



Centuria Metropolitan REIT

1H19 PROPERTY COMPENDIUM | ASX:CMA



Directory

NSW

PAGE	Property
6	201 Pacific Highway, St Leonards
7	9 Help Street, Chatswood
8	203 Pacific Highway, St Leonards
9	465 Victoria Ave, Chatswood
10	77 Market St, Wollongong
11	13 Ferndell Street, Granville

VIC

PAGE	Property
13	818 Bourke St, Docklands
14	576 Swan Street, Richmond
15	2 Kendall Street, Williams Landing

QLD

PAGE	Property
17	825 Ann St, Fortitude Valley
18	483 Kingsford Smith Drive
19	154 Melbourne Street, South Brisbane
20	100 Brookes St, Fortitude Valley
21	35 Robina Town Centre Drive, Robina
22	555 Coronation Drive, Toowong

ACT

PAGE	Property
24	60 Marcus Clarke, Canberra
25	54 Marcus Clarke, Canberra

WA

PAGE	Property
27	144 Stirling Street, Perth
28	42-46 Colin Street, West Perth

SA

PAGE	Property
30	1 Richmond Road, Keswick
31	131-139 Grenfell Street, Adelaide

Overview

Key portfolio metrics¹

Metric	Total
Assets	20
Book Value	1,376.4
Capitalisation rate	6.32%
Net Lettable Area	218,203
Occupancy (by Income)	98.8%
WALE (by Income)	4.3

Top 10 tenants (by gross income)¹

Rank	Tenant	% Total Income
1	Infosys Technologies	5.9%
2	Laing O'Rourke	5.0%
3	Target Australia	4.1%
4	Insurance Australia	4.0%
5	Austar Entertainment	3.9%
6	Ericsson Australia	3.8%
7	Dept Housing & Public Works (QLD)	3.6%
8	Ergon Energy Corporation	2.9%
9	Hatch	2.7%
10	Minister for Works (WA)	2.6%

Portfolio overview

Property	State	Book Value (\$m)	Indep. Valuation (\$m)	Cap Rate	NLA (sqm)	\$ (sqm)	WALE ² (years)	Occupancy ³
201 Pacific Highway, St Leonards ⁴	NSW	\$95.0m	\$95.0m	6.00%	16,489	5,761	4.2	100.0%
9 Help Street, Chatswood	NSW	\$76.5m	\$76.0m	6.00%	9,395	8,143	3.0	100.0%
203 Pacific Highway, St Leonards ⁴	NSW	\$62.3m	\$62.3m	6.25%	11,734	5,305	5.1	100.0%
465 Victoria Ave, Chatswood ⁵	NSW	\$41.1m	\$40.8m	5.75%	15,639	2,625	4.9	100.0%
77 Market St, Wollongong	NSW	\$36.0m	\$36.0m	7.25%	6,739	5,342	6.1	100.0%
818 Bourke St, Docklands	VIC	\$223.1m	\$222.6m	5.25%	23,271	9,587	3.7	100.0%
576 Swan Street, Richmond	VIC	\$66.0m	\$62.0m	5.75%	8,331	7,922	3.2	100.0%
2 Kendall Street, Williams Landing	VIC	\$64.2m	\$64.2m	5.88%	12,919	4,969	10.0	100.0%
825 Ann St, Fortitude Valley	QLD	\$163.0m	\$164.7m	6.25%	19,155	8,510	4.7	100.0%
483 Kingsford Smith Drive, Hamilton	QLD	\$78.1m	\$77.0m	6.25%	9,322	8,378	5.9	100.0%
154 Melbourne Street, South Brisbane	QLD	\$78.0m	\$76.0m	6.75%	11,312	6,895	2.6	85.7%
100 Brookes St, Fortitude Valley	QLD	\$77.6m	\$77.9m	6.25%	9,602	8,076	4.9	100.0%
35 Robina Town Centre Drive, Robina	QLD	\$55.3m	\$55.0m	7.13%	9,814	5,635	4.8	100.0%
555 Coronation Drive, Toowong	QLD	\$28.8m	\$28.8m	7.75%	5,568	5,172	2.3	93.3%
60 Marcus Clarke, Canberra	ACT	\$64.5m	\$61.5m	7.00%	12,099	5,331	2.2	96.5%
54 Marcus Clarke, Canberra	ACT	\$21.3m	\$20.9m	7.50%	5,171	4,109	3.8	94.7%
144 Stirling Street, Perth	WA	\$56.0m	\$55.3m	7.50%	11,042	5,072	2.5	100.0%
42-46 Colin Street, West Perth	WA	\$35.0m	\$33.6m	7.50%	8,462	4,136	4.3	100.0%
1 Richmond Road, Keswick	SA	\$36.0m	\$33.0m	7.50%	8,087	4,451	4.5	100.0%
131-139 Grenfell Street, Adelaide ⁶	SA	\$18.8m	\$19.3m	8.00%	4,052	4,628	0.9	100.0%
Total / Average		\$1,376.4m	\$1,361.8m	6.32%	218,203	6,308	4.3	98.8%

Assets held for sale

13 Fendell Street, Granville (Held for sale)	NSW	\$24.2m	\$19.9m	6.00%	15,302	1,583	1.3	100.0%
Total / Average		\$1,400.6m	\$1,381.6m	6.31%	233,505	5,998	4.2	98.8%

1) Excludes 13 Fendell St, Granville NSW (settled 31-Jan-2019)

2) Weighted by gross income

3) By area

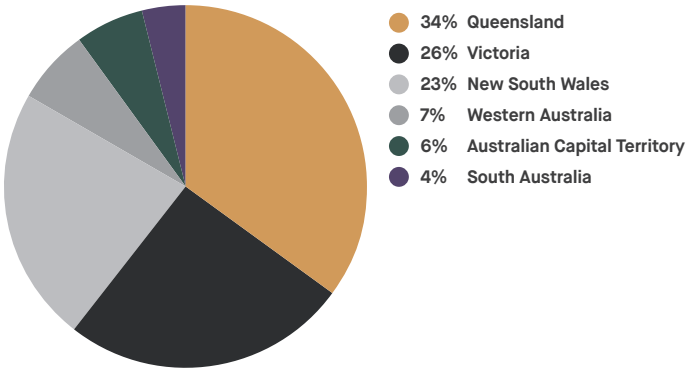
4) 50% interest

5) 25% interest

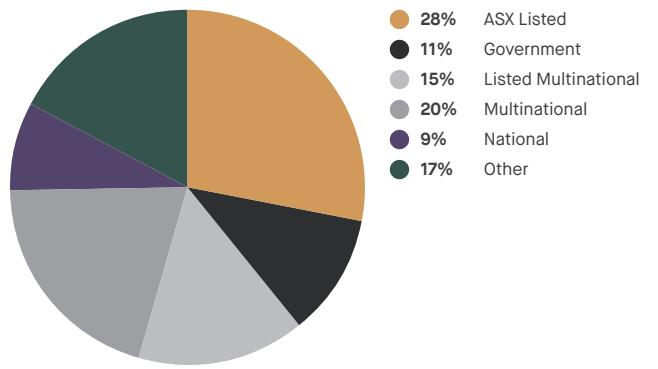
6) Levels 5-9

Portfolio diversification (by value)¹

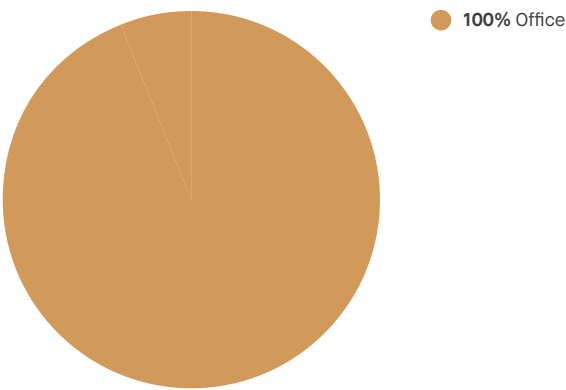
Geographic diversification



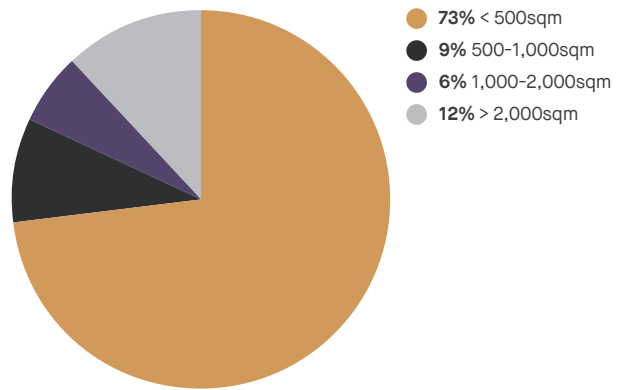
Tenant composition (by income)



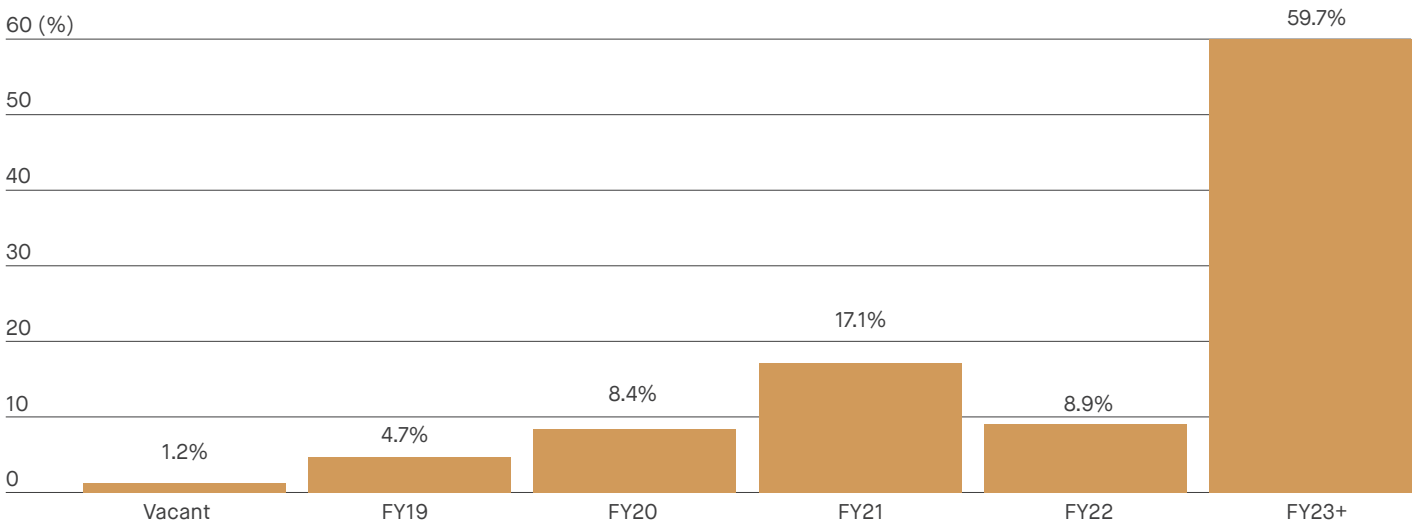
Tenant industry sector diversifications



Tenancy profile by size cohort (by no. tenants)



Weighted average lease expiry (by income)



1) Excludes 13 Fendell St, Granville NSW

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Each circle represents 10km radius from the CBD area

New South Wales Portfolio

- | | |
|---|----------------------------------|
| 1 | 201 Pacific Highway, St Leonards |
| 2 | 9 Help Street, Chatswood |
| 3 | 203 Pacific Highway, St Leonards |
| 4 | 465 Victoria Ave, Chatswood |
| 5 | 77 Market St, Wollongong |
| 6 | 13 Ferndell Street, Granville |

201 Pacific Highway St Leonards, NSW



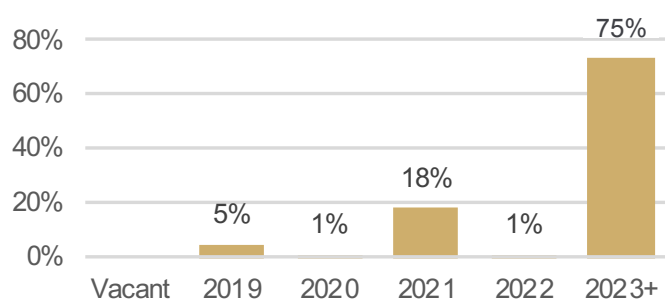
Location

The Property is located in the heart of the St Leonards business precinct directly above the entrance to the railway station, approximately five kilometres north of the Sydney CBD. The asset is well serviced by public transport and the amenity provided by the retail and food offerings contained within the Forum complex. 201 Pacific Highway adjoins CMA's 203 Pacific Highway asset.

Description

201 Pacific Highway is a modern A-Grade asset, constructed in 2000 and with a net lettable area of 16,489 sqm. The property is part of the Forum complex and has a diversified tenancy mix including Cisco System's Australia, IMS Health and Primary Healthcare.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	3.5 stars
Ownership interest	50%
Title	Freehold
Site area	4,718 sqm
Building constructed	2000
Latest refurbishment	N/A
Car park spaces	145

Tenancy summary

Net lettable area (by NLA)	16,489
Occupancy (by NLA)	100%
WALE (by income)	4.2 years

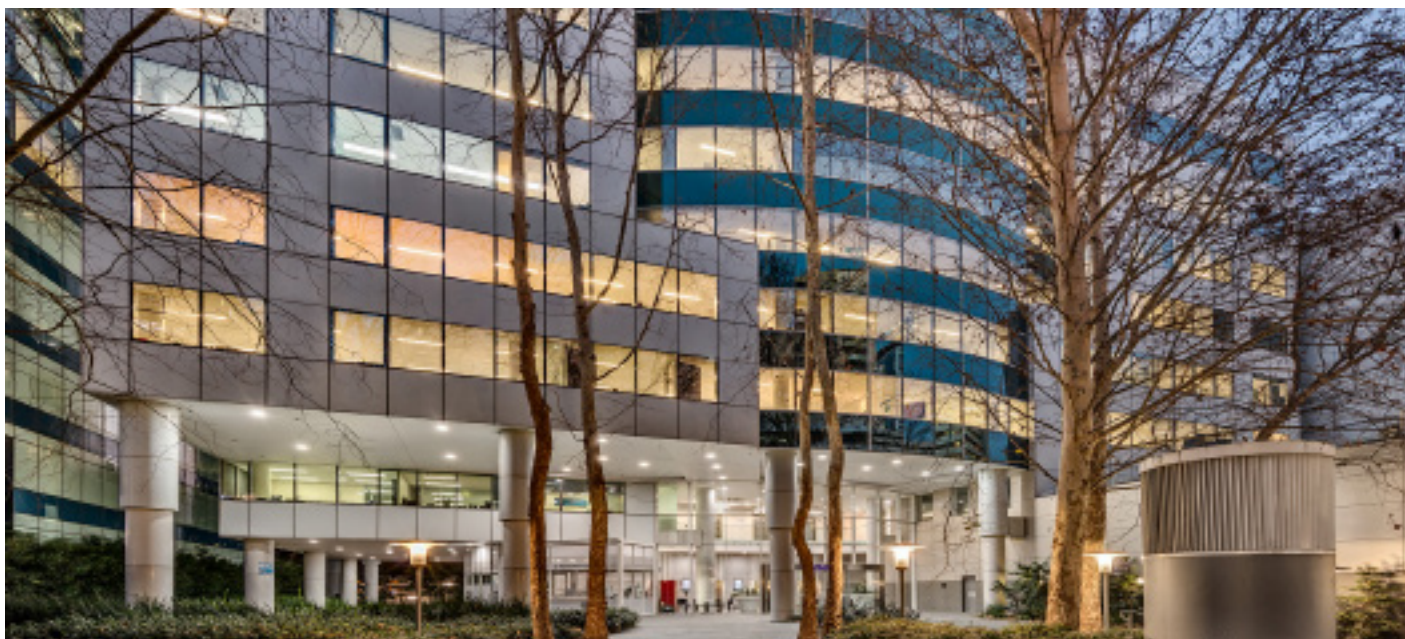
Major tenants (by gross income)

Cisco Systems Australia	41%
IMS Health Australia (Quintiles)	16%
Health Communication Network	7%
National Australia Bank	6%

Valuation summary

Book Value (50%)	\$95.0m
Most recent valuation (50%)	\$95.0m
Valuation date	31 December 2018
Valuer	Colliers
Capitalisation rate (current)	6.00%

9 Help Street Chatswood, NSW



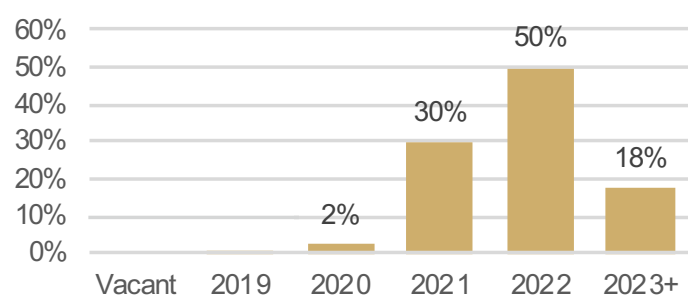
Location

The Property is prominently located in the northern Sydney suburb of Chatswood, approximately ten kilometres from the Sydney CBD. It is in close proximity to an array of facilities, including two super-regional shopping centres (Westfield Chatswood and Chatswood Chase) as well as the Mandarin Centre, the Retail/Transport interchange at Chatswood Railway Station, and the Chatswood retail shopping strip on Victoria Avenue.

Description

9 Help Street, Chatswood is a modern office building located in the core of the Chatswood CBD with a 5.0 star NABERS energy rating. It comprises of a ground floor entry, eight levels of office accommodation and three levels of basement parking for 140 vehicles.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	5.0 stars
Ownership interest	100%
Title	Freehold
Site area	2,488 sqm
Building constructed	1991
Latest refurbishment	2010
Car park spaces	140

Tenancy summary

Net lettable area (by NLA)	9,395
Occupancy (by NLA)	100.0%
WALE (by income)	3.0 years

Major tenants (by gross income)

Appen Butler Hill	9%
Church Resources	8%
Visionstream Australia	7%
Scalabrini Village	7%

Valuation summary

Book Value	\$76.5m
Most recent valuation	\$76.0m
Valuation date	30 June 2018
Valuer	C&W
Capitalisation rate (book value)	6.00%

203 Pacific Highway St Leonards, NSW



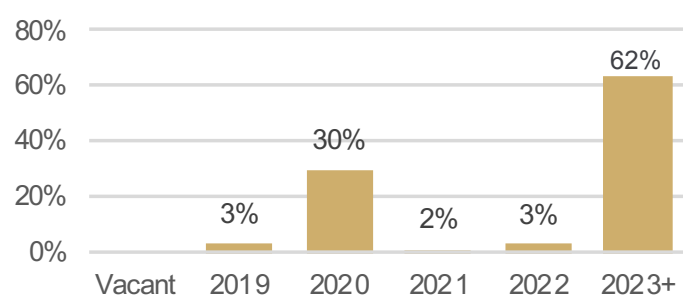
Location

The Property is located in the heart of the St Leonards business precinct directly above the entrance to the railway station, approximately five kilometres north of the Sydney CBD. The asset is well serviced by public transport and the amenity provided by the retail and food offerings contained within the Forum complex. 203 Pacific Highway adjoins CMA's 201 Pacific Highway asset.

Description

203 Pacific Highway, St Leonards consists of a modern, 11 level commercial office building featuring seven retail tenancies on the ground floor, together with secure basement parking for approximately 150 vehicles. The Property was constructed in 2000 and forms part of the Forum complex incorporating the central plaza area of the development.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	4.5 stars
Ownership interest	50%
Title	Leasehold
Site area	4,690 sqm
Building constructed	2000
Latest refurbishment	Periodic
Car park spaces	150

Tenancy summary

Net lettable area (by NLA)	11,734
Occupancy (by NLA)	100.0%
WALE (by income)	5.1 years

Major tenants (by gross income)

Cardno (NSW/ACT)	32%
Idameneo (No.789)	29%
Verizon Australia	28%

Valuation summary

Book Value (50%)	\$62.3m
Most recent valuation (50%)	\$62.3m
Valuation date	31 December 2018
Valuer	M3
Capitalisation rate (book value)	6.25%

465 Victoria Avenue Chatswood, NSW



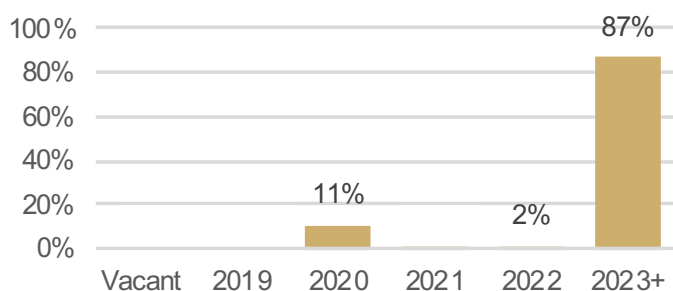
Location

The property is located in the heart of the Chatswood CBD, approximately 10 kilometres north of Sydney CBD. The asset has direct access to Chatswood's transport interchange at the railway station and in close proximity to surrounding retail amenity and the Pacific Highway.

Description

465 Victoria Avenue is a 15 level, A-grade commercial building with amenities including retail tenants, a lobby café and three levels of car parking. Constructed in 1995, the property was substantially refurbished in 2012.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	4.5 stars
Ownership interest	25%
Title	Freehold
Site area	3,198 sqm
Building constructed	1995
Latest refurbishment	2012
Car parking spaces	220

Tenancy summary

Net lettable area (by NLA)	15,639
Occupancy (by NLA)	100.0%
WALE (by income)	4.9 years

Major tenants (by gross income)

The Hollard Insurance Company	46%
Carnival PLC	19%
Enacon Parking	9%
Alsco	6%

Valuation summary

Book Value (25%)	\$41.1m
Most recent valuation (25%)	\$40.8m
Valuation date	1 November 2018
Valuer	C&W
Capitalisation rate (current)	5.75%

77 Market Street Wollongong, NSW



Location

Wollongong is some 69 kilometres south east of the Sydney CBD. 77 Market Street is in a prominent position in the centre of Wollongong CBD and is in close proximity to surrounding amenities including Wollongong Central Shopping Centre and Wollongong Railway Station, which has an interconnecting train line to the Sydney Metropolitan.

Description

77 Market Street was constructed in 2008 and is an 'A-Grade' office building. The property has a net lettable area of 6,739 square metres and includes five levels of commercial office accommodation, ground floor reception and car parking. It is a modern office building that accommodates a number of high quality blue-chip tenancies and is regarded as one of the premier commercial buildings in the region.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	4.0 stars
Ownership interest	100%
Title	Freehold
Site area	2,544 sqm
Building constructed	2008
Latest refurbishment	N/A
Car park spaces	131

Tenancy summary

Net lettable area (by NLA)	6,739
Occupancy (by NLA)	100.0%
WALE (by income)	6.1 years

Major tenants (by gross income)

Australian Health Management Group	34%
Illawarra Retirement Trust	30%
Illawarra Newspapers Holdings	15%
Minister for Police (NSW)	12%

Valuation summary

Book Value	\$36.0m
Most recent valuation	\$36.0m
Valuation date	31 December 2018
Valuer	CBRE
Capitalisation rate (current)	7.25%

13 Ferndell Street Granville, NSW ¹



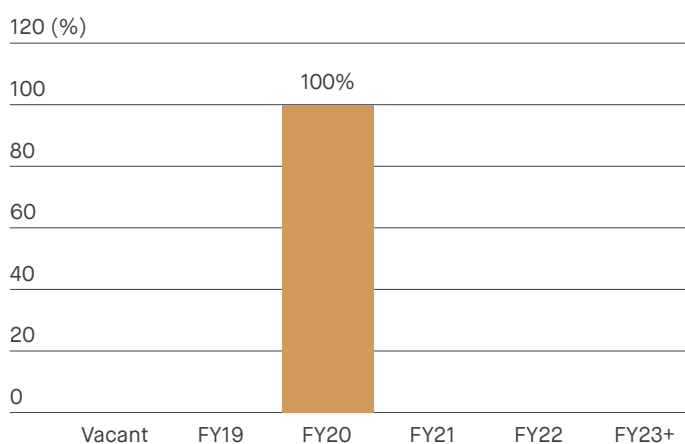
Location

The property's infill location, in south Granville, forms part of an established industrial precinct of medium to large industrial facilities along Ferndell Street. Ferndell Street benefits from B-Double truck access to Woodville Road and the Hume Highway, linking the site to Sydney's greater ring road system.

Description

13 Ferndell Street comprises warehouse and associated office amenities totalling 15,302 square metres of lettable area. The property is serviced by an undercover walkway, providing interconnectivity between the office and the warehouse amenity. The site includes hardstand, parking for some 53 vehicles and drive-around truck access.

Expiry profile (by income)



1) Asset held for sale

Asset summary

Property type	Industrial
NABERS energy rating	N/A
Ownership interest	100%
Title	Freehold
Site area	26,740 sqm
Building constructed	1960's
Latest refurbishment	Periodic
Car park spaces	53

Tenancy summary

Net lettable area (by NLA)	15,302
Occupancy (by NLA)	100.0%
WALE (by income)	1.3 years

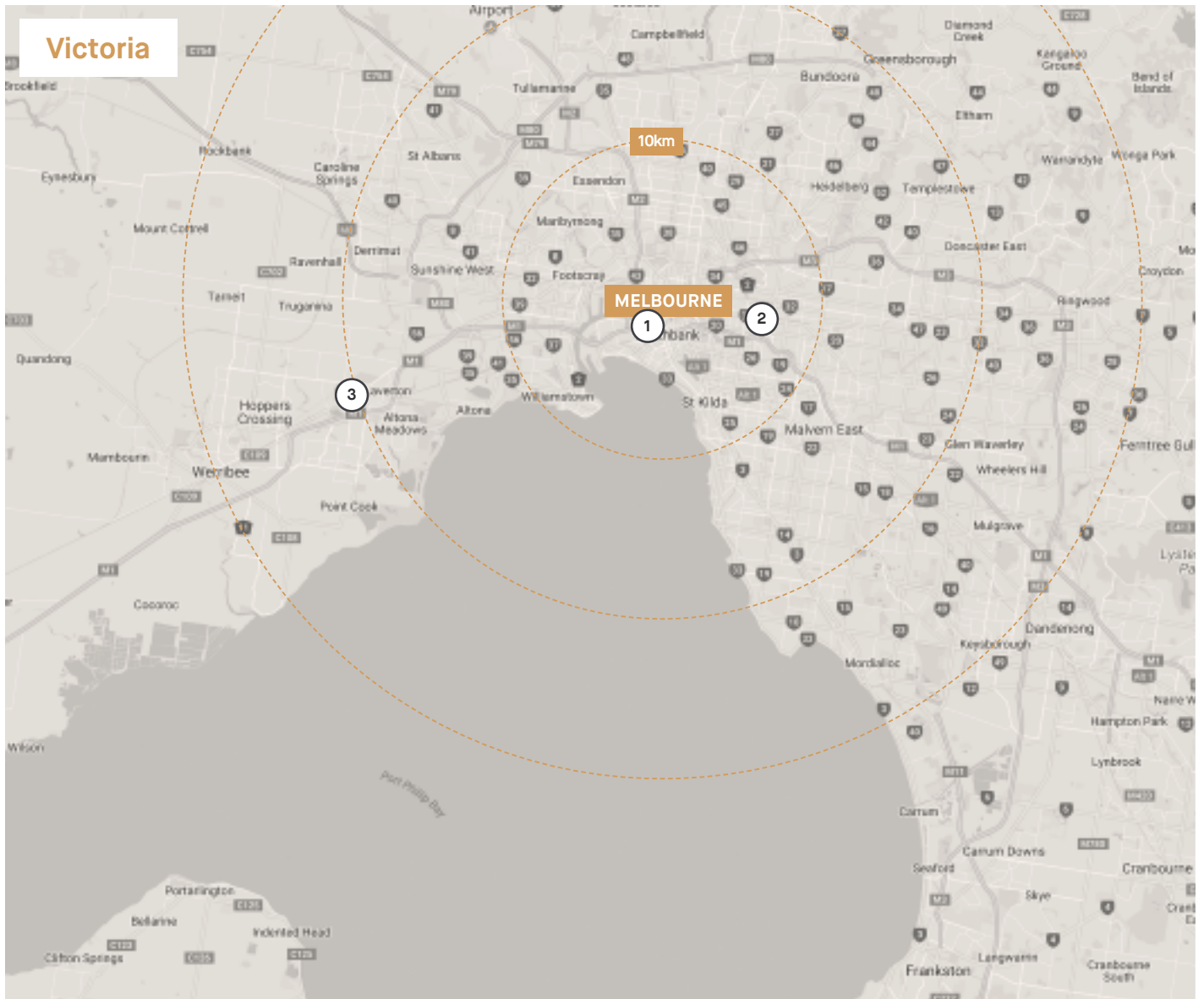
Major tenants (by gross income)


Bluescope Steel Limited	100%
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Valuation summary

Book value	\$24.2m
Most recent independent valuation	\$19.9m
Valuation date	30 November 2017
Valuer	CBRE
Capitalisation rate (current)	6.00%

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 Each circle represents 10km radius from the CBD area

Victoria Portfolio

- | | |
|---|------------------------------------|
| 1 | 818 Bourke St, Docklands |
| 2 | 576 Swan Street, Richmond |
| 3 | 2 Kendall Street, Williams Landing |

818 Bourke Street Docklands, VIC



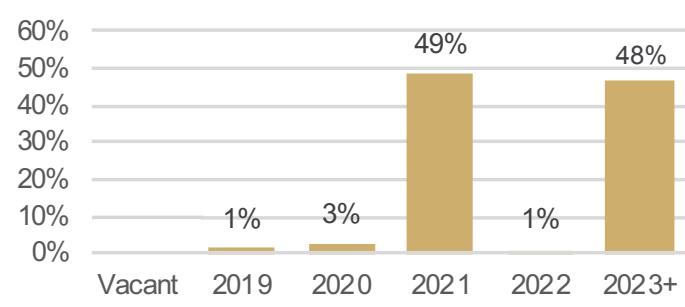
Location

The property is situated in the Docklands precinct adjoining Melbourne's CBD, with uninterrupted river views and immediate river frontage. 818 Bourke Street is in close proximity to key infrastructure including the Westgate Freeway, Southern Cross Station and its surrounding retail amenity.

Description

Constructed in 2007, this A-grade property comprises 10 levels with large, efficient floor plates averaging 3,575 square metres, ground floor retail and parking for 163 vehicles. As one of a few buildings on the Melbourne waterfront, the property is well suited to professional service firms.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	5.0 stars
Ownership interest	100%
Title	Freehold
Site area	4,150 sqm
Building constructed	2007
Latest refurbishment	nil
Car parking spaces	163

Tenancy summary

Net lettable area (by NLA)	23,271
Occupancy (by NLA)	100.0%
WALE (by income)	3.7 years

Major tenants (by gross income)

Infosys Technologies	46%
Ericsson Australia	30%
Australian Bureau of Statistics	13%

Valuation summary

Book Value	\$223.1m
Most recent valuation	\$222.6m
Valuation date	1 November 2018
Valuer	Urbis
Capitalisation rate (current)	5.25%

576 Swan Street Richmond, VIC



Location

The Property is located approximately six kilometres east of Melbourne's CBD within Botanicca Corporate Park. The site is well serviced by public transport with Hawthorn Railway Station approximately one kilometre north. Trams operating along Swan Street and Power Street are also in close proximity. The asset is situated a short distance to the Swan Street retail precinct.

Description

Completed in 2013, the property comprises a five level, A-grade commercial office building with an NLA of 8,331 square metres. The property incorporates office accommodation across levels one to four, as well as ground floor retail and basement car parking. Typical office plates range from approximately 1,500 square metres to 2,300 square metres.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	5.0 stars
Ownership interest	100%
Title	Freehold
Site area	4,499 sqm
Building constructed	2013
Latest refurbishment	N/A
Car park spaces	209

Tenancy summary

Net lettable area (by NLA)	8,331
Occupancy (by NLA)	100.0%
WALE (by income)	3.2 years

Major tenants (by gross income)

General Electric International Inc.	58%
Forever New Clothing	38%

Valuation summary

Book Value	\$66.0m
Most recent valuation	\$62.0m
Valuation date	30 November 2017
Valuer	Colliers
Capitalisation rate (current)	5.75%

2 Kendall Street Williams Landing, VIC

Artist Impression



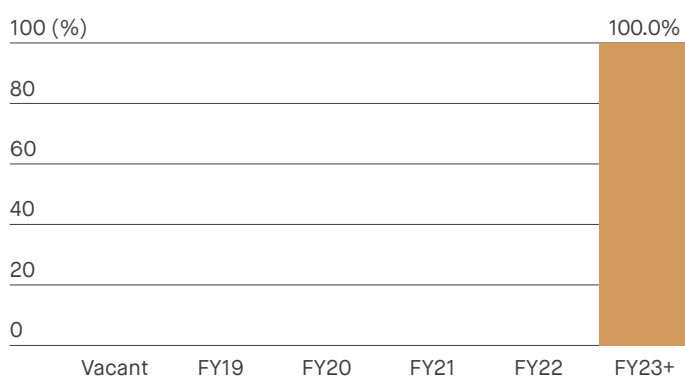
Location

The property is located on the north east corner of Kendall Street and Altair Street in Williams Landing, approximately 20 kilometres south west of Melbourne CBD. Williams Landing is largely a new residential suburb located on the northern side of the Princess Freeway and features a town square consisting of the Williams Landing Shopping Centre and Williams Landing Railway Station. More specifically, the property is located adjacent to the Williams Landing railway station.

Description

The property is a multi-level, A-Grade suburban office building consisting of a net lettable area of 12,919 sqm. The building was completed in November 2018 and is 100% leased to Target Australia for ten years. Target is a wholly owned subsidiary of Wesfarmers (WES:ASX). The building provides a 4.0 star NABERS energy rating, 384 car spaces, a ground floor cafe and modern end of trip facilities.

Expiry profile (by income)



Asset summary¹

Property type	Office
NABERS energy rating	N/A
Ownership interest	100%
Title	Freehold
Site area	4,401 sqm
Building constructed	2018
Latest refurbishment	N/A
Car park spaces	384

Tenancy summary

Net lettable area (by NLA)	12,919
Occupancy (by NLA)	100.0%
WALE (by income)	10.0 years

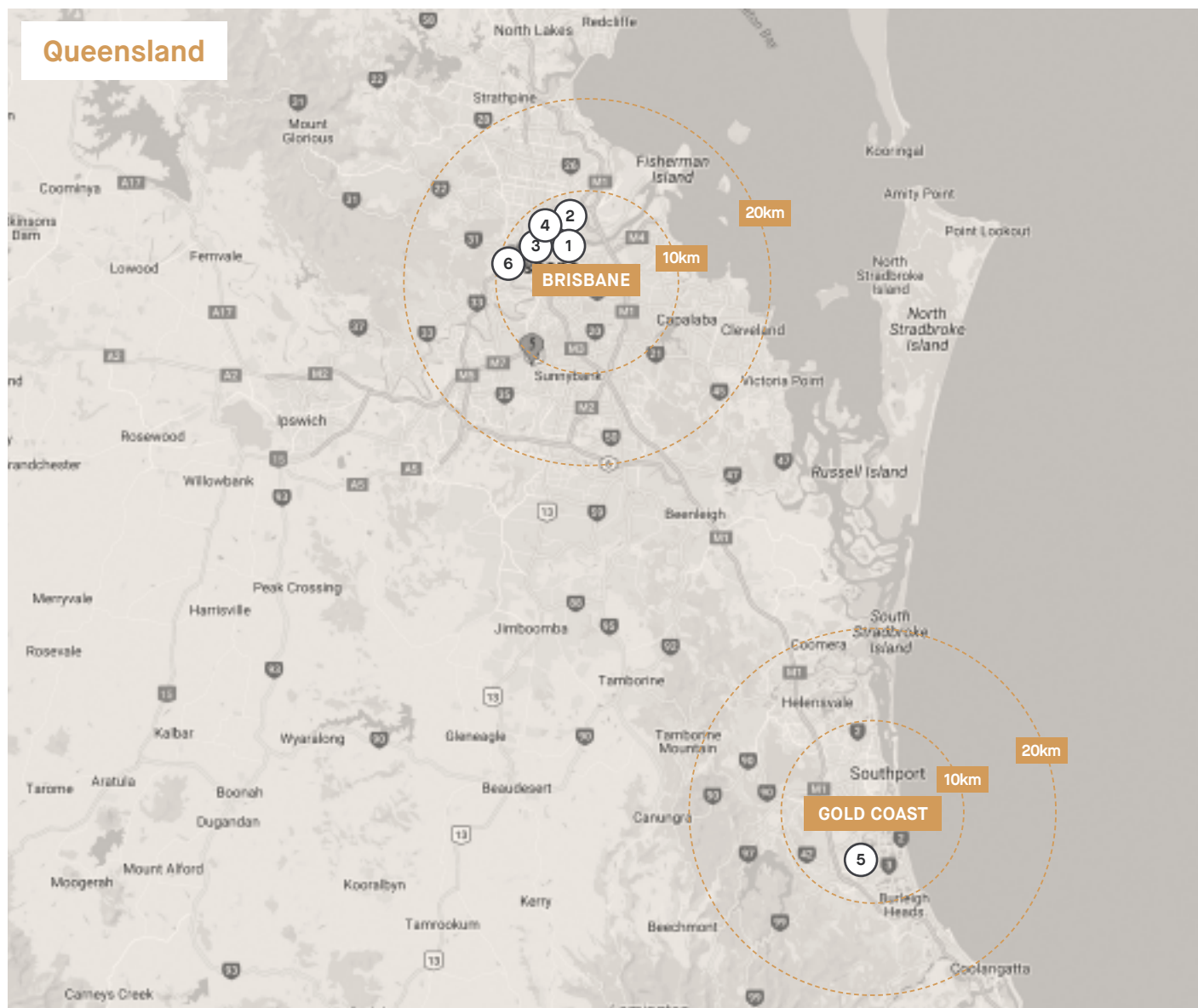
Major tenants (by gross income)

Target	100%
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Valuation summary

Book Value	\$64.2m
Most recent valuation	\$64.2m
Valuation date	31 December 2018
Valuer	Savills
Capitalisation rate (current)	5.88%

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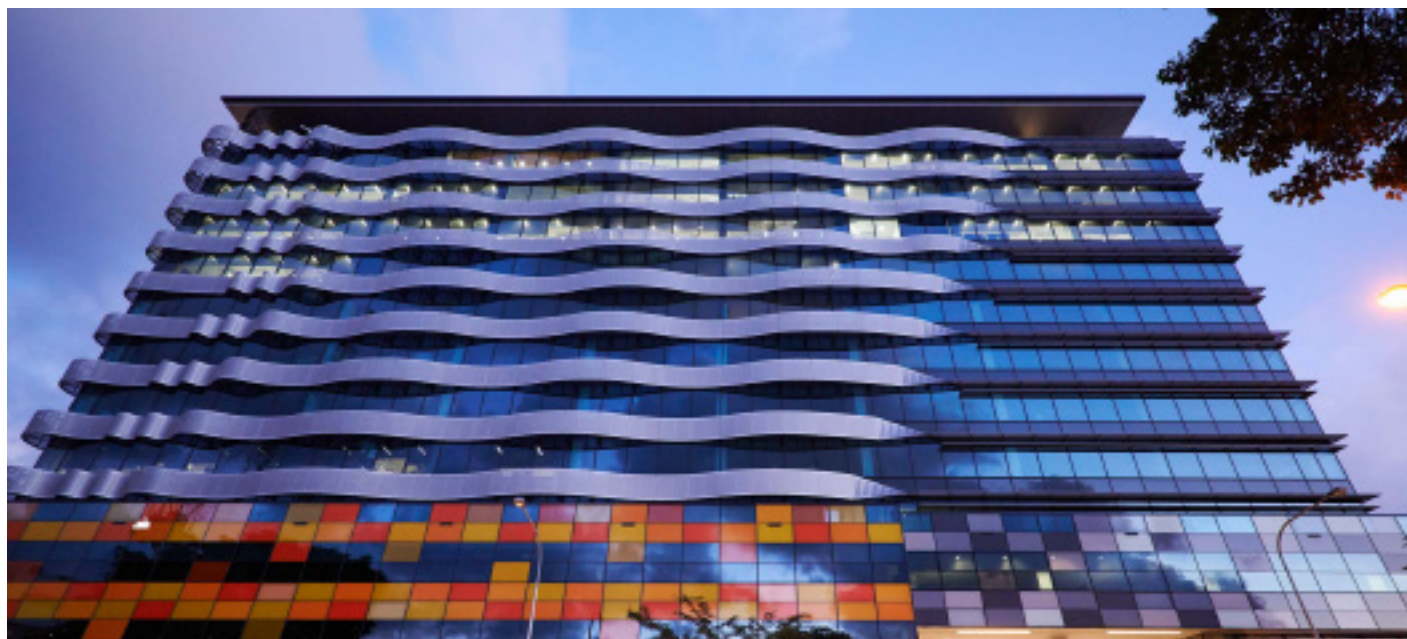


Each circle represents 10km radius from the CBD area

Queensland Portfolio

1	825 Ann St, Fortitude Valley
2	483 Kingsford Smith Drive
3	154 Melbourne Street, South Brisbane
4	100 Brookes St, Fortitude Valley
5	35 Robina Town Centre Drive, Robina
6	555 Coronation Drive, Toowong

825 Ann Street Fortitude Valley, QLD



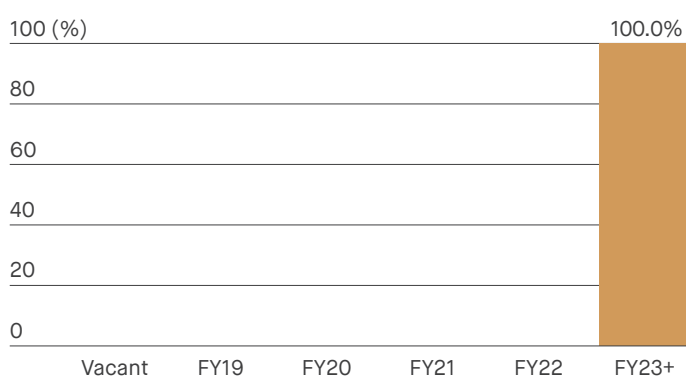
Location

The property is situated in Fortitude Valley, approximately seven kilometres from the Brisbane CBD. 825 Ann Street is in close proximity to the Fortitude Valley train station, transport links and retail amenity.

Description

The A grade asset completed in 2013 comprises of 11 levels of commercial office space with ground floor retail and two levels of underground parking. The exterior modern architecture is striking with floor to ceiling glass windows spread across large efficient floor plates.

Expiry profile (by income)



Asset Summary

Property type	Office
NABERS energy rating	5.0 stars
Ownership interest	100%
Title	Freehold
Site area	5,429 sqm
Building constructed	2013
Latest refurbishment	nil
Car parking spaces	206

Tenancy summary

Net lettable area (by NLA)	19,155
Occupancy (by NLA)	100.0%
WALE (by income)	4.7 years

Major tenants (by gross income)

Laing O'Rourke	43%
Ergon Energy Corporation	25%
Macquarie Group Services	22%

Valuation summary

Book Value	\$163.0m
Most recent valuation	\$164.7m
Valuation date	1 November 2018
Valuer	Savills
Capitalisation rate (current)	6.25%

483-517 Kingsford Smith Drive Hamilton, QLD



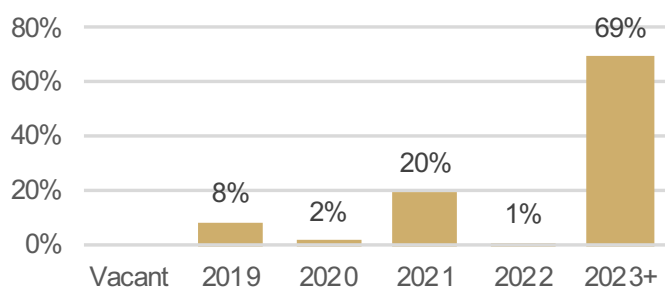
Location

The Property is located on the southern alignment of Kingsford Smith Drive within the established suburb of Hamilton, approximately six kilometres north east of the Brisbane CBD and approximately ten kilometres south west of the Brisbane International airports.

Description

The Property comprises two modern commercial office buildings completed in May 2013. Building One, referred to as Kingsford Smith Drive 1 (KSD1), comprises of ground floor retail anchored by a Metro Woolworths Supermarket and supported by five retail tenancies. The asset also has five upper levels of office space. Building Two, referred to as Central Retail Building (CRB), comprises of ground floor retail for five tenants and level one office space. Basement parking is provided for 192 vehicles. Additional parking is provided at-grade within the 'Plaza' for 69 vehicles.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	5.0 stars
Ownership interest	100%
Title	Freehold
Site area	15,300 sqm
Building constructed	2013
Latest refurbishment	nil
Car parking spaces	261

Tenancy summary

Net lettable area (by NLA)	9,322
Occupancy (by NLA)	100.0%
WALE (by income)	5.9 years

Major tenants (by gross income)

Domino's Pizza	39%
Devine	20%
Collins Restaurants Management	14%
Woolworths Group	10%

Valuation summary

Book Value	\$78.1m
Most recent valuation	\$77.0m
Valuation date	30 November 2017
Valuer	Colliers
Capitalisation rate (current)	6.25%

154 Melbourne Street South Brisbane, QLD



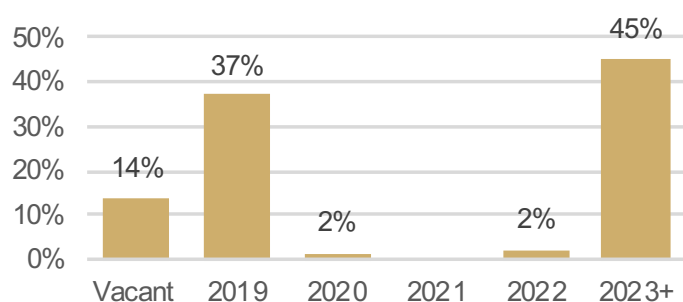
Location

154 Melbourne Street is located less than two kilometres south west of Brisbane CBD. Situated on the corner of Melbourne Street and Manning Street, the property benefits from its close proximity to Brisbane's urban West End precinct.

Description

The 11 storey A-Grade office building was completed in 2009 and provides flexible floor plates of approximately 1,000sqm. The building incorporates two basement levels of car parking for 102 vehicles, ground level foyer and retail accommodation, as well as ten upper levels of office accommodation.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	5.0 stars
Ownership interest	100%
Title	Freehold
Site area	1,845 sqm
Building constructed	2009
Latest refurbishment	N/A
Car park spaces	102

Tenancy summary

Net lettable area (by NLA)	11,312
Occupancy (by NLA)	85.7%
WALE (by income)	2.6 years

Major tenants (by gross income)

Dept Housing & Public Works (QLD)	70%
Frasers Property	12%
Klohn Crippen Berger (KCB)	11%

Valuation summary

Book Value	\$78.0m
Most recent valuation	\$76.0m
Valuation date	30 November 2017
Valuer	Colliers
Capitalisation rate (current)	6.75%

100 Brookes Street Fortitude Valley, QLD



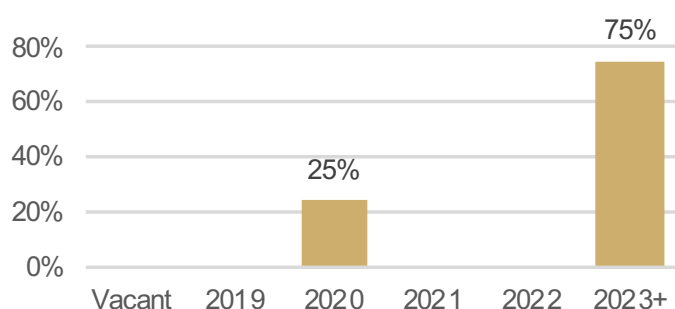
Location

The property is situated in Fortitude Valley, approximately 7 kilometres from the Brisbane CBD. 100 Brookes Street is in close proximity to the Fortitude Valley train station, transport links and retail amenity.

Description

Constructed in 2008, this A-grade property comprises six levels of commercial office space with efficient floor plates averaging 1,700 square metres, a large site area and high parking ratio. The property is adjacent to the popular Imporium entertainment precinct.

Expiry profile (by income)



Asset Summary

Property type	Office
NABERS energy rating	5.0 stars
Ownership interest	100%
Title	Freehold
Site area	2,100 sqm
Building constructed	2007
Latest refurbishment	nil
Car parking spaces	92

Tenancy summary

Net lettable area (by NLA)	9,602
Occupancy (by NLA)	100.0%
WALE (by income)	4.9 years

Major tenants (by gross income)

DXC	40%
Aurizon	33%

Valuation summary

Book Value	\$77.6m
Most recent valuation	\$77.9m
Valuation date	1 November 2018
Valuer	Savills
Capitalisation rate (current)	6.25%

35 Robina Town Centre Drive Robina, QLD



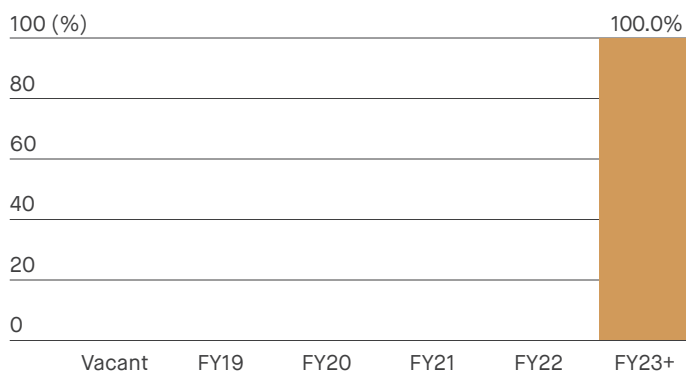
Location

Located approximately ten kilometres south-west of Surfers Paradise and approximately 85 kilometres south-east of the Brisbane CBD. The building is situated in a commercial precinct, directly opposite Robina Town Centre, one of the largest shopping centres in Queensland, and is closely located to Bond university.

Description

Known as Foxtel HQ, the Property consists of a modern commercial office tower fully occupied by Foxtel as a call centre, with six levels of office accommodation and average floorplates of 1,600 sqm. The Property also contains a generous provision of 268 above and below ground parking spaces. Whilst built for Foxtel (previously known as Austar), the configuration of office floor is generic and provides excellent district views.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	Exempt
Ownership interest	100%
Title	Freehold
Site area	6,760 sqm
Building constructed	2001
Latest refurbishment	2015
Car park spaces	268

Tenancy summary

Net lettable area (by NLA)	9,814
Occupancy (by NLA)	100.0%
WALE (by income)	4.8 years

Major tenants (by gross income)

Austar Entertainment Pty Limited	100%
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Valuation summary

Book Value	\$55.3m
Most recent valuation	\$55.0m
Valuation date	30 November 2017
Valuer	Colliers
Capitalisation rate (current)	7.13%

555 Coronation Drive Toowong, QLD



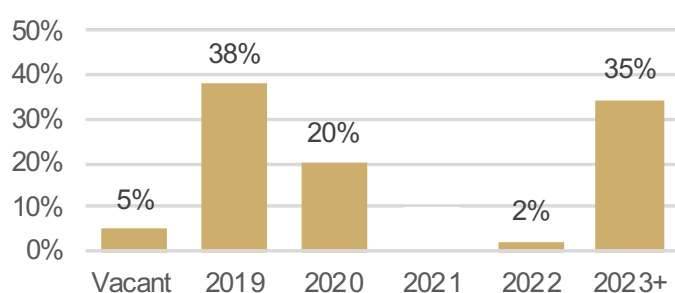
Location

The Property is located in the Brisbane suburb of Toowong, three kilometres south-west of the Brisbane CBD, in an established near city precinct serviced by bus, rail, river ferry and road transport. Toowong houses many national headquarters for engineering, information technology, mining and communications companies. Coronation Drive is a major vehicular carriageway connecting the western suburbs with the Brisbane CBD. Toowong Village shopping centre and railway station are also located within 200 metres of the Property.

Description

555 Coronation Drive, Brisbane is a prominent three storey office building featuring two and a half levels of basement parking for 175 vehicles. Constructed in 1990 and progressively refurbished over the last four and a half years, the building contains open floor plates of approximately 2,000 sqm with good natural light and river views. In late 2016, to further enhance the appeal of the property to prospective tenants, both the end of trip facilities and foyer were upgraded.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	3.5 star
Ownership interest	100%
Title	Freehold
Site area	3,104 sqm
Building constructed	1990
Latest refurbishment	2017
Car park spaces	175

Tenancy summary

Net lettable area (by NLA)	5,568
Occupancy (by NLA)	93.3%
WALE (by income)	2.3 years

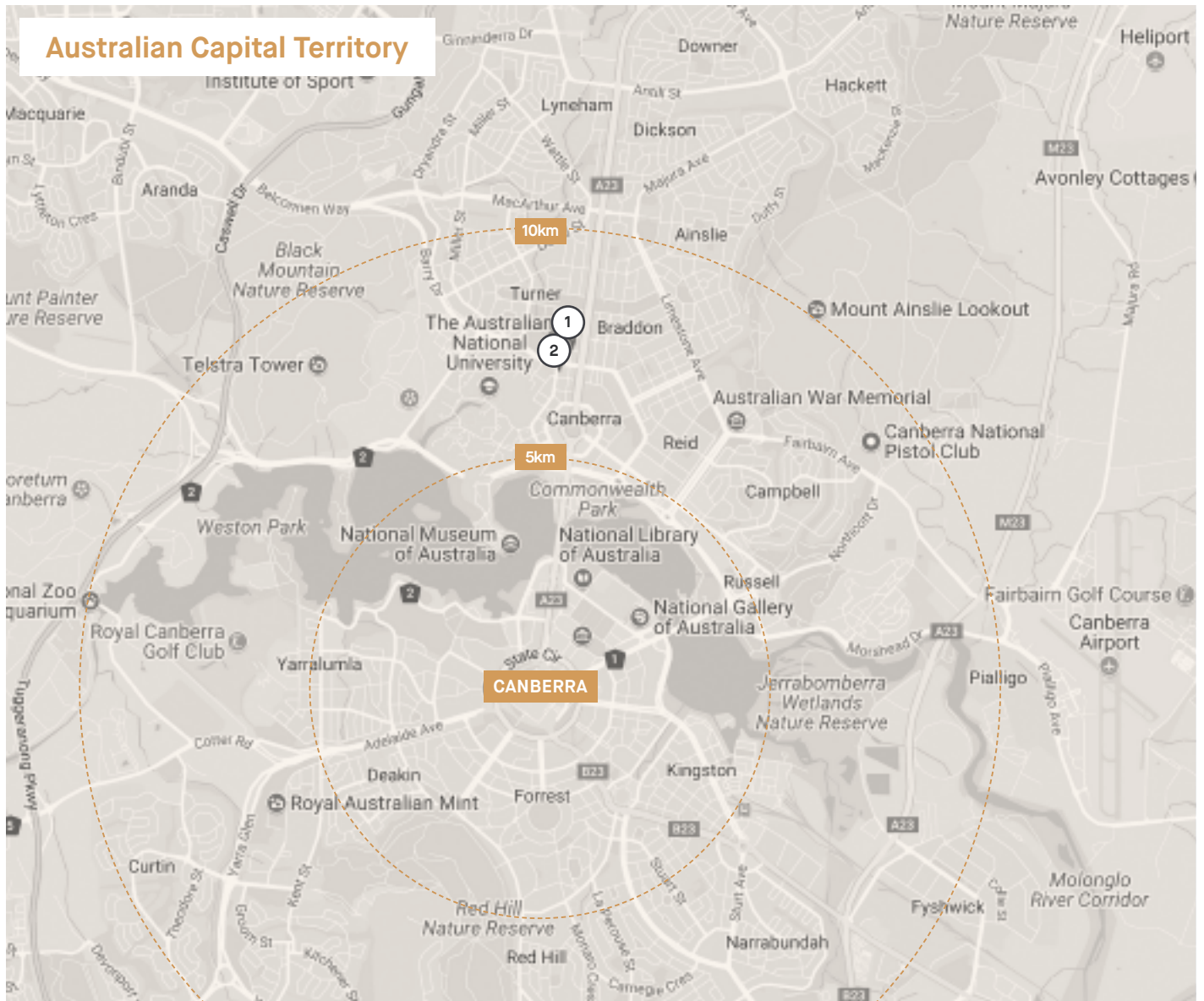
Major tenants (by gross income)

CSC Australia	40%
Panthera Finance	37%
Chandler Macleod Serv.	17%
Blackmores	3%

Valuation summary

Book Value	\$28.8m
Most recent valuation	\$28.8m
Valuation date	31 December 2018
Valuer	Savills
Capitalisation rate (current)	7.75%

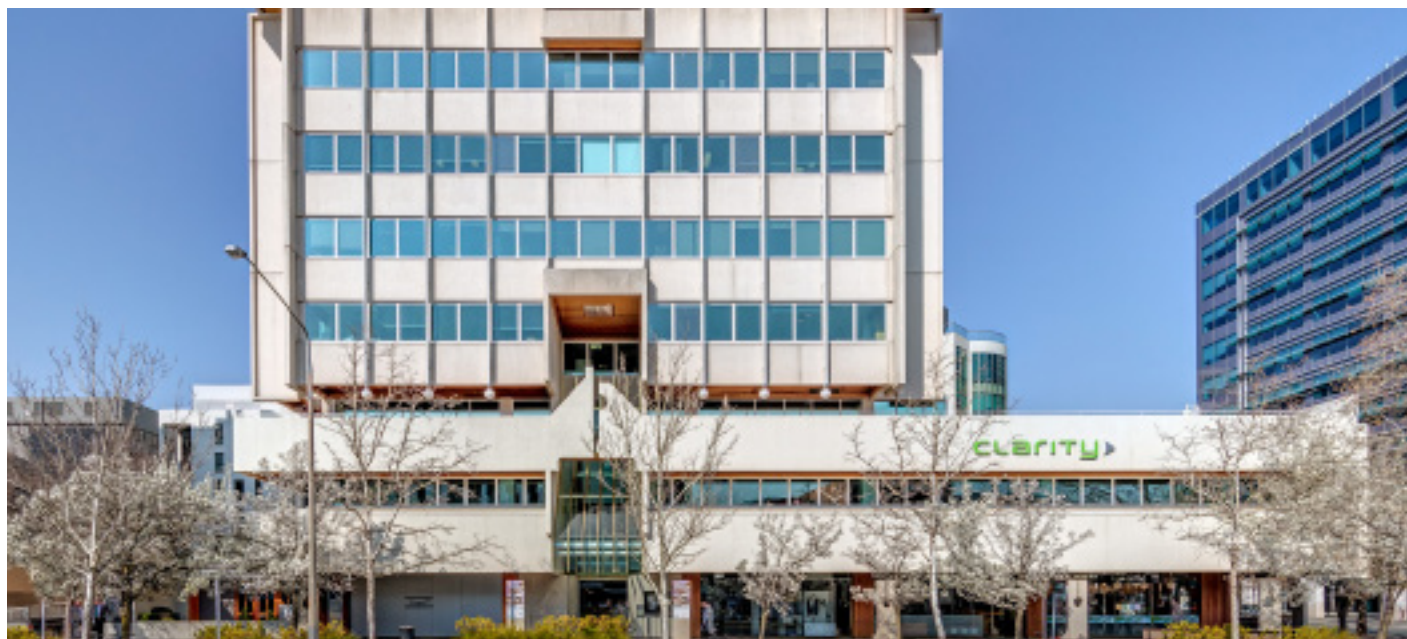
Centuria Metropolitan REIT



Australian Capital Territory Portfolio

- | | |
|---|---------------------------------------|
| 1 | 60 Marcus Clarke Street, Canberra ACT |
| 2 | 54 Marcus Clarke Street, Canberra ACT |

54 Marcus Clarke Street Canberra, ACT



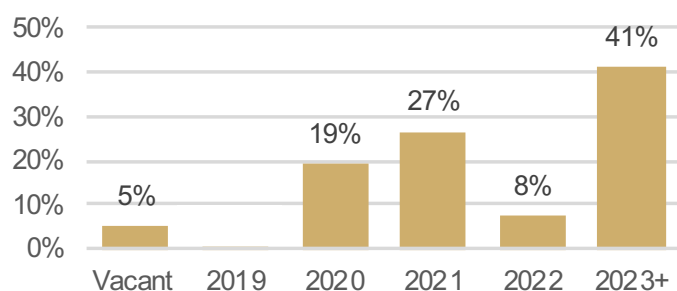
Location

The property is located next to Centuria Metropolitan REIT's 60 Marcus Clarke Street, in the western core of Canberra's CBD. The property is directly opposite the Australian National University and within close proximity to the Australian Taxation Office, Department of Education and Department of Infrastructure.

Description

54 Marcus Clarke Street is a multi-tenanted, mid-rise asset. Accommodation includes nine levels of office space, ground floor retail and podium. The property has basement parking for 53 vehicles. The property recently underwent a major capital upgrade, which included the ground floor foyer, lift lobbies, signage and external paving.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	3.5 stars
Ownership interest	100%
Title	Leasehold
Site area	1,667 sqm
Building constructed	1986
Latest refurbishment	2016
Car parking spaces	53

Tenancy summary

Net lettable area (by NLA)	5,171
Occupancy (by NLA)	94.7%
WALE (by income)	3.8 years

Major tenants (by gross income)

Key Chambers	12%
Clarity Financial Group	11%
JWLand Developments	10%
Hudson Global Resources (Aust)	7%

Valuation summary

Book Value (equity share)	\$21.3m
Most recent valuation (equity share)	\$20.9m
Valuation date	30 June 2018
Valuer	KF
Capitalisation rate (current)	7.50%

60 Marcus Clarke Street Canberra, ACT



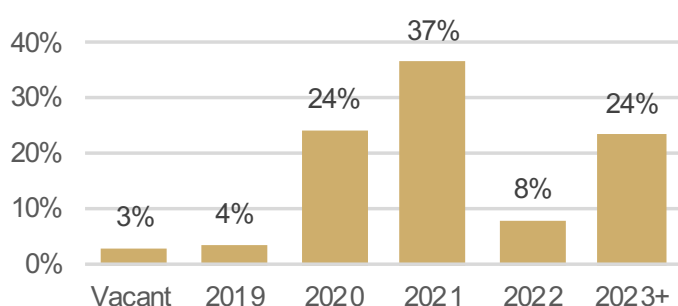
Location

The property is located next to Centuria Metropolitan REIT's 54 Marcus Clarke Street, in the western core of Canberra's CBD. The property is directly opposite the Australian National University and within close proximity to the Australian Taxation Office, Department of Education and Department of Infrastructure.

Description

Also known as the St George Bank Building, 60 Marcus Clarke Street is a 13 level, multi-tenanted commercial office property featuring a ground floor foyer, including five retail tenancies and a combination of basement and deck car parking. The property recently underwent an extensive capital upgrade, which included the foyer, atrium, lift lobbies, exterior re-paint, new end of trip facilities and signage.

Expiry profile (By Income)



Asset summary

Property type	Office
NABERS energy rating	4.0 stars
Ownership interest	100%
Title	Leasehold
Site area	3,847 sqm
Building constructed	1986
Latest refurbishment	2016
Car parking spaces	133

Tenancy summary

Net lettable area (by NLA)	12,099
Occupancy (by NLA)	96.5%
WALE (by income)	2.2 years

Major tenants (by gross income)

St George Bank	13%
Aecom Australia	11%
Hays Specialist Recruitment (Australia)	9%
Moray & Agnew	8%

Valuation summary

Book Value	\$64.5m
Most recent valuation	\$61.5m
Valuation date	30 November 2017
Valuer	Colliers
Capitalisation rate (current)	7.00%

Centuria Metropolitan REIT



Each circle represents 5km radius from the CBD area

Western Australia Portfolio

- 1 144 Stirling Street, Perth WA
- 2 42-46 Colin Street, West Perth WA

144 Stirling Street Perth, WA



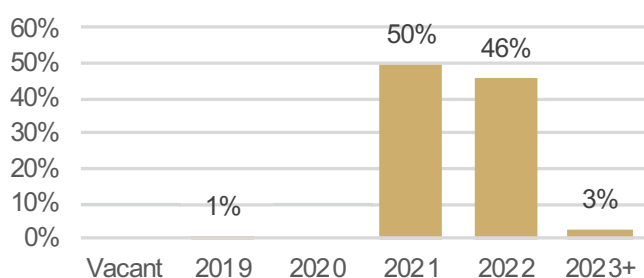
Location

The property is located on Perth's Eastern fringe. The property is situated some 500 metres south east of Mclver Railway Station and 700 metres South West of Perth Railway Station. The location is an established commercial precinct, in close proximity to the vibrant Northbridge cultural centre.

Description

The property is an A-Grade office building comprising of four levels. The ground level office accommodation includes a foyer, café and provides connective access to the adjoining warehouse facility. Secure parking is available at the adjoining 130 Stirling Street accommodating 240 tenant parking bays.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	4.5 stars
Ownership interest	100%
Title	Freehold
Site area	5,057 sqm
Building constructed	1970
Latest refurbishment	2001
Car parking spaces	240

Tenancy summary

Net lettable area (by NLA)	11,042
Occupancy (by NLA)	100.0%
WALE (by income)	2.5 years

Major tenants (by gross income)

Hatch	46%
Minister for Works (WA)	44%

Valuation summary

Book Value (equity share)	\$56.0m
Most recent valuation (equity share)	\$55.3m
Valuation date	30 November 2017
Valuer	CBRE
Capitalisation rate (current)	7.50%

42-46 Colin Street West Perth, WA



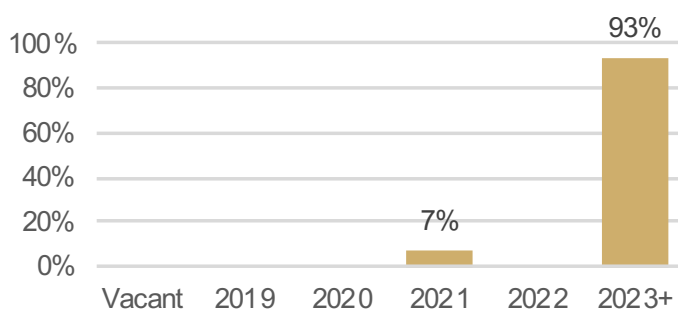
Location

The property is located within the prime commercial and residential suburb of West Perth approximately 1.3 kilometres west of the Perth Central Business District (CBD). Specifically the subject is situated on the eastern side of Colin Street and being 400 metres from the intersection of Kings Park Road.

Description

The property is a modern, A-grade commercial office building bearing close proximity to the Western Australia parliamentary precinct. The building comprises of five levels and is well serviced by free public transport. It contains substantial end of trip facilities. The major tenant Insurance Australia Group (IAG:ASX) occupies four levels.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	3.5 stars
Ownership interest	100%
Title	Leasehold
Site area	5,147 sqm
Building constructed	2002
Latest refurbishment	2017
Car parking spaces	145

Tenancy summary

Net lettable area (by NLA)	8,462
Occupancy (by NLA)	100.0%
WALE (by income)	4.3 years

Major tenants (by gross income)

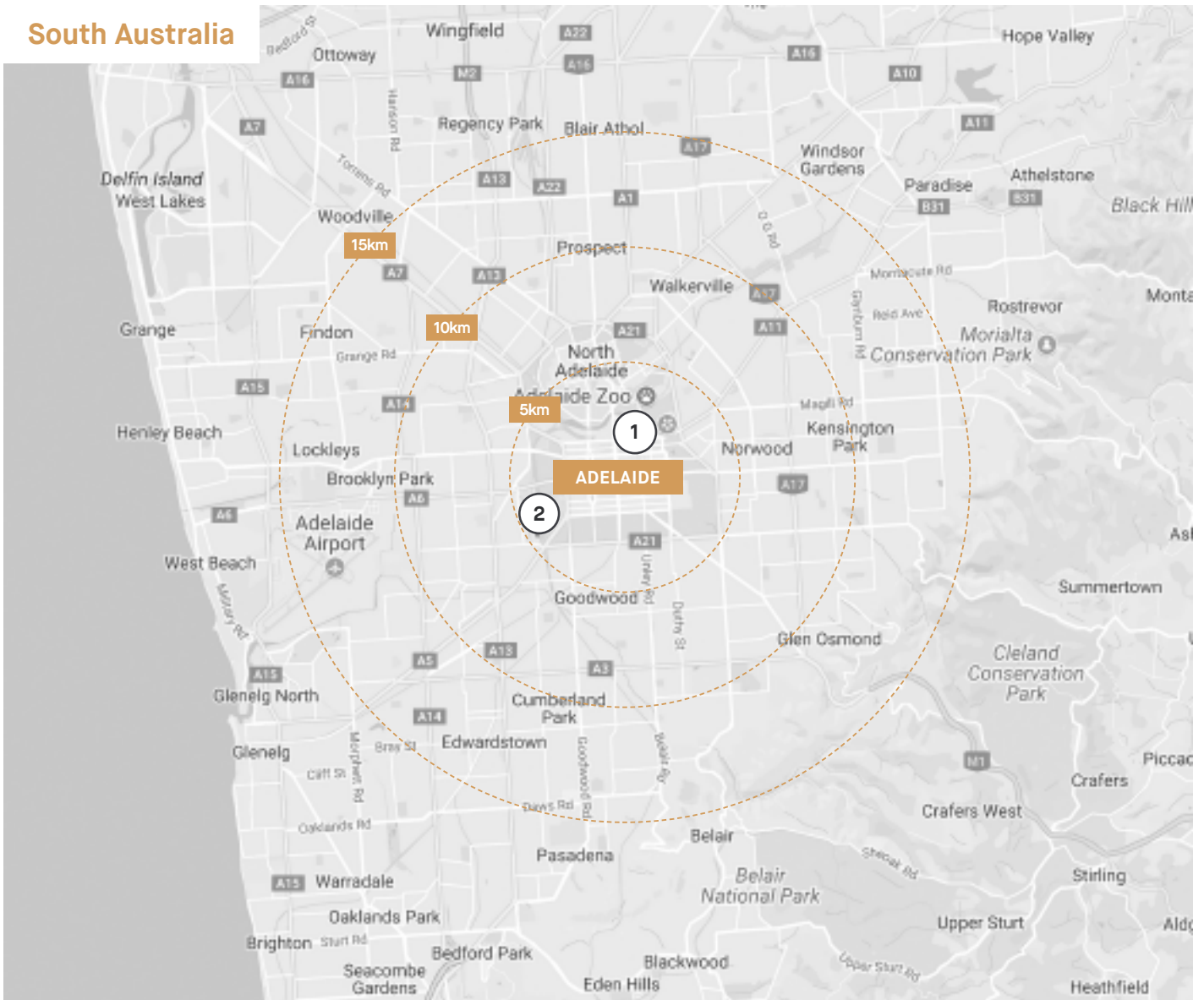
Insurance Australia	83%
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Valuation summary

Book Value (equity share)	\$35.0m
Most recent valuation (equity share)	\$33.6m
Valuation date	30 November 2017
Valuer	Savills
Capitalisation rate (current)	7.50%

Centuria Metropolitan REIT

South Australia



Each circle represents 5km radius from the CBD area

South Australia Portfolio

- 1 1 Richmond Road, Keswick SA
- 2 131-139 Grenfell Street, Adelaide SA

1 Richmond Road Keswick, SA



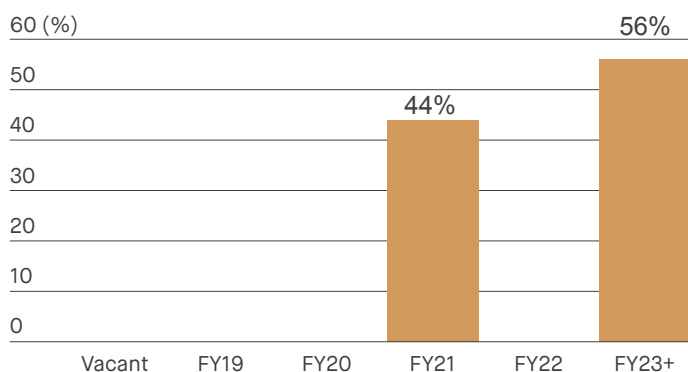
Location

The Property is prominently located on one of Adelaide's main arterial roads, approximately four kilometres south-west of Adelaide's CBD. It is within proximity to the established office precincts of Greenhill Road and the Adelaide CBD.

Description

1 Richmond Road, Keswick is a five level office building featuring on-grade parking for 326 vehicles. External and common area upgrades were completed in 2016, which has greatly assisted in improving market rents and mitigating the leasing risk associated with the property that is now 100% occupied, following a major government tenant vacating in 2016.

Expiry profile (By Income)



Asset summary

Property type	Office
NABERS energy rating	4.0 stars
Ownership interest	100%
Title	Freehold
Site area	19,310 sqm
Building constructed	1985
Latest refurbishment	2016
Car parking spaces	326

Tenancy summary

Net lettable area (by NLA)	8,087
Occupancy (by NLA)	100.0%
WALE (by income)	4.5 years

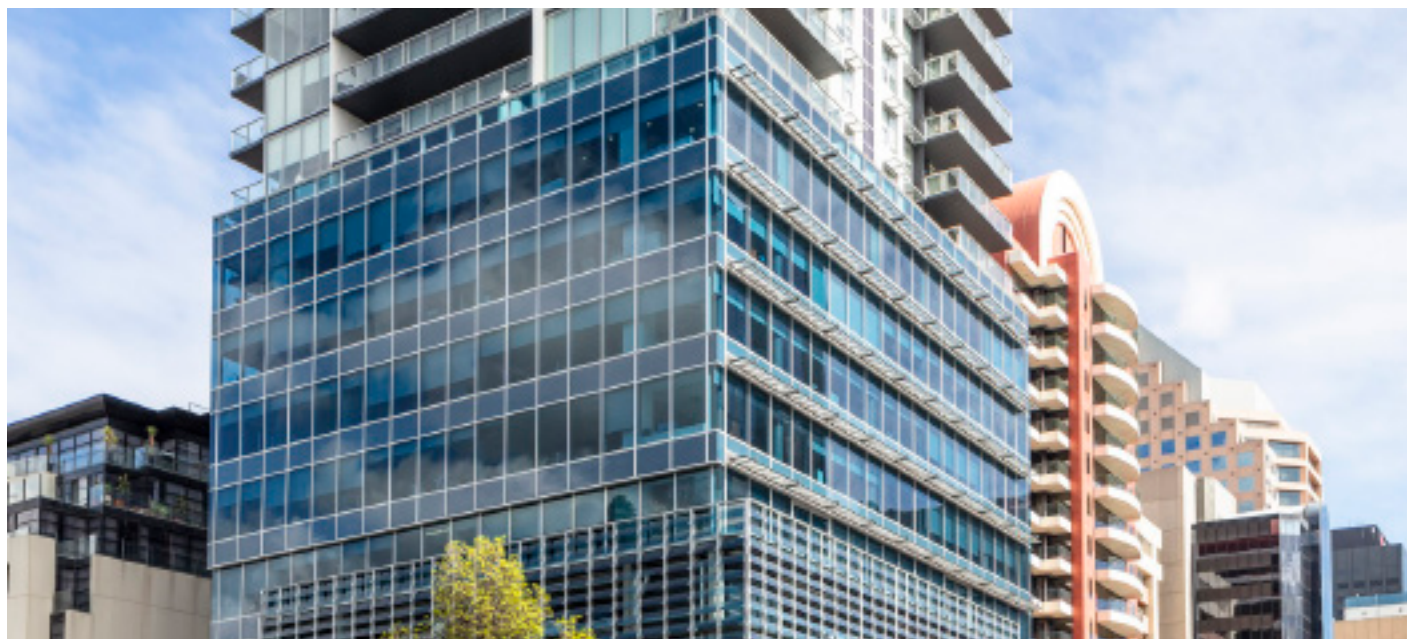
Major tenants (by gross income)

Royal District Nursing Service of SA Inc	44%
Naval Group Australia	28%
SA Power Networks	27%

Valuation summary

Book Value	\$36.0m
Most recent valuation	\$33.0m
Valuation date	30 June 2018
Valuer	JLL
Capitalisation rate (current)	7.50%

131-139 Grenfell Street Adelaide, SA¹



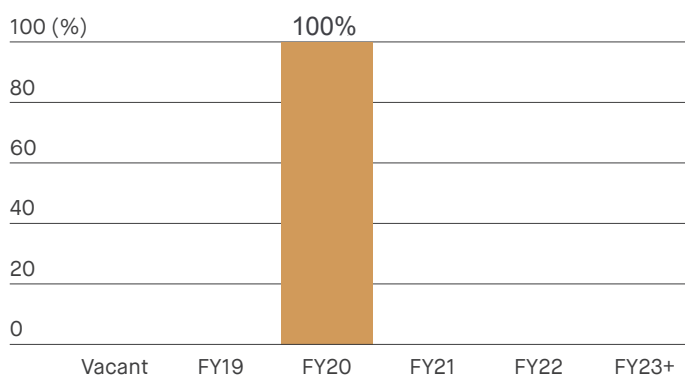
Location

131-139 Grenfell Street is located in the core of the Adelaide CBD within walking distance to Rundle Mall and overlooking the amenity provided by Hindmarsh Square. The Property is ideally located for both private sector and government tenants.

Description

Built in 2009, the Property comprises five levels of high quality office space, together with ten secure car parks contained within a strata titled mixed use commercial and residential development known as "Conservatory on Hindmarsh".

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	4.0 stars
Ownership interest	100%
Title	Leasehold
Site area	1,253 sqm
Building constructed	2009
Latest refurbishment	nil
Car parking spaces	10

Tenancy summary

Net lettable area (by NLA)	4,052
Occupancy (by NLA)	100.0%
WALE (by income)	0.9 years

Major tenants (by gross income)

Dept for Transport, Energy & Infrastructure (SA)	100%
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Valuation summary

Book Value (equity share)	\$18.8m
Most recent valuation (equity share)	\$19.3m
Valuation date	30 November 2017
Valuer	Savills
Capitalisation rate (current)	8.00%

1) Levels 5-9



FURTHER INFORMATION

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