

Centuria

Fund Update
March 2026

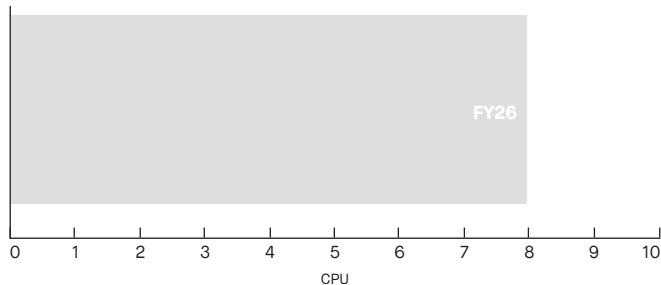
Centuria Logan Super Centre Fund

Financial snapshot

Fund commencement date	24 April 2025
Net Asset Backing	1.12 ¹
Distribution rate (cents per unit)	8.00 ²
Weighted average lease expiry (WALE) (years)	2.74 ³
Next investor vote on term of Fund	24 April 2030

Distribution details

ANNUALISED DISTRIBUTION



The distribution rate of 8.00 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.

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.

1. Net Asset Backing = Net Assets divided by the number of Units on Issue. For investment structures where the Units on Issue are not reflective of the dollar value of investments (i.e. Syndicates), Net Assets are divided by the original investor equity contribution in dollar terms. Net Assets are adopted from Balance Sheets as at 31 December 2025.
2. Annualised distribution rate as at 31 March 2026.
3. WALE by Income as at 31 March 2026.
4. Excluding on-costs
5. WALE by Income
6. Fund's drawn debt is hedged until 15 Mar 2030.
7. Based on most recent valuation.



Property details

ASSET VALUES	
Property address	3525-3537 Pacific Highway, Slacks Creek, QLD
Purchase price (Apr 25)	\$115.0m ⁴
Current valuation (Jun 25)	\$120.0m
Cap rate (Jun 25)	6.75%
Valuer	CBRE

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

Property statistics

	SEP-25	MAR-26
Property occupancy rate	100%	100%
Weighted average lease expiry (WALE) (years) ⁵	3.16	2.74

Debt summary

	CURRENT PERIOD	LOAN COVENANTS
Total facility limit	\$60.33m	
Undrawn amount	\$5.7m	
Loan expiry	24-Apr-30	
% of debt hedged	52.40% ⁶	
Loan to value ratio (LVR)	45.50% ⁷	65.00%

Centuria investor website

You can access all information relating to your Centuria investments at **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**

Note: The latest RG46 Statement for the Fund is available at **centuriainvestor.com.au** It includes gearing ratio (calculated using ASIC methodology), gearing covenant sensitivities, details of the related party transactions in the period and further information on the source of distributions.

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