Centuria

Monthly fund update
June 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[1]
- Monthly income[2]
- Invest with as little as $10k
- Limited withdrawal facility[3]

36 CARIBOU DRIVE, DIREK SA

The Centuria Diversified Property Fund (Fund)[4] 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[5] 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 June 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.
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 Diverisfied 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 30 June 2026[1 2])

	6 MTH (%)	1 YR (% P.A)	3 YR (% P.A)	5 YR (% P.A)	INCEPTION (% P.A.)[3]
Distribution	2.24%	4.63%	4.73%	4.62%	4.20%
Capital	1.75%	0.72%	-8.07%	-5.13%	1.62%
Total return	3.99%	5.35%	-3.34%	-0.51%	5.82%

Monthly distribution (previous 6 months)

	JAN-26	FEB-26	MAR-26	APR-26	MAY-26	JUN-26
Distribution (CPU)[4]	0.2917	0.2917	0.2917	0.2917	0.2917	0.2917

Fund summary

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

Key portfolio metrics (as at 30 June 2026)

Portfolio assets	9
Carrying value	$130,821,135
Weighted capitalisation rate[8]	6.64%
Net lettable area (SQM)[9]	30,577
Number of tenants	53
WALE (years)[10]	6.2
Weighted occupancy[10]	99.75%
Weighted NABERS rating[11]	5.5 Stars

Top 10 existing tenants weighted by income (as at 30 June 2026)

	TENANT	% INVESTMENT WEIGHTED INCOME	PROPERTY
1	Entain	27.63%	25 Montpelier Road, Bowen Hills, QLD
2	Apex Steel	23.93%	36 Caribou Drive, Direk, SA
3	Transport Accident Commission	14.20%	60 Brougham Street, Geelong, VIC
4	Busy Bees Childcare	7.20%	26 Westbrook Parade, Ellenbrook, WA & 40 John Rice Avenue, Elizabeth Vale, SA
5	Lives Lived Well	5.40%	25 Montpelier Road, Bowen Hills, QLD
6	Adrians Partners	4.97%	25 Montpelier Road, Bowen Hills, QLD
7	Honeywell Ltd	4.76%	25 Montpelier Road, Bowen Hills, QLD
8	Reece Australia	2.83%	25 Montpelier Road, Bowen Hills, QLD
9	Energex Ltd	1.84%	1231-1241 Sandgate Road, Nundah QLD
10	Steibel Eltron (Aust)	1.02%	25 Montpelier Road, Bowen Hills, QLD

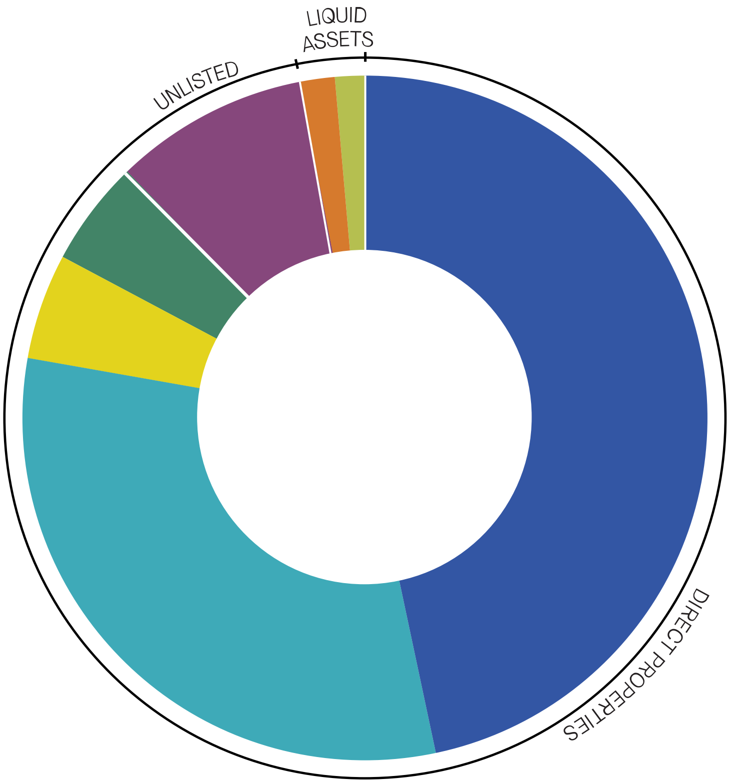
26 WESTBROOK PARADE, ELLENBROOK WA

Gearing

Current gearing[12]	42.0%
Maximum gearing	60.0%

1. 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.
2. 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.
3. 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.
4. Cents per Unit (CPU). Distribution figures are monthly and are not annualised. Past performance is not a reliable indicator of future performance.
5. Monthly distributions will be paid if declared by the Fund and will be subject to the terms set out in the PDS.
6. Withdrawals are limited to the terms detailed in the Fund's PDS. The ability of the Fund to offer quarterly withdrawals is not guaranteed.
7. Includes independent and/or internal valuations.
8. Weighted by fund allocation.
9. Direct property portfolio only.
10. Weighted by gross income.
11. 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.
12. Based on unaudited management accounts. Weighted gearing on a look through basis as at 31 December 2025.

Asset allocation[1] (as at 30 June 2026)



DIRECT PROPERTY (88.02%)

Office assets

- 25 Montpelier Road, Bowen Hills Qld **46.82**

Industrial assets

- 36 Caribou Drive, Direk SA **30.96**

Social infrastructure assets

- 26 Westbrook Parade, Ellenbrook WA **5.12**
- 40 John Rice Avenue, Elizabeth Vale SA **5.12**

UNLISTED PROPERTY FUNDS (9.17%)

LIQUID ASSETS (2.81%)

- Cash **1.56**
- Vanguard Australian Property Securities Index Fund **1.25**

Investment portfolio (as at 30 June 2026)

	FUND WEIGHTING (%)	VALUATION ($M)	PROPERTY VALUATION CAP RATE (%)	OCCUPANCY (%)	WALE (BY INCOME)
Direct properties					
Office assets					
25 Montpelier Road, Bowen Hills QLD	46.8	61.3	7.25	100.0	3.8
Industrial assets					
36 Caribou Drive, Direk SA	31.0	40.5	5.75	100.0	11.6
Social infrastructure assets					
26 Westbrook Parade, Ellenbrook WA	5.1	6.7	6.00	100.0	14.7
40 John Rice Avenue, Elizabeth Vale SA	5.1	6.7	6.00	100.0	14.8
Total direct properties	**88.0**	**115.2**	**6.58**	**100.0**	**7.2**
Holdings in Centuria Unlisted Funds					
Multiple Holdings	9.2	12.0	7.27	98.8	2.7
Total Centuria unlisted funds	**9.2**	**12.0**	**7.27**	**98.8**	**2.7**
Liquid assets					
Vanguard Australian Property Securities Index Fund	1.2	1.6			
Cash and deposits for acquisitions	1.6	2.0			
Total liquid assets	**2.8**	**3.7**			
Total investment portfolio	**100.0**	**130.8**	**6.64**	**99.8**	**6.2**

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

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**, or by calling the Investor Services Team on 02 8923 8923 or emailing **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**.

Step 3: Make payment for your application documents via EFT, BPay or cheque.

Centuria investor website

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

Contact details

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Direct investors:
Please contact the Investor Services Team
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Email: **contactus@centuria.com.au**

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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**). The target market determination for the Fund is available at **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.

25 MONTPELIER ROAD, BOWEN HILLS QLD