

New Daily Needs Wholesale Trust

- **\$15m Margaret River Shopping Centre acquisition underpins new single-asset HNW wholesale trust**
- **Anchored by a strong performing Coles Supermarket, trading 10% above industry benchmarks¹**
- **Acquisition delivers on corporate strategy; value-add opportunity; expands wholesale network offering**
- **5.75% pa forecast starting distribution yield; Monthly distributions; Early February 2023 Fund launch**

SYDNEY (Wednesday, 11 January 2023) – Centuria Capital Group (ASX: CNI or “Centuria”) has secured the Margaret River Shopping Centre in WA for \$15million, which will underpin a new single-asset, closed-ended wholesale property fund - Margaret River Shopping Centre Trust (MRSC Trust or Trust).

Located at 132 Bussell Highway in the heart of the Margaret River, the single-level daily needs shopping centre is anchored by a Coles Supermarket and Liquorland. Approximately 81% of the shopping centre's gross income is derived from the Coles Group and this particular supermarket's Moving Annual Turnover (MAT) is 10.2% above the industry benchmark¹.

The asset is 100% occupied² and provides a 2.8-year WALE³, enabling Centuria to draw on its strong inhouse asset management and leasing capabilities to execute value-add strategies.

Jason Huljich, Centuria Joint CEO, said, “This acquisition exemplifies how we are executing our corporate strategy to secure value-add opportunities to match specific profiles within our broad unlisted investor network. We are adopting a disciplined approach to our real estate transactions and are excited to offer this opportunity to our HNW investor base.”

The acquisition adds to Centuria's existing \$1.7billion daily needs retail platform⁴.

The Trust provides a forecast starting distribution yield of 5.75% pa and an initial 10 year term⁵. It has a minimum entry investment of \$250,000. Centuria will seek to raise \$9.15million to launch the Trust. MRSC Trust will launch in early February. Settlement is expected in late March 2023.

-ENDS-

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Authorised for release by Anna Kovarik, Company Secretary.

About Centuria Capital Group

Centuria Capital Group (CNI) is an ASX-listed specialist investment manager with more than \$20 billion of assets under management (as at 30 June 2022). We offer a range of investment opportunities including listed and unlisted real estate funds as well as tax-effective investment bonds. Our drive, allied with our in-depth knowledge of these sectors and intimate understanding of our clients, allows us to transform opportunities into rewarding investments.

www.centuria.com.au

Disclaimer

Centuria Property Funds No.3 Ltd (ABN 63 091 415 833, AFSL 25 09 63) (CPF3L), a wholly owned subsidiary of the Centuria Capital Group (ASX:CNI) is the trustee for the Margaret River Shopping Centre Trust (Trust). The Trust is open to wholesale investors only. Centuria will require certification of your wholesale status prior to investment. A copy of the Information Memorandum (IM) is expected to be available on or around 31 January 2023 at www.centuria.com.au.

This information is general information only and does not take into account the objectives, financial situation or particular needs of any person. You should consider whether this information is appropriate for you and consult your financial or other professional adviser before investing. You should also obtain and read a copy of the IM relating to the Fund before making a decision to invest. Centuria and its associates will receive fees in relation

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to an investment in the Fund as disclosed in the IM. Investment in the Fund is subject to risks including possible delays in payment or loss of income and principal invested. Centuria does not guarantee the performance of the Fund.

All investments in unlisted property funds carry risk. As the Fund invests in commercial agriculture property it carries the market and property risks associated with investing in this sector, including climate and environmental risks. As a geared investment, the Fund also carries associated financial and leverage risks. Risks can impact on distribution and capital returns over the term of the Fund. It is important that you read the PDS and understand the risks of investing.

¹ Coles Margaret River Shopping Centre's (MAT) is 10.2% above the Urbis 2021 'Single Supermarket' benchmark

² As at December 2022

³ WALE by income, as at 31 March 2023

⁴ As at 30 June 2022

⁵ Distributions will be paid if declared by Centuria Property Funds No. 3 Limited and will be subject to the terms set out in the Information Memorandum expected to be issued on or around 31 January 2023.