

# Centuria

Monthly fund update  
May 2026

## Centuria Diversified Property Fund

CDPF (ARSN 611 510 699) and CDPF No. 2 (ARSN 645 597 404) | APIR CODE: CNT9370AU



Distribution rate of  
3.50 CPU, annualised<sup>1</sup>



Monthly  
income<sup>2</sup>



Invest with as  
little as \$10k



Limited withdrawal  
facility<sup>3</sup>



36 CARIBOU DRIVE, DIREK SA

The Centuria Diversified Property Fund (Fund)<sup>4</sup> is an open-ended unlisted property fund that aims to provide investors with stable income returns and the potential for capital growth by investing in a diversified property portfolio.

Centuria Property Funds Limited ABN 11 086 553 639 AFSL 231149 is the Responsible Entity for the Centuria Diversified Property Fund. It is a wholly owned subsidiary of the ASX listed Centuria Capital Group which has \$21.8b<sup>5</sup> in group assets under management on behalf of retail and institutional investors across listed and unlisted property funds as well as investment bonds.

1. Monthly distribution rate paid for the month of May 2026, annualised. The monthly distribution rate is updated each month and is not a forecast. Past performance is not a reliable indicator of future performance. For full historical performance please visit [centuria.com.au/cdpf](http://centuria.com.au/cdpf).
2. Monthly distributions will be paid if declared by the Fund and will be subject to the terms set out in the Product Disclosure Document (PDS).
3. Withdrawals are limited to the terms detailed in the Fund's PDS and are subject to the Fund's liquidity policy. The ability of the Fund to offer quarterly withdrawals is not guaranteed. Updated information on withdrawals is outlined on the Fund's continuous disclosure page.
4. It is a stapled fund comprising Centuria Diversified Property Fund ARSN 611 510 699 (CDPF) and Centuria Diversified Property Fund No. 2 ARSN 645 597 404 (CDPF No. 2) together, the Centuria Diversified Property Fund.
5. Assets Under Management as at 31 December 2025 including assets exchanged but not yet settled, cash and other assets.

## Fund performance breakdown (as at 31 May 2026<sup>1 2</sup>)

	6 MTH (%)	1 YR (% P.A)	3 YR (% P.A)	5 YR (% P.A)	INCEPTION (% P.A.) <sup>3</sup>
<b>Distribution</b>	2.27%	4.66%	4.75%	4.62%	4.21%
<b>Capital</b>	2.19%	1.27%	-9.03%	-4.71%	1.70%
<b>Total return</b>	4.46%	5.93%	-4.28%	-0.09%	5.91%

## Monthly distribution (previous 6 months)

	DEC-25	JAN-26	FEB-26	MAR-26	APR-26	MAY-26
<b>Distribution (CPU)<sup>4</sup></b>	0.3125	0.2917	0.2917	0.2917	0.2917	0.2917

## Fund summary

<b>Fund structure</b>	A multi-asset, open-ended unlisted property fund
<b>Target asset allocation</b>	Direct Property and unlisted property funds (90-100%) A-REITs, cash or cash-like products (0-10%)
<b>Minimum investment</b>	\$10,000
<b>Unit pricing/applications</b>	Daily (business days)
<b>Distributions<sup>5</sup></b>	Paid monthly
<b>Withdrawals<sup>6</sup></b>	Processed quarterly
<b>Valuations<sup>7</sup></b>	Valuations of property investments occur twice per year (minimum)

## Key portfolio metrics (as at 31 March 2026)

<b>Portfolio assets</b>	11
<b>Carrying value</b>	\$162,118,925
<b>Weighted capitalisation rate<sup>8</sup></b>	6.77%
<b>Net lettable area (SQM)<sup>9</sup></b>	39,656
<b>Number of tenants</b>	53
<b>WALE (years)<sup>10</sup></b>	5.6
<b>Weighted occupancy<sup>10</sup></b>	88.51%
<b>Weighted NABERS rating<sup>11</sup></b>	5.3 Stars

## Top 10 existing tenants weighted by income (as at 31 March 2026)

	TENANT	% INVESTMENT WEIGHTED INCOME	PROPERTY
1	Entain	21.84%	25 Montpelier Road, Bowen Hills, QLD
2	Apex Steel	19.23%	36 Caribou Drive, Direk, SA
3	Transport Accident Commission	10.16%	60 Brougham Street, Geelong, VIC
4	Cleanaway	8.47%	171 Camboon Road, Malaga, WA
5	Busy Bees Childcare	5.79%	26 Westbrook Parade, Ellenbrook, WA & 40 John Rice Avenue, Elizabeth Vale, SA
6	Lives Lived Well	4.34%	25 Montpelier Road, Bowen Hills, QLD
7	Adrian Partners	4.00%	25 Montpelier Road, Bowen Hills, QLD
8	Honeywell Ltd	3.83%	25 Montpelier Road, Bowen Hills, QLD
9	Reece Australia	2.26%	25 Montpelier Road, Bowen Hills, QLD
10	Landray Pty Ltd	1.63%	13 - 15 Compark Circuit, Mulgrave, VIC



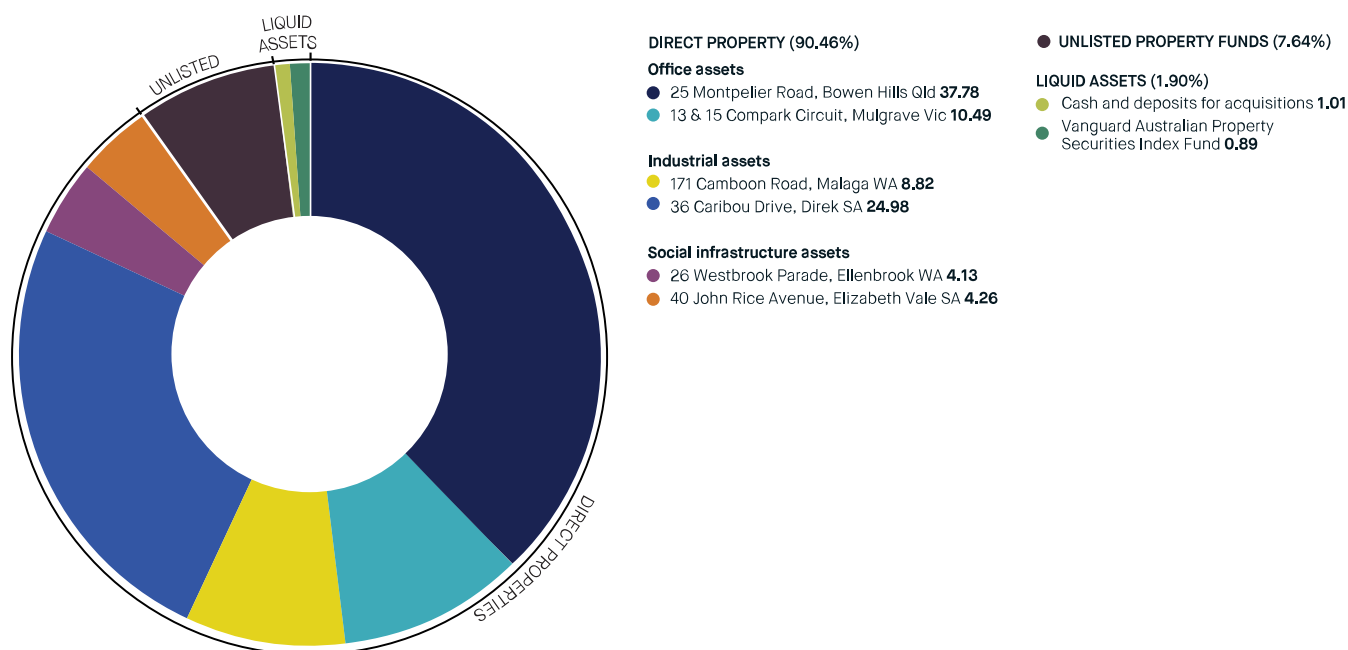
26 WESTBROOK PARADE, ELLENBROOK WA

## Gearing

<b>Current gearing<sup>12</sup></b>	39.6%
<b>Maximum gearing</b>	60.0%

- Annualised total return figures reflect compounded monthly returns generated from both capital and income (including reinvestment). Annualised income returns are presented as the sum of the monthly income returns. The returns presented are reflective of any performance fees paid. Returns of less than 1 year are not annualised. Past performance is not a reliable indicator of future performance.
- The implementation of the Stapled Fund occurred on 27 May 2022. The performance shown here illustrates the performance of CDPF (standalone) prior to implementation, and the performance of the Stapled Fund (CDPF and CDPF No. 2 consolidated) following implementation.
- Inception date of CDPF, prior to merger, is 24 June 2016. The implementation of the stapling of CDPF and CDPF No.2 occurred on 27 May 2022.
- Cents per Unit (CPU). Distribution figures are monthly and are not annualised. Past performance is not a reliable indicator of future performance.
- Monthly distributions will be paid if declared by the Fund and will be subject to the terms set out in the PDS.
- Withdrawals are limited to the terms detailed in the Fund's PDS. The ability of the Fund to offer quarterly withdrawals is not guaranteed.
- Includes independent and/or internal valuations.
- Weighted by fund allocation.
- Direct property portfolio only.
- Weighted by gross income.
- The NABERS energy rating is for the Fund's office assets only. The Fund's industrial and social infrastructure assets are not subject to rating.
- Based on unaudited management accounts. Weighted gearing on a look through basis as at 31 December 2025.

## Asset allocation<sup>1</sup> (as at 31 March 2026)



## Investment portfolio (as at 31 March 2026)

	FUND WEIGHTING (%)	VALUATION (\$M)	PROPERTY VALUATION CAP RATE (%)	OCCUPANCY (%)	WALE (BY INCOME)
<b>Direct properties</b>					
<b>Office assets</b>					
25 Montpellier Road, Bowen Hills QLD	37.8	61.3	7.25	100.0	4.0
13 & 15 Compark Circuit, Mulgrave VIC	10.5	17.0	8.25	12.6	0.3
<b>Industrial assets</b>					
171 Camboon Road, Malaga WA	8.8	14.3	6.25	100.0	4.6
36 Caribou Drive, Direk SA	25.0	40.5	5.75	100.0	11.8
<b>Social infrastructure assets</b>					
26 Westbrook Parade, Ellenbrook WA	4.1	6.7	5.75	100.0	14.9
40 John Rice Avenue, Elizabeth Vale SA	4.3	6.9	6.00	100.0	15.0
<b>Total direct properties</b>	<b>90.5</b>	<b>146.7</b>	<b>6.73</b>	<b>86.6</b>	<b>6.0</b>
<b>Holdings in Centuria Unlisted Funds</b>					
Multiple Holdings	7.6	12.4	7.26	98.8	3.0
<b>Total Centuria unlisted funds</b>	<b>7.6</b>	<b>12.4</b>	<b>7.26</b>	<b>98.8</b>	<b>3.0</b>
<b>Liquid assets</b>					
Vanguard Australian Property Securities Index Fund	0.9	1.4			
Cash and deposits for acquisitions	1.0	1.7			
<b>Total liquid assets</b>	<b>1.9</b>	<b>3.1</b>			
<b>Total investment portfolio</b>	<b>100.0</b>	<b>162.1</b>	<b>6.77</b>	<b>88.5</b>	<b>5.6</b>

1. Percentages may not total 100% due to rounding.

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## How to apply

- Step 1:** Read the Product Disclosure Statement (PDS) in full before making any investment decision. The PDS can be obtained by visiting the Fund's website [centuria.com.au/cdpf](http://centuria.com.au/cdpf), or by calling the Investor Services Team on 02 8923 8923 or emailing [contactus@centuria.com.au](mailto:contactus@centuria.com.au).
- Step 2:** Complete the application pack in the back of the PDS or via the online application at [centuria.com.au/cdpf/apply](http://centuria.com.au/cdpf/apply).
- Step 3:** Make payment for your application documents via EFT, BPay or cheque.

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## Centuria investor website

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

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## Contact details

### Centuria Unlisted Property Funds

Direct investors:

Please contact the Investor Services Team

Phone: 1300 22 44 24 Fax: 02 9460 2960

Email: [contactus@centuria.com.au](mailto:contactus@centuria.com.au)

Financial advisers:

Please contact your Distribution Team representative

Phone: 02 8923 8923

Email: [contactus@centuria.com.au](mailto:contactus@centuria.com.au)

**Centuria Property Funds Limited** ABN 11 086 553 639 |

AFSL 231149 | [centuria.com.au](http://centuria.com.au) | [contactus@centuria.com.au](mailto:contactus@centuria.com.au) |

+ 61 2 8923 8923

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## Disclaimer

Issued by Centuria Property Funds Limited ABN 11 086 553 639 AFSL 231149 (**CPFL**) as the Responsible Entity for the Centuria Diversified Property Fund, a stapled fund comprising the Centuria Diversified Propriety Fund ARSN 611 510 699 (**CDPF**) and the Centuria Diversified Property Fund No. 2 ARSN 645 597 404 (**CDPF No. 2**) (together, the **Fund**). The information contained herein is general information only and does not take into account the objectives, financial situation or particular needs of any person. You should consider whether this information is appropriate for you and consult your financial or other professional adviser before investing. You should obtain and read a copy of the Product Disclosure Statement (**PDS**) relating to the Fund before making a decision to invest. The PDS for the Fund is available from Centuria's website ([centuria.com.au](http://centuria.com.au)). The target market determination for the Fund is available at [centuria.com.au/DDO](http://centuria.com.au/DDO). All investments in unlisted property funds carry risk including possible delays in payment or loss of income and principal invested. As the Fund invests in commercial property it carries the market and property risks associated with investing in this sector. As a geared investment, the Fund also carries associated financial and leverage risks. Risks can impact on distribution and capital returns over the term of the Fund.

It is important that you read the PDS and understand the risks of investing. CPFL and its associates will receive fees in relation to an investment in the Fund as disclosed in the PDS. None of CPFL, its associates, related entities or directors guarantee the performance of the Fund, the repayment of capital or any income or capital return. Past performance is not a reliable indicator of future performance.

