

Centuria

Monthly fund update
December 2024

Centuria Agriculture Fund

ARSN 653 947 892 & ARSN 653 946 402 | APIR - CNT3531AU



Distribution rate of
6.00 CPU, annualised¹



Monthly
income²



Invest with as
little as \$10k



Limited withdrawal
facility³



The Centuria Agriculture Fund⁴ (CAF, Fund) is an open-ended unlisted property fund that aims to provide Investors with stable income returns and the potential for capital growth by investing in a diversified agricultural property portfolio.

Centuria Property Funds Limited ABN 11 086 553 639 is the Responsible Entity for the Centuria Agriculture Fund. It is a wholly owned subsidiary of the ASX listed Centuria Capital Group which has more than \$21bn⁵ in group assets under management across property funds and investment bonds.

1. Monthly distribution rate paid for the month of December 2024, annualised. The monthly distribution rate is updated each month and is not a forecast. Past performance is not a reliable indicator of future performance. For full historical performance please visit centuria.com.au/caf.
2. The Fund intends to pay monthly distributions and will be subject to the terms set out in the PDS.
3. Withdrawals are limited to the terms detailed in the Fund's PDS and are subject to the Fund's liquidity policy. The ability of the Fund to offer quarterly withdrawals is not guaranteed.
4. It is a stapled fund comprising Centuria Agriculture Fund I ARSN 653 947 892 (CAF I) and Centuria Agriculture Fund II ARSN 653 946 402 (CAF II).
5. AUM as at 30 June 2024 including assets exchanged but not yet settled, cash and other assets.

Fund performance breakdown as at 31 December 2024¹

	6 MTH (%)	1 YR (%)	2 YR (%)	INCEPTION (% P.A) ²
Distribution	3.13	5.95	5.55	5.41
Capital	1.02	-0.03	-0.57	-0.65
Total net return	4.15	5.92	4.98	4.76

Monthly distribution (previous 6 months)

	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24
Distribution (CPU) ³	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000

Fund summary

Fund structure	A multi-asset, open-ended unlisted agricultural property fund
Target asset allocation	Agricultural properties (direct and indirect) (90-100%) A-REITs, cash or cash-like products (0-10%)
Minimum investment	\$10,000
Unit pricing/applications	Daily (business days)
Distributions⁴	Paid monthly
Withdrawals⁵	Processed quarterly
Valuations⁶	Valuations of property investments occur twice per year (minimum)

Key portfolio metrics as at 31 December 2024⁷

Property assets	5
Property portfolio	\$448,250,000
Capitalisation rate	6.76%
Number of tenants	5
Fund WALE (years)	16.5
Fund occupancy	100%

Loan to value ratio (LVR)⁸

Current LVR	48.7%
Maximum LVR	60.0%

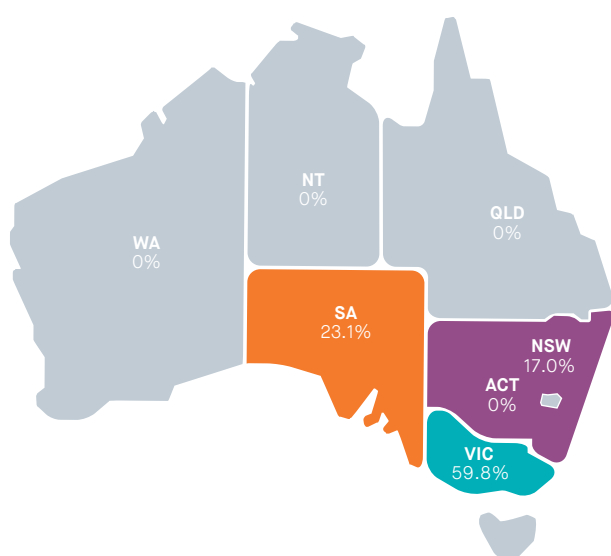


- Annualised total return figures reflect compounded monthly returns generated from both capital and income (including reinvestment). Annualised income returns are presented as the sum of the monthly income returns. The returns presented are reflective of any performance fees paid. Returns of less than 1 year are not annualised.
- Inception date of CAF occurred on 20 July 2022.
- Cents per Unit (CPU). Distribution figures are monthly and are not annualised. Past performance is not a reliable indicator of future performance.
- The Fund intends to pay monthly distributions and will be subject to the terms set out in the PDS.
- Withdrawals are limited to the terms detailed in the Fund's PDS. The ability of the Fund to offer quarterly withdrawals is not guaranteed.
- Includes independent and/or internal valuations.
- Updated on a quarterly basis and for significant portfolio changes. The valuation information is outlined on the Fund's continuous disclosure page.
- The LVR is as at 31 December 2024, based on independent valuations as defined under the debt facility agreements.

Investment portfolio¹ as at 31 December 2024

	FUND WEIGHTING (%)	VALUATION (\$M)	PROPERTY VALUATION CAP RATE (%)	OCCUPANCY (%)	WALE (BY INCOME)
Direct properties					
264 Copelands Road, Warragul VIC	38.99	178.25	6.15	100	16.93
709 Port Augusta Highway, Port Augusta SA	15.85	72.45	7.00	100	17.96
160 Elm Street, Guyra NSW	16.68	76.25	7.00	100	13.25
234 Carmelo Road, Riverlea Park SA	6.85	31.30	7.00	100	8.98
1051 - 1093 Numurkah Road, Katunga VIC	19.69	90.00	7.50	100	19.51
Liquid assets					
Cash	1.94	8.87			
Total investment portfolio	100				

Portfolio geographic diversification



New South Wales 17.0%	160 Elm Street, Guyra
South Australia 23.1%	709 Port Augusta Highway, Port Augusta 234 Carmelo Road, Riverlea Park
Victoria 59.8%	264 Copelands Road, Warragul 1051 - 1093 Numurkah Road, Katunga



264 COPELAND ROAD, WARRAGUL VIC

1. Updated on a quarterly basis and for significant portfolio changes. The valuation information is outlined on the Fund's continuous disclosure page.

How to invest

- Step 1:** Read the Product Disclosure Statement (PDS) and the Target Market Determination (TMD) in full before making any investment decision. The PDS and TMD can be obtained by visiting the Fund's website centuria.com.au/caf, or by calling the Investor Services Team on 02 8923 8923 or emailing contactus@centuria.com.au.
- Step 2:** Complete the application pack in the back of the PDS or via the online application at centuria.com.au/caf/apply.
- Step 3:** Make payment for your application documents via EFT, BPay or cheque.

Centuria Investor website

You can access all information relating to your Centuria investments at centuriainvestor.com.au.

Contact details

Centuria Unlisted Property Funds

Direct investors:

Please contact the Investor Services Team

Phone: 1300 22 44 24

Fax: 02 9460 2960

Email: contactus@centuria.com.au

Financial advisers:

Please contact your Distribution Team representative

Phone: 02 8923 8923

Email: contactus@centuria.com.au

Centuria Property Funds Limited ABN 11 086 553 639 AFSL 231149 | centuria.com.au | contactus@centuria.com.au | +61 2 8923 8923



SUNDROP FARMS, PORT AUGUSTA SA

Disclaimer: Issued by Centuria Property Funds Limited ABN 11 086 553 639, AFSL 231149 as the Responsible Entity for the Centuria Agriculture Fund I ARSN 653 947 892 and the Centuria Agriculture Fund II ARSN 653 946 402 (collectively, Fund). The information contained in this document 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 advisor before investing. In particular, you should obtain and read a copy of the Product Disclosure Statement (PDS) relating to the Fund before making a decision to invest. The PDS is available from Centuria's website (centuria.com.au). A Target Market Determination (TMD) has been issued for this product and can be found at: centuria.com.au/DDO/. Past performance is not a reliable indicator of future performance.