

Centuria secures \$71m Industrial Acquisition for Institutional Mandate

- **\$70.6m industrial facility acquired for Starwood Capital's \$500m mandate**
- **Increases Last Mile Logistics Partnership (LMLP) AUM to \$147m**
- **LMLP benefits from ~\$350m of latent capital available for deployment**
- **Off-market North Rocks NSW asset provides near term rental reversion upside within key infill market**
- **Group Institutional AUM of \$2.2bn**

SYDNEY (Wednesday, 15 November 2023) – Centuria Capital Group (ASX: CNI or “Centuria”) has secured a \$70.6 million industrial logistics facility in North Rocks, NSW, on behalf of US private investment firm, Starwood Capital's, Last Mile Logistics Partnership (LMLP).

The \$500 million mandate was announced on 11 September 2023 with three seed assets totalling \$76 million. This recent acquisition nearly doubles LMLP's AUM to \$147 million, with a strong pipeline of opportunities to deploy the mandate's remaining ~\$350 million of latent capital.

The acquisition, located at 19-21 Loyalty Road, North Rocks NSW, is a dual access, multi-tenanted industrial facility totalling 19,231sqm with a low site coverage of c.41%. It provides a 2.3-year WALE¹ and 100% occupancy². North Rocks is approximately four kilometres from Parramatta's CBD and 26 kilometres from Sydney's CBD, providing proximity to c.1.5 million households within one hour's drive time³.

Jason Huljich, Centuria Joint CEO, said, “This off-market acquisition is part of Centuria's strategic industrial investment approach to secure assets for LMLP with short WALEs, which provide an opportunity to capitalise on strong rent reversion opportunities, driven by low vacancies within key urban markets.

“Acquiring 19-21 Loyalty Road builds on the Group's momentum of more than \$335 million of gross real estate activity in FY24 year to date, while adding to Centuria's \$6.0 billion industrial portfolio, reinforcing our position as one of the largest industrial landlords across Australasia.

“Our Group oversees \$2.2 billion of Institutional AUM and we expect this to continue to grow as we capitalise on targeted opportunities for our investor clients.”

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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 \$21 billion of assets under management (as at 30 September 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

¹ Weighted Average Lease Expiry (WALE) by income as at 21 September 2023

² Occupancy by income as at 21 September 2023

³ Source: SA1 data