

Centuria Healthcare Property Fund

Distribution rate¹

5.50
cpu



ACCESS A \$500M HEALTHCARE PROPERTY PORTFOLIO



Minimum
investment \$10K



Monthly
distributions²



Portfolio WALE
10.8yrs³



Limited
quarterly
withdrawals⁴

For more information and to invest visit: centuria.com.au/CHPF

Note: The images of the healthcare property assets in this flyer includes properties not yet acquired by the Fund. The Fund currently owns 19 healthcare assets and is contracted or in exclusive due diligence to acquire the other properties shown. The acquisition of the properties is currently in due diligence and is subject to completion of satisfactory due diligence. Therefore, it is possible the Fund may not acquire those properties.

1. As at 31 January 2022. Monthly distribution rate paid for the month of January 2022, annualised (assuming equal monthly distributions). Past performance is not indicative of future performance. You can review the full historical performance online at: centuria.com.au/CHPF

2. Distributions will be paid if declared by Centuria Property Funds No.2 Limited (CPF2L) and will be subject to the terms set out in the PDS.

3. The Fund currently owns 19 healthcare assets and is contracted to acquire two additional assets. It is possible the Fund may not acquire the contracted properties. The portfolio WALE of 10.8 years is the target portfolio WALE post acquisition of the contracted properties and includes rent guarantees.

Intelligent Investing.

Centuria | Intelligent Investing.



19 existing high-quality healthcare assets



99% occupancy¹



\$500m Property Value²

The portfolio continues to expand into core healthcare sub-sectors: medical centres, day and short stay hospitals and diagnostics.

Recent acquisitions



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

PROPERTY VALUE \$75.7m

WALE (INCOME) 6.6 years⁴



WEST Medical Hub, Charles St, West Lakes SA

PROPERTY VALUE \$13.2m

WALE (INCOME) 6.1 years⁴



77-97 Ricketts Road, Mt Waverley VIC

PROPERTY VALUE \$51m³

WALE (INCOME) 14.4 years

Contracted



Medical on Robina | 299 Scottsdale Drive, Robina QLD

PROPERTY VALUE \$27.5m³

WALE (INCOME) 10.8 years⁴



Greenfields | 50 Montsalvat Drive, Greenfields WA

PROPERTY VALUE \$10.3m

WALE (INCOME) 9.5 years

NOTE: A Target Market Determination has been issued for this product and can be found on Centuria's website at: centuria.com.au/DDO/

RISKS: All investments in unlisted property funds carry risk. As the Fund invests in commercial healthcare property it carries the market and property risks associated with investing in healthcare property. As a geared investment, the Fund also carries associated financial and leverage risks. Risks can impact on distribution and capital returns over the term of the Fund. It is important that you read the Product Disclosure Statement and understand the risks of investing.

1. As at 31 December 2021 post acquisition of these two properties and including rental guarantees.

2. Includes 85% direct interest in Bloomfield Medical Centre, Vermont South Medical Centre and Sundew Day Surgery and Hobart Day Surgery and the indirect investment in these properties via Nexus Property Unit Trust. As at 31 December 2021.

3. As if complete.

4. Includes rental guarantee.