

Centuria

Monthly fund update
May 2026

Centuria Healthcare Property Fund

ARSN 638 821 360 | APIR CODE CTR0438AU



Distribution rate of
3.00 cpu, annualised¹



Monthly income²



Underlying portfolio
metrics:³ WALE 7.6 yrs
Occupancy 91.0%



THE BOND, 8 ELIZABETH MACARTHUR DRIVE, BELLA VISTA NSW

The Centuria Healthcare Property Fund (Fund) is an open-ended⁴, unlisted property fund that aims to provide monthly tax effective income and the potential for long term capital growth. The Fund invests in the healthcare sector, underpinned by long term leases to a range of reputable healthcare operators.

Centuria Property Funds No. 2 Limited ABN 38 133 363 185 AFSL 340304 (CPF2L) is the Responsible Entity for the Centuria Healthcare Property Fund. It is a wholly owned subsidiary of the ASX-listed Centuria Capital Group which has over \$21.8bn⁵ in assets under management.

1. As of 31 May 2026. 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/chpf.
2. Monthly income, in the form of Distributions, will be paid if declared by CPF2L and will be subject to the terms set out in the Product Disclosure Statement (PDS).
3. As at 31 May 2026. WALE is weighted average lease expiry (by income). Occupancy levels, lease terms and tenant mix may change over time.
4. The Fund can be intermittently closed to applications.

Fund summary

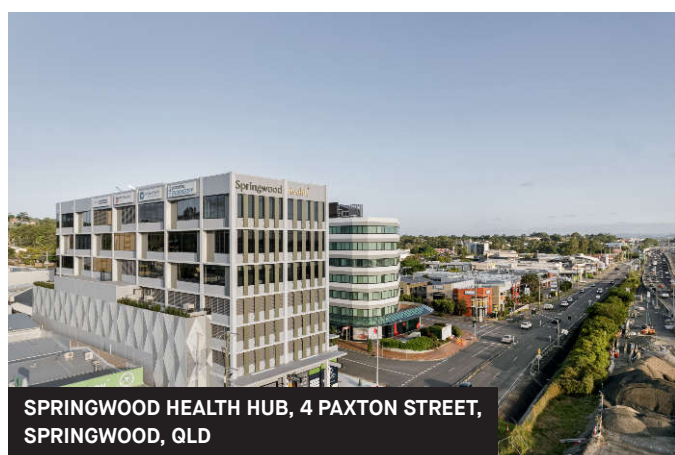
Fund structure	Healthcare focused, open-ended unlisted property fund
Target asset allocation	90% direct property and indirect property, 0%-10% A-REITs and cash or cash-like products
Minimum investment	\$10,000
Unit pricing/applications	Daily (business days)
Distributions	Paid monthly ⁶
Withdrawals⁷	Processed quarterly
Valuations⁸	Valuations of property investments occur twice per year (minimum)
Target distribution rate for May 2026⁹	3.00 cents per unit, annualised

Fund performance breakdown (as of 31 May 2026¹⁰)

	6 MTH (%)	1 YR (%)	3 YR (% P.A.) ¹¹	5 YR (% P.A.) ¹¹	INCEPTION (% P.A.) ¹¹
Distribution	2.19%	4.21%	3.11%	3.94%	4.04%
Capital	-4.28%	-7.96%	-15.49%	-7.80%	-7.17%
Total return	-2.09%	-3.75%	-12.38%	-3.85%	-3.13%

Monthly distribution (previous 6 months)

	DEC 25	JAN 26	FEB 26	MAR 26	APR 26	MAY 26
Distribution (cpu)¹²	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500



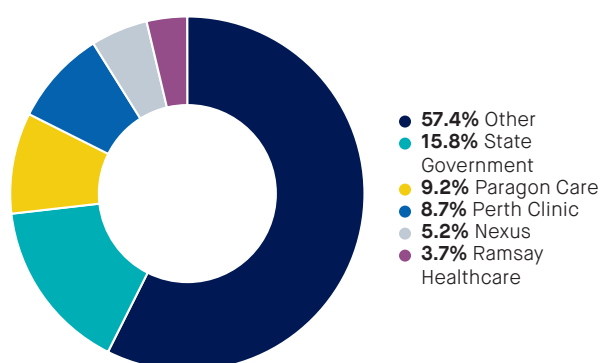
SPRINGWOOD HEALTH HUB, 4 PAXTON STREET, SPRINGWOOD, QLD

5. Assets under management (AUM) as of 31 December 2025. Includes assets exchanged but not yet settled, cash and other assets.
6. Monthly income in the form of Distributions will be paid if declared by CPF2L and will be subject to the terms set out in the PDS.
7. Withdrawals are limited to the terms detailed in the PDS and summarised on Centuria's website, and subject to the Fund's liquidity policy. The ability of the Fund to offer quarterly withdrawals is not guaranteed. Quarterly withdrawals are currently suspended until the redemptions from the August 2025 liquidity event are fulfilled.
8. Includes independent and internal valuations.
9. The target distribution rate is not a forecast, is predictive in nature and is subject to assumptions, risks and circumstances (both known and unknown) outside of the control of CPF2L, as responsible entity of the Fund. These assumptions include that all tenants will satisfy their contractual obligations under their respective leases within a timely manner, there are no significant unforeseen capital costs or material changes to the Fund's financial obligations and pipeline properties will be acquired by the Fund at current valuations and that funding will be secured at a particular interest rate. Actual returns may differ from the target return. CPF2L its associates or directors do not 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. In addition, given the current volatility in interest rate forecasts, this assumption may need to be reviewed. Should interest rates differ from forecast levels, target distributions may be revised.
10. 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.
11. Inception date is 21 September 2020. Annualised total return figures are the sum of the annualised income return and the annualised capital return (each calculated on a standalone basis).
12. Cents per Unit (cpu). This is a monthly distribution and not annualised. Past performance is not a reliable indicator of future performance.

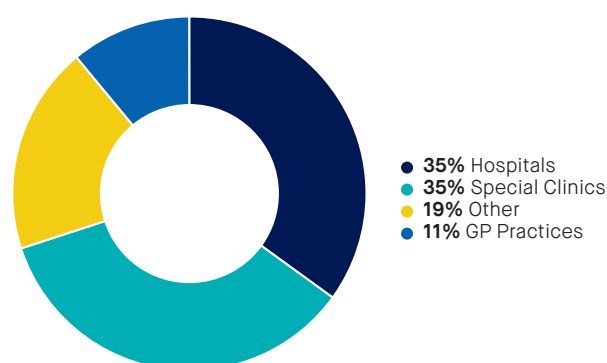
Key portfolio metrics (as at 31 May 2026)

	CURRENT PORTFOLIO
Portfolio assets	14
Portfolio value (\$m) ¹	\$507.7
Weighted capitalisation rate ¹	5.82%
Net lettable area (sqm)	62,469 ²
WALE (years)	7.6
Weighted occupancy	91.0% ³

Top tenants by gross passing income⁴



Sub sector composition



Gearing

Current look-through gearing	49.50%
Maximum look-through gearing	55.00%

Investment portfolio (as at 31 March 2026⁵)

	FUND WEIGHTING (%)	CARRYING VALUE (\$M)	LATEST PROPERTY VALUATION (\$M) ⁶	LATEST VALUATION CAP RATE
Direct properties				
Total direct properties¹	97.0%	500.9	500.9	5.82%
Indirect properties				
Investment in NPUT	1.3%	6.8		
Liquid assets				
Cash	0.5%	2.8		
Total liquid assets	0.5%	2.8		
Other⁷	1.2%	6.1		
Total investment portfolio	100.0%	516.6		

1. As of 31 March 2026, includes Weststate Private Hospital, West End QLD on an As-Is basis. Assumes 85% direct interest and an indirect interest in Bloomfield Medical Centre and Vermont South Medical Centre. Assumes 100% interest in The Bond (Bella Vista), with a direct effective interest of 59.5% held by CHPF and the balance of 40.5% held by Centuria Capital Limited ABN 22 095 454 336. The Fund has a 100% interest in the remaining properties in the portfolio.

2. Net Lettable Area excludes Myocum (NSW) property, which is included by bed count.

3. Excludes Weststate Private Hospital which is currently under construction.

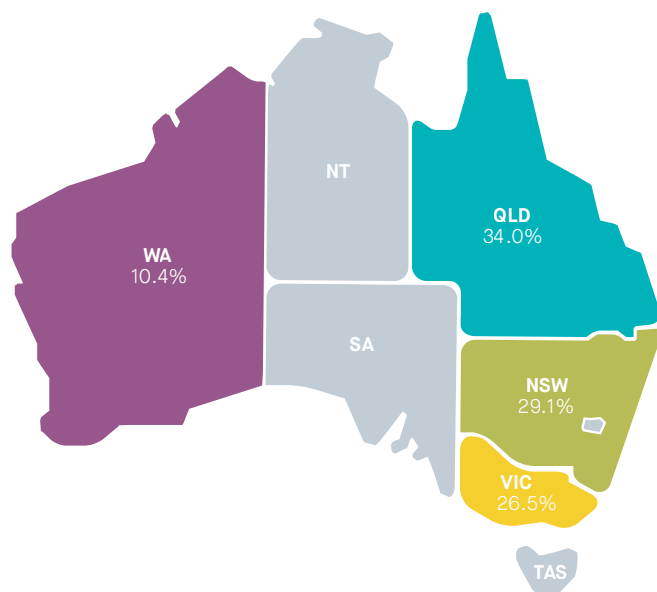
4. Includes tenant breakdown from current portfolio. Excludes Weststate Private Hospital which is currently under construction.

5. Updated on a quarterly basis and for significant portfolio changes. All values as of 31 March 2026.

6. Latest valuation, either independent or internal, of the direct property asset(s) of the Fund in which CHPF has invested at the respective property ownership interest.

7. Includes deposits, rent guarantees and other assets.

Portfolio geographic diversification (as at 31 March 2026¹)



Western Australia 10.4%	Perth Clinic, West Perth 168 Corefield Street, Gosnells
Queensland 34.0%	Weststate Private Hospital, West End Varsity Lakes Day Hospital, Varsity Lakes 299 Scottsdale Drive, Robina 4 Paxton Street, Springwood
New South Wales 29.1%	Bloomfield Medical Centre, Orange Coffs Harbour Medical Centre 60B Kingsvale Road, Myocum 8 Elizabeth MacArthur Drive, Bella Vista
Victoria 26.5%	Vermont South Medical Centre, Vermont South 411 Nepean Highway, Frankston 38-44 Gap Road, Sunbury 77-97 Ricketts Road, Mt Waverley



Centuria investor website

You can access all information relating to your Centuria investments at centuriainvestor.com.au.

Contact details

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1. Weighted by investment value of property holdings. Updated on a quarterly basis and for significant portfolio changes.