

# Centuria

Fund Update  
March 2026

## Centuria Industrial Income Fund No. 2 ARSN 663 453 487



### Financial snapshot

Fund commencement date	9 November 2022
Unit price	0.84 <sup>1</sup>
Net asset backing	0.79 <sup>2</sup>
Distribution rate (cents per unit)	7.25 <sup>3</sup>
Weighted average lease expiry (WALE) (years)	3.0 <sup>4</sup>
Fund term expiry	8 November 2027

### Property details

ASSET VALUES	
Property address	69-79 Diesel Drive, Paget, QLD
Purchase price (Dec 22)	\$35.50m
Current valuation (Dec 25)	\$34.25m
Cap rate (Dec 25)	7.75%
Valuer	Directors

The key metrics of the latest valuation are outlined in the table above.

### Property statistics

	INITIAL <sup>5</sup>	JUN-25	DEC-25
Unit price	1.00	0.85	0.84
Net asset backing	0.86	0.79	0.79
Property occupancy rate	100%	100%	100%
Weighted average lease expiry (WALE) (years) <sup>6</sup>	6.1	3.5	3.0

1. As at 31 December 2025

2. Based on the most recent audited accounts as at 31 December 2025

3. March 2026 annualised.

4. WALE by income as at 31 December 2025.

5. Based on the Product Disclosure Statement dated 14 November 2022.

6. WALE by income.

7. As at 31 December 2025.

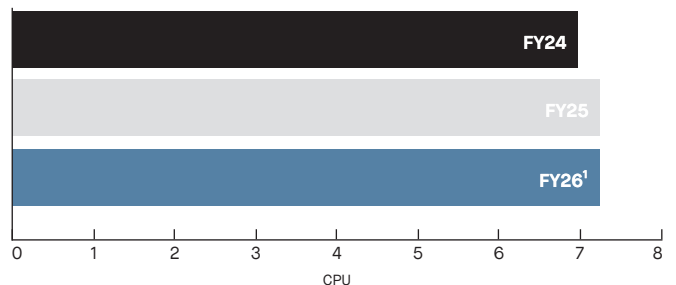
8. The LVR is as at 31 December 2024 and based on the most recent independent valuation as defined under the debt facility agreement

### Debt summary

	CURRENT PERIOD <sup>7</sup>	LOAN COVENANTS
Total facility limit	\$17.60m	
Undrawn amount	\$0.74m	
Loan expiry	08 Dec. 2027	
% of debt hedged	-	
Loan to value ratio (LVR)	48.9% <sup>8</sup>	65.0%

### Distribution details

#### ANNUALISED DISTRIBUTION



1. March 2026 annualised.

The forecast distribution rate of 7.25 cents per unit (annualised) is in line with the 2026 financial year forecast. Should there be any material departures from this forecast, an out of cycle Investor update will be provided. Should there be any material departures from this forecast, an out of cycle investor update will be provided.

This forecast distribution rate reflects the current performance of the Fund and assumes all tenants will satisfy their contractual obligations under their respective leases within a timely manner. It also assumes there are no significant unforeseen capital costs and no material changes to the Fund's financial obligations.

Management is currently preparing budgets for the 2027 financial year ('FY27'). The recent increase in interest rates, as well as forecast

increases, are expected to place downward pressure on the forecast FY27 distribution rate. The full impact of interest rates on forecast distributions (if any) will be assessed as part of our budgeting process and confirmed in our next investor update in July 2026.

## Centuria investor website

You can access all information relating to your Centuria investments at **[centuriainvestor.com.au](https://centuriainvestor.com.au)**.

## Contact details

If you require assistance with your Centuria Investor account or have any questions regarding your investment in the Fund, please contact **Centuria Investor Services on 1800 182 257** (within Australia); **+61 2 9290 9689** (outside Australia) or by email on **[property.enquiry@centuriainvestor.com.au](mailto:property.enquiry@centuriainvestor.com.au)**