

# Centuria Healthcare Property Fund

# Centuria

## JUNE 2022 FACTSHEET

ARSN 638 821 360 | APIR CODE CTR0438AU

30 JUNE 2022



**Distribution rate of  
5.50 CPU, annualised<sup>1</sup>**



**Monthly  
income<sup>2</sup>**



**Invest with as  
little as \$10k**



**Limited quarterly  
withdrawals facility<sup>3</sup>**

\*Centuria Healthcare Property Fund is temporarily closed to applications.

1. As at 30 June 2022. Monthly distribution rate paid for the month of June 2022, annualised. The monthly distribution rate is updated each month and is not a forecast. Past performance is not a reliable indicator of future performance. For full historical performance please visit [centuria.com.au/chpf](http://centuria.com.au/chpf).
2. Monthly income, in the form of Distributions, will be paid if declared by Centuria Property Funds No. 2 Limited and will be subject to the terms set out in the PDS.
3. Withdrawals are limited to the terms detailed in the PDS and are subject to the Fund's liquidity policy and summarised on Centuria's website. The ability of the Fund to offer quarterly withdrawals is not guaranteed.

The Centuria Healthcare Property Fund (CHPF, Fund) is an open-ended\* unlisted property fund that aims to provide monthly tax effective income and long-term capital growth by investing in the healthcare sector underpinned by long term leases to a range of reputable healthcare operators.



Varsity Lakes Day Hospital | 2 Lake Street, Varsity Lakes QLD

Centuria Property Funds No.2 Limited ('CPF2L') is the Responsible Entity for the Centuria Healthcare Property Fund. It is a wholly owned subsidiary of the ASX-listed Centuria Capital Group which has \$20.2b<sup>4</sup> in assets under management across Property Funds and Investment Bonds.

\*The Fund is temporarily closed to applications.

4. AUM as at 31 December 2021. All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.0617 as at 31 December 2021). Numbers presented may not add up precisely to the totals provided due to rounding. Includes asset exchanged to be settled, cash and other assets.

## Fund summary

<b>FUND STRUCTURE</b>	Healthcare focused, open-ended unlisted property fund
<b>TARGET ASSET ALLOCATION</b>	90% Direct Property and Indirect Property, 7.5% A-REITs, 2.5% Cash or Cash-like products
<b>MINIMUM INVESTMENT</b>	\$10,000
<b>UNIT PRICING/ APPLICATIONS</b>	Daily (business days)
<b>DISTRIBUTIONS</b>	Paid monthly <sup>1</sup>
<b>WITHDRAWALS<sup>2</sup></b>	Processed Quarterly
<b>VALUATIONS<sup>3</sup></b>	Valuations of property investments occur twice per year

1. Monthly income in the form of Distributions, will be paid if declared by CPF2L and will be subject to the terms set out in the PDS.
2. Withdrawals are limited to the terms detailed in the PDS and are subject to the Fund's liquidity policy and summarised on Centuria's website. The ability of the Fund to offer quarterly withdrawals is not guaranteed.
3. Where an independent valuation is not undertaken, a Director's valuation is carried out every 6 months.

## Fund performance breakdown (as at 30 June 2022<sup>1</sup>)

	3 MTH(%) <sup>3</sup>	6 MTH(%) <sup>3</sup>	12 MTH(%) <sup>2</sup>	INCEPTION (%) <sup>2</sup>
<b>DISTRIBUTION</b>	1.29	2.55	5.36	5.67
<b>CAPITAL</b>	3.51	2.56	7.53	5.63
<b>TOTAL RETURN</b>	4.80	5.11	12.89	11.30

1. Performance is shown for informational purposes only. Past performance is not a reliable indicator of future performance.
2. Inception date is 21 September 2020. Annualised total return figures are the sum of the annualised income return and the annualised capital return (each calculated on a standalone basis)
3. Returns are not annualised.

## Previous distributions (historic 6-months)

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22
<b>DISTRIBUTION (CPU)<sup>1</sup></b>	0.4583	0.4583	0.4583	0.4583	0.4583	0.4583

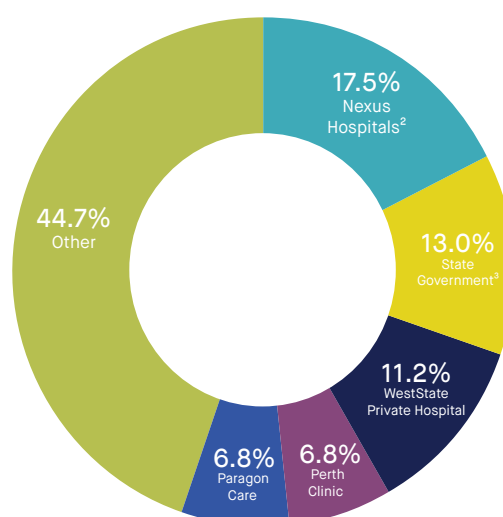
1. Cents per Unit (CPU). This is a monthly distribution and not annualised.

## Key portfolio metrics (as at 30 June 2022)

	CURRENT PORTFOLIO	CURRENT PORTFOLIO & PIPELINE
<b>PROPERTY ASSETS</b>	21	24
<b>CARRYING VALUE<sup>3</sup></b>	\$564.6m	\$669.6m
<b>WEIGHTED CAPITALISATION RATE</b>	4.80%	4.80% <sup>2</sup>
<b>NET LETTABLE AREA (SQM)</b>	63,767	74,306 <sup>2</sup>
<b>WALE (YEARS)<sup>4</sup></b>	10.3	9.8 <sup>2</sup>
<b>WEIGHTED OCCUPANCY<sup>4</sup></b>	99.4%	99.5%

1. Updated on a quarterly basis and for significant portfolio changes.
2. Assumes 85% direct interest and an indirect interest in Bloomfield Medical Centre, Vermont South Medical Centre, Sundew Day Surgery and Hobart Day Surgery. Also includes 100% Fund interests in Forrest Family Practice, Cairns Day Surgery, Coffs Harbour Medical Centre, Lisa Crescent, Castle Hill NSW, Chiltern Crescent, Castle Hill NSW, 411 Nepean Highway, Frankston VIC, MetroRehab Petersham NSW, Perth Clinic, Perth WA, West End QLD, Sunbury VIC, 49 Benaroon Ave, St Ives, 3 Garrick Rd, St Ives, West Lakes, SA, 299 Scottsdale Drive, Robina QLD, and 168 Corfield Street, Gosnells WA.. Contracted pipeline opportunities are comprised of 50 Montsalvat Drive, Greenfields WA, The Bond, 8 Elizabeth MacArthur Drive, Bella Vista NSW, and Springwood Health Hub, Cnr Paxton Street and Pacific Highway, Springwood QLD. Lettable area excludes GHA Castle Hill and GHA St Ives properties, which are included by bed count as the assets are dementia care homes.
3. Carrying Value includes Lisa Crescent, Castle Hill NSW, Chiltern Crescent, Castle Hill NSW, Weststate Private Hospital, West End QLD, 77-97 Ricketts Road, Mt Waverley VIC, and 299 Scottsdale Drive, Robina QLD, on an as-if complete basis. Pipeline includes 50 Montsalvat Drive, Greenfields WA, The Bond, 8 Elizabeth MacArthur Drive, Bella Vista NSW, and Springwood Health Hub, Cnr Paxton Street and Pacific Highway, Springwood QLD.
4. As at 30 June 2022. Includes rental guarantees.

## Top tenants by gross passing income<sup>1</sup>



1. Includes tenant breakdown from current portfolio on an 'As If Complete' basis, and excluding pipeline.
2. Includes Bloomfield Medical Centre where the hospital is owned by Orange Private Hospital Pty Ltd but operated by Nexus under a management agreement.
3. Includes Mid North Coast Local Health District at Coffs Harbour Medical Centre, NSW, Peninsula Health at Frankston, VIC and Queensland Health at Varsity Lakes, QLD.

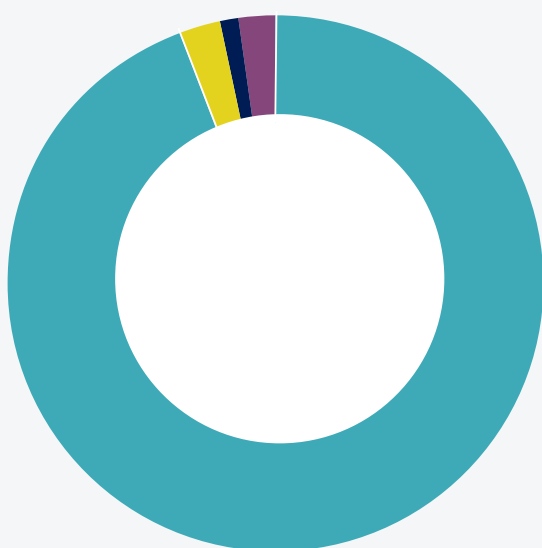
## Look-through gearing<sup>1</sup> (as at 30 June 2022)

<b>CURRENT LOOK-THROUGH GEARING</b>	38.6%
<b>MAXIMUM LOOK-THROUGH GEARING</b>	55.0%



Weststate Private Hospital | 8 Wilson Street, West End QLD

## Asset allocation<sup>1</sup> (as at 30 June 2022)



### ● DIRECT PROPERTY (94.4%)

Varsity Lakes Day Hospital, Varsity Lakes QLD (15.0%)  
 Vermont South Medical Centre, Vermont South VIC (11.7%)  
 Bloomfield Medical Centre, Orange NSW (11.4%)  
 Perth Clinic, West Perth, WA (10.6%)  
 38-44 Gap Road, Sunbury VIC (6.0%)  
 77-97 Ricketts Road, Mt Waverley VIC (5.2%)  
 Cairns Day Surgery, QLD (5.1%)  
 Coffs Harbour Medical Centre, NSW (5.0%)  
 Weststate Private Hospital, West End QLD (4.4%)  
 299 Scottsdale Dive, Robina QLD (2.9%)  
 WEST Medical Hub, West Lakes SA (2.8%)  
 Sundew Day Surgery, Joondalup, WA (2.7%)  
 411 Nepean Highway, Frankston VIC (2.5%)  
 168 Corfield Street, Gosnells WA (2.2%)  
 275 Addison Road, Petersham, NSW (1.8%)  
 Forrest Family Practice, South Bunbury WA (1.6%)  
 Hobart Day Surgery, TAS (1.0%)  
 GHA (3 Garrick Road), St Ives (0.8%)  
 GHA (49 Benaroon Avenue), St Ives (0.7%)  
 GHA Castle Hill Lisa Crescent, NSW (0.5%)  
 GHA Castle Hill Chiltern Crescent, NSW (0.5%)

### ● INDIRECT PROPERTY

● Investment in NPUT (2.5%)

### ● LIQUID ASSETS

● Cash (1.1%)

### ● OTHER

● Other (2.1%)

## Investment portfolio<sup>1</sup> (as at 30 June 2022)

	FUND WEIGHTING 30 JUN 22 (%)	CARRYING VALUE <sup>2</sup> 30 JUN 22 (\$)	LATEST PROPERTY VALUATION <sup>3</sup> 30 JUN 21 (\$)	LATEST VALUATION CAP RATE 30 JUN 21
<b>Direct properties</b>				
Forrest Family Practice, South Bunbury WA	1.6%	8.2	8.2	5.00%
Vermont South Medical Centre, Vermont South VIC	11.7%	58.6	58.6	4.75%
Bloomfield Medical Centre, Orange NSW	11.4%	57.0	57.0	5.00%
Hobart Day Surgery, TAS	1.0%	4.9	4.9	6.50%
Sundew Day Surgery, Joondalup, WA	2.7%	13.4	13.4	5.00%
Coffs Harbour Medical Centre, NSW	5.0%	25.2	25.2	5.50%
Cairns Day Surgery, QLD	5.1%	25.6	25.6	5.00%
GHA Castle Hill Lisa Crescent, NSW	0.5%	2.4	2.4	5.00%
GHA Castle Hill Chiltern Crescent, NSW	0.5%	2.5	2.5	5.00%
Perth Clinic, West Perth, WA	10.6%	53.0	53.0	4.00%
411 Nepean Highway, Frankston VIC	2.5%	12.8	12.8	4.75%
275 Addison Road, Petersham, NSW	1.8%	9.0	9.0	4.50%
Weststate Private Hospital, West End QLD	4.4%	22.2	22.2	5.75%
38-44 Gap Road, Sunbury VIC	6.0%	30.1	30.1	4.50%
GHA (49 Benaroon Avenue), St Ives	0.7%	3.3	3.3	5.00%
GHA (3 Garrick Road), St Ives	0.8%	4.1	4.1	5.00%
77-97 Ricketts Road, Mt Waverley VIC	5.2%	26.0	26.0	4.00%
Varsity Lakes Day Hospital, Varsity Lakes QLD	15.0%	75.0	75.0	4.50%
WEST Medical Hub, West Lakes SA	2.8%	14.1	14.1	5.50%
299 Scottsdale Dive, Robina QLD	2.9%	14.4	14.4	4.75%
168 Corfield Street, Gosnells WA	2.2%	11.3	11.3	5.00%
<b>Total direct properties</b>	<b>94.4%</b>	<b>473.0</b>	<b>473.0</b>	<b>4.80%</b>
Indirect Properties - Investment in NPUT	2.5%	12.3		
<b>Liquid assets</b>				
Cash	1.1%	5.4		
<b>Total liquid assets</b>	<b>1.1%</b>	<b>5.4</b>		
Other <sup>4</sup>	2.1%	10.5		
<b>Total investment portfolio</b>	<b>100%</b>	<b>501.1</b>		

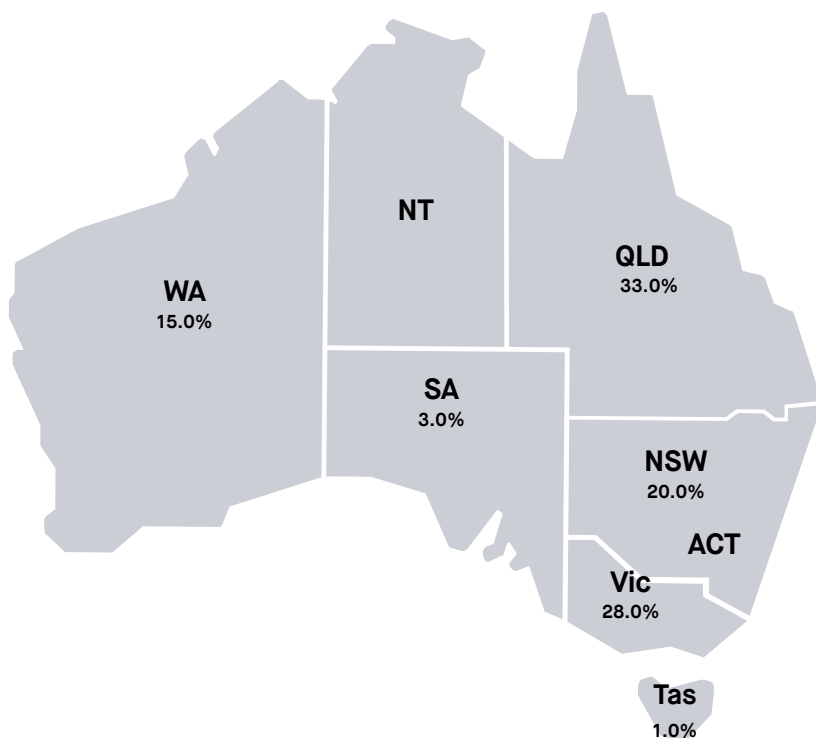
1. Updated on a quarterly basis and for significant portfolio changes.

2. Carrying value of CHPF's holding in asset(s).

3. Latest valuation of the direct property asset(s) of the Fund in which CHPF has invested at the respective property ownership interest.

4. Includes deposits, rental guarantees, and other assets.

## Portfolio geographic diversification<sup>1</sup> (as at 30 June 2022)



1. Weighted by investment value of property holdings. Updated on a quarterly basis and for significant portfolio changes.

### Queensland - 33.0%

Cairns Day Surgery, QLD  
Weststate Private Hospital, West End QLD  
Varsity Lakes Day Hospital, Varsity Lakes QLD  
299 Scottsdale Drive, Robina QLD

### New South Wales - 20.0%

Bloomfield Medical Centre Orange NSW  
Coffs Harbour Medical Centre NSW  
GHA Castle Hill, Lisa Crescent, Castle Hill NSW  
GHA Castle Hill, Chiltern Crescent, Castle Hill NSW  
275 Addison Road, Petersham NSW  
GHA, 49 Benaroon Avenue, St Ives NSW  
GHA, 3 Garrick Road, St Ives NSW

### Victoria - 28.0%

Vermont South Medical Centre, Vermont South VIC  
411 Nepean Highway, Frankston VIC  
38-44 Gap Road, Sunbury VIC  
77-97 Ricketts Road, Mt Waverley VIC

### Tasmania - 1.0%

Hobart Day Surgery, Hobart TAS

### Western Australia - 15.0%

Forrest Family Practice, South Bunbury WA  
Sundew Day Surgery, Joondalup WA  
Perth Clinic, West Perth WA  
168 Corfield Street, Gosnells WA

### South Australia - 3.0%

WEST Medical Hub, West Lakes SA

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## Meet the Distribution Team

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### Centuria Property Funds No. 2 Limited (as Responsible Entity for the Centuria Healthcare Property Fund)

ABN 38 133 363 185 AFSL 340 304

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