

Centuria

Fund Update
March 2026

Centuria Manning Mall Fund

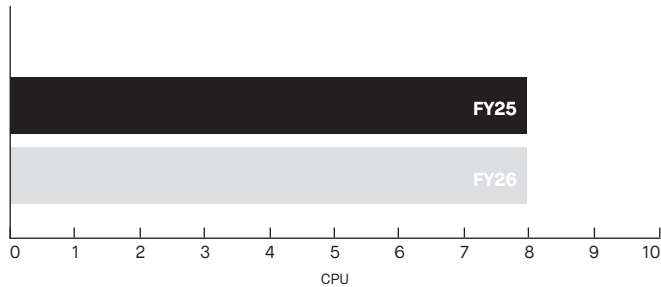


Financial snapshot

Fund commencement date	2 December 2024
Net Asset Backing	0.88 ¹
Distribution rate (cents per unit)	8.00 ²
Weighted average lease expiry (WALE) (years)	3.92 ³
Fund term expiry	1 December 2029

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.

Property details

ASSET VALUES	
Property address	81 Manning Street, Taree NSW 2430
Purchase price (Dec 24)	\$34.85m
Previous valuation (Sep 24)	\$34.85m
Current valuation (Jun 25)	\$34.85m
Cap rate (Jun 25)	8.38%
Valuer	Director

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.

Property statistics

	SEP-25	MAR-26
Property occupancy rate	93%	91%
Weighted average lease expiry (WALE) (years) ¹	4.33	3.92

Debt summary

	CURRENT PERIOD ²	LOAN COVENANTS
Total facility limit	\$19.17m	
Undrawn amount	\$1.74m	
Loan expiry	2-Dec-29	
% of debt hedged	50.0% ³	
Loan to value ratio (LVR)	50.0% ⁴	65.0%

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.

1. WALE by income.
2. As at 31 March 2026.
3. 50% of the Fund's drawn debt is hedged until December 2027.
4. Based on the most recent valuations.

Disclaimer: Issued by Centuria Property Funds No.3 Ltd., ABN 63 091 415 833, holder of AFSL 250963. The information in this document is general information only and does not take into account your personal financial circumstances, needs or objectives. We recommend you speak with your financial and/or taxation advisor before making any decisions in relation to your investment.