

Centuria



FY19

Metropolitan REIT

FY19 PROPERTY COMPENDIUM

ASX | CMA

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Australia's **largest** **domestic** pure-play Office REIT

Centuria Metropolitan REIT



201 Pacific Highway, St Leonards, NSW

Overview

Key portfolio metrics¹

Metric	Total
Assets (qty)	20
Book Value (\$m)	1,400
Capitalisation rate (%)	6.22%
Net Lettable Area (sqm)	218,080
Occupancy (by Income)	98.4%
WALE (by Income)	3.9

Top 10 tenants (by gross income)¹

Rank	Tenant	% Total Income
1	Infosys Technologies	6.0%
2	Laing O'Rourke	5.1%
3	Insurance Australia	4.1%
4	Target Australia	4.1%
5	Foxtel	4.0%
6	Ericsson Australia	3.9%
7	QLD Government	3.7%
8	Ergon Energy Corporation	2.9%
9	Hatch	2.8%
10	WA Government	2.7%

Portfolio Overview¹

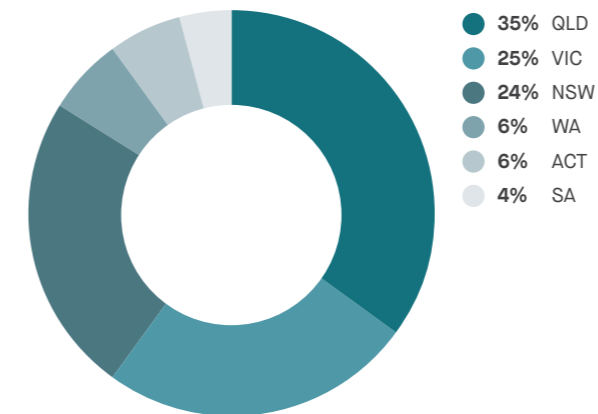
Property	State	Book Value (\$m)	Indep. Valuation (\$m)	Cap Rate	NLA (sqm)	\$ (sqm)	WALE ¹ (years)	Occupancy ²
201 Pacific Highway, St Leonards ³	NSW	\$101.5m	\$101.5m	5.75%	16,489	6,156	4.0	99.5%
9 Help Street, Chatswood	NSW	\$84.0m	\$84.0m	5.75%	9,395	8,941	2.6	100.0%
203 Pacific Highway, St Leonards ³	NSW	\$65.8m	\$65.8m	5.88%	11,734	5,603	4.3	99.6%
465 Victoria Avenue, Chatswood ⁴	NSW	\$41.6m	\$41.1m	5.75%	15,664	2,657	4.4	100.0%
77 Market St, Wollongong	NSW	\$36.2m	\$36.0m	7.25%	6,755	5,359	6.0	100.0%
818 Bourke Street, Docklands	VIC	\$224.0m	\$222.6m	5.25%	23,271	9,626	3.2	100.0%
576 Swan Street, Richmond	VIC	\$68.0m	\$62.0m	5.50%	8,331	8,162	2.7	100.0%
2 Kendall Street, Williams Landing	VIC	\$64.3m	\$64.2m	5.88%	12,961	4,961	9.4	100.0%
825 Ann Street, Fortitude Valley	QLD	\$164.0m	\$163.0m	6.25%	19,155	8,562	4.2	100.0%
154 Melbourne Street, South Brisbane	QLD	\$83.5m	\$76.0m	6.50%	11,283	7,401	3.9	85.7%
100 Brookes Street, Fortitude Valley	QLD	\$79.5m	\$77.5m	6.25%	9,519	8,352	3.7	100.0%
483 Kingsford Smith Drive, Hamilton	QLD	\$78.5m	\$78.5m	6.25%	9,239	8,497	5.9	94.0%
35 Robina Town Centre Drive, Robina	QLD	\$54.0m	\$54.0m	7.25%	9,814	5,502	4.3	100.0%
555 Coronation Drive, Toowong	QLD	\$29.0m	\$28.8m	7.75%	5,567	5,209	3.2	60.7%
60 Marcus Clarke, Canberra	ACT	\$62.0m	\$62.0m	7.00%	12,098	5,125	2.0	100.0%
54 Marcus Clarke, Canberra	ACT	\$21.3m	\$20.9m	7.50%	5,157	4,120	3.2	95.8%
144 Stirling Street, Perth	WA	\$54.5m	\$54.5m	7.50%	11,042	4,936	2.0	100.0%
42-46 Colin Street, West Perth	WA	\$35.3m	\$35.3m	7.25%	8,467	4,163	3.8	100.0%
1 Richmond Road, Keswick	SA	\$36.1m	\$33.0m	7.50%	8,087	4,464	4.0	100.0%
131-139 Grenfell Street, Adelaide ⁵	SA	\$17.0m	\$17.0m	7.75%	4,052	4,196	0.4	100.0%
Total / Average		\$1,400.0m	\$1,391.6m	6.22%	218,080	6,420	3.9	98.4%

1) Weighted by gross income
2) By area
3) 50% interest

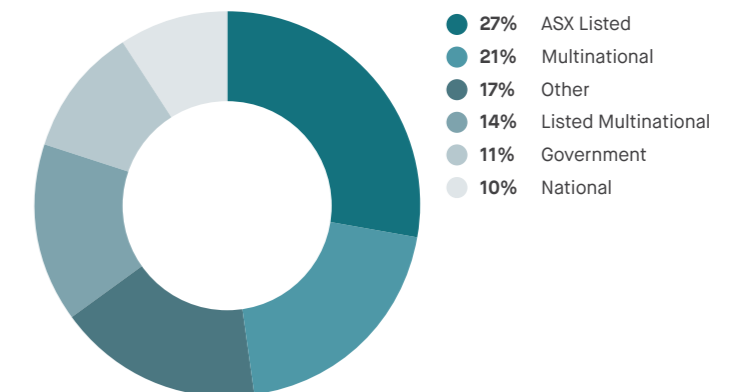
4) 25% interest
5) Levels 5-9

Portfolio diversification (by value)

Geographic Diversification



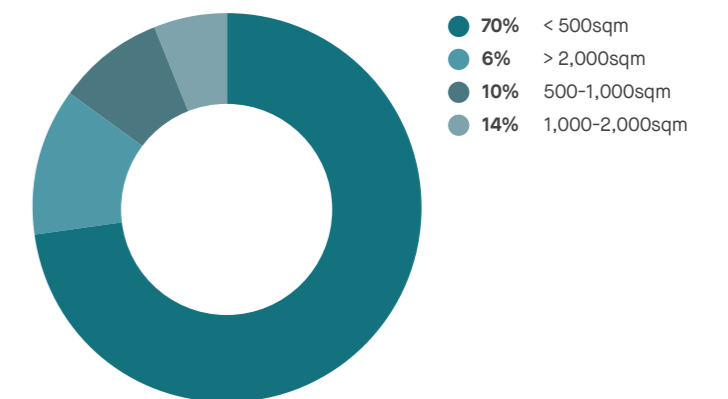
Tenant composition (by income)



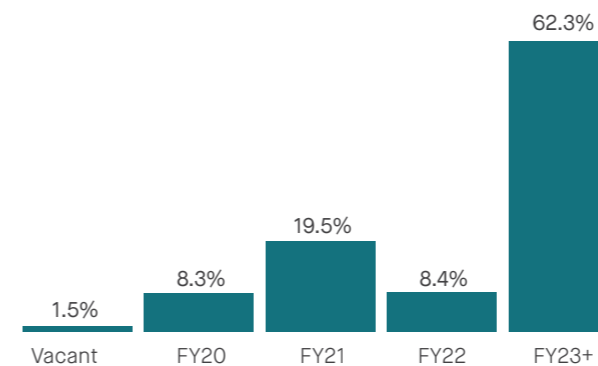
Tenant industry sector diversification



Tenant profile by size (cohort by no. tenants)

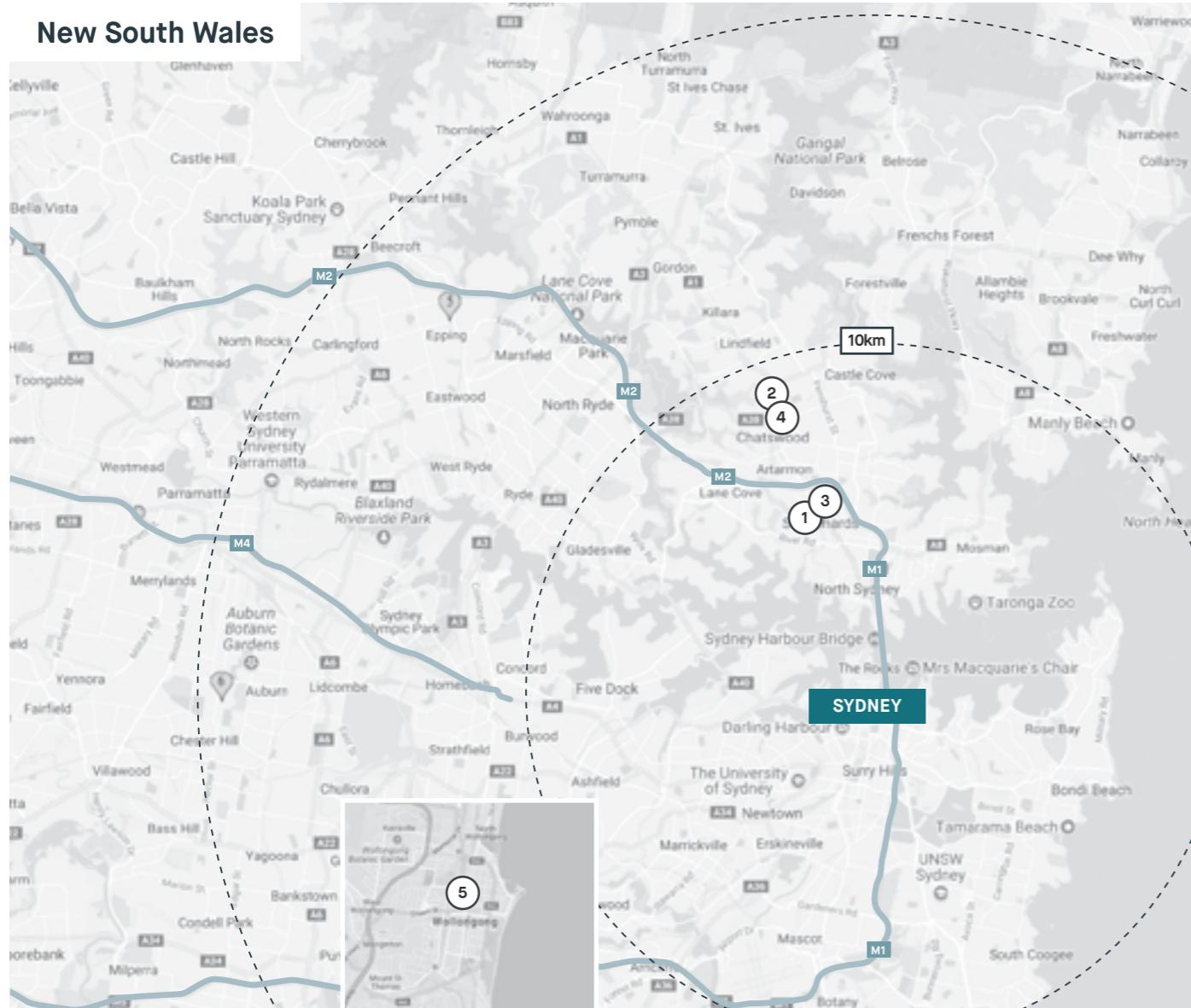


Weighted average lease expiry (by income)



Centuria Metropolitan REIT

New South Wales



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 Avenue, Chatswood
5	77 Market Street, Wollongong

201 Pacific Highway, St Leonards, NSW



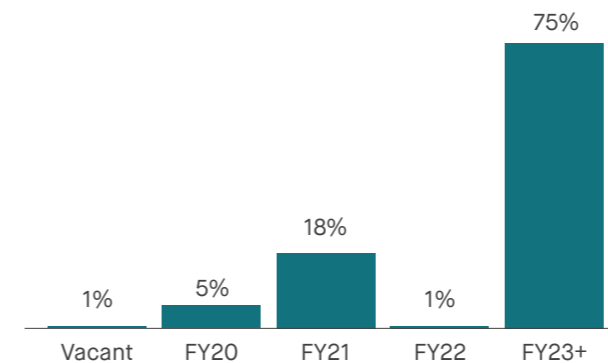
Location

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 16,489sqm. The property is part of the Forum complex and has a diversified tenancy mix including Cisco System's Australia, IMS Health and Healius.

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)	99.5%
WALE (by income)	4.0 years

Major tenants (by gross income)

Cisco Systems Australia	41%
IMS Health Australia (Quintiles)	16%
Health Communication Network	8%
National Australia Bank	6%

Valuation summary

Book Value (50%)	\$101.5m
Most recent valuation (50%)	\$101.5m
Valuation date	30 June 2019
Valuer	Colliers
Capitalisation rate (current)	5.75%

9 Help Street, Chatswood, NSW



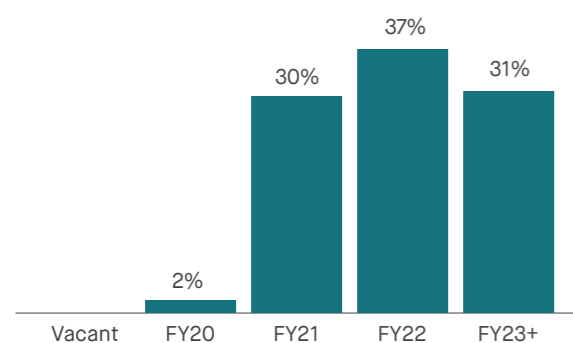
Location

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 major shopping centres (Westfield Chatswood and Chatswood Chase) as well as the 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 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)	2.6 years

Major tenants (by gross income)

Pacific National Properties	13%
Appen Butler Hill	9%
Church Resources	8%
Visionstream Australia	7%

Valuation summary

Book Value	\$84m
Most recent valuation	\$84m
Valuation date	30 June 2019
Valuer	C&W
Capitalisation rate (book value)	5.75%

203 Pacific Highway, St Leonards, NSW



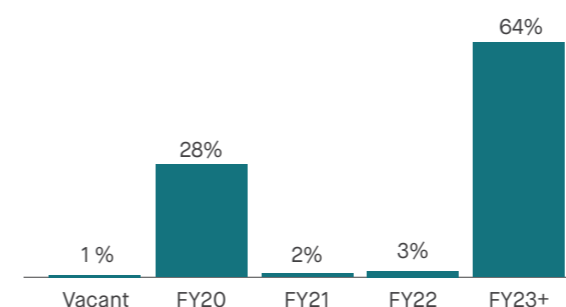
Location

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)	99.6%
WALE (by income)	4.3 years

Major tenants (by gross income)

Healius	32%
Cardno (NSW/ACT)	30%
Verizon Australia	28%

Valuation summary

Book Value (50%)	\$65.8m
Most recent valuation (50%)	\$65.8m
Valuation date	30 June 2019
Valuer	M3
Capitalisation rate (book value)	5.88%

465 Victoria Avenue, Chatswood, NSW



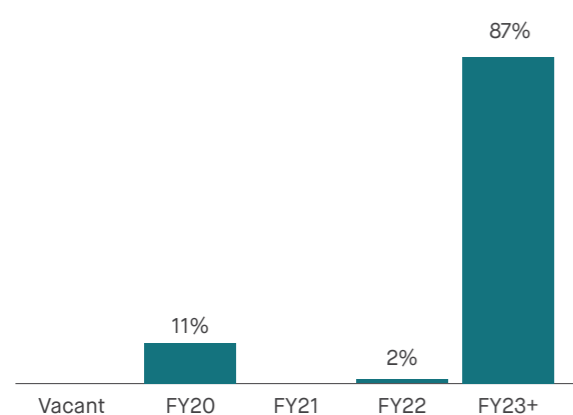
Location

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

Description

465 Victoria Avenue is a contemporary 15 level, A Grade commercial building located on a prominent corner block, adjacent to the Chatswood Railway station. 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)	15,664
Occupancy (by NLA)	100.0%
WALE (by income)	4.4 years

Major tenants (by gross income)

The Hollard Insurance Company	47%
Carnival PLC	19%
Enacon Parking	9%
Alsco	6%

Valuation summary

Book Value (25%)	\$41.6m
Most recent valuation (25%)	\$41.6m
Valuation date	1 November 2018
Valuer	C&W
Capitalisation rate (current)	5.75%

77 Market Street, Wollongong, NSW



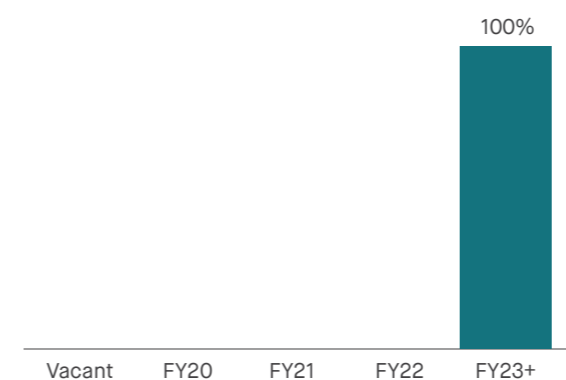
Location

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 6,755 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)	6,755
Occupancy (by NLA)	100.0%
WALE (by income)	6.0 years

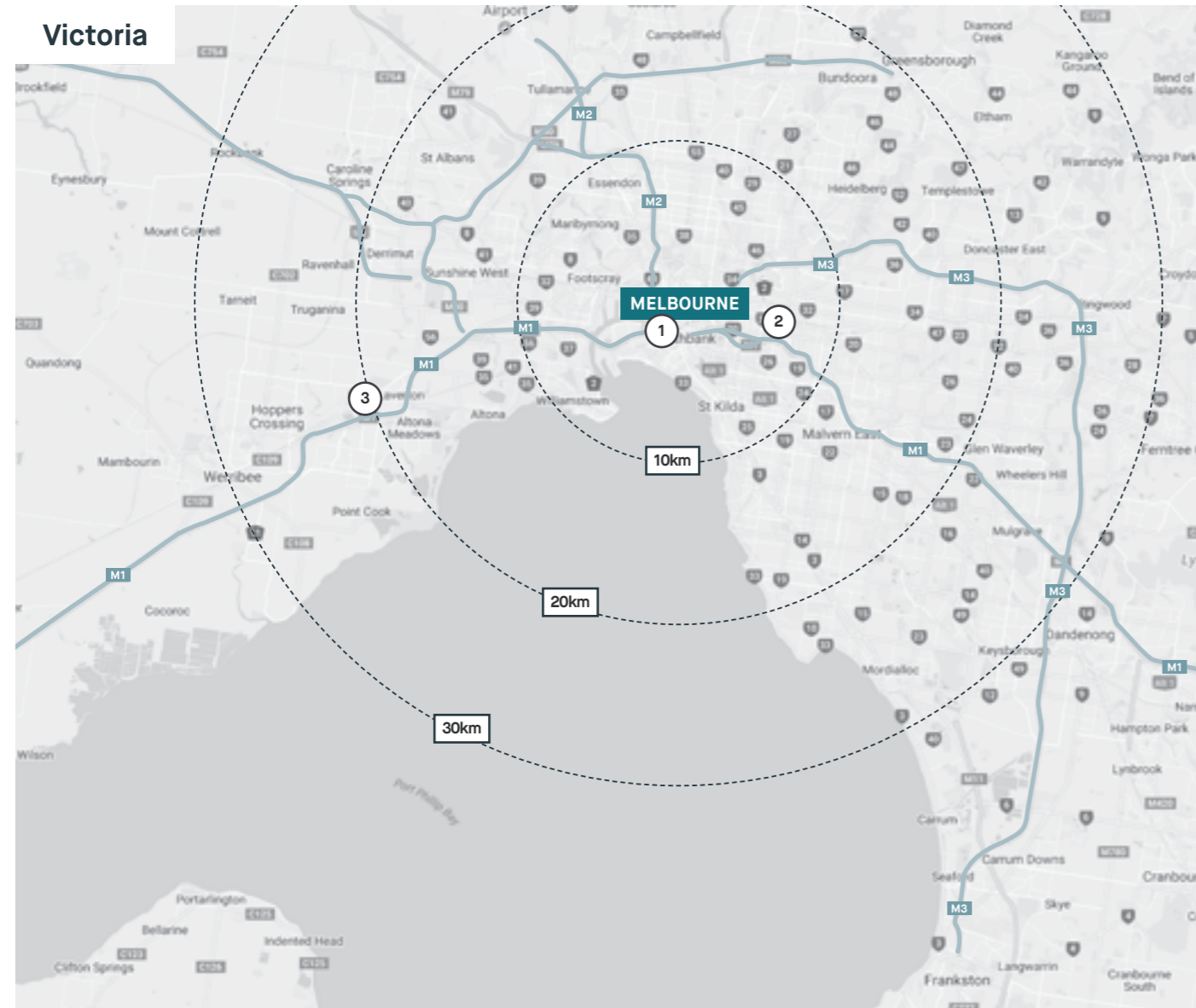
Major tenants (by gross income)

Australian Health Management Group	33%
Illawarra Retirement Trust	33%
Illawarra Newspapers Holdings	13%
NSW Government	12%

Valuation summary

Book Value	\$36.2m
Most recent valuation	\$36m
Valuation date	31 December 2018
Valuer	CBRE
Capitalisation rate (current)	7.25%

Centuria Metropolitan REIT



Each circle represents 10km radius from the CBD area

Victoria Portfolio

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

818 Bourke Street, Docklands, VIC



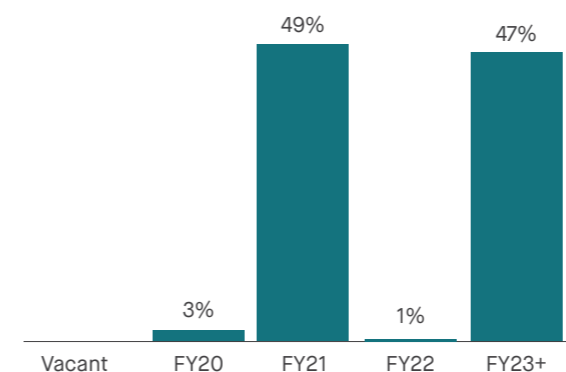
Location

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. With large efficient floorplates, the building maximises its waterfront location, offering extensive waterfront views.

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)	3.2 years

Major tenants (by gross income)

Infosys Technologies	46%
Ericsson Australia	30%
Commonwealth Government	13%

Valuation summary

Book Value	\$224m
Most recent valuation	\$223.1m
Valuation date	1 November 2018
Valuer	Urbis
Capitalisation rate (current)	5.25%



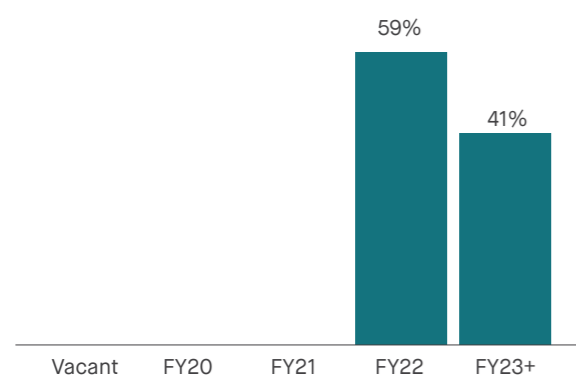
Location

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)	2.7 years

Major tenants (by gross income)

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

Valuation summary

Book Value	\$68m
Most recent valuation	\$68m
Valuation date	30 June 2019
Valuer	Colliers
Capitalisation rate (current)	5.50%



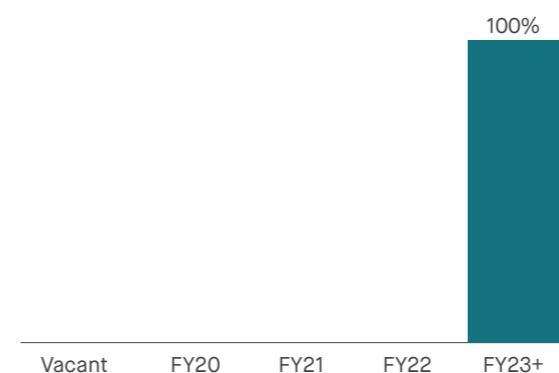
Location

Williams Landing is largely a new suburb located on the northern side of the Princess Freeway and features a town square consisting the Williams Landing Shopping Centre and Williams Landing Railway Station. More specifically, the property is located adjacent to the William’s Landing railway station. Williams Landing is approximately 20 kilometres south west of the Melbourne CBD.

Description

The property is a multi-level, A-Grade suburban office building consisting of a net lettable area of 12,960 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 start 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	4.0 stars
Ownership interest	100%
Title	Freehold
Site area	4,401 sqm
Building constructed	2018
Latest refurbishment	N/A
Car park spaces	384

Tenancy summary

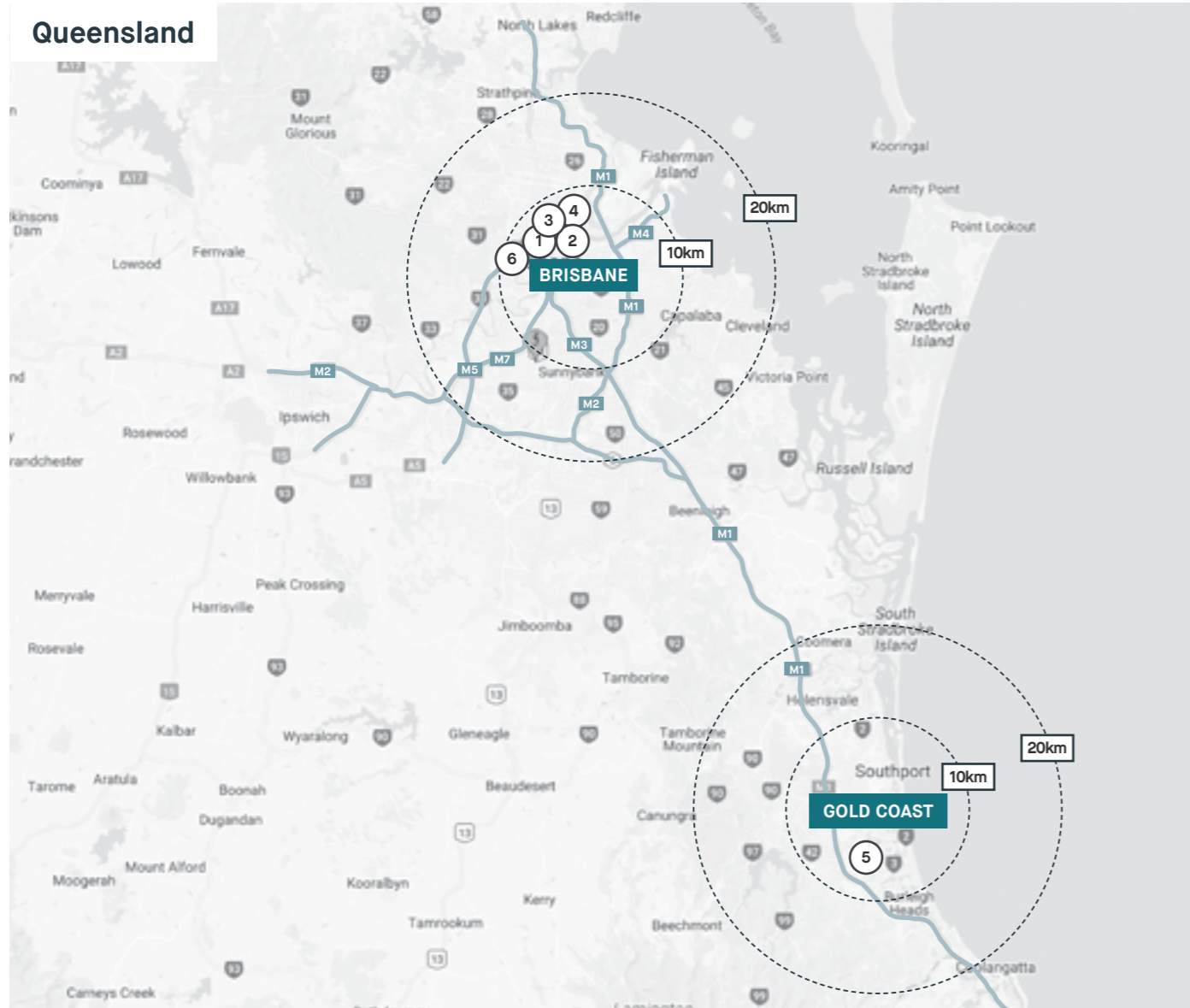
Net lettable area (by NLA)	12,961
Occupancy (by NLA)	100.0%
WALE (by income)	9.4 years

Major tenants (by gross income)

Target	100%
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Valuation summary

Book Value	\$64.3m
Most recent valuation	\$64.2m
Valuation date	31 December 2018
Valuer	Savills
Capitalisation rate (current)	5.88%

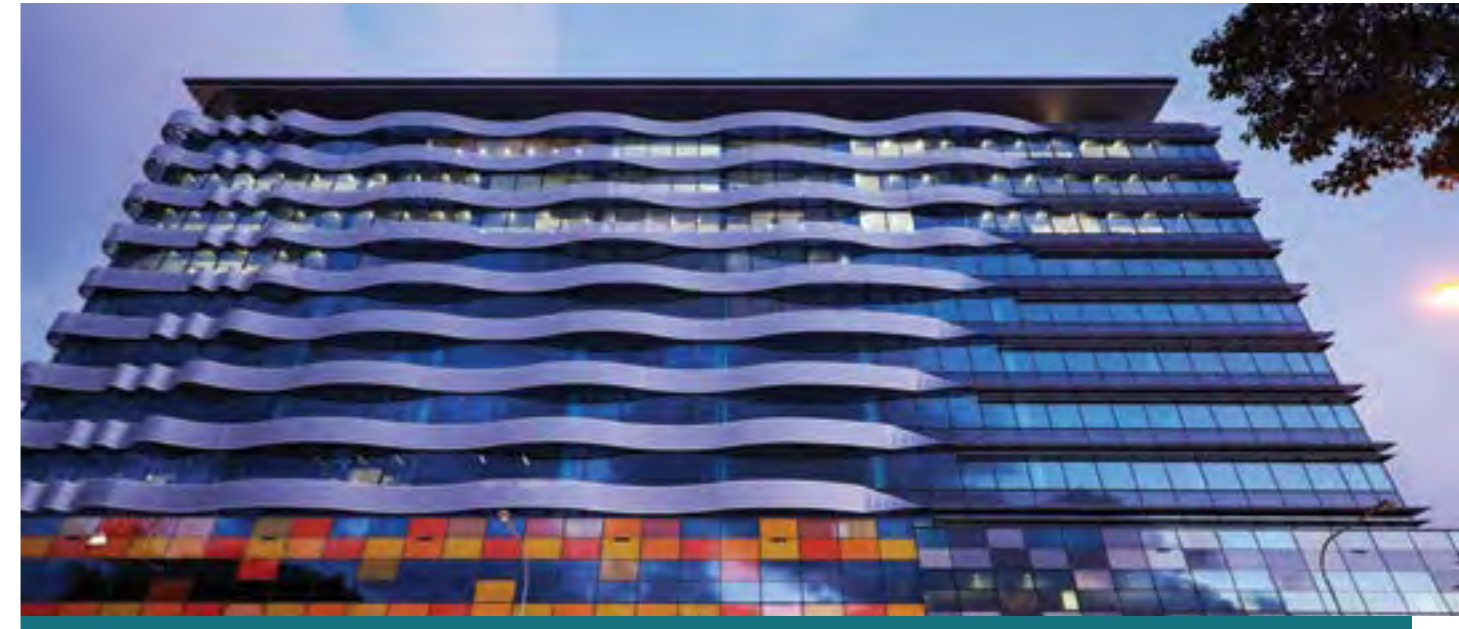


Each circle represents 10km radius from the CBD area

Queensland Portfolio

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

825 Ann Street, Fortitude Valley, QLD



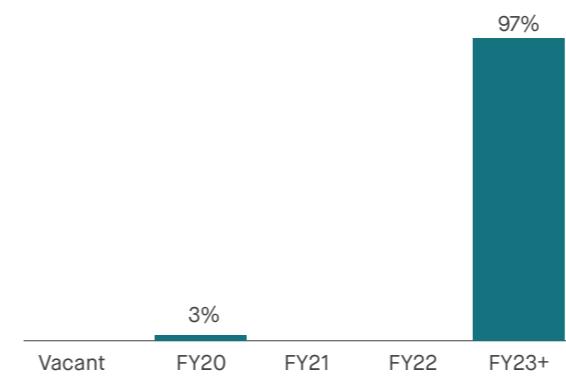
Location

The property is situated in Fortitude Valley, approximately 7 kilometres from the Brisbane CBD. 825 Ann Street is in close proximity to the Fortitude Valley train station, transport links and the James Street retail precinct.

Description

The A grade asset, completed in 2013, comprises 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 floorplates, offering extensive district views.

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)	4.2 years

Major tenants (by gross income)

Laing O'Rourke	43%
Ergon Energy Corporation	25%
Macquarie Group Services	22%
ASG Brisbane	4%

Valuation summary

Book Value	\$164m
Most recent valuation	\$163m
Valuation date	1 November 2018
Valuer	Savills
Capitalisation rate (current)	6.25%

154 Melbourne Street, South Brisbane, QLD



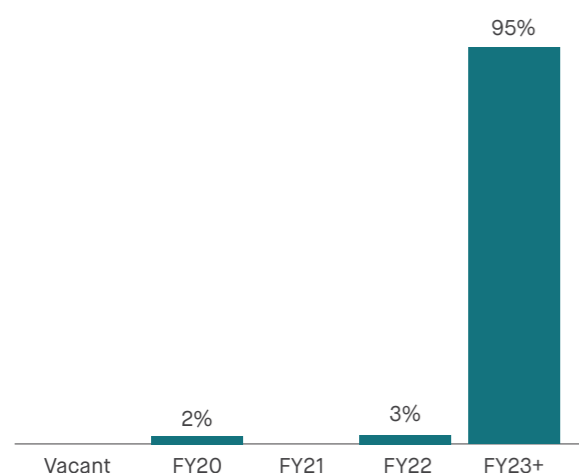
Location

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)	11,283
Occupancy (by NLA)	100%
WALE (by income)	3.9 years

Major tenants (by gross income)

QLD Government	60%
Frasers Property	11%
Tabcorp	11%
Klohn Crippen Berger (KCB)	9%

Valuation summary

Book Value	\$83.5m
Most recent valuation	\$83.5m
Valuation date	30 June 2019
Valuer	CBRE
Capitalisation rate (current)	6.50%

100 Brookes Street, Fortitude Valley, QLD



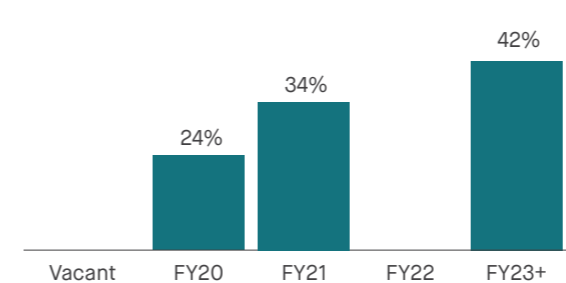
Location

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, with the Emporium retail and restaurant precinct immediately adjacent to the property.

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 Emporium entertainment precinct.

Expiry profile (by income)



Asset Summary

Property type	Office
NABERS energy rating	3.0 stars
Ownership interest	100%
Title	Freehold
Site area	2,100 sqm
Building constructed	2008
Latest refurbishment	nil
Car parking spaces	92

Tenancy summary

Net lettable area (by NLA)	9,519
Occupancy (by NLA)	100.0%
WALE (by income)	3.7 years

Major tenants (by gross income)

DXC	39%
Aurizon	34%

Valuation summary

Book Value	\$79.5m
Most recent valuation	\$77.5m
Valuation date	1 November 2018
Valuer	Savills
Capitalisation rate (current)	6.25%

483-517 Kingsford Smith Drive, Hamilton, QLD



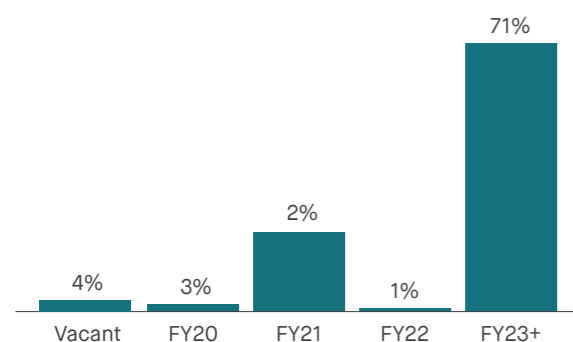
Location

The property is located approximately six kilometres east of Melbourne's CBD within Botanica 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 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	15,300 sqm
Building constructed	2013
Latest refurbishment	nil
Car parking spaces	261

Tenancy summary

Net lettable area (by NLA)	9,239
Occupancy (by NLA)	94.0%
WALE (by income)	5.9 years

Major tenants (by gross income)

Domino's Pizza	47%
Devine	17%
Collins Restaurants Management	16%
Woolworths Group	10%

Valuation summary

Book Value	\$78.5m
Most recent valuation	\$78.5m
Valuation date	30 June 2017
Valuer	Colliers
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, Foxtel HQ is situated in a commercial precinct, directly opposite Robina Town Centre, one of the largest shopping centres in Queensland, and 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 268 above and below ground parking spaces. Whilst built for Foxtel (previously known as Austar), the configuration of office floor is generic and provides generous 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)	4.3years

Major tenants (by gross income)

Foxtel	100%
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Valuation summary

Book Value	\$54m
Most recent valuation	\$54m
Valuation date	30 June 2019
Valuer	Colliers
Capitalisation rate (current)	7.25%

555 Coronation Drive, Toowong, QLD



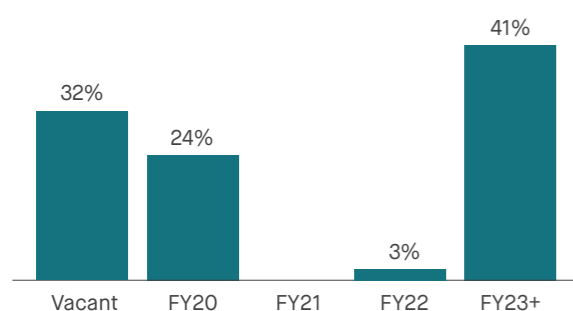
Location

The property is located in the Brisbane suburb of Toowong three kilometres south-west of the Brisbane CBD in an established near city precinct, which is well 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 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 to 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 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)	5,567
Occupancy (by NLA)	60.7%
WALE (by income)	3.2 years

Major tenants (by gross income)

Panthera Finance	58%
Chandler Macleod Serv.	29%
Blackmores	5%
Westcon	4%

Valuation summary

Book Value	\$29m
Most recent valuation	\$28.8m
Valuation date	31 December 2018
Valuer	Savills
Capitalisation rate (current)	7.75%

Centuria Metropolitan REIT

Australian Capital Territory



Each circle represents 5km radius from the CBD area

Australian Capital Territory Portfolio

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

60 Marcus Clarke Street, Canberra, ACT



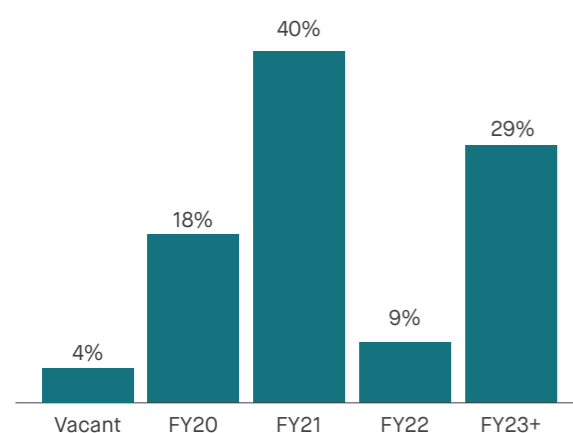
Location

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 extensive capital works, 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)	12,098
Occupancy (by NLA)	95.8%
WALE (by income)	2 years

Major tenants (by gross income)

St George Bank	14%
Aecom Australia	12%
Hays Specialist Recruitment (Australia)	10%
Maliganis Edwards Johnson	8%

Valuation summary

Book Value	\$62m
Most recent valuation	\$62m
Valuation date	30 June 2019
Valuer	Colliers
Capitalisation rate (current)	7.00%

54 Marcus Clarke Street, Canberra, ACT



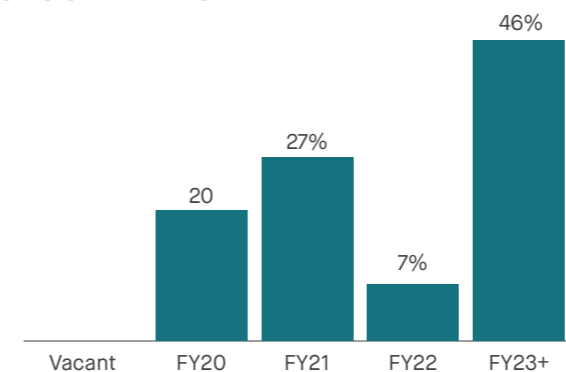
Location

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 lettable area, ground floor retail and podium. The property has basement parking for 53 vehicles. The property recently underwent major capital works, which included the ground floor foyer, lift lobbies, signage and external paving. Built in the late 1980s to a high standard, the property still presents its high bespoke interior architecture.

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)	100%
WALE (by income)	3.2 years

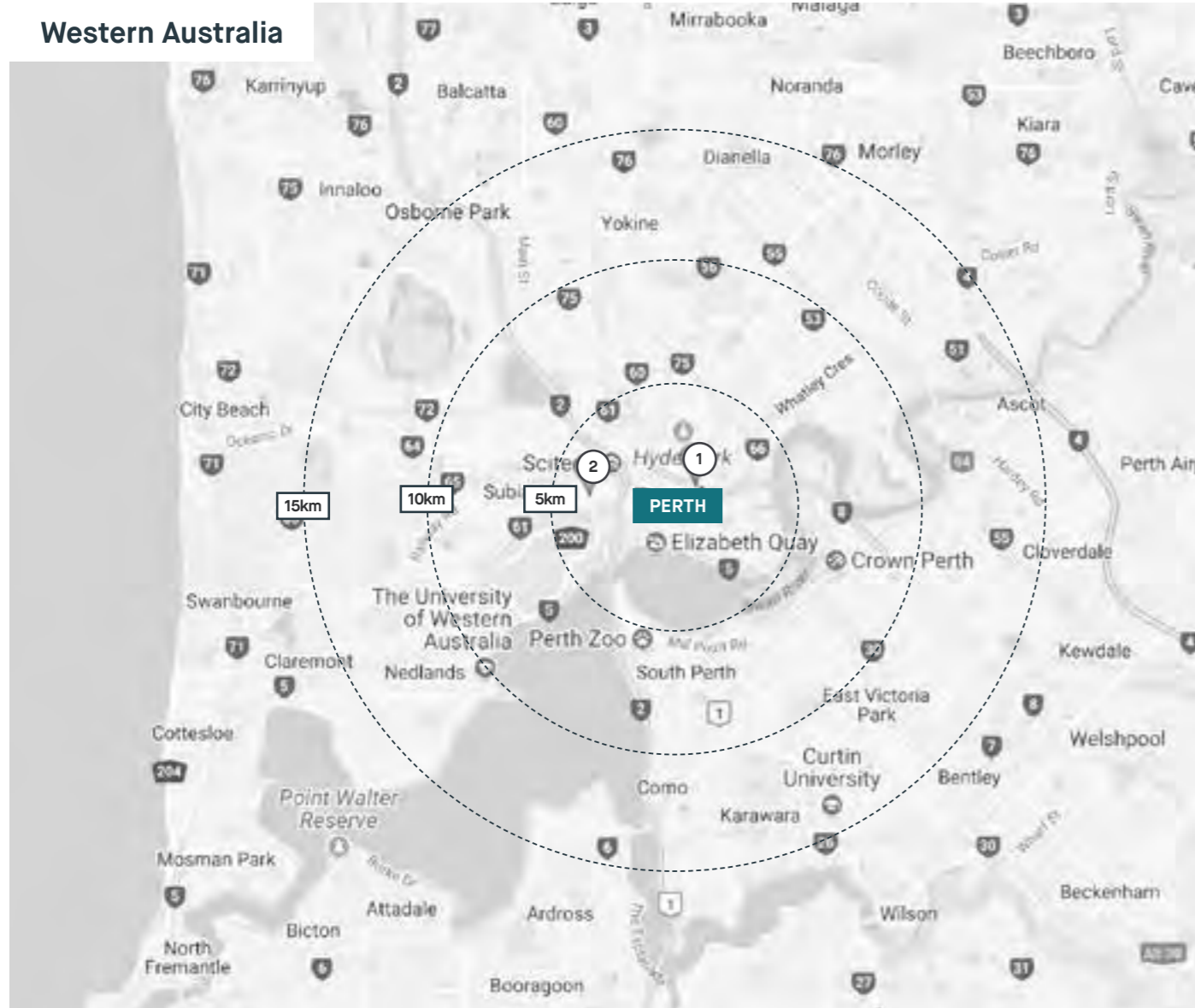
Major tenants (by gross income)

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%

Western Australia



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



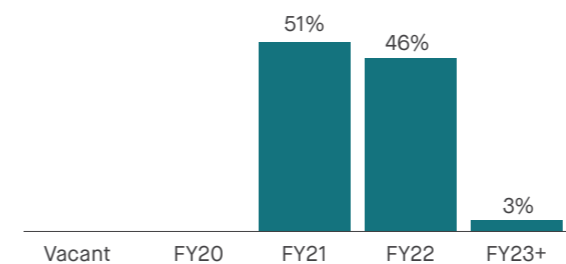
Location

The property is located on Perth's city fringe. The precinct has progressively transformed from light industrial to mixed use amenity, such as Telstra office complex, Australia Post Business Centre, Australian Nursing Federation and various high density residential developments. The property is situated some 500 metres south east of McIver Railway Station and 700 metres South West of Perth Railway Station.

Description

The property is an A-Grade office building, comprising 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)



1) Includes space that WA police subleases from Hatch

Asset summary

Property type	Office
NABERS energy rating	4.5 stars
Ownership interest	100%
Title	Freehold
Site area	5,057 sqm
Building constructed	1975
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 years

Major tenants (by gross income)

Hatch	46%
WA Government	45%
Wilson parking	6%
CPB	2%

Valuation summary

Book Value (equity share)	\$54.5m
Most recent valuation (equity share)	\$54.5m
Valuation date	30 June 2019
Valuer	JLL
Capitalisation rate (current)	7.50%

42-46 Colin Street, West Perth, WA



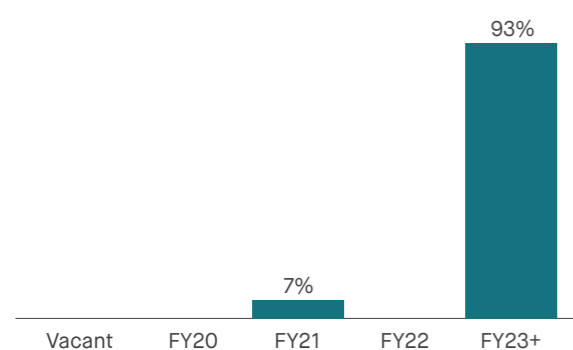
Location

The property is located within the prime commercial and residential suburb of West Perth, within the local government administered by the City of Perth, approximately 1.3 kilometres west of the Perth Central Business District. 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 five levels and is well serviced by free public transport and contains substantial end of trip facilities and is currently undergoing an amenities upgrade. The major tenant Insurance Australia Group (IAG:ASX) currently occupies four levels.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	4 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)	3.8 years

Major tenants (by gross income)

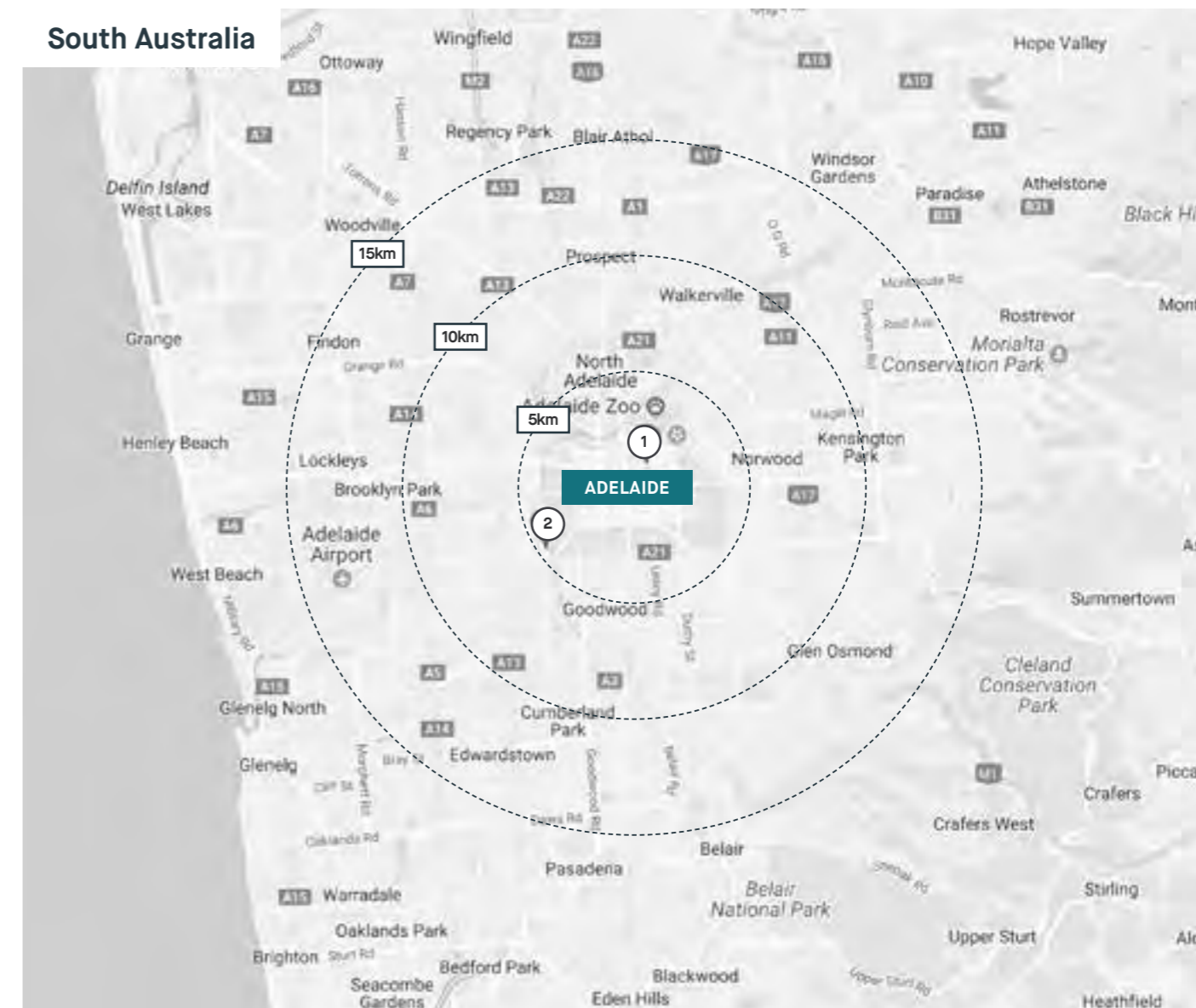
Insurance Australia	83%
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Valuation summary

Book Value (equity share)	\$35.3m
Most recent valuation (equity share)	\$35.3m
Valuation date	30 June 2019
Valuer	JLL
Capitalisation rate (current)	7.25%

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



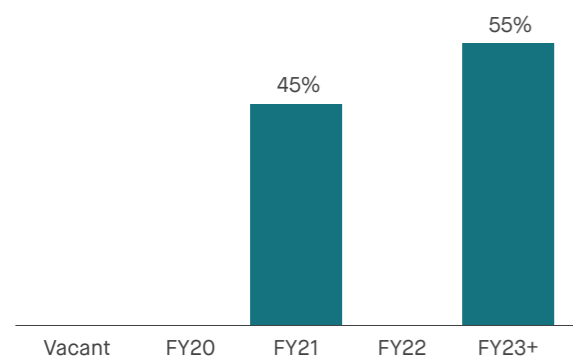
Location

The property is prominently located on the edge of the Adelaide parklands, on one of Adelaide's main arterial roads approximately four kilometres south-west of Adelaide's CBD and is within close 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. The asset's tenant profile has been substantially remixed in recent years and is underpinned by various government tenants.

Expiry profile (By Income)



Asset summary

Property type	Office
NABERS energy rating	4.5 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 years

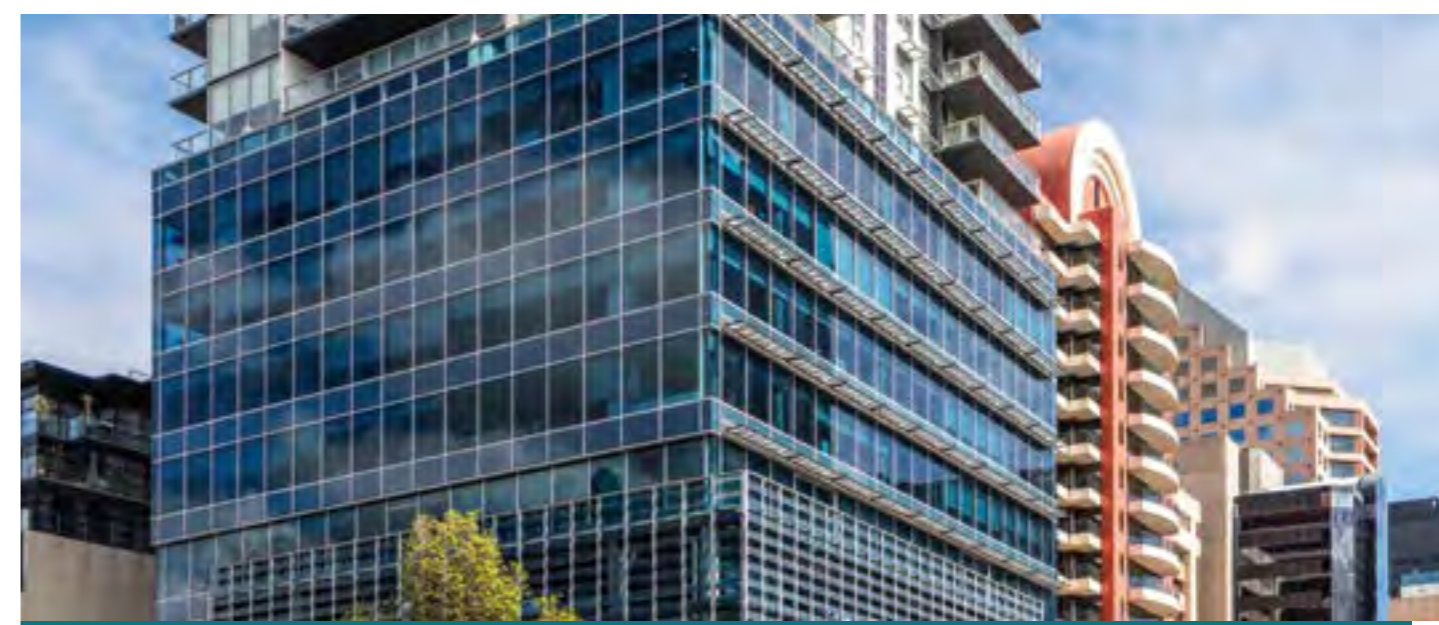
Major tenants (by gross income)

Royal District Nursing Service of SA Inc	45%
Naval Group Australia	28%
SA Power Networks	27%

Valuation summary

Book Value	\$36.1m
Most recent valuation	\$33m
Valuation date	30 June 2018
Valuer	JLL
Capitalisation rate (current)	7.50%

131-139 Grenfell Street, Adelaide, SA



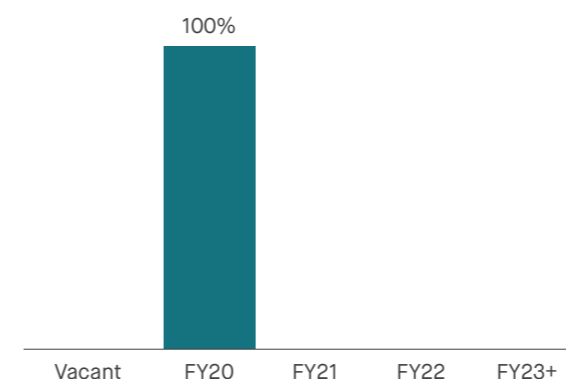
Location

131-139 Grenfell Street is located in the core of the Adelaide CBD, overlooking Hindmarsh Square and within easy walking distance to Adelaide's major retail precinct, Rundle Mall. 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. Located on a corner site, the building offers excellent natural light and city views.

Expiry profile (by income)



Asset summary

Property type	Office
NABERS energy rating	4.5 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)	0.4 years

Major tenants (by gross income)

SA Government	100%
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Valuation summary

Book Value (equity share)	\$17m
Most recent valuation (equity share)	\$17m
Valuation date	30 June 2019
Valuer	Savills
Capitalisation rate (current)	7.75%

Centuria

Centuria Metropolitan REIT

FURTHER INFORMATION

Grant Nichols
FUND MANAGER – CMA
+61 2 8923 8923

Tim Mitchell
GROUP HEAD OF INVESTOR RELATIONS
+61 2 8923 8923

centuria.com.au/cma