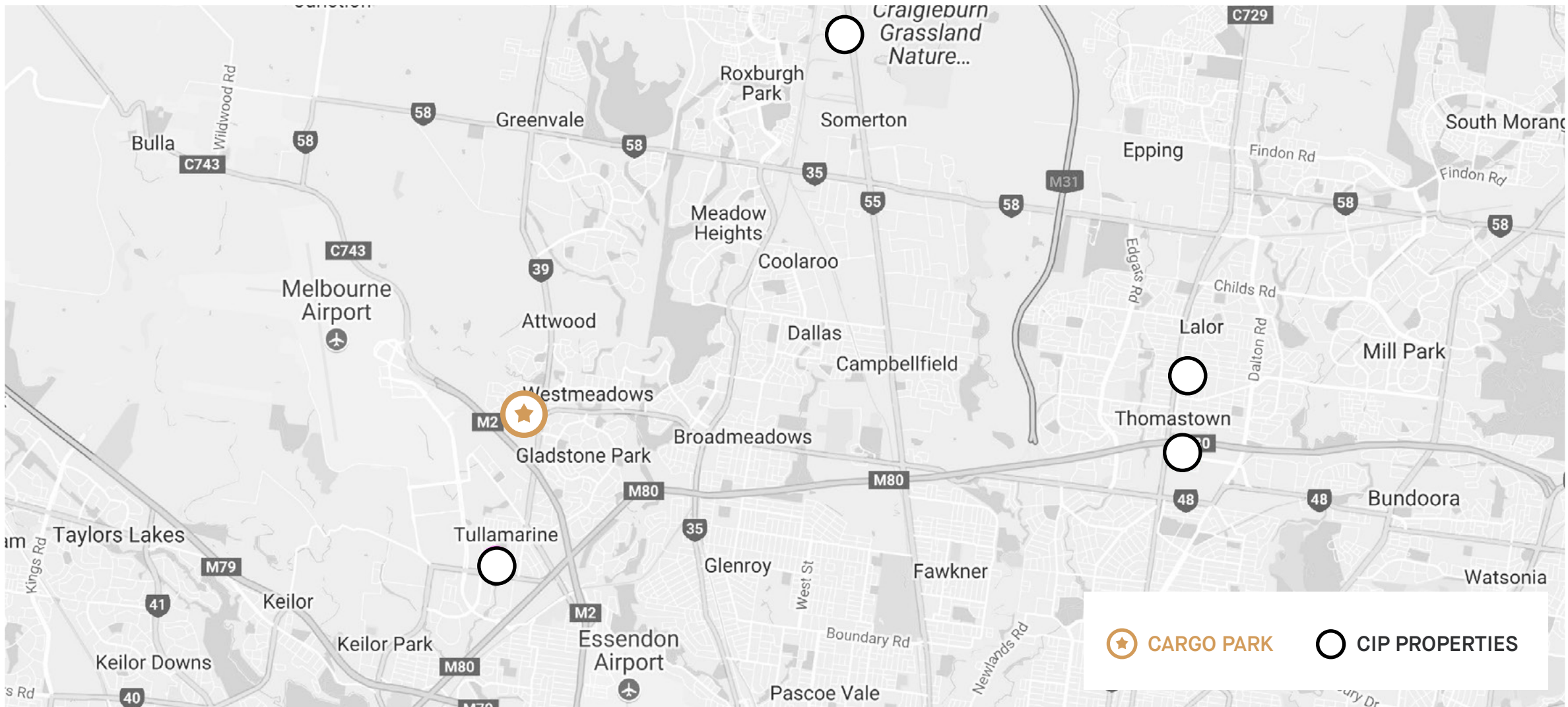
# Cargo Park



Cargo Park is a high quality industrial unit estate with an overall GLA of 25,866sqm on a prime 5.6ha site.

The property is located on the first exit ramp on the Tullamarine Freeway from Melbourne Airport and provides unparalleled exposure to 120,000 vehicles per day with its 425m frontage.

The location delivers exceptional access to service Melbourne Airports 350,000 annual tonnes of airfreight, creating demand from a series of high quality tenants.



KEY FACTS

Address	1 International drive, Tullamarine VIC
Purchase Price	\$42.01 m*
GLA	25,866 sqm
Rate / sqm	\$1,625 /sqm
WALE (at 1 October 2018)	2.3 years
Occupancy	87%

\* Purchase Price includes a rental guarantee of up to \$0.45m that may be applied to current vacancies. The Purchase price also includes an amount of \$0.5m that is retained and subject to the satisfaction of a conditions precedent