

Centuria

Fund Payment Notice in respect of the distribution for the month ended June 2024

Centuria Property Funds Limited (CPFL), as the responsible entity of Centuria Diversified Property Fund (the Trust), declares that the Trust is a withholding managed investment trust for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 (the Act), in respect of the month ended June 2024. In addition, CPFL declares that the Trust is an attributed managed investment trust (AMIT) for the purposes of Division 12A of the Act, in respect of the month ended June 2024.

Details of the distribution for the month ended June 2024 are as follows:

Record date	30 June 2024
Payment date	24 July 2024
Distribution per Trust unit	0.425 cents

The estimated taxation components below are provided solely for the purposes of complying with Subdivision 12-H and Division 12A of Schedule 1 of the Act and should not be used for any other purpose:

	Cents per unit
Australian Income – Other income	0.179180
Capital Gains – Discount (Taxable Australian Real Property) grossed up value	0.267266
Capital Gains – Other method (Taxable Australian Real Property)	0.267266
Total Fund Payment	0.713712
Interest Income	0.010169
Amounts not subject to Withholding Taxes	(0.298881)
Total Cash Distribution	0.425000

For the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the Act, this distribution includes a fund payment amount of 0.713712 cents per unit.

Australian tax residents should not rely on this notice for the purposes of their income tax returns.

Details of the full year components of distributions will be provided in the Attribution Managed Investment Trust Member Annual (AMMA) statement which will be sent to securityholders post June 2024.