

Centuria NZ Property Fund

Stage 2.0 Capital Raise

An investment opportunity open to all in New Zealand brought to you by one of New Zealand's leading and largest property fund managers, Centuria NZ (formerly Augusta and now part of ASX listed Centuria Capital), with over 20 years of experience and thousands of investors.

5.09% p.a.

Forecast Pre-Tax Cash Distribution* Paid to Investors Monthly.

The forecast distribution is to be partially funded by capital until additional acquisitions are made.**

- Zero bank debt following offer providing funding capability for future acquisitions and developments
- Centuria NZ Property Fund will be in an excellent position to continue to grow over time diversifying its portfolio with strategically selected assets whilst providing regular monthly cash distributions and the potential for further capital growth.
- The minimum investment amount is \$10,000. Centuria NZ has a wide range of investors with those who take the minimum through to those with several million invested across multiple offerings.
- Centuria NZ Property Fund's largest and highest value asset is the Anglesea Medical Centre with 28 tenants providing income diversification and add-value development potential.
- Exposure to the attractive healthcare property sector with its defensive characteristics and strong forecast growth.
- Centuria Capital NZ has co-invested further and subscribed for 1.15 million units in the offer, in addition to the 3.85 million units it already holds.
- Fully Underwritten.

For more information, or to request a copy of the Product Disclosure Statement visit the website or contact one of the selling agents.

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*Forecast pre-tax cash distribution for the financial periods ending 31 March 2022 and 31 March 2023.

** For FY23, 0.94% per annum of the 5.09% per annum forecast distribution is forecast to be funded from capital if no further acquisitions are made. In addition, non-recoverable repairs and maintenance expenditure equivalent to 1.07% per annum of the 5.09% per annum forecast distribution is forecast to be funded from capital in FY23.

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