

Centuria Acquires Busselton Boulevard Shopping Centre

- ***\$16m Busselton Boulevard Shopping Centre acquisition underpins new single-asset wholesale trust***
- ***7.50% pa forecast starting distribution yield; five-year initial term; July 2023 applications anticipated***

SYDNEY (Tuesday, 20 June 2023) – Centuria Capital Group (ASX: CNI or “Centuria”) has secured the Busselton Boulevard Shopping Centre in WA for \$16million, which will underpin a new a single-asset, closed-ended wholesale property fund, called the new Busselton Boulevard Shopping Centre Trust (BBSCT or Trust).

The daily needs neighbourhood shopping centre is anchored by a Coles Supermarket and provides a 3.25-year WALE¹ and 99% occupancy². Located on 69 Prince Street, Busselton, the single-storey shopping centre benefits from a further 15 convenience retailers. Ninety-two per cent of the centre caters to food and non-discretionary spending.

Jason Huljich, Centuria Joint CEO, said, “This was a rare opportunity to secure a high performing neighbourhood shopping centre that provides a resilient revenue stream underpinned by non-discretionary spending. This acquisition is another example of Centuria securing high-performing, quality retail assets within WA communities that will benefit from growing economies, driven by population growth³. We continue to secure value-add opportunities to match specific profiles within our broad unlisted investor network and are pleased to provide a new investment vehicle to our HNW investor base.”

The Busselton Boulevard Shopping Centre follows the success of Centuria’s Margaret River Shopping Centre Trust, which was established in January 2023 and was fully subscribed.

BBSCT provides a forecast initial starting distribution yield of 7.50% pa, monthly distributions and an initial five-year term. It has a minimum entry investment of \$100,000. Centuria will seek to raise c.\$10.7 million to launch the Trust with an anticipated launch date of July. Settlement is expected in late August 2023.

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

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For more information or to arrange an interview, please contact:

Jason Huljich
Joint CEO

Centuria Capital Limited

T: 02 8923 8923

E: jason.huljich@centuria.com.au

Tim Mitchell

Group Head of Investor Relations

Centuria Capital Limited

T: 02 8923 8923

E: tim.mitchell@centuria.com.au

Alexandra Koolman

Group Communications Manager

Centuria Capital Limited

T: 02 8923 8923

E: alexandra.koolman@centuria.com.au

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 \$21 billion of assets under management (as at 31 March 2023). 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) the trustee for the Busselton Boulevard 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 July 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

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in relation 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 retail 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 IM and understand the risks of investing.

¹ Weighted Average Lease Expiry (WALE) as at 1 June 2023

² Occupancy by income as at 1 June 2023

³ According to the ABS and RDA South West, between the 2016 and 2021 Census, Busselton experienced a 10.8% surge in its local population

⁴ As at 31 March 2023