

Centuria

Centuria Diversified Property Fund

Continuous Disclosure Notice (updated fees and other costs)

Centuria Property Funds Limited | 18 January 2024

Updated fees and other costs

Centuria Property Funds Limited (ACN 086 553 639) (AFSL 231 149) (Manager) is the responsible entity of the Centuria Diversified Property Fund (ARSN 611 510 699) and the Centuria Diversified Property Fund No.2 (ARSN 645 597 404), which is a stapled fund (Fund). The Manager is entitled to the fees and costs outlined in the Fund's product disclosure statement dated 30 September 2022 (PDS). The Manager is required to assess whether the amounts disclosed in the PDS need to be updated based on amounts paid in the 12 months ending 30 June 2023. The Manager has formed the view that the changes to the fees and costs disclosed for the Fund are not materially adverse to investors. Therefore, the updated fees and costs amounts are being provided to investors through this website disclosure rather than by issuing a supplementary or new product disclosure statement. The following information is to be read in conjunction with the PDS.

Fees and costs

As at 30 June 2023, the following fees and other costs applied to the Fund.

Table 1: Fund fees and costs

| TYPE OF FEE OR COST | AMOUNT | HOW AND WHEN PAID |
|---|---|--|
| Ongoing annual fees and costs¹ | | |
| Management fees and costs: The fees and costs for managing your investment. ² | Management fee: A management fee of 0.8% per annum of the Fund's Gross Asset Value ³ . | The management fee accrues daily and is payable monthly in arrears to the Manager from the assets of the Fund. |
| | Expenses (excluding Abnormal Expenses): Expenses are capped at 0.35% per annum of the Fund's Gross Asset Value. | These costs are payable when incurred from the assets of the Fund and reflected in the Stapled Unit Price. |
| | Abnormal Expenses: Nil per annum of the Fund's Gross Asset Value ⁴ . | These costs are payable when incurred from the assets of the Fund and reflected in the Stapled Unit Price. |
| | Indirect Costs: 0.11% per annum of the Fund's Gross Asset Value ⁴ . | These costs are payable when incurred from the assets of the Fund or the assets of the interposed vehicles and reflected in the Stapled Unit Price. |
| Performance fee: The amounts deducted from your investment in relation to the performance of the Fund. | 0.21% per annum of the Fund's Gross Asset Value based on the average performance fee over the five years to 30 June 2023. | The performance fee is calculated and payable quarterly within 10 days of the end of the relevant quarter from the assets of the Fund and reflected in the Stapled Unit Price. |
| Transaction costs: The costs incurred by the Fund when buying or selling assets. | 0.48% per annum of the Fund's Gross Asset Value ⁴ . | These costs (which include the establishment and placement fee and the disposal fee ⁵) are payable when incurred from the assets of the Fund or the assets of the interposed vehicles and reflected in the Stapled Unit Price. |

| TYPE OF FEE OR COST | AMOUNT | HOW AND WHEN PAID |
|--|--------|-------------------|
| Member activity related fees and costs (fees for services or when your money moves in or out of the Fund) | | |
| Establishment fee: The fee to open your investment. | Nil | Not applicable |
| Contribution fee: The fee on each amount contributed to your investment. | Nil | Not applicable |
| Buy/sell spread: An amount deducted from your investment representing costs incurred in transactions by the scheme. | Nil | Not applicable |
| Withdrawal fee: The fee on each amount you take out of your investment. | Nil | Not applicable |
| Exit fee: The fee to close your investment. | Nil | Not applicable |
| Switching fee: The fee for changing investment options. | Nil | Not applicable |

Notes:

1. Fees may be payable to your financial advisor. Such fees are not included in Table 1. For more information see "Advisor remuneration" under the heading 'Additional explanation of fees and costs' in the PDS.
2. The individual components of the management fees and costs are discussed in more detail in the PDS. under the heading 'Additional explanation of fees and costs' in the PDS.
3. The management fee may be negotiated in certain circumstances. For more information see 'Differential fees' under the heading 'Additional explanation of fees and costs' in the PDS.
4. Based on amounts paid for the year to 30 June 2023.
5. For more information see "b) Establishment and placement fee" and "d) Disposal fee" under the heading 'Additional explanation of fees and costs' in the PDS.

Table 2: Example of annual fees and costs for an investment in the Fund

This table gives you an example of how the annual fees and costs for this product can affect your investment over a one-year period. You should use this table to compare this product with other products offered by managed investment schemes.

| Example – Fund | Balance of \$50,000 with a contribution of \$5,000 during the year | |
|---|--|--|
| Contribution fees | Nil | You will not be charged a contribution fee. |
| PLUS management fees and costs | 2.07% ¹ | And , for every \$50,000 you have in the Fund, you will be charged or have deducted from your investment \$1,037 each year. |
| PLUS performance fees | 0.34% ² | And you will have \$171 deducted from your investment for performance fees each year. |
| PLUS transaction costs | 0.80 ¹ | And, you will be charged or have deducted from your investment \$399 in transaction costs. |
| EQUALS cost of Fund ³ | | If you had an investment of \$50,000 at the beginning of the year and you invested an additional \$5,000 during that year, you would be charged fees and costs between \$1,607 and \$1,768. What it costs you will depend on the fees you negotiate. |

Notes:

1. These amounts represent the ratio of the Fund's management fees and costs and transaction costs to the Fund's total average net assets for the year to 30 June 2023.
2. This amount represents the ratio of the Fund's average annual performance fee to the Fund's total average net assets for the five years to 30 June 2023.
3. The fees and costs of the Fund will change over time as the costs of managing the Fund and the Fund's investments change and based on the performance of the Fund. For example, in years where the Fund acquires a real property asset, directly or indirectly, an establishment and placement fee and transaction costs will be paid and the Fund's transaction costs will therefore be higher than in years when the Fund does not make an acquisition. Changes to the fees and costs of the Fund may take the form of a notice on the Fund's Website. Further information is included under the heading 'Additional explanation of fees and costs' in the PDS.

Additional explanation of fees and costs

Abnormal Expenses

For the year to 30 June 2023, the Fund did not incur any Abnormal Expenses.

Performance fee

The Fund's average performance fee for the five-year period from 1 July 2018 to 30 June 2023 is 0.21% per annum of the Fund's Gross Asset Value.

Transaction costs

The total gross transaction costs for the financial year ending 30 June 2023 is 0.48% of the Fund's Gross Asset Value (i.e. \$48 out of every \$10,000 of the Fund's Gross Asset Value).

The Fund's transaction costs are entirely dependent on the investment mix and activity of the Fund and are disclosed based on the audited financial accounts for the financial year ending 30 June 2023.

Transaction costs incurred by the Fund include the following:

| TRANSACTION COST | AMOUNT (% OF GROSS ASSET VALUE) | HOW AND WHEN PAID |
|---|---------------------------------|--|
| Stamp duty | 0.00% | Payable from Fund assets when incurred |
| Establishment and placement fee | 0.26% | As above |
| Acquisition consultancy costs incl. legal, valuation, due-diligence and tax | 0.00% | As above |
| Disposal fee | 0.00% | As above |
| Disposal consultancy costs incl. legal, sales, marketing and tax | 0.22% | As above |
| Total | 0.48% | As above |