

Centuria

Fund Update
March 2026

Centuria Port Adelaide Industrial Fund ARSN 689 742 505

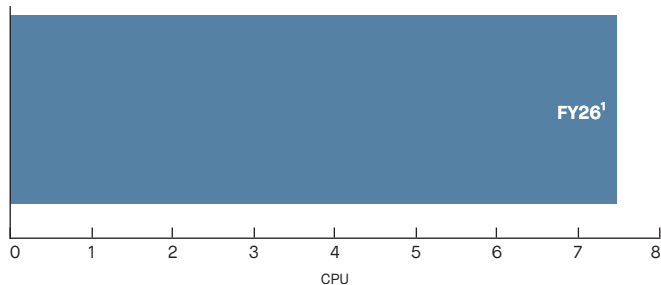


Financial snapshot

Fund commencement date	
Net asset backing	\$0.94 ¹
Distribution rate (cents per unit)	7.5 ²
Weighted average lease expiry (WALE) (years)	3.1 ³
Next investor vote on term of Fund	To be advised

Distribution details

ANNUALISED DISTRIBUTION



1. Forecast (annualised).

The forecast distribution rate of 7.50 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	25-91 Bedford St, Gillman SA
Purchase price (Jul 25)	\$216.5m
Current valuation (Dec 25)	\$216.5m
Cap rate (Dec 25)	7.63%
Valuer	Director

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

Property statistics

	INITIAL ⁴	DEC-25
Net asset backing	\$0.94	\$0.94
Property occupancy rate	100%	100%
Weighted average lease expiry (WALE) (years)	3.4	3.1

Debt summary

Total facility limit	\$108.1m ³	
Undrawn amount	\$6.4m ³	
Loan expiry	1-Nov-28	
% of debt hedged	50.0% ⁵	
Loan to value ratio (LVR)	50.0% ⁶	65.0%
Interest cover ratio (ICR)	1.97 ⁷	1.50

1. Based on the most recent audited accounts as at 31 December 2025. Without the Mark to Market of the Fund's interest rate swap, the NAB per unit in the Fund is \$0.93.

2. December 2025 quarter, annualised.

3. As at 31 December 2025.

4. Based on the Product Disclosure Statement dated 27 August 2025.

5. The Fund's drawn debt is 50.0% hedged at a rate of 3.38% p.a. plus the margin of 1.30% p.a. until 15 Dec 2028.

6. The LVR is as at 31 Dec 2025 and based on the most recent independent valuation as defined under the debt facility agreement.

7. The stated ICR figures are based on the most recent audited accounts as at 31 Dec 2025.

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**