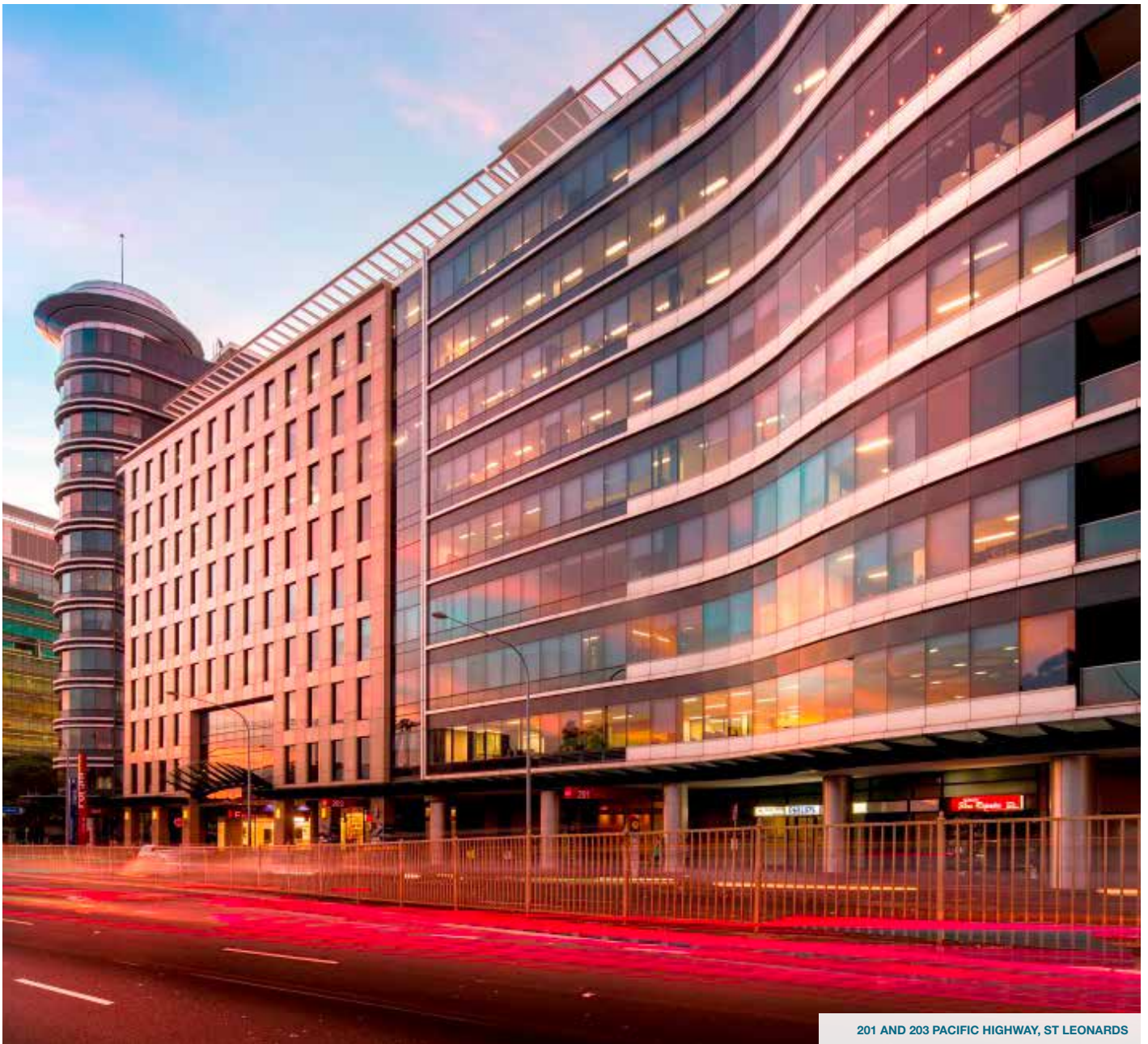




Centuria  
Metropolitan REIT



201 AND 203 PACIFIC HIGHWAY, ST LEONARDS

# 1H18

Property compendium

# Directory

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## NSW

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9	<a href="#">77 Market Street, Wollongong</a>
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## VIC

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13	<a href="#">576 Swan Street, Richmond</a>
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Page	Property
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## ACT

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Page	Property
25	<a href="#">60 Marcus Clarke Street, Canberra</a>
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## SA

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Page	Property
28	<a href="#">1 Richmond Road, Keswick</a>
29	<a href="#">131-139 Grenfell Street, Adelaide</a>

# Overview

## Key portfolio metrics<sup>1</sup>

Metric	Total
Assets	19
Book value	\$899.7m
Capitalisation rate	6.87%
Net lettable area	184,360
Occupancy (by area) <sup>2</sup>	97.8%
WALE (by income) <sup>3</sup>	4.3

## Top 10 tenants (by gross income)<sup>1</sup>

Rank	Tenant	% Total Income
1	Insurance Australia Limited	7.0%
2	Target Australia	5.7%
3	Austar Entertainment Pty Limited	5.4%
4	Bluescope Steel Limited	4.5%
5	Hatch	3.7%
6	Minister for Works (WA Police)	3.7%
7	GE Capital Finance Australasia	3.4%
8	Domino's Pizza Ltd	3.2%
9	Cisco Systems Australia	3.1%
10	Minister for Infrastructure	3.1%

## Portfolio overview<sup>1</sup>

Property	State	Book Value (\$m)	Indep. Valuation (\$m)	Cap Rate	NLA (sqm)	\$ (sqm)	WALE <sup>2</sup> (years)	Occupancy <sup>3</sup>
<b>Office</b>								
201 Pacific Highway, St Leonards <sup>4</sup>	NSW	84.6	85.8	6.50%	16,488	10,258	3.4	100.0%
9 Help Street, Chatswood	NSW	68.5	68.5	6.50%	9,394	7,292	3.0	100.0%
203 Pacific Highway, St Leonards <sup>4</sup>	NSW	53.8	53.8	6.75%	11,734	9,161	5.9	100.0%
77 Market St, Wollongong	NSW	33.3	33.3	7.25%	6,755	4,926	4.2	100.0%
3 Carlingford Road, Epping	NSW	28.3	28.3	6.25%	4,702	6,019	2.2	100.0%
576 Swan Street, Richmond	VIC	62.0	62.0	5.88%	8,331	7,442	4.2	100.0%
2 Kendall Street, Williams Landing	VIC	58.2	58.2	6.50%	12,919	4,507	10.0	100.0%
60 Marcus Clarke, Canberra	ACT	62.5	61.5	7.25%	12,132	5,151	2.9	98.2%
54 Marcus Clarke, Canberra	ACT	20.0	19.3	8.00%	5,169	3,870	4.0	95.3%
483 Kingsford Smith Drive, Hamilton	QLD	77.0	77.0	6.38%	9,322	8,260	7.0	100.0%
154 Melbourne Street, South Brisbane	QLD	76.2	76.0	6.75%	11,300	6,739	2.2	80.7%
35 Robina Town Centre Drive, Robina	QLD	55.0	55.0	7.13%	9,814	5,604	5.8	100.0%
555 Coronation Drive, Brisbane	QLD	33.7	33.7	7.75%	5,591	6,030	2.8	87.1%
1 Richmond Road, Keswick	SA	31.4	31.0	8.00%	8,100	3,872	4.0	92.1%
131-139 Grenfell Street, Adelaide <sup>5</sup>	SA	19.3	19.3	8.00%	4,052	4,751	1.9	100.0%
144 Stirling Street, Perth	WA	55.3	55.3	7.50%	11,042	5,008	3.4	100.0%
42-46 Colin Street, West Perth	WA	33.6	33.6	7.50%	8,439	3,983	4.6	100.0%
<b>Industrial</b>								
13 Ferndell Street, Granville	NSW	19.9	19.9	7.00%	15,302	1,297	2.3	100.0%
149 Kerry Road, Archerfield	QLD	27.3	27.3	6.50%	13,774	1,982	7.0	100.0%
<b>Total / weighted average</b>		<b>\$899.7</b>	<b>898.5</b>	<b>6.87%</b>	<b>184,360</b>	<b>5,631</b>	<b>4.3</b>	<b>97.8%</b>

1) Includes Williams Landing, VIC as if complete

2) Weighted by gross income

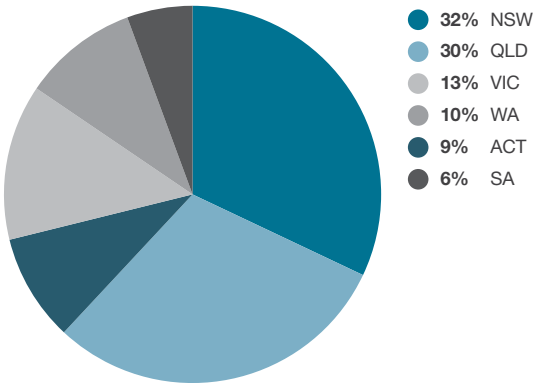
3) By area

4) 50% Interest

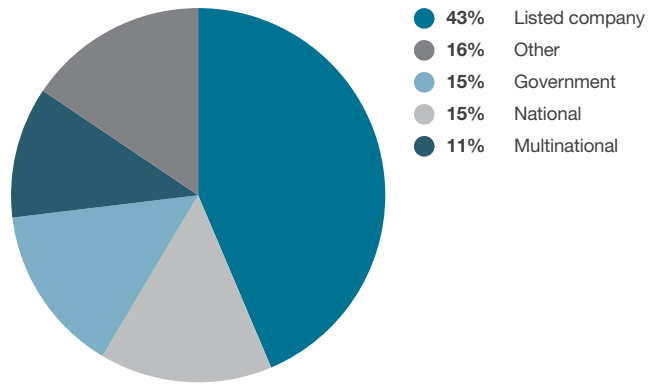
5) Level 5-9

## Portfolio diversification (by value)

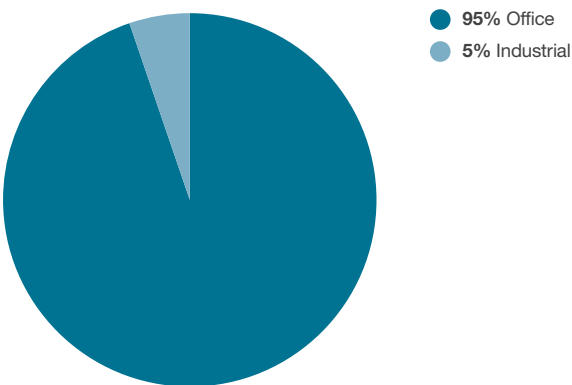
### Geographic diversification <sup>1</sup>



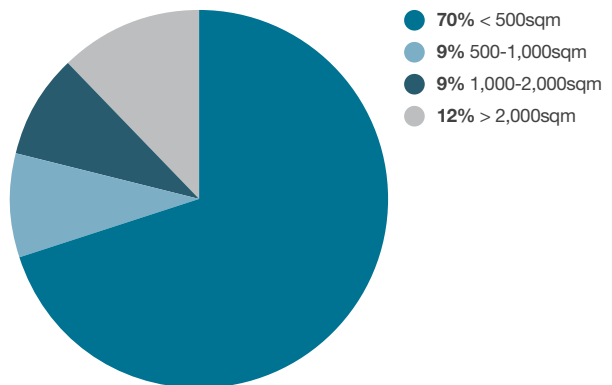
### Tenant composition (by income) <sup>1</sup>



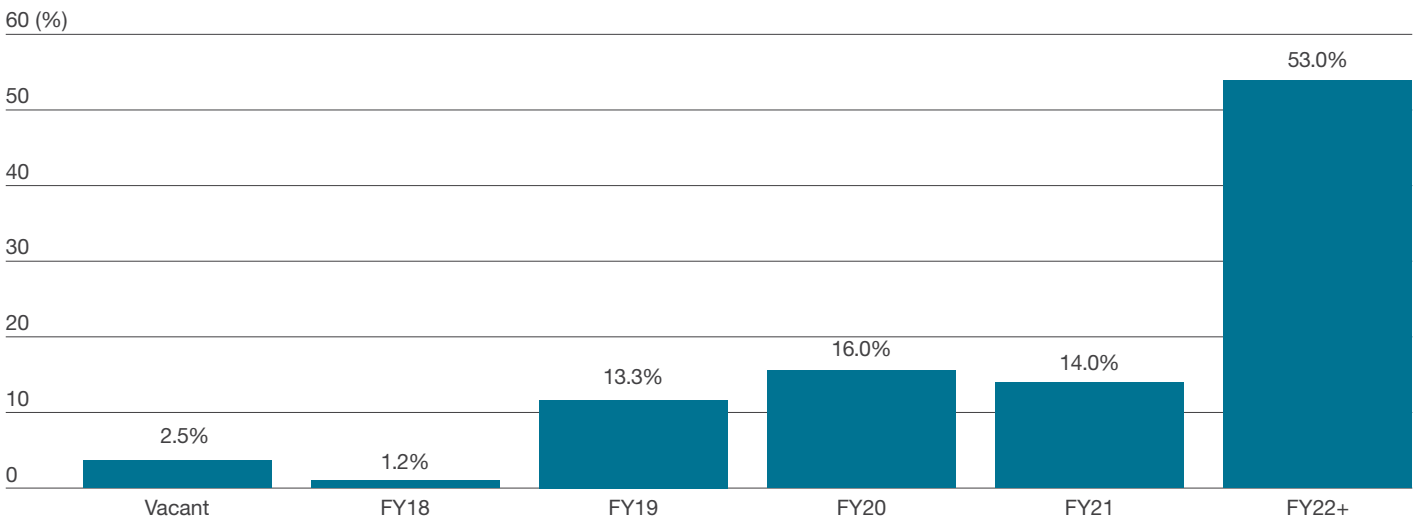
### Tenant industry sector diversifications <sup>1</sup>



### Tenancy profile by size cohort (by no. tenants) <sup>1</sup>



## Weighted average lease expiry (by income)



1) Includes acquisitions and includes Williams Landing, VIC, as if complete

# Centuria Metropolitan REIT



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	77 Market Street, Wollongong
5	3 Carlingford Road, Epping
6	13 Fendell Street, Granville

# 201 Pacific Highway St Leonards, NSW



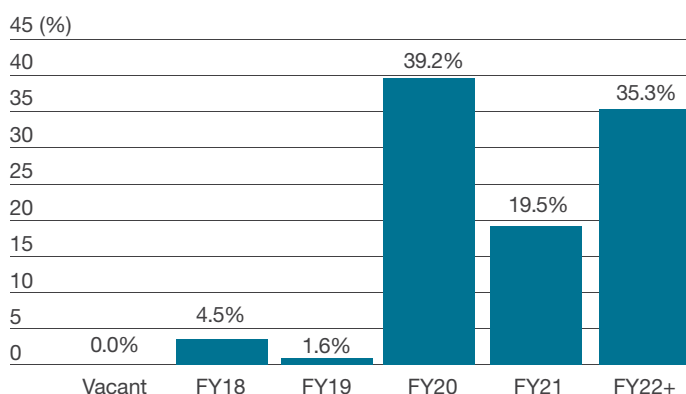
## Location

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.

## Description

201 Pacific Highway is a modern A-Grade asset, constructed in 2002 and with a net lettable area of 16,488sqm. The property is part of the Forum complex and has a diversified tenancy mix including Cisco System's Australia, Quintiles and Health Communication Network.

## Expiry profile (by income)



1) Book value includes \$1.2 million of outstanding incentives

2) Independent valuation excludes outstanding incentives

## Asset summary

Property type	Office
NABERS energy rating	3.5
Ownership interest	50%
Title	Freehold
Site area	4,718 sqm
Building constructed	2002
Latest refurbishment	N/A
Car park spaces	145

## Tenancy summary

Net lettable area (by NLA)	16,488
Occupancy (by NLA)	100.0%
WALE (by income)	3.4 years

## Major tenants (by gross income)

Cisco Systems Australia	38%
Quintiles	17%
Health Communication Network	8%

## Valuation summary

Book value (50%) <sup>1</sup>	\$84.6m
Most recent independent valuation (50%) <sup>2</sup>	\$85.8m
Valuation date	30 November 2017
Valuer	C&W
Capitalisation rate (current)	6.50%

# 9 Help Street

## Chatswood, NSW



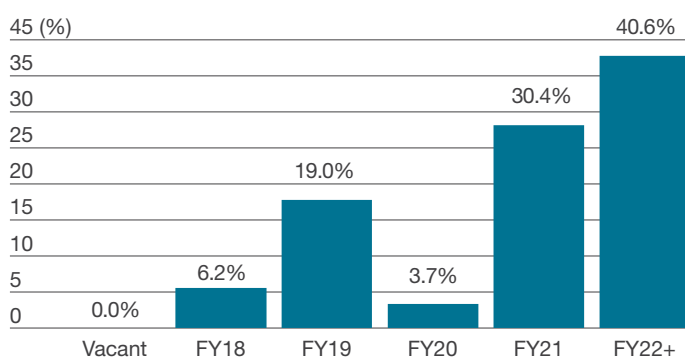
### Location

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 4.5 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	4.5 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)	9,394
Occupancy (by NLA)	100.0%
WALE (by income)	3.0 years

### Major tenants (by gross income)

CH2M Hill Australia	13%
Appen Butler Hill	9%
Visionstream Australia	8%

### Valuation summary

Book value	\$68.5m
Most recent independent valuation	\$68.5m
Valuation date	30 November 2017
Valuer	Knight Frank
Capitalisation rate (current)	6.50%

# 203 Pacific Highway St Leonards, NSW



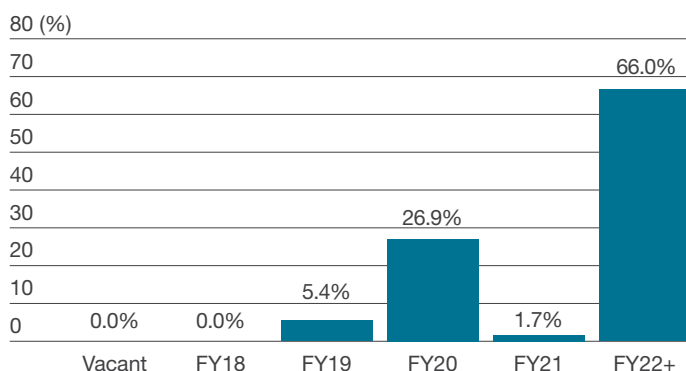
## Location

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.

## 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 2002 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
Ownership interest	50%
Title	Leasehold
Site area	4,690 sqm
Building constructed	2002
Latest refurbishment	Periodic
Car park spaces	150

## Tenancy summary

Net lettable area (by NLA)	11,734
Occupancy (by NLA)	100.0%
WALE (by income)	5.9 years

## Major tenants (by gross income)

Primary Health Care	31%
Cardno	30%
Verizon Australia Pty Ltd	27%

## Valuation summary

Book value (50%)	\$53.8m
Most recent independent valuation (50%)	\$53.8m
Valuation date	30 November 2017
Valuer	C&W
Capitalisation rate (current)	6.75%

# 77 Market Street Wollongong, NSW



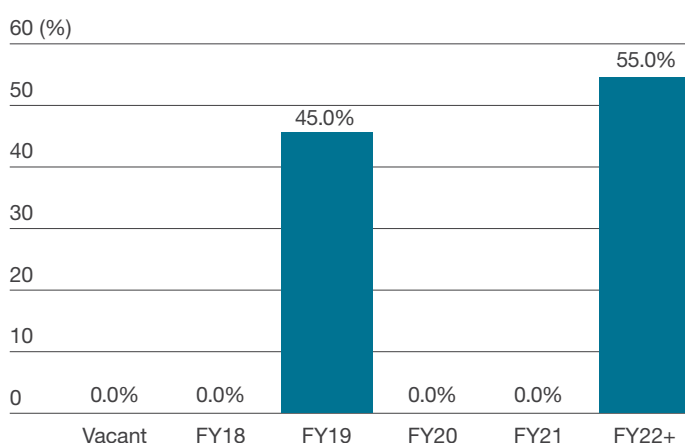
## Location

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 amenity 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
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)	4.2 years

## Major tenants (by gross income)

AHM Group (Medibank Private)	40%
IRT Group (Illawarra Retirement Trust)	25%

## Valuation summary

Book value	\$33.3m
Most recent independent valuation	\$33.3m
Valuation date	30 November 2017
Valuer	Savills
Capitalisation rate (current)	7.25%

## 3 Carlingford Road Epping, NSW



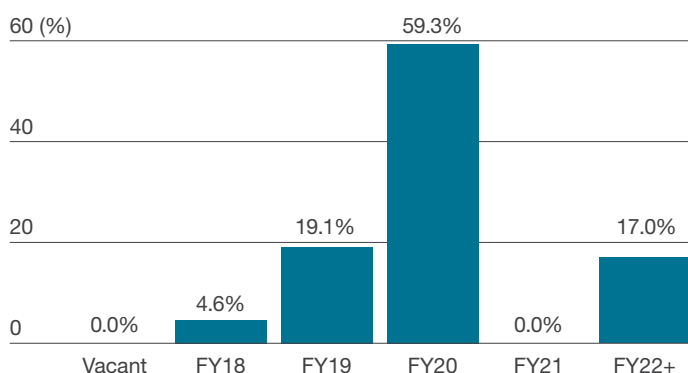
### Location

The Property enjoys a high profile position, located on the south-western corner of Carlingford Road and Rawson Street, with a council car park situated adjacent to the site. Approximately 800 metres from the M2 Hills Motorway, 3 Carlingford Road has excellent access to and from the Sydney CBD and North Sydney, as well as the western and north-western suburbs. The Epping Railway Station is also situated approximately 250 metres from the Property, which also provides additional access to multiple employment and education destinations throughout metropolitan Sydney. This will be further enhanced upon completion of the North West Rail Link, which is anticipated to be completed in the first half of 2019.

### Description

Constructed in 1986, 3 Carlingford Road consists of a modern, five level office building with basement and on-grade parking for 74 vehicles.

### Expiry profile (by income)



### Asset summary

Property type	Office
NABERS energy rating	1 star
Ownership interest	100%
Title	Freehold
Site area	2,229 sqm
Building constructed	1986
Latest refurbishment	Periodic
Car park spaces	74

### Tenancy summary

Net lettable area (by NLA)	4,702
Occupancy (by NLA)	100.0%
WALE (by income)	2.2 years

### Major tenants (by gross income)

Baptist Union of NSW	19%
Castletons Accounting	7%
BDH & Co Pty Ltd	7%

### Valuation summary

Book value	\$28.3m
Most recent independent valuation	\$28.3m
Valuation date	30 November 2017
Valuer	JLL
Capitalisation rate (current)	6.25%

# 13 Ferndell Street Granville, NSW



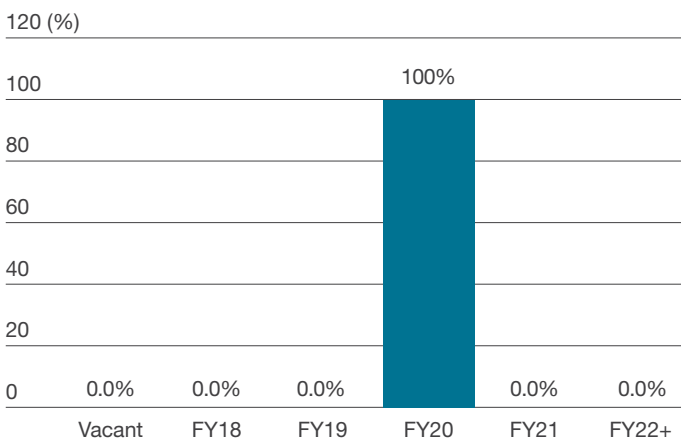
## Location

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)



## 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)	2.3 years

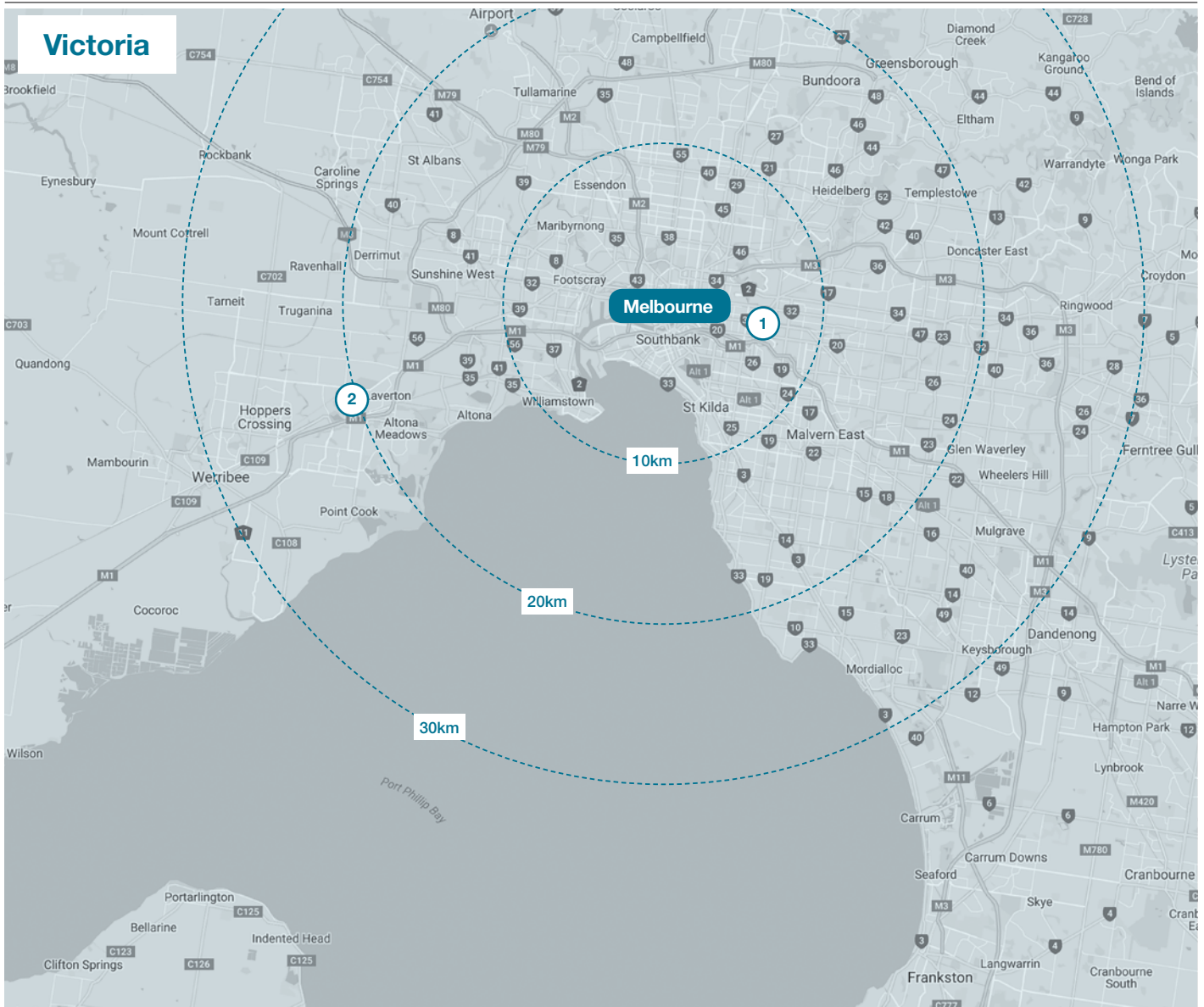
## Major tenants (by gross income)

Bluescope Steel Limited	100%
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## Valuation summary

Book value	\$19.9m
Most recent independent valuation	\$19.9m
Valuation date	30 November 2017
Valuer	CBRE
Capitalisation rate (current)	7.00%

# Centuria Metropolitan REIT



Each circle represents 10km radius from the CBD area

# Victoria Portfolio

- 1 576 Swan Street, Richmond, VIC
- 2 2 Kendall Street, Williams Landing VIC

# 576 Swan Street Richmond, VIC



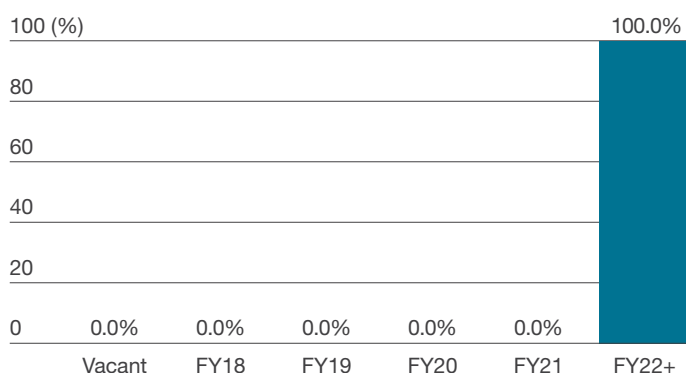
## Location

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 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	No rating
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)	4.2 years

## Major tenants (by gross income)

GE Capital Finance Australasia	58%
Forever New Clothing Pty Ltd	38%

## Valuation summary

Book value	\$62.0m
Most recent independent valuation	\$62.0m
Valuation date	30 November 2017
Valuer	Colliers
Capitalisation rate (current)	5.88%

## 2 Kendall Street Williams Landing, VIC

Artist Impression



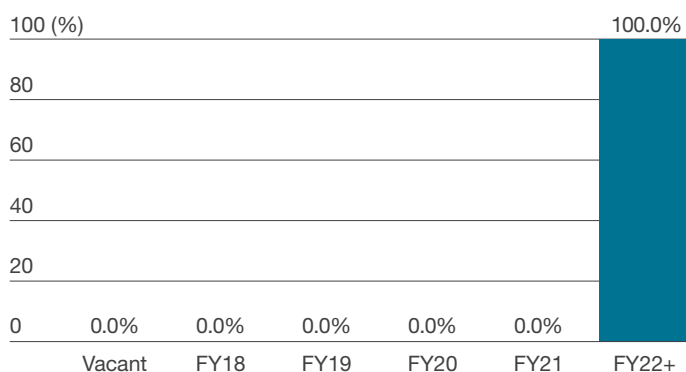
### Location

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 within the Williams Landing Town Centre.

### Description

The property is a multi-level, A-Grade suburban office building consisting of a net lettable area of 12,919 sqm. The building is currently in the process of being developed and Target Australia, a wholly owned subsidiary of Wesfarmers (WES:ASX), will occupy 100% of the building on a ten year lease (from completion of construction). Upon completion, an anticipated 4.0 star NABERS energy rating, 384 car spaces, a ground floor cafe and modern end of trip facilities.

### Expiry profile (by income)



### Asset summary<sup>1</sup>

Property type	Office
NABERS energy rating	4 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)	12,919
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	\$58.2m
Most recent independent valuation	\$58.2m
Valuation date	19 June 2017
Valuer	Savills
Capitalisation rate (current)	6.50%

1) As if completed

# Centuria Metropolitan REIT



Each circle represents 10km radius from the CBD area

# Queensland Portfolio

- 1 35 Robina Town Centre Drive, Robina
- 2 555 Coronation Drive, Brisbane
- 3 438-517 Kingsford Smith Drive, Hamilton
- 4 154 Melbourne Street, South Brisbane
- 5 149 Kerry Road, Archerfield

# 35 Robina Town Centre Drive Robina, QLD



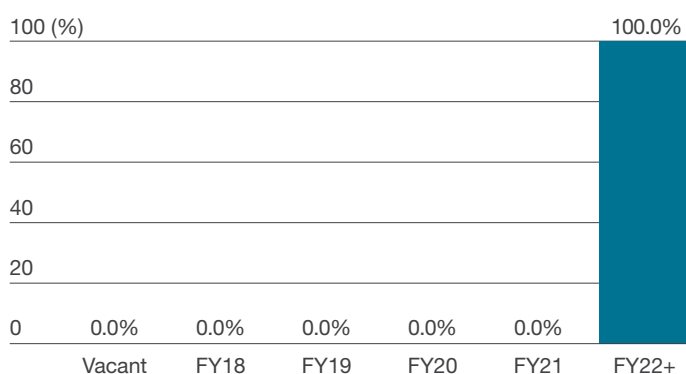
## Location

Located approximately ten kilometres south-west of Surfers Paradise and approximately 85 kilometres south-east of the Brisbane CBD, Foxtel HQ is positioned directly opposite Robina Town Centre, the third largest shopping centre in Queensland and is located close to Bond University. The property is ideally located in the commercial precinct.

## Description

Known as Foxtel HQ, the Property consists of a modern commercial office tower fully occupied by Foxtel, with six levels of office accommodation and average floorplates of 1,600 sqm. The Property also contains 268 above and below ground parking spaces.

## Expiry profile (by income)



## Asset summary

Property type	Office
NABERS energy rating	3.5 stars
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)	5.8 years

## Major tenants (by gross income)

Austar Entertainment Pty Limited	100%
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## Valuation summary

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

# 555 Coronation Drive Brisbane, QLD



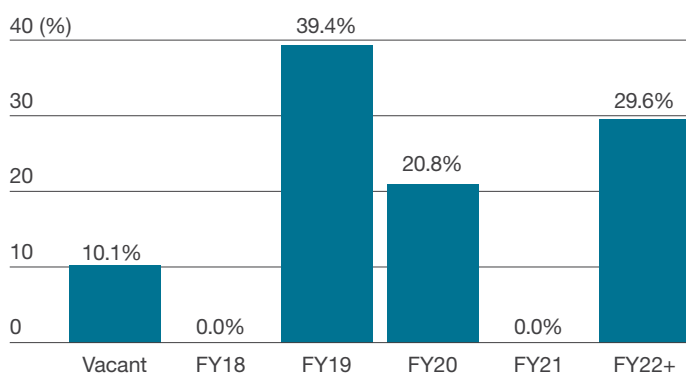
## Location

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	4 stars
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)	5,591
Occupancy (by NLA)	87.1%
WALE (by income)	2.8 years

## Major tenants (by gross income)

CSC Australia	44%
State Mercantile	32%
Chandler Macleod Services	33%

## Valuation summary

Book value	\$33.7m
Most recent independent valuation	\$33.7m
Valuation date	30 November 2017
Valuer	Savills
Capitalisation rate (current)	7.75%

# 483-517 Kingsford Smith Drive Hamilton, QLD



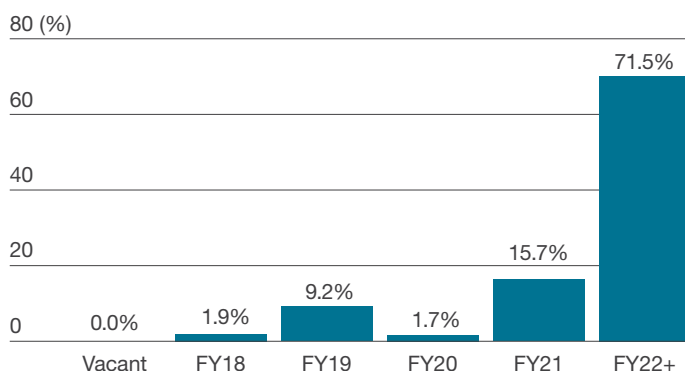
## Location

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 nine kilometres and ten kilometres south west of the Brisbane International and Domestic airports, respectively.

## Description

The Property comprises two modern commercial office buildings completed in May 2013. Building One, referred to as Kingsford Smith Drive 1 (KSD1) comprises ground floor retail anchored by a small format 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 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	4.5 stars
Ownership interest	100%
Title	Freehold
Site area	15,300 sqm
Building constructed	2013
Latest refurbishment	N/A
Car park spaces	192

## Tenancy summary

Net lettable area (by NLA)	9,322
Occupancy (by NLA)	100%
WALE (by income)	7.0 years

## Major tenants (by gross income)

Domino's Pizza Ltd	42%
Devine Ltd	16%
Collins Restaurants Management Pty Ltd	13%

## Valuation summary

Book value	\$77.0m
Most recent independent valuation	\$77.0m
Valuation date	30 November 2017
Valuer	Colliers
Capitalisation rate (current)	6.38%

# 154 Melbourne Street South Brisbane, QLD



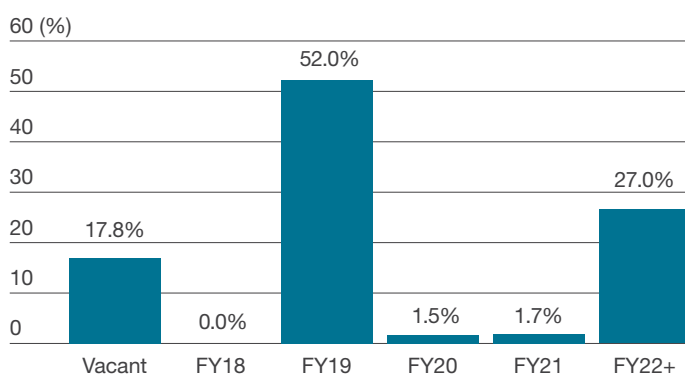
## Location

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 surrounding retail and dining amenity.

## Description

The property is improved with an 11 storey A-Grade office building which was completed in 2009. 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	5.5 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)	11,300
Occupancy (by NLA)	80.7%
WALE (by income)	2.2 years

## Major tenants (by gross income)

Department Housing & Public Works (QCAA)	43%
Department Housing & Public Works (DOJ)	36%

## Valuation summary

Book value	\$76.2m
Most recent independent valuation	\$76.0m
Valuation date	30 November 2017
Valuer	Colliers
Capitalisation rate (current)	6.75%

# 149 Kerry Road Archerfield, QLD



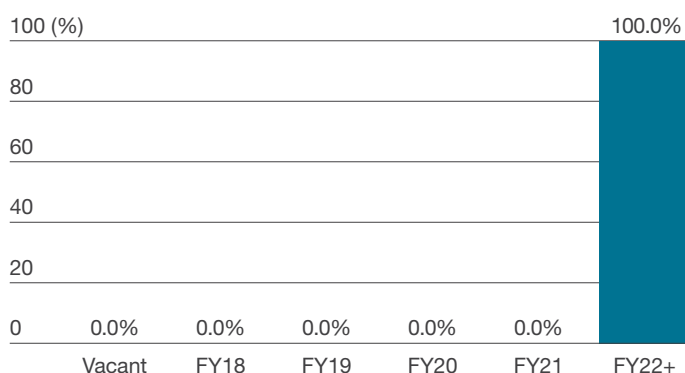
## Location

The Property is located in the centre of the Archerfield Industrial precinct, approximately 13 kilometres south of the Brisbane CBD. This precinct is at the junction of Ipswich, Beaudesert and Granard Roads all of which are major southside arterial roads. Beaudesert and Ipswich Roads continue south and west respectively, joining the Logan Motorway and interstate Mt Lindesay and Cunningham Highways. Kerry Road is the main access point to the Acacia Ridge rail marshalling yards, which is the main interchange junction for narrow and standard gauge rail changeover.

## Description

149 Kerry Road, Archerfield is a large manufacturing and storage facility with an attached single level office building, several demountable buildings, a workshop and large areas of hardstand and truck manoeuvring areas. The main facility was purpose built for BlueScope Steel (previously John Lysaght Australia) in 1991 and is in good condition.

## Expiry profile (by income)



## Asset summary

Property type	Industrial
NABERS energy rating	N/A
Ownership interest	100%
Title	Freehold
Site area	44,340 sqm
Building constructed	1991
Latest refurbishment	Periodic
Car park spaces	Multiple parking bays

## Tenancy summary

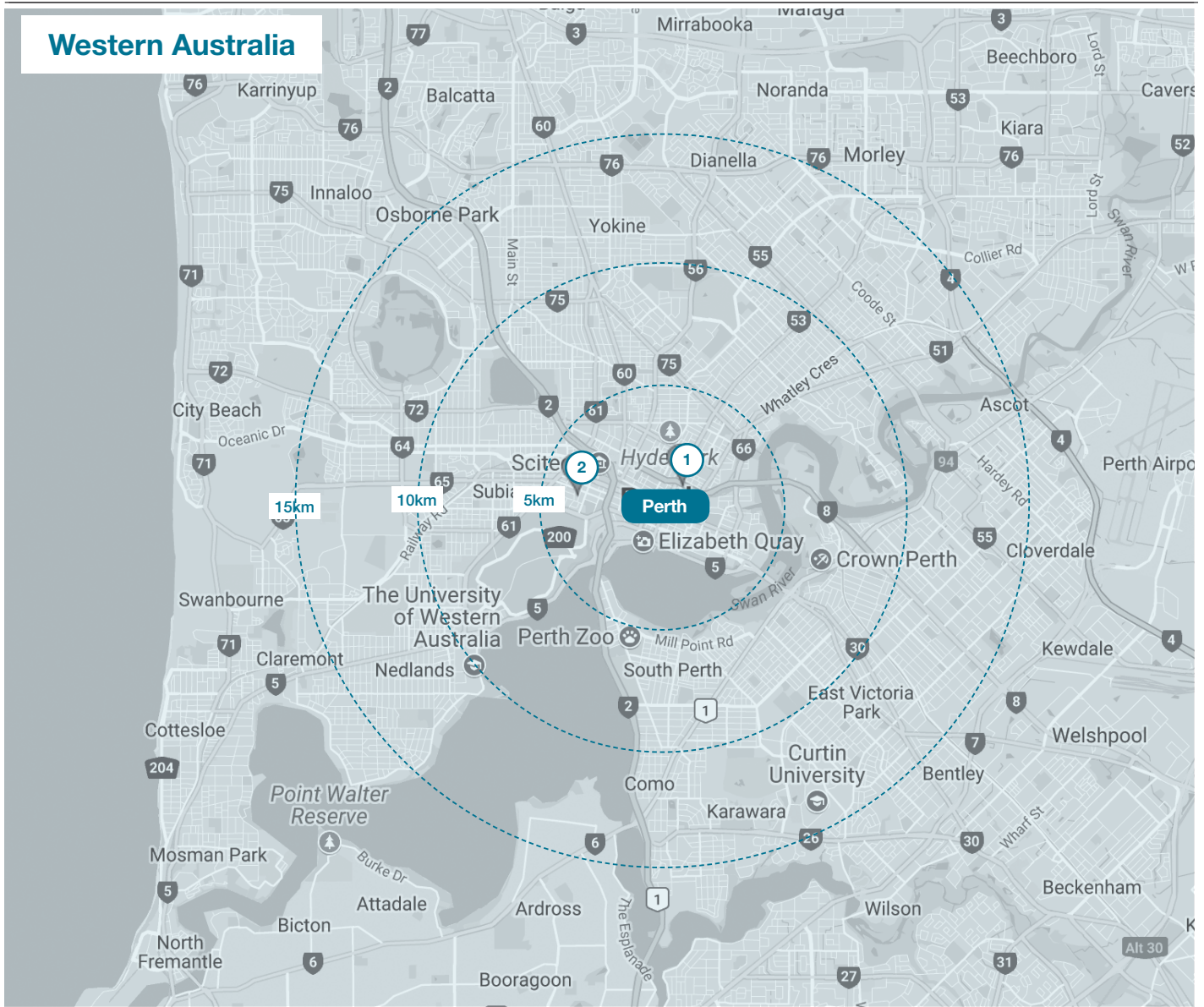
Net lettable area (by NLA)	13,774
Occupancy (by NLA)	100.0%
WALE (by income)	7.0 years

## Major tenants (by gross income)

Bluescope Steel Limited	100%
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## Valuation summary

Book value	\$27.3m
Most recent independent valuation	\$27.3m
Valuation date	30 November 2017
Valuer	CBRE
Capitalisation rate (current)	6.50%



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

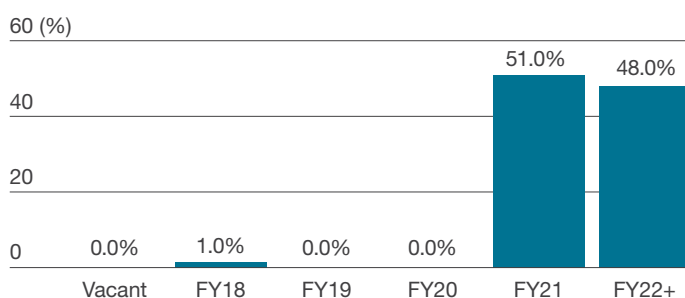
The property is located on Perth's city fringe. The precinct has progressively transformed from light industrial to mixed use amenity, such as Telstra office complex, Australia Post Business Centre, Australian Nursing Federation and various high density residential developments.

The property is situated some 500 metres south east of Mclver 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 sublease from Hatch

2) Includes existing outstanding incentives

## Asset summary

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

## Tenancy summary

Net lettable area (by NLA)	11,042
Occupancy (by NLA)	100.0%
WALE (by income)	3.4 years

## Major tenants (by gross income)

Minister for Works (WA Police) <sup>1</sup>	74%
Hatch	24%

## Valuation summary

Book value <sup>2</sup>	\$55.3m
Most recent independent valuation <sup>2</sup>	\$55.3m
Valuation date	30 November 2017
Valuer	CBRE
Capitalisation rate (current)	7.50%

# 42-46 Colin Street West Perth, WA



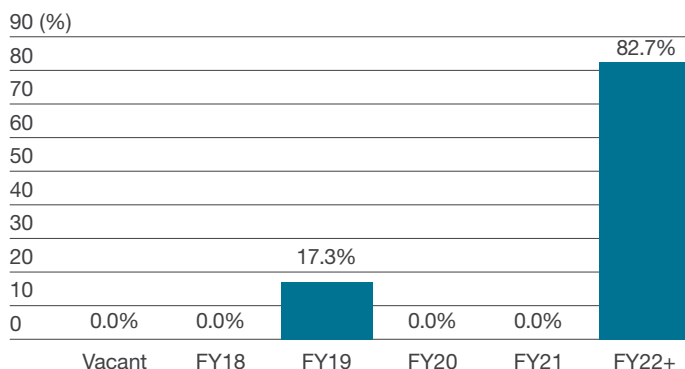
## Location

The property is located within the prime commercial and residential suburb of West Perth, within the local government administered by the City of 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 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	3.5
Ownership interest	100%
Title	Leasehold
Site area	5,147 sqm
Building constructed	2002
Latest refurbishment	N/A
Car park spaces	145

## Tenancy summary

Net lettable area (by NLA)	8,439
Occupancy (by NLA)	100.0%
WALE (by income)	4.6 years

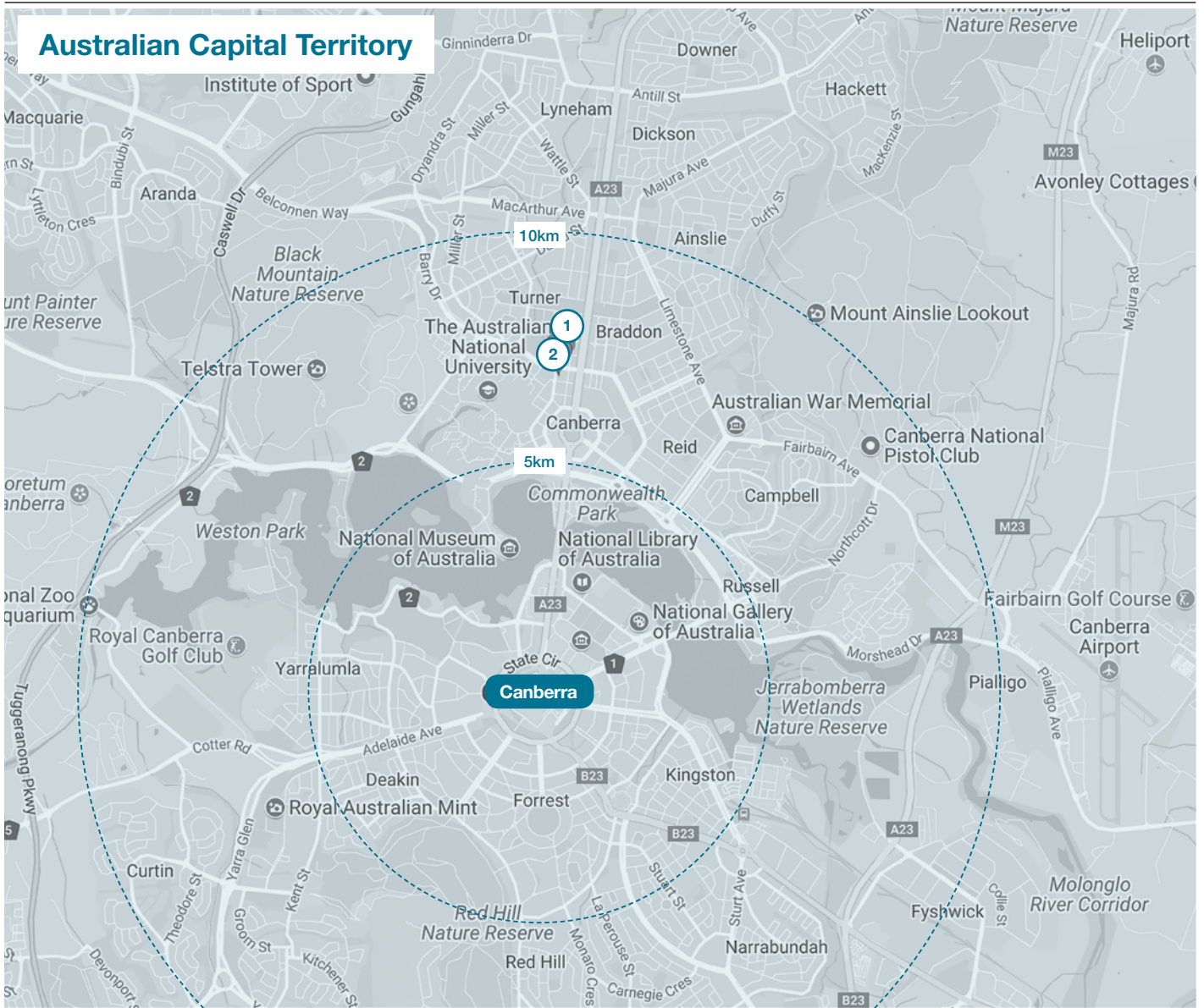
## Major tenants (by gross income)

IAG Group	95%
Geers Sullivan Pty Ltd	5%

## Valuation summary

Book value	\$33.6m
Most recent independent valuation	\$33.6m
Valuation date	30 November 2017
Valuer	Savills
Capitalisation rate (current)	7.50%

# Centuria Metropolitan REIT



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



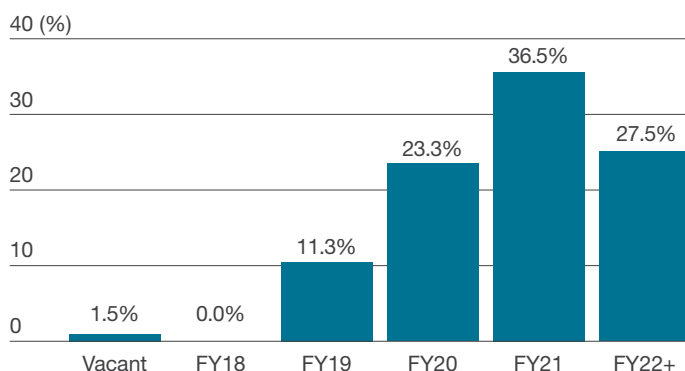
## Location

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, new end of trip facilities and signage. The capital works were undertaken at the same time as 54 Marcus Clarke Street.

## Expiry profile (By Income)



## Asset summary

Property type	Office
NABERS energy rating	3.5 stars
Ownership interest	100%
Title	Leasehold
Site area	3,847 sqm
Building constructed	1988
Latest refurbishment	2016
Car park spaces	133

## Tenancy summary

Net lettable area (by NLA)	12,132
Occupancy (by NLA)	98.2%
WALE (by income)	2.9 years

## Major tenants (by gross income)

St George Bank	13%
Aecom Australia	10%
Hays Specialists Recruitment	9%

## Valuation summary

Book value	\$62.5m
Most recent independent valuation	\$61.5m
Valuation date	30 November 2017
Valuer	Colliers
Capitalisation rate (current)	7.25%

# 54 Marcus Clarke Street Canberra, ACT



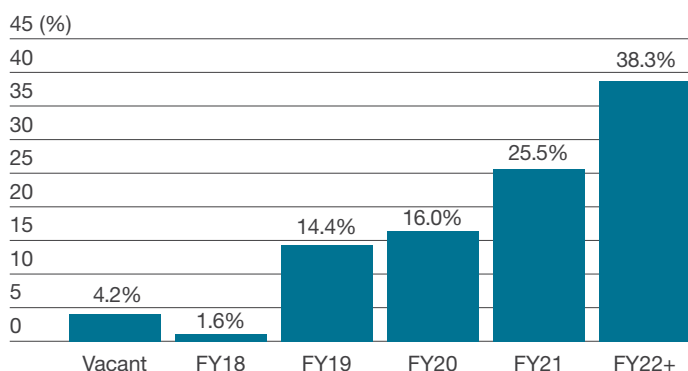
## Location

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 cars. The property recently underwent major capital works, which included the ground floor foyer, lift lobbies, signage and external paving. The capital works were undertaken at the same time as 60 Marcus Clarke Street.

## Expiry profile (by income)



## Asset summary

Property type	Office
NABERS energy rating	3 stars
Ownership interest	100%
Title	Leasehold
Site area	1,667 sqm
Building constructed	1986
Latest refurbishment	2016
Car park spaces	53

## Tenancy summary

Net lettable area (by NLA)	5,169
Occupancy (by NLA)	95.3%
WALE (by income)	4.0 years

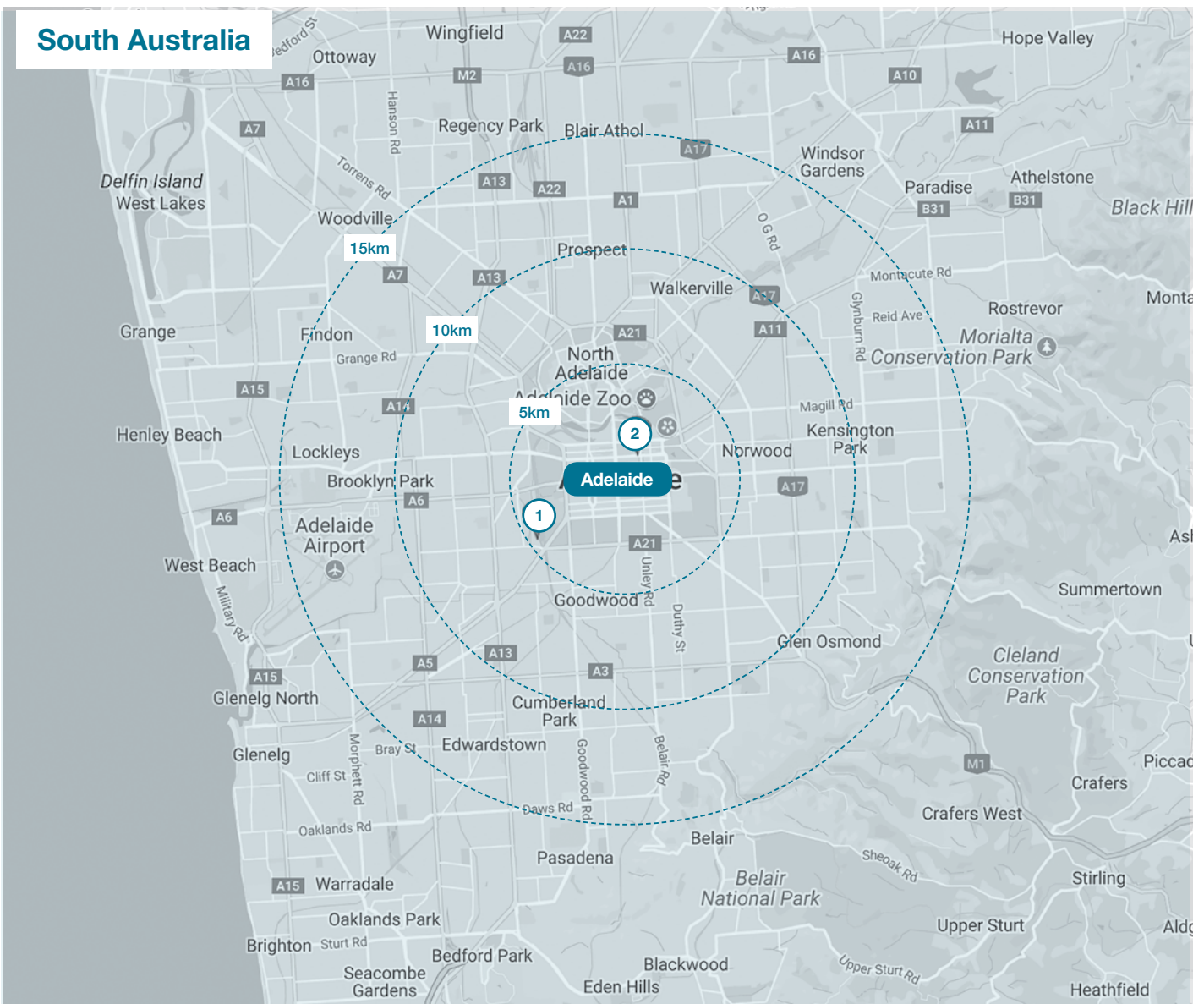
## Major tenants (by gross income)

Marcus Clarke Chambers	13%
Clarity Financial Group	11%
SHL Developments	10%

## Valuation summary

Book value	\$20.0m
Most recent independent valuation	\$19.3m
Valuation date	30 November 2017
Valuer	Knight Frank
Capitalisation rate (current)	8.00%

# Centuria Metropolitan REIT



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



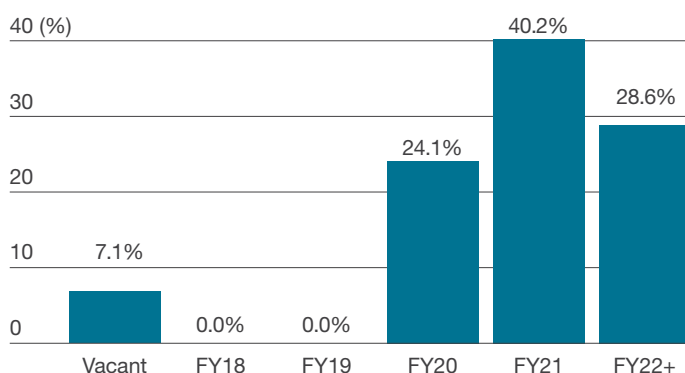
## Location

The Property is prominently located on one of Adelaide's main arterial roads approximately four kilometres south-west of Adelaide's CBD and 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 have been recently completed, which has greatly assisted in improving market rents and mitigating the leasing risk associated with a majority of the Minister for Transport & Infrastructure tenancy.

## Expiry profile (By Income)



## Asset summary

Property type	Office
NABERS energy rating	4 stars
Ownership interest	100%
Title	Freehold
Site area	19,310 sqm
Building constructed	1985
Latest refurbishment	2016
Car park spaces	326

## Tenancy summary

Net lettable area (by NLA)	8,100
Occupancy (by NLA)	92.1%
WALE (by income)	4.0 years

## Major tenants (by gross income)

Royal District Nursing Service	43%
SA Power Networks	31%
DCNS Australia Pty Limited	26%

## Valuation summary

Book value	\$31.4m
Most recent independent valuation	\$31.0m
Valuation date	30 November 2017
Valuer	JLL
Capitalisation rate (current)	8.00%

# 131-139 Grenfell Street Adelaide, SA



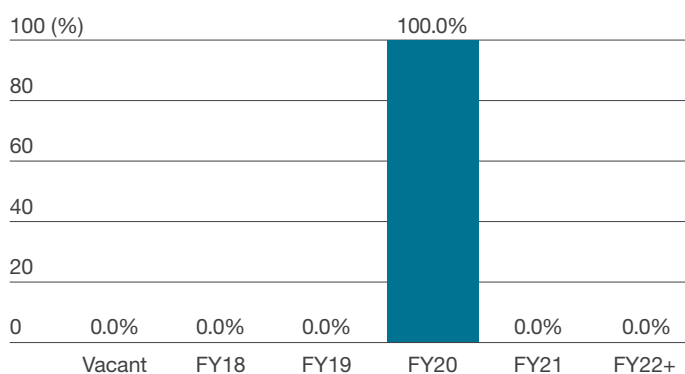
## Location

131-139 Grenfell Street is located in the core of the Adelaide CBD and within walking distance to Rundle Mall, Rundle Street 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 development known as "Conservatory on Hindmarsh".

## Expiry profile (by income)



## Asset summary

Property type	Office
NABERS energy rating	4 stars
Ownership interest	100%
Title	Freehold
Site area	1,253 sqm
Building constructed	2009
Latest refurbishment	N/A
Car park spaces	10

## Tenancy summary

Net lettable area (by NLA)	4,052
Occupancy (by NLA)	100.0%
WALE (by income)	1.9 years

## Major tenants (by gross income)

Minister for Infrastructure	100%
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## Valuation summary

Book value	\$19.3m
Most recent independent valuation	\$19.3m
Valuation date	30 November 2017
Valuer	Savills
Capitalisation rate (current)	8.00%

# Centuria Metropolitan REIT



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