

# Centuria

Fund Update  
March 2026

## Centuria Select Opportunities Fund



### Financial snapshot

Deployment period expiry	15 April 2025
Fund commencement date	15 April 2025
Net asset backing	\$1.06 <sup>1</sup>
Distribution rate (cents per unit)	3.17 <sup>2</sup>
Weighted average lease expiry (WALE) (years)	2.6 <sup>3</sup>
Next investor vote on term of Fund	15 April 2030

### Portfolio statistics

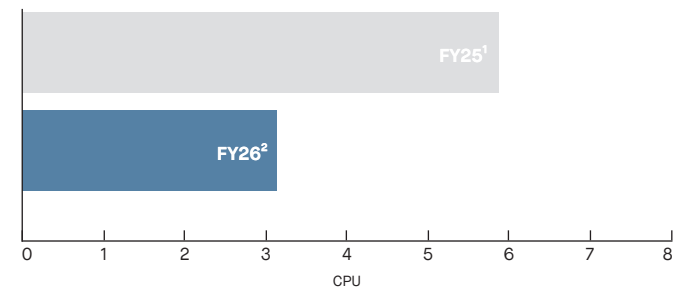
	INITIAL <sup>4</sup>	JUN-25	DEC-25
Net asset backing	\$1.00	\$1.04	\$1.06
Portfolio occupancy rate	100%	100%	100%
Weighted average lease expiry (WALE) (years)	3.3	3.1	2.6

### Debt summary

	CURRENT PERIOD	LOAN COVENANTS
Total facility limit	\$49.0m	
Undrawn amount	\$3.9m <sup>3</sup>	
Loan expiry	28-Apr-28	
% of debt hedged	49.2% <sup>5</sup>	
Loan to value ratio (LVR)	47.0% <sup>6</sup>	60.0%
Interest cover ratio (ICR)	1.7 <sup>7</sup>	1.5

### Distribution details

#### ANNUALISED DISTRIBUTION



1. Comprising 5.0 cpu special distribution and 0.89 cpu distributions

2. Forecast (annualised).

The distribution rate of 3.17 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.

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.

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 would remain at \$1.06 per unit.
2. December 2025 quarter, annualised.
3. As at 31 Dec 2025.
4. Initial assumed as deployment period expiry as at 15 April 25
5. As at 31 Dec 2025 the Fund's drawn debt is 42.9% hedged at a blended rate of 3.47% with a weighted average expiry of 21 Feb 2028.
6. The LVR is as at 31 Dec 2025 and based on the most recent independent valuations as defined under the debt facility agreement.
7. The stated ICR figures are based on the most recent financial accounts as at 31 Dec 2025.

## Portfolio details

PROPERTY ADDRESS	PURCHASE PRICE	PREVIOUS VALUATION (JUN 24)	CURRENT VALUATION (DEC 25)	CAP RATE (DEC 25)	VALUER
93-103 Pacific Dr, Keysborough VIC	\$20.6m	\$23.0m	\$23.0m	5.75%	Directors'
26 Redfern St, Wetherill Park NSW	\$18.1m	\$24.0m	\$24.3m	5.50%	Directors'
7 Brandwood Street, Royal Park SA	\$21.9m	\$22.4m	\$23.3m	6.25%	Directors'
7-11 & 25-27 Gauge Circuit, Canning Vale WA	\$27.0m	\$27.0m	\$27.3m	7.00%	Directors'
<b>TOTAL</b>	<b>\$87.6m</b>	<b>\$96.4m</b>	<b>\$97.9m</b>	<b>6.16%</b>	

## 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).