



Australian Securities Exchange - Company Announcements Platform

Centuria Property Funds No.2 Limited

CENTURIA INDUSTRIAL REIT

Acquisition of 16-18 Baile Road, Canning Vale, WA

Tuesday, 5 February 2019

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 16-18 Baile Road, Canning Vale, WA for a price of \$18.1m¹.

The property is a 11,067sqm high quality, modern, freestanding logistics warehouse located in one of Perth's core industrial markets. Following a recent expansion in 2018, the property is leased to DHL with a WALE of 4.5 years².

Settlement of the acquisition is expected in March 2019 and the property will provide an initial yield of 7.0%¹.

CIP Fund Manager, Mr Ross Lees commented "The acquisition of this property is consistent with our strategy to invest in fit-for-purpose, quality assets in established strategic locations and introduces a high quality tenant to CIP's portfolio."

- Ends -

For further information please contact:

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About Centuria Property Funds No. 2 Limited

Centuria Property Funds No. 2 Limited (CPF2L), 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/ASX 300 Index. CIP owns a portfolio of 41 high quality industrial assets with a value of \$1.1 billion, the properties are in key metropolitan locations throughout Australia.

CPF2L, combined with Centuria Property Funds Limited (CPFL), are wholly owned subsidiaries of Centuria Capital Group (CNI) and have approximately \$4.6 billion of assets under management across 15 unlisted property funds, one open-ended diversified property fund and two listed REITs.

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

www.centuria.com.au

¹ Before transaction costs

² From settlement, expected to occur on 11 March 2019