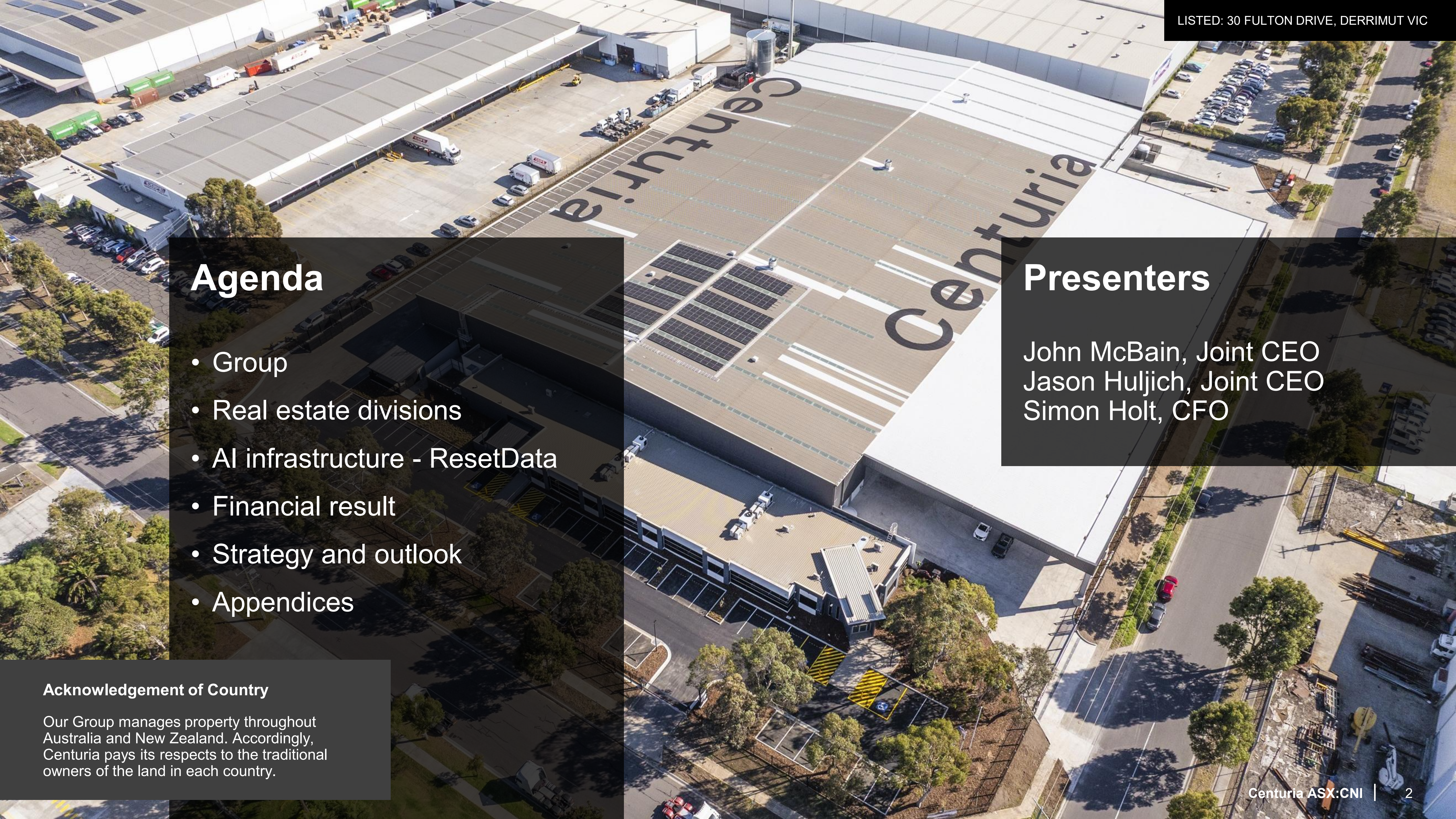
27 AUGUST 2026 | ASX:CNI

Centuria Capital Group

FY26 results

LISTED: DATA CENTRE, PIPE STREET, WELLCAMP QLD

Centuria



LISTED: 30 FULTON DRIVE, DERRIMUT VIC

Agenda

- Group
- Real estate divisions
- AI infrastructure - ResetData
- Financial result
- Strategy and outlook
- Appendices

Presenters

John McBain, Joint CEO
Jason Huljich, Joint CEO
Simon Holt, CFO

Acknowledgement of Country

Our Group manages property throughout Australia and New Zealand. Accordingly, Centuria pays its respects to the traditional owners of the land in each country.

Group

SECTION ONE

Centuria

Centuria is a differentiated funds manager positioned for growth

Matching capital with real estate, credit and emerging AI infrastructure opportunities

Platform

$22bn+
AUM

150+
Funds and loan SPVs

Real estate equity
(Listed/unlisted funds)

Real estate credit

AI infrastructure
(ResetData)

Originate scalable opportunities with multiple growth levers.

Third party capital

15,500+	Unlisted investors
1,200+	Advisers
10	Institutional investors with multi-strategy approaches and global capital access
25	Partner banks
$8.6bn	Lending facilities

Deep distribution across private and institutional capital.

Capability

25+ years
Track record of execution

End-to-end capability
Spanning origination, fund establishment, asset management and operations.

Servicing a range of real estate asset classes and AI infrastructure opportunities.

Integrated capability drives scale, efficiency and hands-on execution.

Diverse earnings

Recurring management fees
Stable and scalable fee base

Transaction and performance fees
Value creation through execution

Lending income
Attractive risk-adjusted returns

AI infrastructure
Exposure to long-term thematic growth

Access to recurring income and accelerating AI infrastructure.

As at 30 June 2026.

Strong FY26 result – Capitalised for growth phase

FY26 result

$113.8m
Operating net profit after tax (ONPAT)

13.6cps
OEPS in line with upgraded guidance
11.5% above FY25 actual

10.4cps
DPS in line with guidance

Platform & execution

$22.2bn
New Group AUM record[1]
FY25: $20.6bn

$1.2bn
FY26 real estate acquisition activity[2]
Exceeding $1bn target

250MW+
Increased potential DC capacity

Capital management

$1.76
Net asset value[3,4]
FY25: $1.79

5.1%
Balance sheet gearing[5]
FY25: 12.3%

$445m
Cash and undrawn debt
FY25: $347m

FY27 guidance

$130m (+14%)
ONPAT above FY26 actual

13.0cps
OEPS

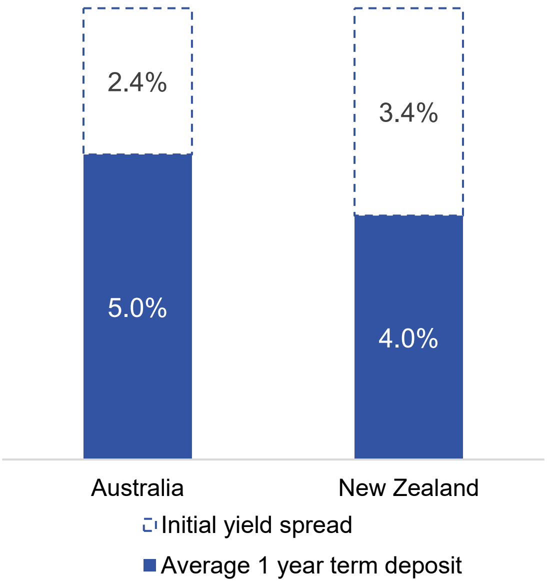
10.4cps
DPS

1. Assets under management (AUM) as at 30 June 2026. All figures above are in Australian dollars (currency exchange ratio of AU$1.000:NZ$1.2166 as at 30 June 2026). Numbers presented may not add up precisely to the totals provided due to rounding.
2. Includes $702m of acquisitions exchanged and settled in FY26 and $521m acquisitions exchanged yet to be settled.
3. Number of securities at 30 June 2026: 984,061,961 (30 June 2025: 830,091,925). Pro forma securities at 1 July 1,001,393,894.
4. Net asset value is based on net assets attributable to CNI securityholders.
5. Gearing ratio is calculated based on (operating borrowings less operating cash), divided by (operating total assets less operating cash less the net of investment properties, non-recourse loans, interest rate swaps and variance in market value to proportionate net assets).

Investors are assessing allocations as market conditions evolve

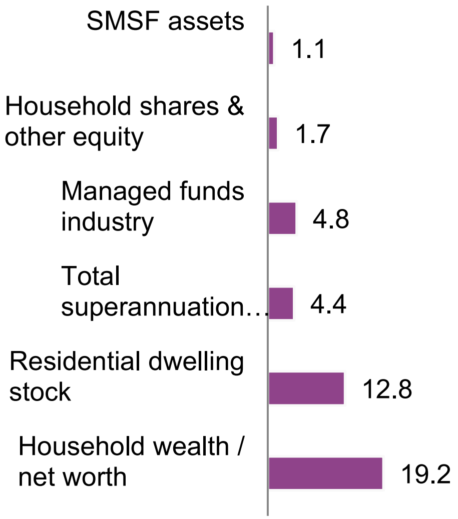
- Real estate equity return spreads remain viable for new products and may improve in FY27.
- Centuria continues to assess opportunities across real estate transaction and loan markets.

Spread to deposit rates (%)[1,2]



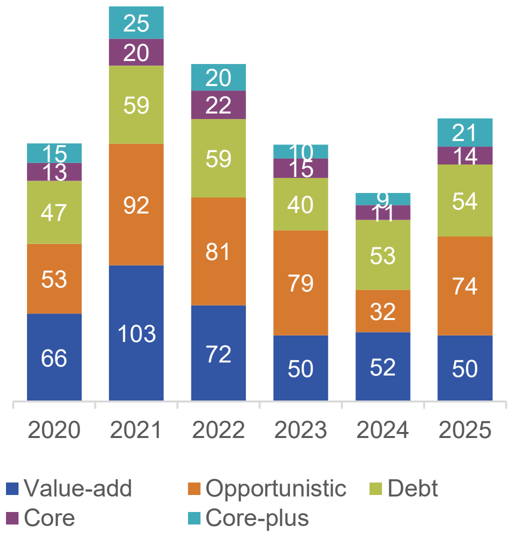
- Budget settings improve appeal for income-related investment products.
- Deep pools of investors are re-assessing non-residential investment options.
- Commercial real estate opportunities likely to be favoured.

Australian capital pools ($Tn)[3]



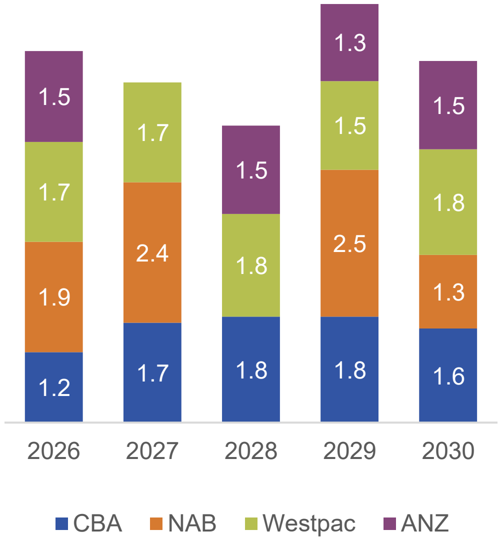
- Private real estate remains an attractive global investment option.
- Global investors are capitalised with deployment capacity.
- Australian markets screen favourably.

Real estate capital raisings ($bn)[4]



- Expiring bank hybrids won't be replaced.
- c.$30bn of HNW capital expected to be repaid by major Australian banks.

Bank hybrid roll-off ($bn)[5]



1. Illustrative purposes only. Based on weighted average initial yields derived from CSPOF, CPAIF, and CAF. Term deposit and commercial property have differing risk profiles.
2. Source: RBA, ANZ, CBA, NAB, WBC and RBNZ Statistical Series. Illustrative deposit rates as at 15 August 2026.
3. Source: ABS, APRA, CEIC.
4. PERE Global fund-raising report full year 2025.
5. CBA (PERLS). ANZ (APS). WBC (APS), NAB (APS). Figures based on first call date shown. Hybrids from smaller institutions not included.

AI infrastructure demand is scaling faster than delivery of physical capacity

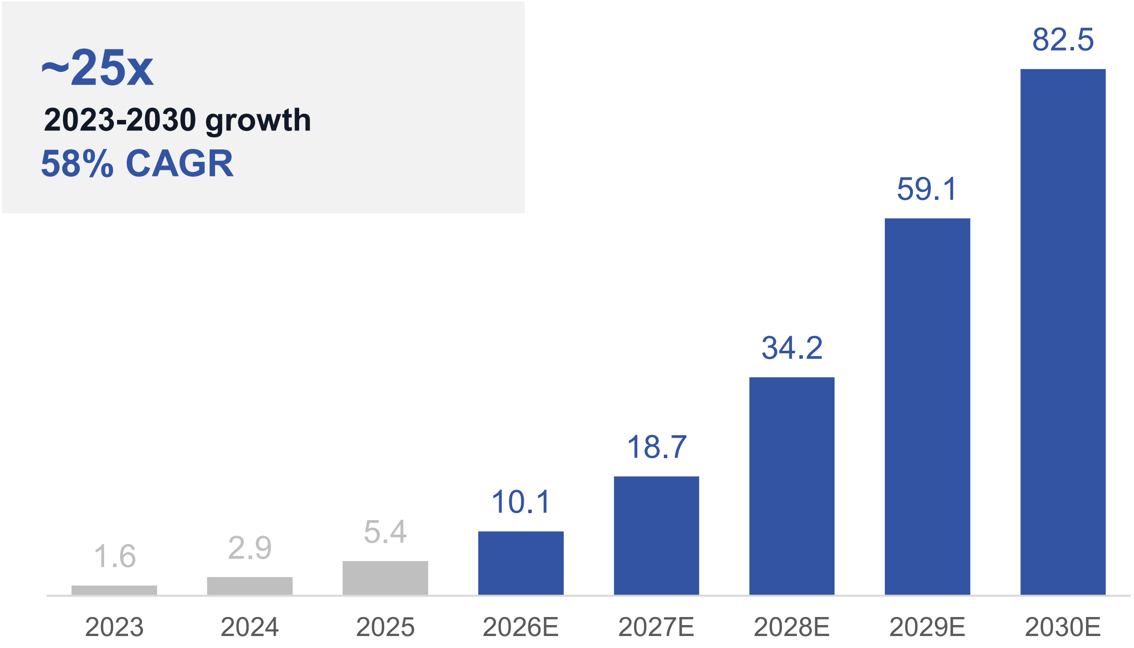
Investable opportunity: Powered, financeable capacity that can be delivered inside customer timeframes.

Structural demand
- AI adoption is broad, but enterprise scaling remains early.
- 88% of organisations use AI in at least one business function[1].
- Compute intensity rises as usage moves from pilots to production.

Constrained supply
- The bottleneck is deployable infrastructure, not headline demand.
- Power availability and grid access are increasingly strategic.
- Limited power-ready sites and data centre capacity prior to 2030.

Investment implication
- Value shifts to groups that can satisfy demand via capacity.
- Scarce inputs need to align: power, capacity, GPUs, funding and customers.
- Quality of execution matters as much as market size.

Neocloud demand forecast ($bn)[2]



1. Source: McKinsey, The state of AI Report.
2. Source: Synergy Research Group. Neocloud market forecast derived from Synergy Research estimates.

Capitalised for growth execution

FY27 EBIT is expected to grow c.20%, operating net profit after tax is expected to grow 14%

Capitalised to execute

$300m
June-26 capital raise

5.1%
Balance sheet gearing[1]

$130m
FY27 OPAT guidance

14%
FY27 ONPAT guidance above FY26 actual

Real estate platform

- Targeting growth in core property funds and property investment earnings
- Sourcing larger acquisitions to grow AUM, and service private and institutional third-party capital

ResetData

$165m
Macquarie bridge facility executed

10MW
Near-term capacity

ResetData remains in investment and deployment phase through FY27:

- GPUs ordered
- Funding pathways established
- Multiple customer discussions progressing

1. Gearing ratio is calculated based on (operating borrowings less operating cash), divided by (operating total assets less operating cash less the net of investment properties, non-recourse loans, interest rate swaps and variance in market value to proportionate net assets).

UNLISTED: WORLD SQUARE - 680 GEORGE & 50 GOULBURN STREET, SYDNEY NSW

Real estate divisions

SECTION TWO

Centuria

Property funds management and property investment

Property funds management

$18.6bn
PFM AUM[1]
(FY25: $17.4bn)

$1.9bn
FY26 total real estate transaction activity[2]

$0.4bn
FY26 gross unlisted capital raising inflows

100+
Real estate funds[1,3]
(No unlisted fund >3% of AUM)

390+
Properties[1,3]
(No property >3% of AUM)

2,500+
Tenant customers[1,3]

Property investment

6.4%
Platform WACR[1,3]
(FY25: 6.4%)

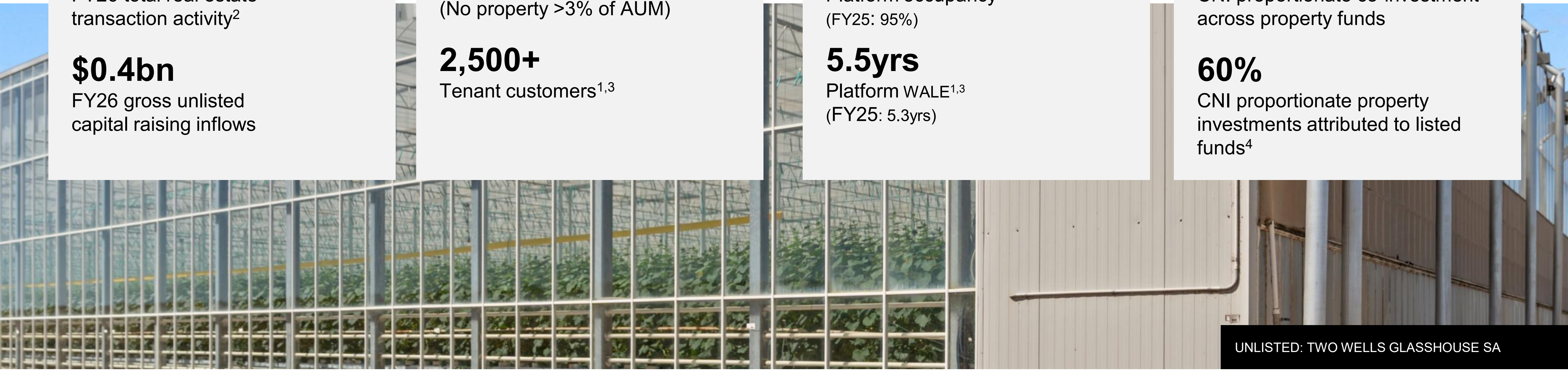
95%
Platform occupancy[1,3]
(FY25: 95%)

5.5yrs
Platform WALE[1,3]
(FY25: 5.3yrs)

$1.5bn
CNI proportionate balance sheet investment properties

8.4%
CNI proportionate co-investment across property funds

60%
CNI proportionate property investments attributed to listed funds[4]



UNLISTED: TWO WELLS GLASSHOUSE SA

Note: Assets under management (AUM) as at 30 June 2026. All figures above are in Australian dollars (currency exchange ratio of AU$1.000:NZ$1.2166 as at 30 June 2026).
Numbers presented may not add up precisely to the totals provided due to rounding.

1. Excludes Centuria Bass Credit real estate finance loans.
2. Includes $702m of acquisitions exchanged and settled, $521m acquisitions exchanged to be settled and $690m of divestments. Excludes AUM of $444 million secured from Arrow management rights.
3. As at 30 June 2026. Aggregated across funds managed by Centuria and not representative of any single fund or property.
4. Calculated using CNI operating balance sheet, which reflects listed investments held as simple investments.

Securing larger unlisted acquisitions and creating value across Centuria's listed portfolios

INDUSTRIAL

CPAIF ($216m): Australia's largest single-asset unlisted industrial fund.

AGRICULTURE

CAF ($168m): Australia's largest hydroponic glasshouse growing AUM to $665m.

OFFICE

CSPOF ($454m): Strong FY27 start with Centuria's largest single-asset unlisted fund to date; settlement post 30 June 2026 balance date.

ARROW

Securing Arrow management rights adds $444m of unlisted AUM, expanding Group Agriculture AUM to $1.3bn.

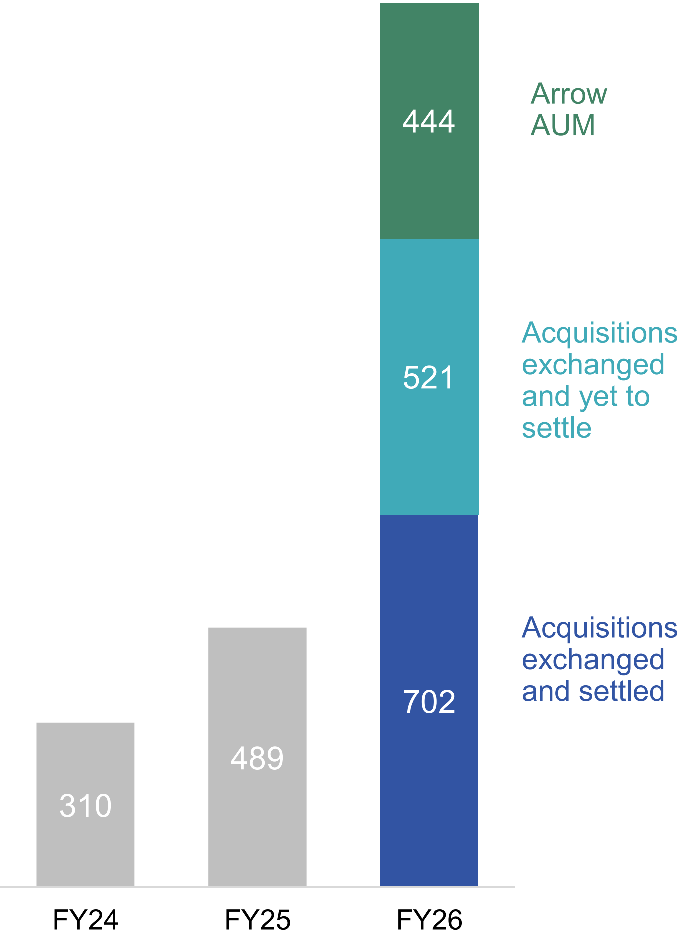
ASX: CIP

- Near-record leasing of 226,000sqm+ (18% total NLA).
- $200m of divestments (17% average premium to book value).
- Identified pathway to 250MW+ power capacity across the existing portfolio.

ASX: COF

- 40,000sqm+ of leasing (14.5% total NLA).
- Divested 9 Help Street for a 12.5% premium to book value. 5.5% passing yield.
- $1bn debt refinancing, margins reduced c.30bps, tenure extended to 4.3 years.

Centuria real estate activity ($m)



680 George Street: Centuria's largest single asset acquisition

Acquisition: Delivering leasing, valuation and fund-level upside

Market entry	Counter-cyclical Sydney CBD acquisition following Sydney repricing and as leasing markets show signs of improvement.
Asset quality	Landmark commercial asset with strong fundamentals: transport-connected, appealing floorplates, quality amenity, strong ESG credentials.
Compelling metrics and execution levers	Acquired at $13,411psqm on a 7.50% cap rate and c.60% below replacement cost. Clear value-creation pathways: Lease-up, rental reversion and WALE extension.
Investor alignment	Institutional interest reaffirmed conviction during acquisition.

Value creation: Underwriting vs settlement

Value	$454m[1] ▸ $493m[2]
NTA per unit	$0.86 ▸ $1.01[2]
Distribution yield	7.5% ▸ 8.0%[3]
Occupancy	88% ▸ 93%[4]
WALE	3.6 yrs ▸ 4.0 yrs[4]

1. Based on the acquisition price and independent valuation as at 31 March 2026.
2. Based on the updated independent valuation. The NTA is expected to increase to $1.01. In the event Centuria or the valuer become aware of a material change in investment market dynamics or a change in property related information prior to 30 September 2026, the valuer reserves the right to amend the valuation accordingly. This valuation uplift will flow through to a higher unit price, above the application price of $1.00.
3. The distribution forecast is for the first two financial years from the settlement date of the property on 17 August 2026 to 30 June 2028. The subsequent three-year and two-month period ending 31 August 2031 are distribution targets. Forecast distributions shown are annual and pre-tax. Distributions will be paid if declared by Centuria Property Funds No. 2 Limited and will be subject to the terms, assumptions and risks set out in the offer documents. The forecast distribution rate is predictive in nature and is subject to assumptions, risks and circumstances (both known and unknown) outside of the control 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. The actual returns may differ from the target/forecast return. The Responsible Entity does 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, should interest rates normalise at higher (or lower) than forecast levels, target/forecast distributions may be revised.
4. As at 1 September 2026 on lease commencement. Includes executed Heads of Agreements and rent guarantees.

Property and development finance: Centuria Bass Credit

Diversified loan book[1]: Construction (38%), bridge (37%), residual stock (23%), subdivision & civil (2%)

Platform

$2.6bn
Real estate finance AUM
(FY25: $2.3bn)

52
Funds and SPVs

$0.2bn
FY26 gross unlisted
capital raising inflows

Execution

217
Loans originated
since inception

136
Loans exited
since inception

<1%
Principal impairments
since inception[2,3]

Composition

94%
First mortgage exposure[3,4]

67%
Average loan-to-value ratio[3,5]

93%
Residential exposure

Market

$224bn
Private credit market[6]
(CBC comprises ~1% market share)

13%
Private credit lending market forecast
CAGR of 2025-2028[6]

$603bn
Commercial real estate lending
market[6]

1. As at 30 June 2026.
2. Centuria Bass Credit loans.
3. Aggregated by funds, syndicated deals and warehouse facility managed by Centuria Bass Credit and is not representative of any single fund or offering.
4. Loans secured by first ranking mortgages are calculated in respect of deployed funds and does not consider cash holdings.
5. The weighted LVR reflects all active loans as at 30 June 2026 using origination / CBC board approved LVRs. CBC Board-approved LVRs are based on the maximum approved loan amount, including all capitalised interest and fees over the life of the facility, relative to an independent valuation.
6. A&M Australian private market debt review 2025.

Centuria Bass Credit: Active management generating solid returns

Generating through cycle returns - Diversification, predominantly first-ranking security, disciplined governance and active management.

53
CBCF investments
100% first mortgage positions

73
BPCF investments
88% first mortgage positions

67%
CBCF average LVR[1]

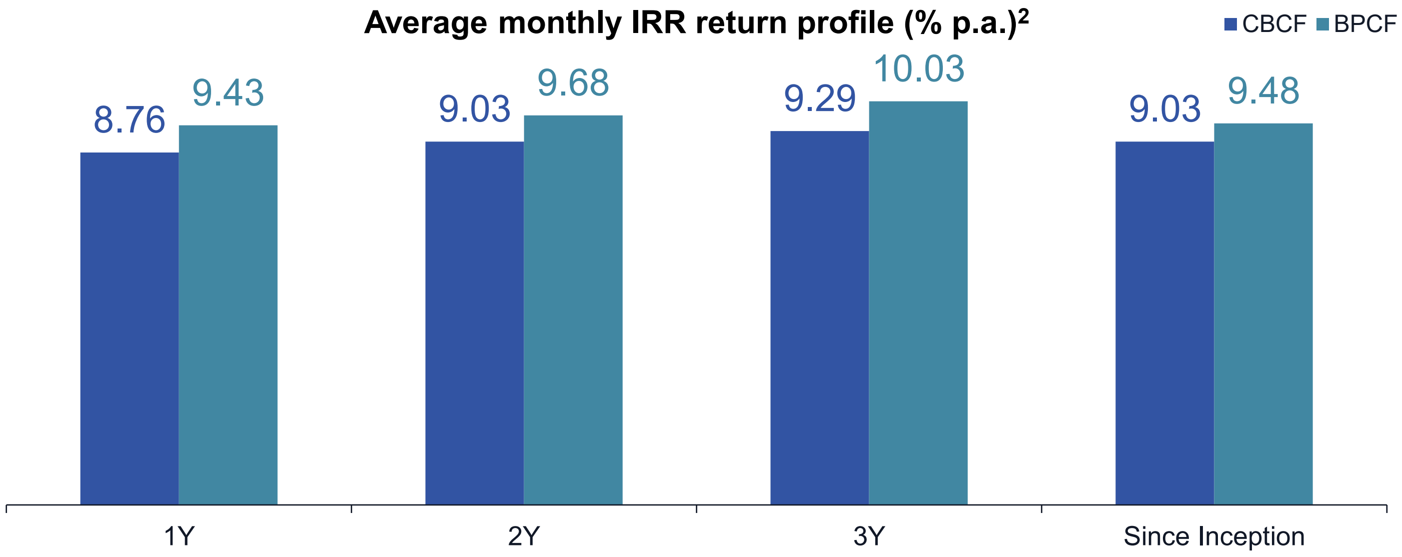
68%
BPCF average LVR[1]

9.03%
CBCF annualised return since inception[2]

9.48%
BPCF annualised return since inception[2]

Cash rate + 4.0%
CBCF target return

Cash rate + 4.75%
BPCF target return



Governed

Formal investment oversight

- Investment committee approval is required for all loans.
- Escalation to the CBC Board for loans over $20m.
- Liquidity, loan management, and recovery oversight.

Managed

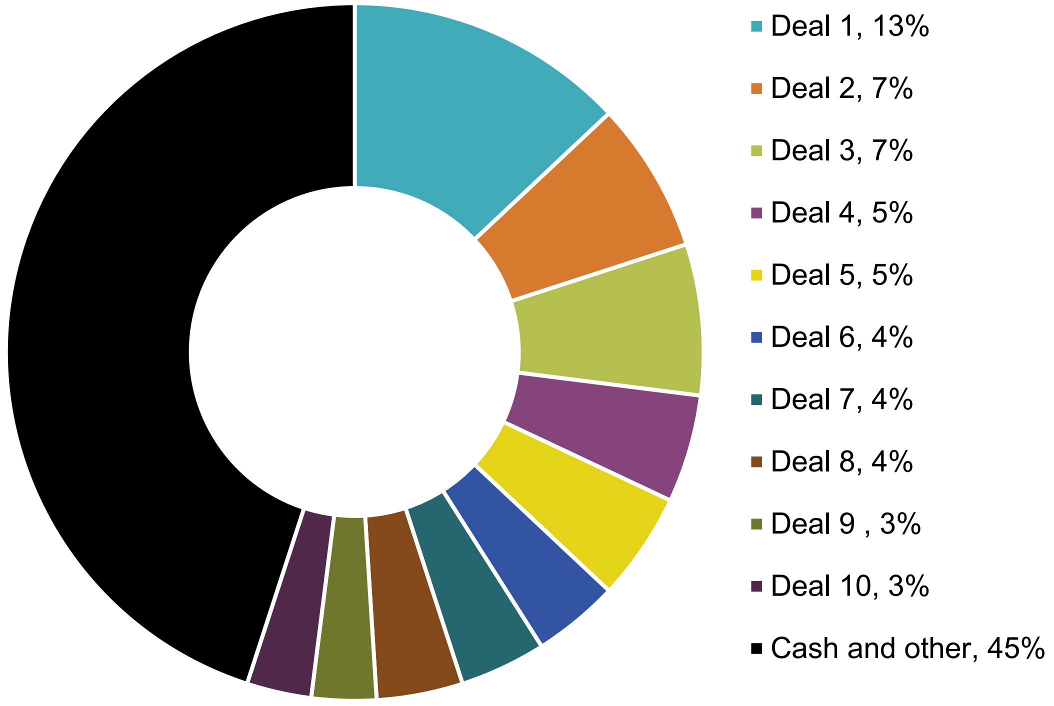
Active monitoring of loan book

- Weekly monitoring of sales, cashflow and milestones.
- Intervention where risk increases.
- Dedicated workout capability.

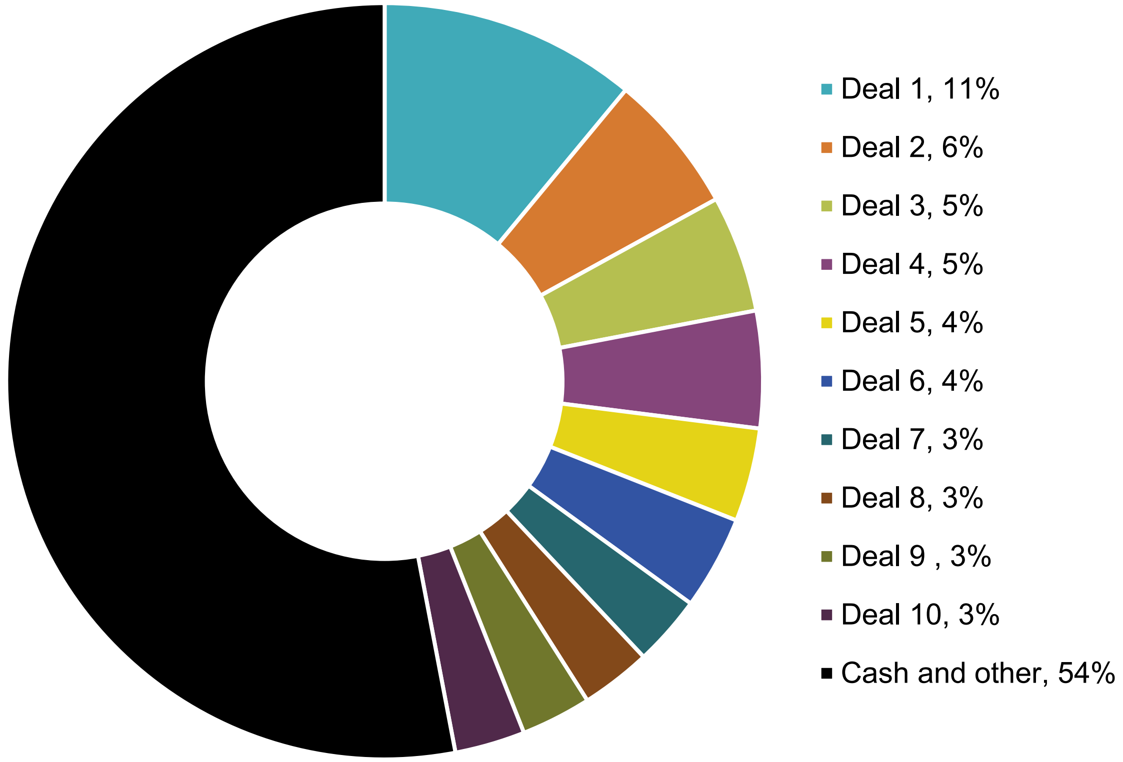
1. CBC Board-approved LVRs are based on the maximum approved loan amount, including all capitalised interest and fees over the life of the facility, relative to an independent valuation.
2. As at 30 June 2026. Past performance is not a reliable indicator of future performance. Target returns are not guaranteed.

Centuria Bass Credit funds: Income-focused real estate credit portfolios generating returns from diversified loan books.

CBCF investment composition[1]



BPCF investment composition[1]



1. Source: CBCF and BPCF quarterly updates as at 30 June 2026. Past performance is not a reliable indicator of future performance. Target returns are not guaranteed.

Centuria Bass Credit Bathla Group exposure: six secured facilities with cross-collateralised security structure

$278m secured across six residential projects in NSW and Victoria

Rouse Hill, NSW[1]
- Construction loan
- 339 Apartments
- 82 pre-sold (c.$54m)

Deanside 1, Vic
- Construction loan
- 203 Residential land lots
- 157 settled | 34 exchanged

Box Hill, NSW
- Residual stock loan
- 75 Completed townhouses
- 63 settled | 2 exchanged

Baulkham Hills, NSW
- Bridging loan
- Current DA 49 units
- HDA endorsed for 200 units

Deanside 2, Vic
- Bridging loan
- Site adjoins Deanside 1
- Land sale in progress

The Ponds, NSW
- Residual stock loan
- 62 Residential land lots
- 25 settled | 6 exchanged

Security position and recovery pathways

- Two of the Bathla loan facilities relate to construction, both projects are close to completion. Security held across six Bathla projects.
- Centuria Bass Credit confirms it is already paying subcontractors directly in relation to these projects, within the limits of the existing loan facilities. Its intention is to progress these projects to title issuance, allowing presales to occur.
- The remaining facilities relate to residual stock loans and land loans.
- The platform benefits from cross-collateralisation across Bathla Group facility exposures.
- We believe Centuria Bass Credit has access to a broader range of options to accelerate recoveries across the cross-collateralised security structure.

1. Photo date: Rouse Hill 27 July 2026.
2. Bathla's entry into voluntary administration does not, of itself, change the ranking of Centuria's security across the portfolio.

AI infrastructure – ResetData

SECTION THREE

Centuria

Developing ResetData's platform and capability

2021

Opportunity identified

AI demand accelerates worldwide; compute and power constraints drive the need for sovereign AI infrastructure

2021–2023

Building the platform

Developing high-density AI infrastructure capability.

2024-25

Partnership formed

ResetData and Centuria formed a 50/50 partnership, combining infrastructure capability with capital and property expertise.

Strategic partner validation secured (NVIDIA, Dell).

FY26

AIF1 delivered in Centuria property

NVIDIA H200 GPU cluster deployed, launching Australia's first sovereign public AI Factory, anchoring a broader multi-site strategy.

FY27 and beyond

AIF1, AIF3, AIF6 and more

Scaling AIF1, Delivering AIF3 and AIF6. Executing across the 250MW+ of AI Factory and data centre capacity across third-party and Centuria power.

Delivery proof, operating capability, partner alignment and infrastructure pathways have been built over time

Deployment model
AIF1 operational
First live proof that ResetData can deliver and operate sovereign AI infrastructure in a real asset environment.

Operating team
30+ specialists
Dedicated AI infrastructure capability across engineering, deployment, operations and customer enablement.

Partner ecosystem
NVIDIA-aligned platform
Off-the-shelf NVIDIA architecture, partner validation and ecosystem support provide a repeatable deployment base.

Infrastructure pathway
250MW+ potential capacity
Power and site pathways assembled to move beyond AIF1 toward larger AI Factory deployments.

Executing post capital raise

GPUs ordered, capacity secured, funding commitments and customer pathways.

AIF1
Centuria facility | H200 | c.1MW
- 265 H200 GPUs installed, 512 ordered
- DFS funding committed[1]
- Customer discussions continuing

AIF3
Centuria facility | B300 | c.2.5MW
- 64 B300 GPUs initial order
- DFS funding committed[1]
- Customer MOU signed[2]

AIF6
CDC facility | B300 | c.7MW
- 1,152 B300 GPUs initial order[3]
- Macquarie bridge funding established[4]
- Customer discussions continuing

Centuria capacity
Fast track + Generation | 250MW+
- Fast track: 10MW + 20MW
- 72MW generation secured
- Power studies advancing

1. Financing remains in place through Dell Financial Services, supported by a Centuria parent company guarantee.
2. The Memorandum of Understanding is non-binding and subject to the negotiation and execution of binding commercial agreements.
3. ResetData has also signed a Letter of Intent, under which CDC Data Centres has reserved for ResetData 3 MW of capacity for a period of six weeks (expiring at the start of September 2026). If the parties don't agree a binding order form for the reserved capacity during this period, the Letter of Intent will terminate, and the 3 MW allocation will not proceed.
4. Centuria Capital may provide contingent parent company guarantee support in connection with the Macquarie GPU bridge financing facility, subject to customer contracting, senior debt refinancing and facility conditions.

Power pathways create the next phase of scale-up

Near-term base
2H FY27 target pathway c.10MW

- Centuria data centre: AIF1 Stage 2 c.1.1MW.
- Centuria data centre: AIF3 c.2.5MW.
- CDC data centre: AIF6 c.7MW.

Capacity matched to initial customer demand and deployment funding.

Scale pathways
Capacity upside 30MW+

- CDC LOI 3MW[1] and third-party DC discussions for 2027 capacity.
- Centuria c.10MW accelerated capacity.
- Potential additional 20MW fast-track.

Customer pipeline and funding structures progress in parallel.

Power runway
Longer-term capacity 220MW+

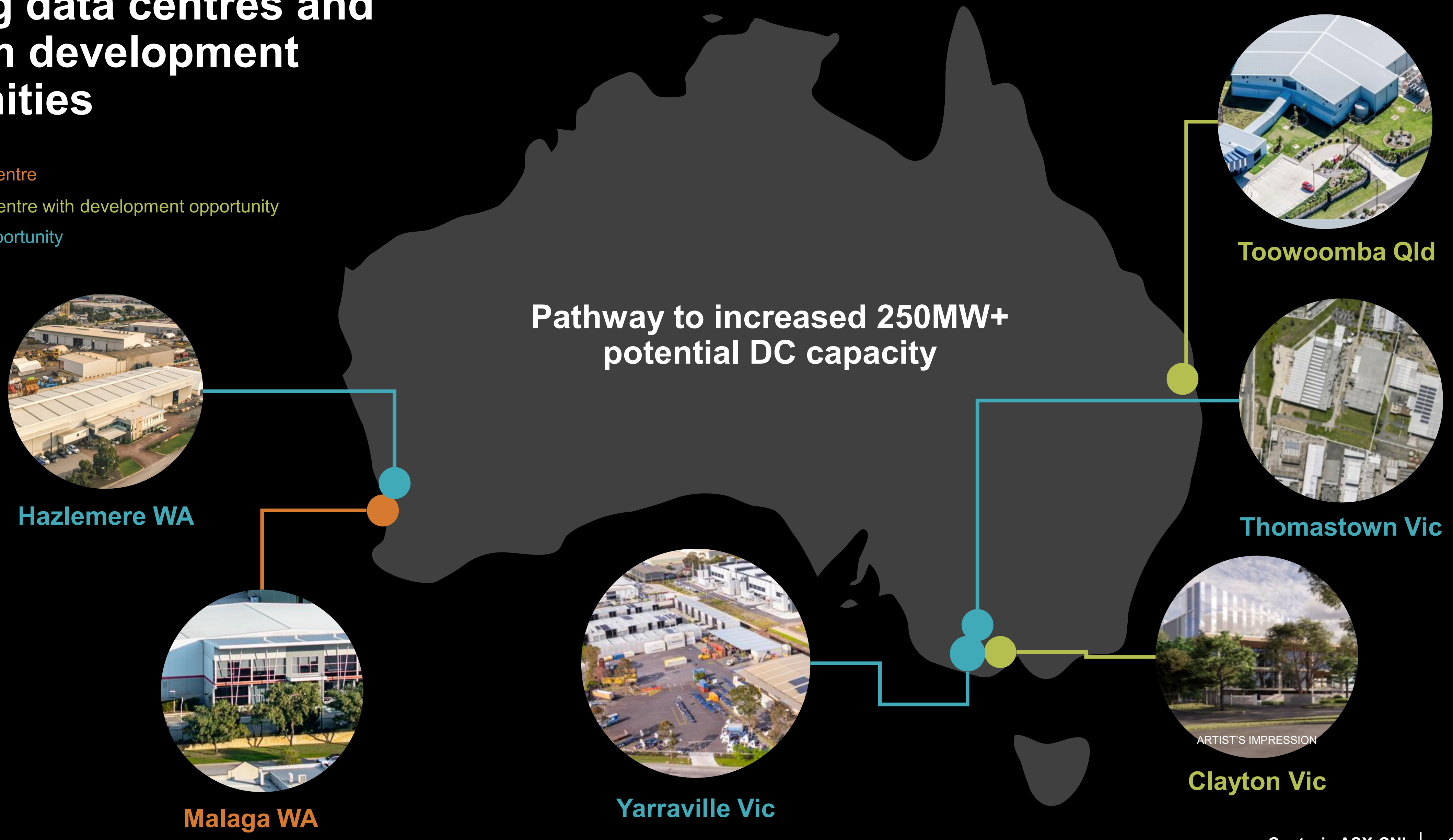
- 72MW generation units secured with multiple site pathways.
- Includes an additional 220MW+ of power, beyond the near-term base and scale pathways.

Capacity remains subject to power, planning, customer demand and funding.

1. ResetData has signed a Letter of Intent, under which CDC Data Centres has reserved for ResetData 3 MW of capacity for a period of six weeks (expiring at the start of September 2026). If the parties don't agree a binding order form for the reserved capacity during this period, the Letter of Intent will terminate, and the 3 MW allocation will not proceed.

Data centre footprint: existing operating data centres and near-term development opportunities

- Operating data centre
- Operating data centre with development opportunity
- Development opportunity



UNLISTED: CHADSTONE HOMEMAKER CENTRE VIC

Financial result

SECTION FOUR

Centuria

Segment results

		FY26 ($m)	FY25 ($m)
	Statutory NPAT[1,2]	**56.5**	**82.7**
	Statutory EPS[1,2]	**6.7**	**10.0**
	Operating segment results		
1	Property funds management[3]	74.8	59.6
	Property investment earnings	92.2	87.7
2	Property and development finance	24.3	27.0
	Investment bonds management	2.1	2.6
3	Sovereign AI technology	(10.9)	(4.3)
	Operating EBITDA	**182.5**	**172.6**
	Operating EBIT	**175.2**	**167.0**
4	Net finance costs of the Group	(24.5)	(27.3)
	Finance costs – non-recourse loans and puttable instruments	(32.7)	(34.4)
	Operating profit before tax	**118.0**	**105.3**
	Operating tax expense	(10.2)	(6.2)
	Operating loss attributable to non controlling interests	6.0	1.7
5	**Operating profit after tax[4]**	**113.8**	**100.8**
	Operating cents per stapled security (OEPS)[5]	**13.6**	**12.2**
	Distribution cents per stapled security (DPS)	**10.4**	**10.4**

1 Strong result on record AUM.

2 Reflecting a skew towards residual stock and land bridge lending.

3 ResetData scale-up phase, with the group investing in infrastructure, people and capacity ahead of expected earnings contribution. FY26 net loss to Centuria is $5.9m as noted in Segment B1 of financial statements.

4 Lower cost funding sources for the Group's balance sheet.

5 FY26 OEPS of 13.6cps (11.5% above FY25).

1. Attributable to CNI securityholders.
2. Includes fair value movements in derivatives and investments.
3. Includes performance fees (FY26: $20.0m and FY25: $7.0m) and corporate overheads (FY26: $18.1m and FY25: $17.6m).
4. Operating NPAT of the Group comprises of the results of all operating segments and excludes non-operating items such as transaction costs, fair value movements in derivatives and investments, the results of Benefit Funds, Controlled Property Funds, Centuria Bass Credit SPVs, share of equity accounted net profit in excess of distributions received and all other non-operating activities.
5. Operating EPS is calculated based on the Operating NPAT of the Group divided by the weighted average number of securities.Weighted average number of securities at 30 June 2026: 837,445,861 (30 June 2025: 829,218,277).

Property funds management earnings

40%

FY26 PFM EBITDA Margin[1]
(FY25: 35%)

$20m

FY26 Performance fees booked
(FY25: $7m)

$69m

FY26 latent underlying performance fees[2]
(FY25: $95m)

	FY26($m)	FY25($m)
Management fee	145.1	143.2
Transaction fees	9.9	10.9
Performance fees	20.0	7.0
Other income	11.7	10.2
Property funds management fee	**186.7**	**171.3**
Expenses	(111.9)	(111.7)
Operating EBITDA	**74.8**	**59.6**

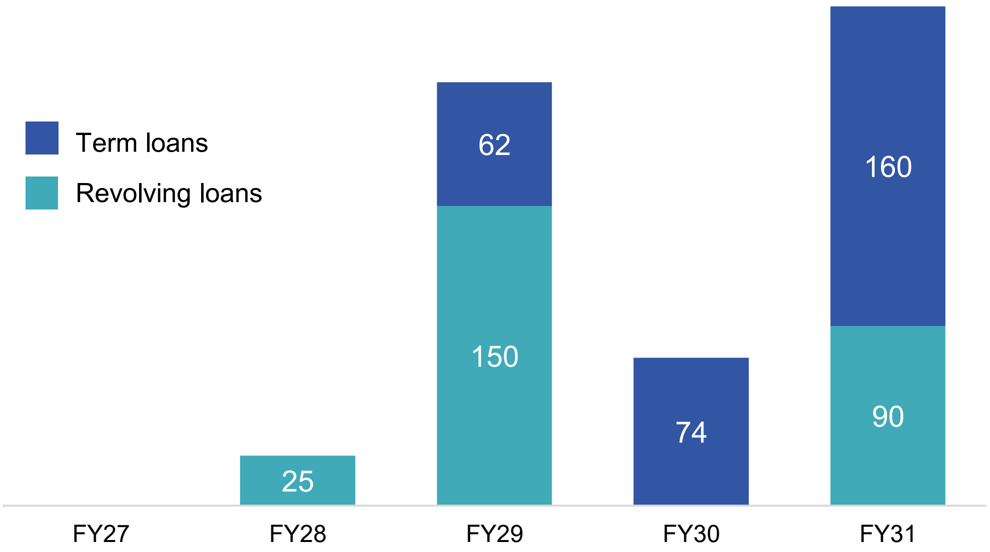
1. Includes performance fees (FY26: $20.0m and FY25: $7.0m) and corporate overheads (FY26: $18.1m and FY25: $17.6m).
2. The total amount of latent (unrecognised) future performance fees available to the Group is estimated at $69m. Unrecognised performance fees are estimated based on current property valuations adopted within each fund and due to inherent uncertainties in relation to the future performance of each property do not qualify for recognition in the current period under Centuria's recognition policy and may not entirely eventuate.

Strong balance sheet and cash recycling support growth initiatives

		FY26	FY25
Net asset value per security (NAV)[1,2]	$	**1.76**	1.79
Cash realised from the sale and recycling of balance sheet assets	$m	**197**	194
Cash and undrawn debt	$m	**445**	347
Operating gearing[3]	%	**5.1**	12.3
Look-through gearing	%	**33.5**	36.9
Operating ICR[4]	times	**5.5**	4.8
Weighted average cost of debt	%	**7.8**[5]	8.2
Weighted average debt duration	yrs	**3.1**	2.3

CNI debt maturity profile

- Diversified lender pool.
- No debt expiring until June 2028.
- CNI average margins c.273bps.



1. Number of securities on issue 30 June 2026: 984,061,961 (at 30 June 2025: 830,091,925).
2. Net asset value is based on net assets attributable to CNI securityholders.
3. Gearing ratio is calculated based on (operating borrowings less operating cash), divided by (operating total assets less operating cash less the net of investment properties, non-recourse loans, interest rate swaps and variance in market value to proportionate net assets).
4. Operating interest cover ratio is calculated as operating EBITDA of the Group divided by operating finance costs of the Group less excluded subsidiaries.
5. Reflects WACD over FY26. Current margin of 273bps, and 14% of group debt is fixed.

LISTED: 825 ANN STREET, FORTITUDE VALLEY QLD

Average margins improved to c1.44% in FY26.

Platform continues to benefit from strong relationships, strengthening credit markets and a proactive approach to capital management.

Active debt capital management across Centuria's real estate funds

		FY26	FY25
Lenders	#	**25**	25
Total lending facilities across platform	$bn	**8.6**	7.6
Weighted average debt duration[1]	yrs	**2.3**	2.2
Weighted average hedge profile[1]	%	**56**	49
Weighted average hedge duration[1]	yrs	**1.1**	1.3
Weighted average real estate fund LVR covenant[1]	%	**58**	57
Weighted average real estate fund gearing[1]	%	**46**	44

Note: Not representative of any single fund. Aggregated across all real estate funds managed by Centuria.
1. Weighted average by facility limit across listed and unlisted real estate funds.

Strategy and outlook

SECTION FIVE

Centuria

Centuria is positioning the business for growth momentum into FY28/29

Outlook

- FY27 EBIT is expected to grow c.20%, operating net profit after tax is expected to grow 14%.
  - Growth in core real estate earnings.
  - ResetData remains in investment and deployment phase through FY27.
  - Lower average gearing offset by higher forecast interest rates and effective tax rate.
  - June 2026 capital raise increased securities on issue by c.20%.
- FY27 guidance: OEPS 13.0cps, DPS 10.4cps.

Execution

- The Group enters FY27 with the capital and platform to execute its future objectives.
- Australia continues to screen well as an international investment target.
- Larger acquisitions on behalf of a growing network of private and institutional investors.
- GPUs ordered - deployment of capital into AI infrastructure.
- Customer and funding pathways progressing.

Appendices

SECTION SIX

Centuria

A leading Australasian platform positioned for growth

$22.2bn
Group AUM[1]

Property funds management and property investment

$6.0bn Listed
- $4.0bn CENTURIA INDUSTRIAL REIT ASX:CIP
- $1.9bn CENTURIA OFFICE REIT ASX:COF
- $0.1bn ASSET PLUS LIMITED NZX:APL

$12.6bn Unlisted
- $6.7bn SINGLE ASSET FUNDS
- $3.0bn MULTI-ASSET CLOSED END FUNDS
- $2.9bn MULTI-ASSET OPEN END FUNDS

$18.6bn Real estate sectors
- $6.6bn INDUSTRIAL
- $6.3bn OFFICE
- $2.1bn LARGE FORMAT RETAIL
- $1.3bn AGRICULTURE
- $1.2bn HEALTHCARE
- $1.1bn DAILY NEEDS RETAIL

Property development and finance
- $2.6bn REAL ESTATE FINANCE
- $2.4bn RESIDENTIAL FINANCE

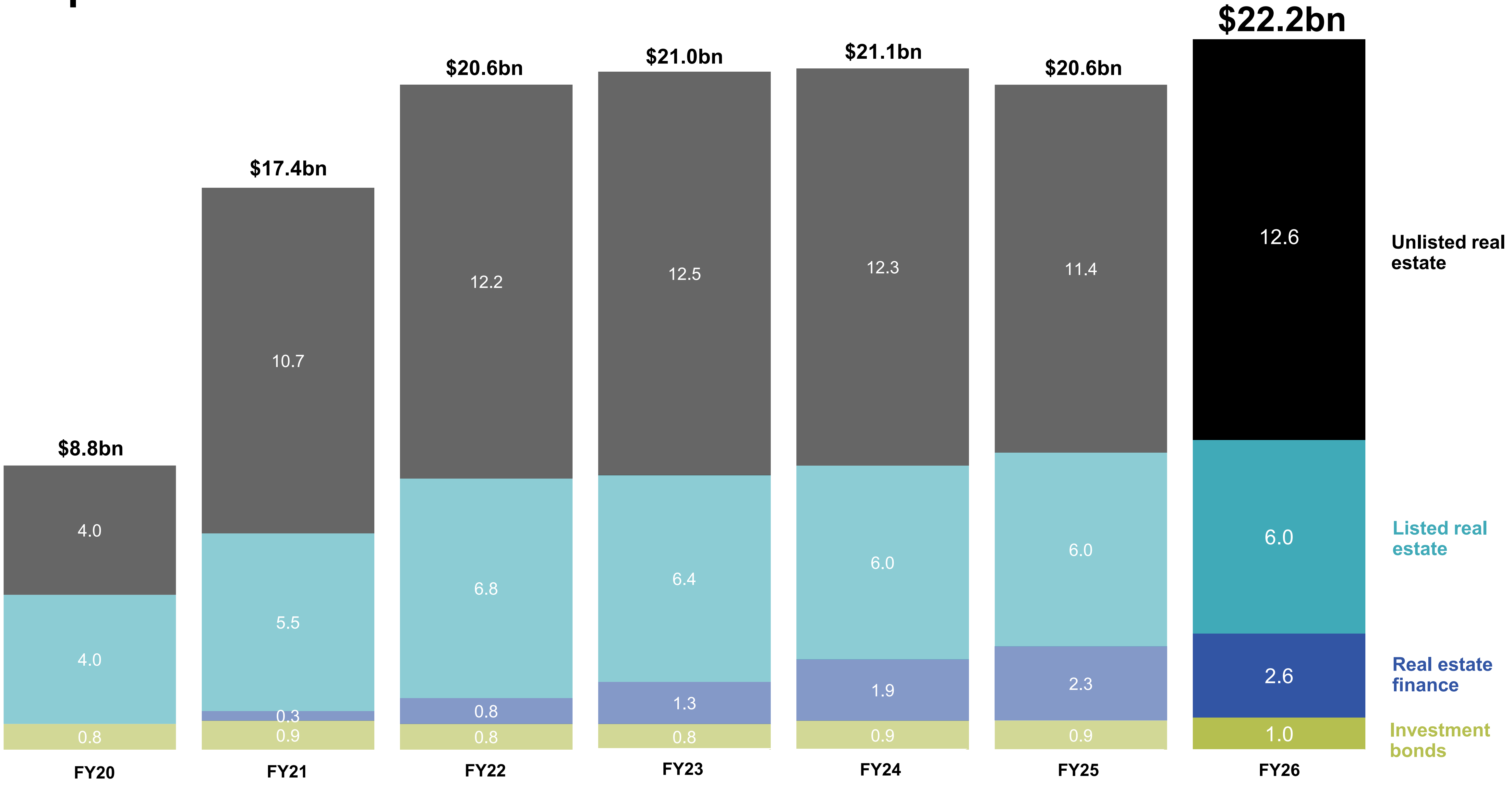
Investment bonds
- $1.0bn CENTURIA LIFE GUARDIAN FRIENDLY SOCIETY
- 100k+ TOTAL INVESTORS

Sovereign AI
- c.10MW[2]
- 250MW+ Potential Centuria Data Centre capacity

Note: Assets under management (AUM) as at 30 June 2026. All figures above are in Australian dollars (currency exchange ratio of AU$1.000:NZ$1.2166 as at 30 June 2026).
Numbers presented may not add up precisely to the totals provided due to rounding.

1. AUM includes assets exchanged to be settled, cash and other assets and the impact of revaluations during the period.
2. Secured power as at August 2026.

Group AUM


$8.8bn
$17.4bn
$20.6bn
$21.0bn
$21.1bn
$20.6bn
$22.2bn
4.0
4.0
0.8
10.7
5.5
0.3
0.9
12.2
6.8
0.8
0.8
12.5
6.4
1.3
0.8
12.3
6.0
1.9
0.9
11.4
6.0
2.3
0.9
12.6
6.0
2.6
1.0
FY20
FY21
FY22
FY23
FY24
FY25
FY26
Unlisted real estate
Listed real estate
Real estate finance
Investment bonds

CNI ESG highlights

Climate change
(Environment)

- Centuria is targeting zero scope 2 emissions by 2035, with CIP and COF targeting 2028[1].
- Our corporate offices sourced the equivalent of 100% renewable electricity[2].
- Centuria and COF are targeting the elimination of gas and diesel in operations where practicable by 2035[3].
- 51% of the total COF portfolio is electrified – including 100% of Qld assets.

Valued stakeholders
(Social)

- c.$280k contributed to certified social enterprises[4], community groups and charities.
- 92% of employees are proud to work at Centuria.
- 50% female representation on CNI Board, including the Chair.

Responsible business practices
(Governance)

- 2026 GRESB[5] participation for CIP and COF.
- 2,000+ compliance courses completed by Centuria staff.
- New environmental data capture and tracking platform and supplier onboarding platforms implemented.
- Released the FY25 Sustainability Report and voluntary Climate-Related Disclosures, with the FY26 versions of these reports targeted for release in Q2 FY27.

Memberships and affiliations[6]

DCA Diversity Council Australia | Healthy Heads Trucks & Sheds | Green Building Council Australia | Property Council of Australia | PFA Property Funds Association | Two Good Co. | Social Traders Unlocking business for good

1. Centuria, CIP and COF will account for zero scope 2 GHG emissions by being powered by the equivalent of 100% renewable electricity through a combination of onsite solar and large-scale generation certificate deals which match our consumption. The zero scope 2 target applies to scope 2 emissions for existing assets that fall under the operational control of CNI, CIP and COF.
2. Achieved through the purchase of GreenPower and large scale generation certificate deals which match our consumption.
3. Centuria and COF will focus on eliminating gas and diesel where practicable, from equipment owned and operated by Centuria and COF. Gas and diesel equipment owned and operated by our tenants is excluded from Centuria's emission reduction target.
4. Includes $40k indirect spend with Two Good Co.
5. Global Real Estate Sustainability Benchmark (GRESB).
6. CIP is a Supporting Partner of Healthy Heads.

~30 years of real estate funds management experience overseeing Centuria's operations

Fully integrated end-to-end investment management services

A leading Australasian real estate fund manager with on the ground teams of deeply experienced real estate professionals across Australia and NZ.

Centuria's in-house approach to investment management and extensive stakeholder relationships provide dedicated end-to-end investment management services to tenants and investors, optimising outcomes and investment returns.

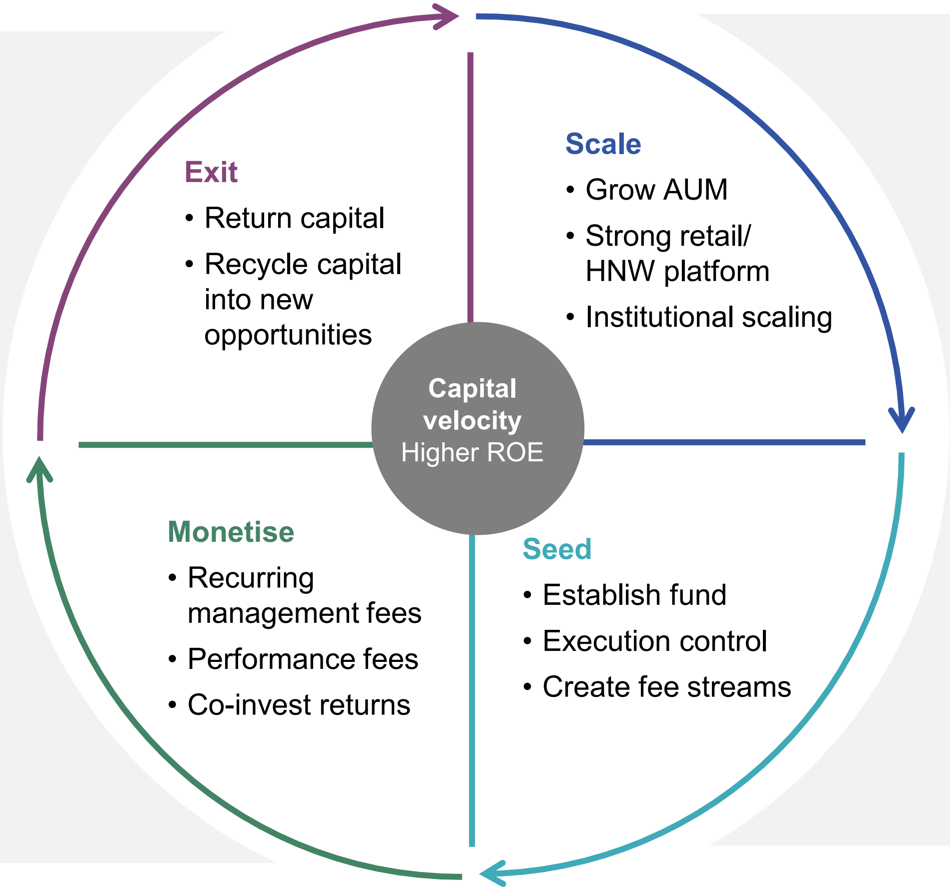
Centuria real estate: Capital deployment framework

Utilising Centuria's balance sheet to accelerate platform growth and seed new funds for a growing private and institutional investor network.

6 **Exit and recycle**
Investor: Capital realised or recycled
CNI: Performance and exit fees may be eligible

5 **Asset management/enhancement**
Investor: Income and capital growth opportunities
CNI: Asset, property, fund, leasing, development fee streams

4 **Settlement**
Investor: Ownership commences
CNI: Management fees commence; balance sheet sell-down may continue



1 **Identify transaction and engage investors**
Investor: Assesses opportunity, provides EOI
CNI: Originate and de-risk transaction

2 **Exchange**
Investor: Secures exposure
CNI: Grows AUM

3 **First close and balance sheet support**
Investor: EOIs/allocation continue
CNI: Co-investment/support to seed new funds
CNI: Upfront/fund establishment fees

Cash inflows post-settlement reduce balance sheet exposure and allow capital to be recycled into seeding new opportunities

Origination → balance sheet incubation → AUM growth → recurring fees → earnings momentum

Capital recycled into new opportunities · Durable fee streams · Higher ROE via capital velocity

Property funds management and property investment

SECTOR[1]	FY25 AUM ($bn)	FY26 AUM ($bn)	FY26 Listed AUM ($bn)	FY26 Unlisted AUM ($bn)	Funds & loan SPVs (No.)	Assets & loan tranches (No.)[2]	WACR (%)[3]	WALE (yrs)[4]	Occupancy (%)[4]	WARR (%)[3]	Acquisitions and loan origination ($m)	Divestments and loan exits ($m)	CNI proportionate co-invest (%)[6]	CNI proportionate exposure (%)	CNI proportionate asset exposure ($m)
Agriculture	0.7	1.3	-	1.3	5	37	6.66%	14.2	94.4%	3.48%	173	8	3.4%	2.8%	42.8
Daily needs retail	1.1	1.1	-	1.1	21	32	6.68%	4.3	96.6%	3.55%	3	82	0.0%	0.0%	0.0
Healthcare	1.4	1.2	-	1.3	6	56	6.15%	9.0	96.5%	3.50%	-	75	15.3%	12.1%	186.6
Industrial	6.3	6.6	4.0	2.6	16	162	5.95%	6.1	95.1%	3.34%	394	375	11.2%	47.3%	757.7
Large Format Retail	1.8	2.1	-	2.1	23	40	6.21%	3.3	98.8%	3.39%	187	14	3.9%	5.1%	78.5
Office	6.0	6.3	2.0	4.2	31	61	6.99%	4.1	91.5%	3.35%	454	124	8.1%	32.3%	4.7
Total property inv	**17.4**	**18.6**	**6.0**	**12.6**	**102**	**392**	**6.40%**	**5.5**	**95.1%**	**3.38%**	**1,223[5]**	**678[5]**	**8.4%**	**100.0%**	**1,537.4**
Real estate finance	2.3	2.6	-	2.6	52	77	N/A	N/A	N/A	N/A	1,608	1,303	0.0%	0.0%	0.0
Total	**19.7**	**21.2**	**6.0**	**15.2**	**154**	**469**	**6.40%**	**5.5**	**95.1%**	**3.38%**	**2,831**	**1,981**	**8.4%**	**100.0%**	**1,537.4**

42% Unlisted AUM with no expiry or expiry review dates at or beyond five years.

4-5 Centuria unlisted funds included in the MSCI Australia Unlisted Retail Quarterly Top 10 Index in FY26.

27% AUM exposed to alternative real estate sectors (real estate finance, agriculture, data centres and healthcare).

99% FY26 avg. rent collections.

729,000sqm+ FY26 platform lease terms agreed across 500+ deals (18% of platform area).

$47m Avg. asset value across CNI's platform[7].

1. Excludes Investment Bonds.
2. Excludes land, Development assets, US syndicates and assets exchanged yet to be settled.
3. Weighted average capitalisation rate (WACR) reflecting all assets, including acquisitions, held at FY26 period end.
4. By income.
5. Includes Other acquisitions of $12m and Other divestments of $12m.
6. CNI's co-investments carried at NTA. CNI is the largest unitholder of ASX: CIP (16.19%), ASX: COF (15.25%) and NZX: APL (19.99%). Holdings in listed REITs exclude interests held through Benefit Funds.
7. Calculation excludes real estate finance sector.

AUM by fund type and capital source

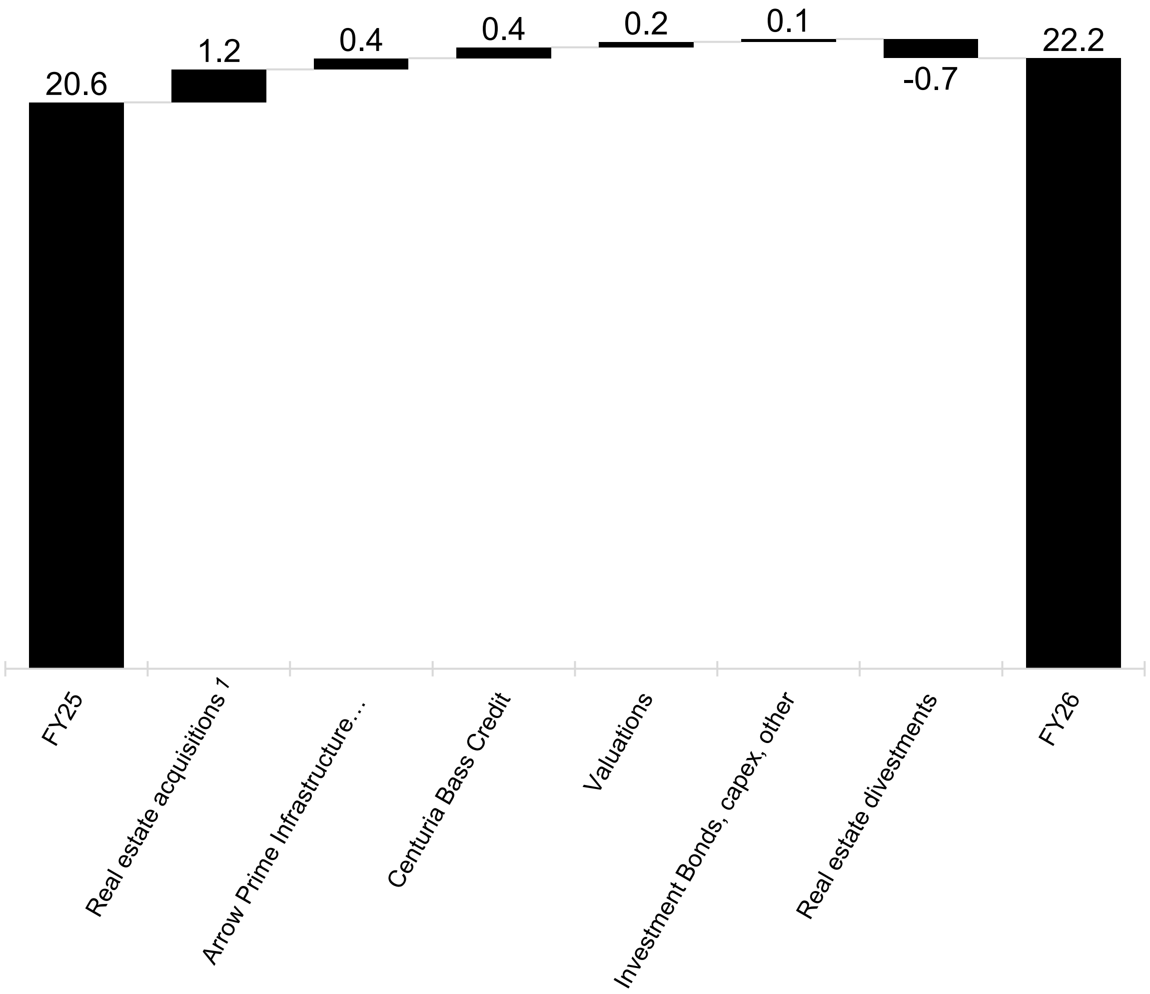
Fund type	AUM ($bn)[1]	Industrial $6.6	Office $6.3	Real estate finance $2.6	Large format retail $2.1	Agriculture $1.3	Healthcare $1.2	Daily needs retail $1.1
Unlisted single asset fund	**$8.6**	0.7	3.6	1.9	1.4	-	-	1.0
Listed REITs	**$6.0**	4.0	2.0	-	-	-	-	-
Unlisted multi asset open ended fund	**$3.6**	0.6	0.1	0.7	0.3	1.2	0.6	0.1
Unlisted multi asset fund	**$3.0**	1.3	0.6	-	0.4	0.1	0.6	-

Capital source	AUM ($bn)[1]	Industrial $6.6	Office $6.3	Real estate finance $2.6	Large format retail $2.1	Agriculture $1.3	Healthcare $1.2	Daily needs retail $1.1
Unlisted wholesale	**$7.7**	0.7	1.3	2.3	1.6	0.8	-	1.0
Listed	**$6.0**	4.0	2.0	-	-	-	-	-
Unlisted retail	**$5.1**	1.3	1.7	-	0.5	0.5	1.0	0.1
Unlisted institutional	**$2.4**	0.6	1.3	0.3	-	-	0.2	-

Note: Assets under management (AUM) as at 30 June 2026. All figures above are in Australian dollars (currency exchange ratio of AU$1.000:NZ$1.2166 as at 30 June 2026).
Numbers presented may not add up precisely to the totals provided due to rounding.
1. AUM includes assets exchanged to be settled, cash and other assets and the impact of revaluations during the period. Excludes Investment Bonds AUM.

AUM and valuations

AUM ($ billions)

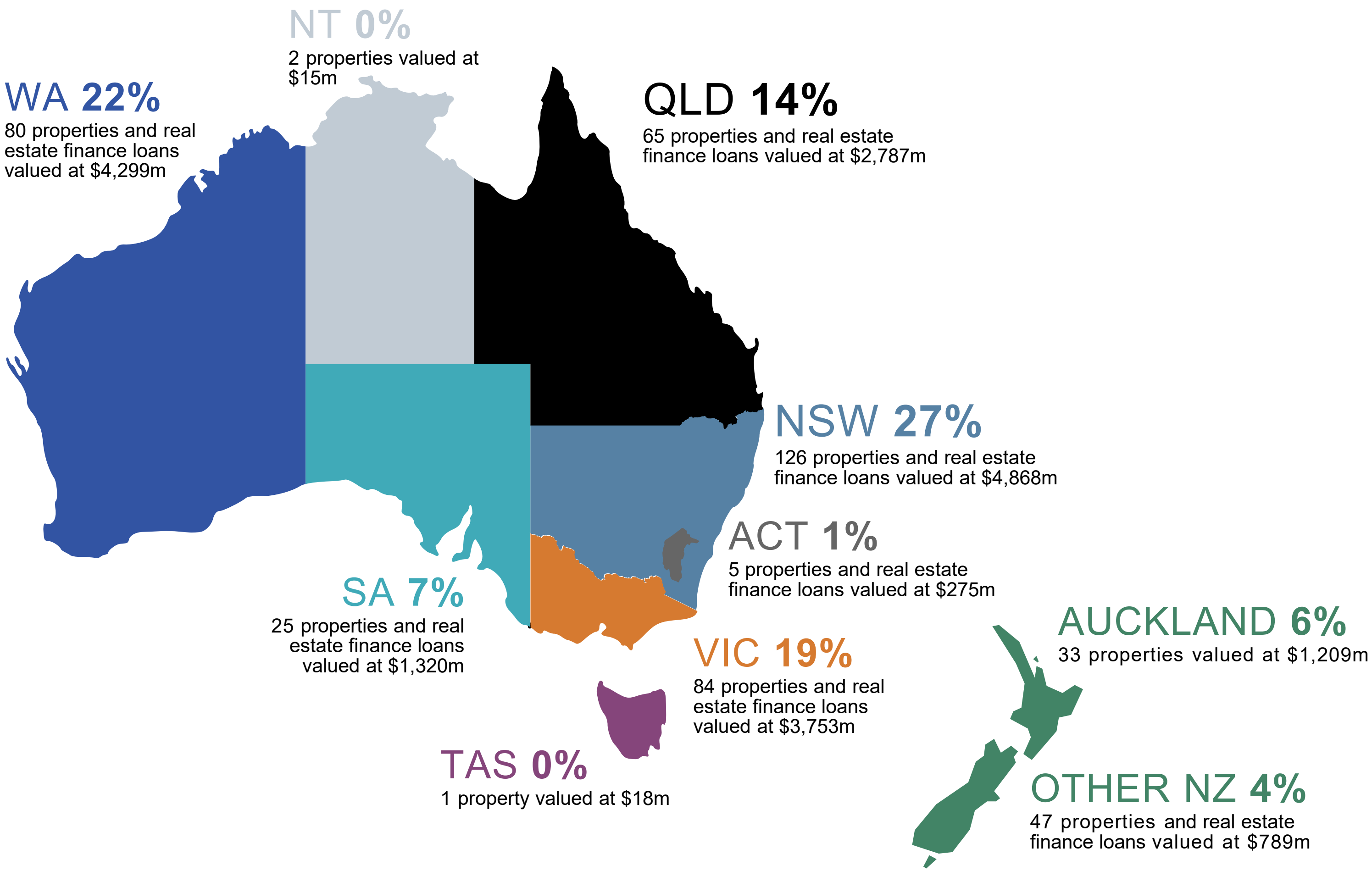


Valuation movements to 30 June 2026[2,3]

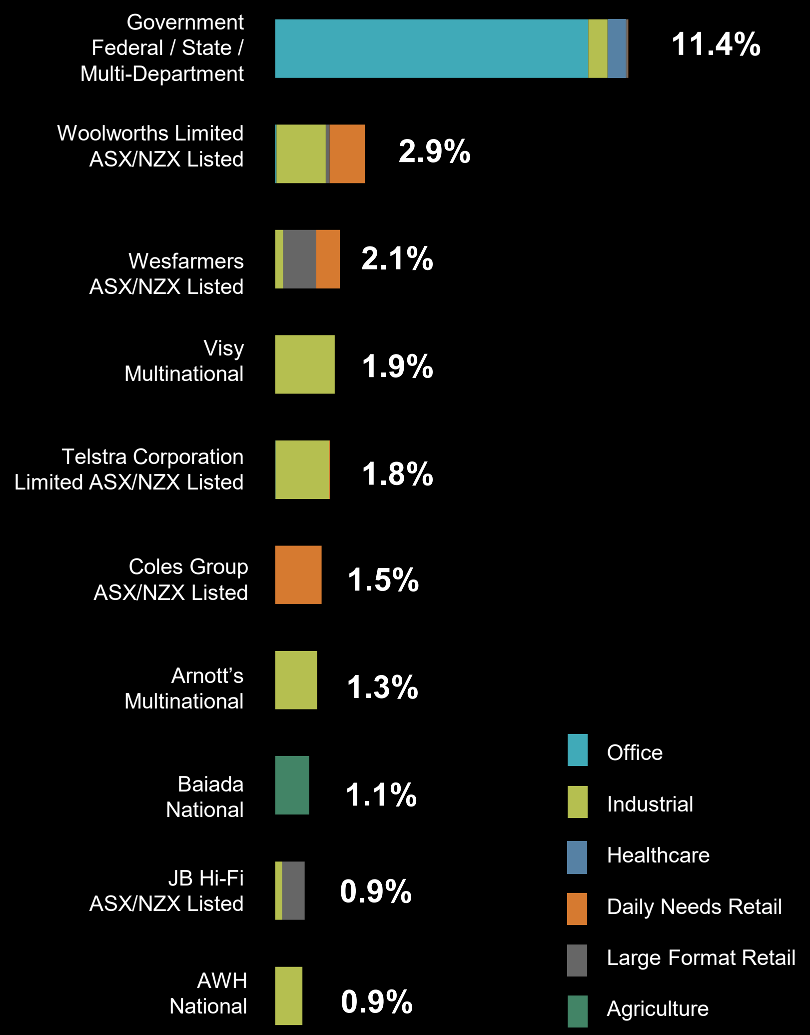
	Value 12 months	Value 6 months	Cap rate 12 months	Cap rate 6 months	WACR[4]
Industrial	1.81%	1.21%	(6) bps	(2) bps	5.90%
Office	(0.42)%	(0.80)%	15 bps	12 bps	6.99%
Large format retail	1.94%	1.40%	(4) bps	(3) bps	6.17%
Agriculture	2.69%	(0.39)%	4 bps	8 bps	6.66%
Healthcare	(2.98)%	(0.85)%	21 bps	14 bps	6.15%
Daily needs retail	2.83%	2.04%	(4) bps	(2) bps	6.68%
Total	**0.80%**	**0.37%**	**4 bps**	**4 bps**	**6.41%**

1. Includes $702m of acquisitions settled in FY26 and $521m exchanged and to be settled.
2. Aggregated across funds under Centuria's management and not representative of any single fund or property.
3. Measured on a like-for-like basis. Excludes land, development assets, US syndicates, Centuria Bass Credit, and assets that have exchanged but not yet settled.
4. Measured on a like-for-like basis, the weighted average capitalisation rate (WACR) captures assets held from the opening of FY25 to the close of FY26.

$21.2bn diversified Australasian real estate platform[1,2]



Top tenants by income (%)[3,4]



Note: Assets under management (AUM) as at 30 June 2026. All figures above are in Australian dollars (currency exchange ratio of AU$1.000:NZ$1.2166 as at 30 June 2026). Numbers presented may not add up precisely to the totals provided due to rounding.

1. Includes asset exchanged to be settled and real estate finance loans by property.
2. Geographic sub-totals exclude cash, other assets and Investment Bonds.
3. Aggregated across funds managed by Centuria and not representative of any single fund or property.
4. Excludes land, Development assets, US syndicates, Centuria Bass Credit, and assets exchanged yet to be settled.

ASX CIP: Australia's largest domestic pure play industrial REIT

		FY26[1]	FY25[1]
Number of assets	#	**83**	87
Book value	$m	**3,934**	3,890
WACR	%	**5.80**	5.86
GLA	sqm	**1,233,918**	1,293,790
Landholding	ha	**283**	296
Avg. asset size	sqm	**15,234**	14,871
Occupancy by income	%	**95.2**	95.1
WALE by income	yrs	**7.0**	7.1
Located in infill markets	%	**86**	85
FFO per unit[2]	cpu	**18.2**	17.5
Distribution per unit	cpu	**16.8**	16.3

		FY26	FY25
Facility limit	$m	**1,830[3]**	1,805
Headroom	$m	**444**	442
Weighted average debt expiry	yrs	**3.6[4]**	2.9
Proportion hedged	%	**51**	86
All in cost of debt	%	**4.8**	4.5
Interest cover ratio (ICR)[5]	times	**2.4**	2.6
Gearing[6]	%	**34.9**	33.2

1. At CIP ownership share of joint venture assets.
2. FFO is the Trust's underlying and recurring earnings from its operations. This is calculated as the statutory net profit adjusted for certain non-cash and other items.
3. Exchangeable Note at Face Value of $325m.
4. Exchangeable Note on a 5 year term. Noteholders have a one-off Put Option to redeem the notes in year 3 (September 2028) at 100% of the face value.
5. Interest cover is defined as earnings before interest, tax depreciation and amortisation (EBITDA) divided by interest expense.
6. Gearing is defined as total interest bearing liabilities divided by total assets.

ASX COF: Australia's largest pure play office REIT

		FY26	FY25
Number of assets	#	**18**	19
Book value[1]	$m	**1,842**	1,904
WACR	%	**7.04**	6.89
NLA	sqm	**265,326**	274,857
Occupancy by income	%	**91**	91.2
WALE by income	yrs	**4.0**	4.1
Avg. building age by value	yrs	**19**	18
NABERS SPI Energy rating	Stars	**5.1**	5.0
NABERS SPI Water rating	Stars	**4.2**	4.2
FFO per unit[2]	cpu	**11.2**	11.8
Distribution per unit	cpu	**10.1**	10.1

		FY26	FY25
Facility limit	$m	**1,012.5**	1,012.5
Headroom[3]	$m	**180.0**	141.5
Weighted average debt expiry	yrs	**4.1**	3.1
Proportion hedged	%	**75.7**	81.5
All in cost of debt[4]	%	**5.2**	5.4
Interest cover ratio (ICR)	times	**2.0**	2.4
Gearing[5]	%	**43.7**	44.4

1. Investment properties of $1.9bn excludes a $32.4m leasehold asset under AASB 16.
2. FFO is the Trust's underlying and recurring earnings from its operations. This is calculated as the statutory net profit adjusted for certain non-cash and other items.
3. Headroom reflects undrawn debt (including bank guarantees held as security).
4. Calculated as the average effective interest cost, which includes floating rate, all-in margin (base and line fees) and fixed interest costs under existing swaps, excluding capitalised borrowing costs.
5. Gearing is defined as total borrowings less cash divided by total assets less cash.

Property development: $1.4bn pipeline to seed funds

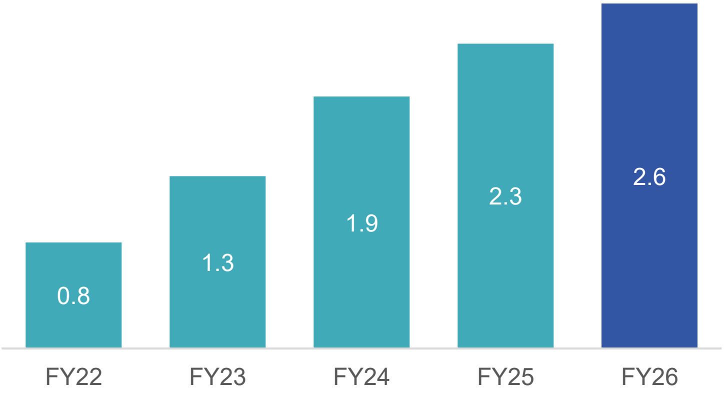
Sector	FY26 Gross Completions $m	FY26 Gross Completions GLA	Committed Pipeline (est. value on completion)[1,2] $m	Committed Pipeline (est. value on completion)[1,2] GLA	Future Pipeline (est. value on completion)[1,3,4] $m	Future Pipeline (est. value on completion)[1,3,4] GLA	Total Pipeline $m	Total Pipeline GLA
Industrial	50	20,910	120	56,695	700	142,647	**820**	**199,342**
Healthcare	14	40,000	277	24,086	124	57,250	**401**	**81,336**
Large format retail	-	-	-	-	10	220	**10**	**220**
Daily needs retail	-	-	107	13,310	-	-	**107**	**13,310**
Other / Social infrastructure	173	674	33	-	20	4,500	**53**	**4,500**
Total	**236**	**61,584**	**537**	**94,091**	**853**	**204,617**	**1,392**	**298,708**

	$m	GLA	$m	GLA	$m	GLA	$m	GLA
Funds / REITs	223	21,584	537	94,091	733	146,117	**1,272**	**240,208**
CNI balance sheet[5]	14	40,000	-	-	120	58,500	**120**	**58,500**
Total	**236**	**61,584**	**537**	**94,091**	**853**	**204,617**	**1,392**	**298,708**

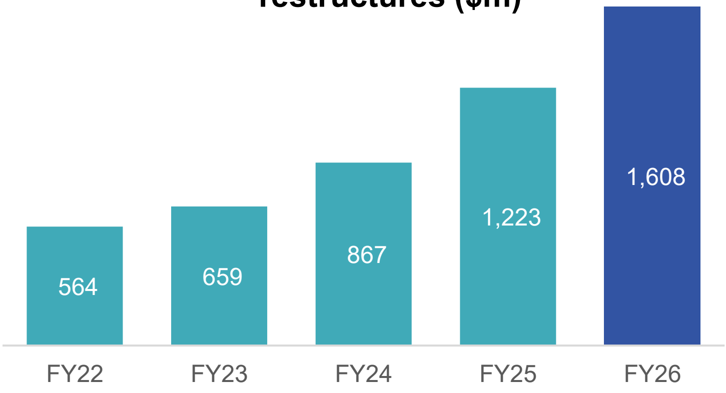
Note: All figures above are in Australian dollars. Numbers presented may not add up precisely to the totals provided due to rounding.
1. Estimated value on completion. Development projects and development capex pipeline, including fund throughs.
2. Committed pipeline includes planning commencements and projects under construction.
3. Includes opportunities undergoing development assessments or pre-planning approvals.
4. Includes development projects with deposits paid by CNI balance sheet.
5. Properties held for development generating no distribution income include Cudgen Rd, Cudgen (QLD) and Young Street, Gosford (NSW).

Property and development finance: Deep expertise in real estate lending

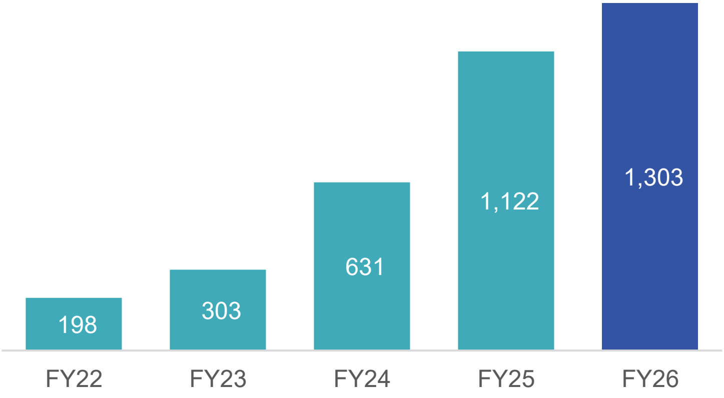
Assets under management ($bn)



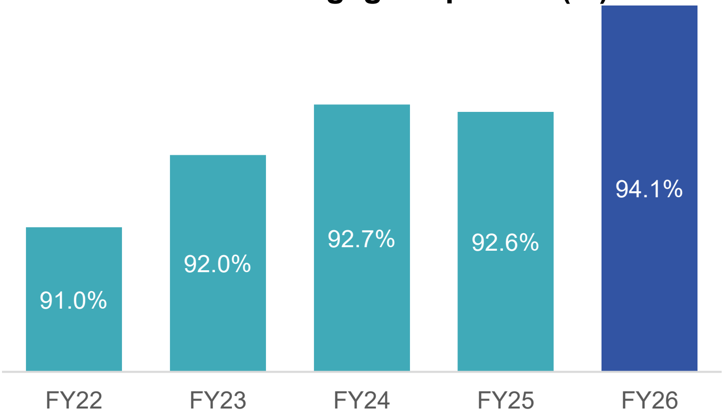
Loan originations and restructures ($m)



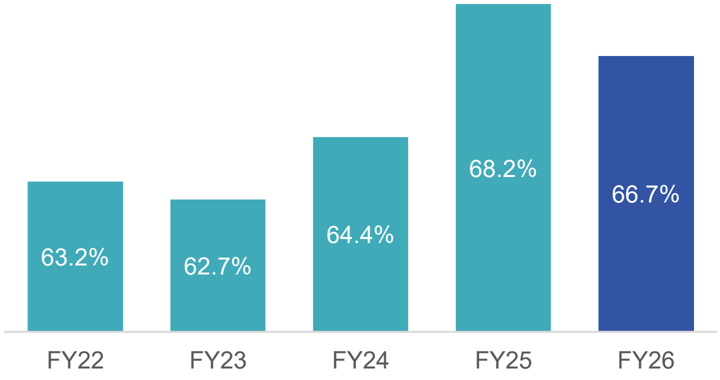
Loan exits and restructures ($m)



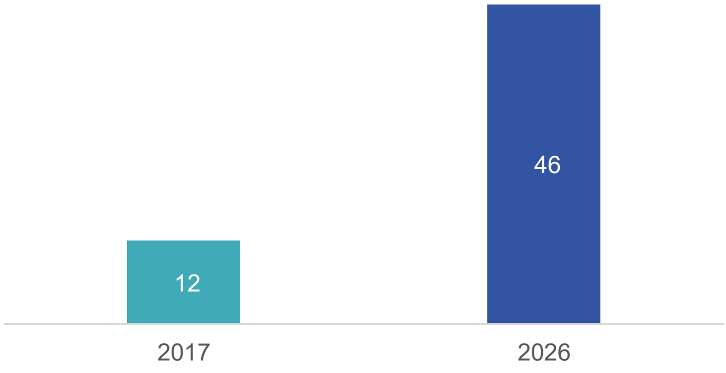
First mortgage exposure (%)[1]



Gross average LVR (%)[2]



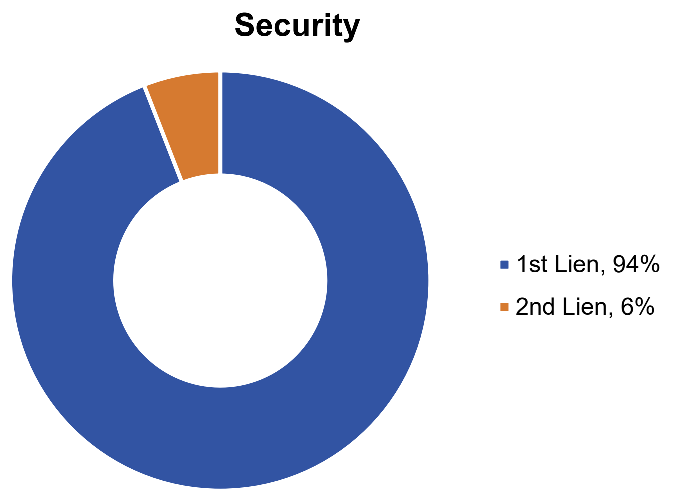
CBC headcount

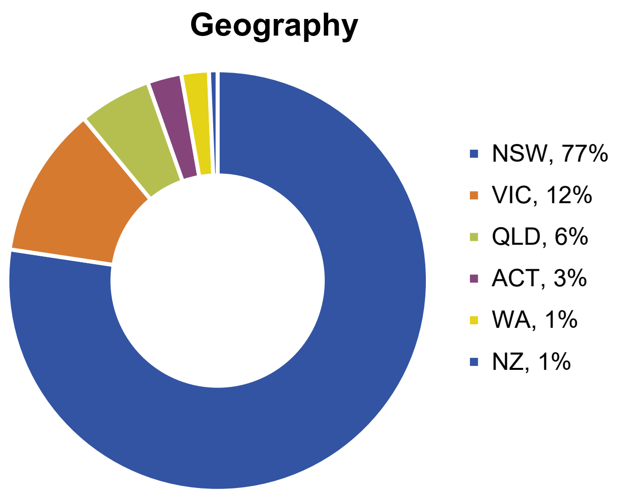


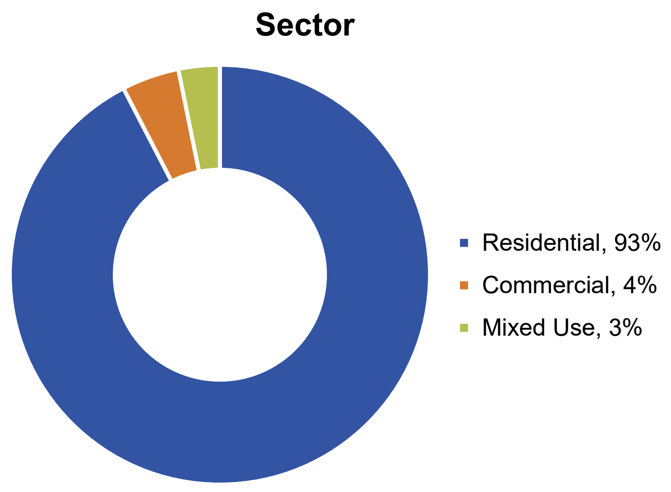
Note: Aggregated by funds, syndicated deals and warehouse facility managed by Centuria Bass Credit and is not representative of any single fund or offering.

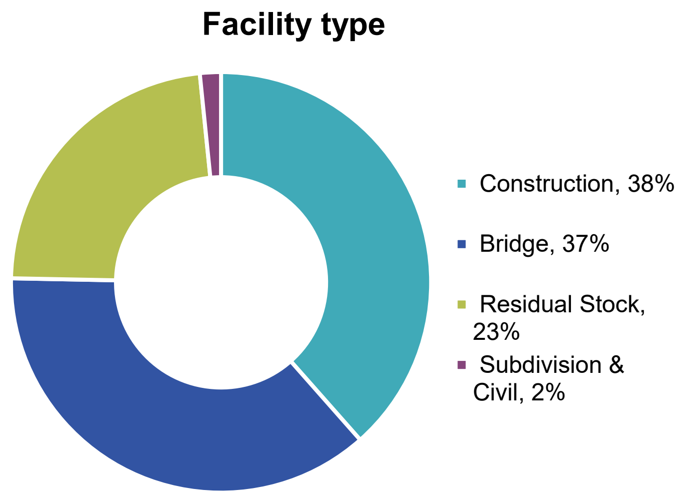
1. Calculated based on deployed funds (excluding cash holdings).
2. The weighted LVR reflects all active loans as at 30 June 2026 using origination / CBC board approved LVRs. CBC Board-approved LVRs are based on the maximum approved loan amount, including all capitalised interest and fees over the life of the facility, relative to an independent valuation..

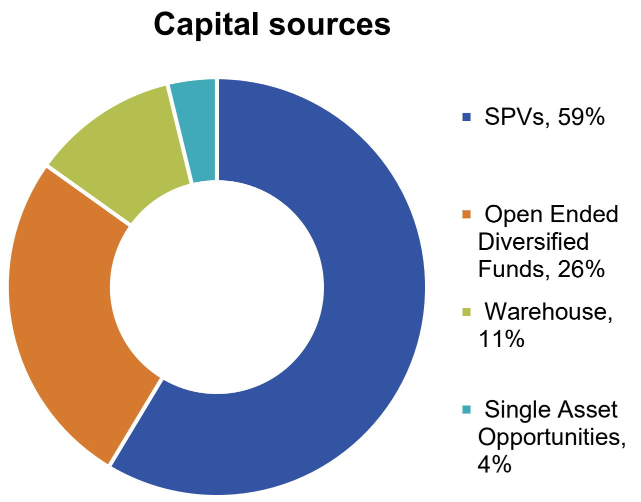
Property and development finance: Centuria Bass Credit $2.6bn AUM composition

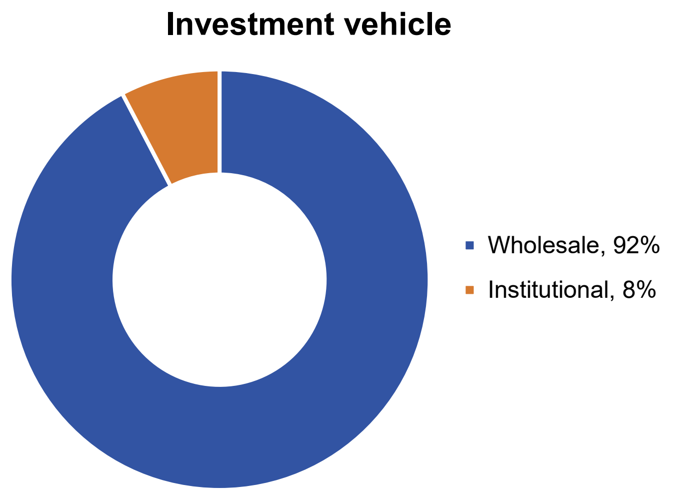




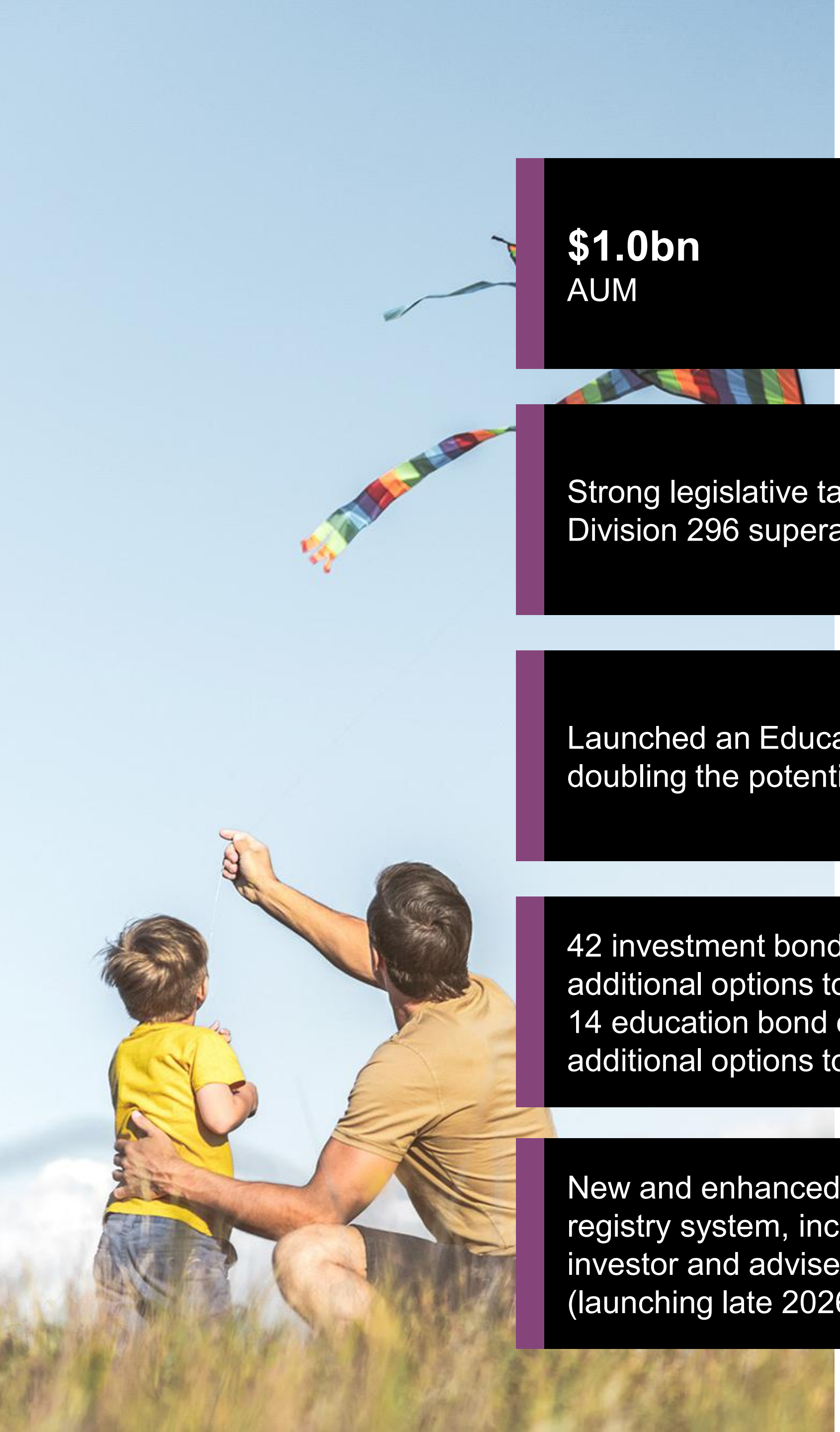








Note: As at 30 June 2026. Aggregated by funds, syndicated deals and warehouse facility managed by Centuria Bass Credit and is not representative of any single fund or offering.



Investment bonds: Centuria Life

$1.0bn
AUM

Strong legislative tailwinds with Division 296 superannuation changes.

Launched an Education Bond platform doubling the potential market.

42 investment bond options with 38 additional options to be added.
14 education bond options with 26 additional options to be added.

New and enhanced back-office registry system, incorporating new investor and adviser portals (launching late 2026).

Assets under management	FY26 ($m)	FY25 ($m)	Change (%)	Flows FY26 Applications ($m)	Flows FY26 Redemptions ($m)
Prepaid funeral plans (Guardian)[1]	586.3	565.3	3.72	43.8	47.6
Unitised bonds (Centuria Life)	199.3	215.4	-7.47	7.6	18.4
Centuria LifeGoals	181.5	131.1	38.44	44.8	9.4
Total	**967.2**	**911.8**		**96.2**	**75.4**

Centuria Life investment menu fund managers

AllianceBernstein, MLC, Schroders, BetaShares, T.RowePrice, Firetrail Investments, Fidelity, Vanguard, Yarra Capital Management, alphinity, Greencape Capital, PM Capital, Russell Investments, Pendal, PIMCO, Munro, BlackRock, CAREphilosophy, Providence Wealth Advisory Group, Perpetual, Perpetual, Dimensional, Macquarie, Mutual Limited

1. Centuria Life Limited (CLL) is the key service provider to Over Fifty Guardian Friendly Society.

Centuria has established vertically integrated data centre capability

Strategic optionality

- Centuria owns and manages existing data centres and various properties with future data centre optionality.
- Centuria and ResetData are progressing data centre pathways that will be assessed in line with power availability, planning outcomes, customer demand and return hurdles.
- Longer term development optionality may include ground leases, shell developments, core and shell, fully fitted data centres, or the sale of DA approved sites.

DC owner

TELSTRA DATA CENTRE,
CLAYTON VIC

First acquisition in 2020. DC real estate integrated across Centuria platform.

DC developer

DC EXPANSION,
CLAYTON VIC

Dedicated data centre development team, within CNI's broader development team.

DC operator

WELLCAMP DC,
TOOWOOMBA QLD

Experienced DC operations team. Credentials include: ISO9001, ISO14001, ISO/IEC 27001, ISO5001, DISP.

AI Factory operator

AI-F1

AI factories (Neocloud Partner)

	DC owner	DC developer	DC operator	AI Factory operator
Centuria DC strategy	🟢	🟢	🟢	🟢
Traditional DC operators	🟢	🟢	🟢	
Traditional DC real estate owners	🟢	🟢	🟠	
AU neoclouds	🟠	🟠	🟠	🟢

Note: Green represents developed capability and orange represents developing capability.

CIP data centre property portfolio

- Telstra triple net lease over an existing data centre until 2050
- Partial surrender of under-utilised land, providing an opportunity for a second standalone data centre
- Excellent connectivity ecosystem (including Telstra's Aura Network)
- Development application submitted for 40MW

- Landholding of 10.6 hectares
- Less than 100m from the existing Thomastown Terminal Station which has available capacity
- Application progressed with VicGrid and AusNet in securing significant power allocation
- Current lease expiry profile permits a near-term development

- Operational data centre with a triple net lease to Centuria DC until 2041
- Live 2.5MW with future expansion opportunity within existing facility plus the adjoining CIP land
- Proximity to renewable and gas energy, creating an opportunity for significant power allocation
- Densification of the existing facility can be delivered more economically and efficiently than building new

- Landholding of 2ha, leased until 2028 (with a 2 year option)
- Located within proximity to numerous hyperscalers and co-location operators
- Brooklyn terminal station approximately 500 metres to the south
- Applications for power allocation submitted

- Triple net lease to Fujitsu until late 2030 (with a 5 year option)
- Live co-location facility of 10MW IT load
- Additional power and densification opportunities post lease expiry

- Landholding of 6Ha
- Leased until late 2027
- Located within 2km of Guildford Terminal Station
- Power application submitted

Australia’s data centre market: An opportunity for Centuria

Underpinned by tight supply, enduring structural market advantages, and resilient AI-fuelled growth

1

Supply reality
Prospective demand is being adversely impacted by credibility and delivery constraints.

44GW

Connection requests received in 2025 ISAR

30GW

Removed by NSP and AEMO screening for credibility

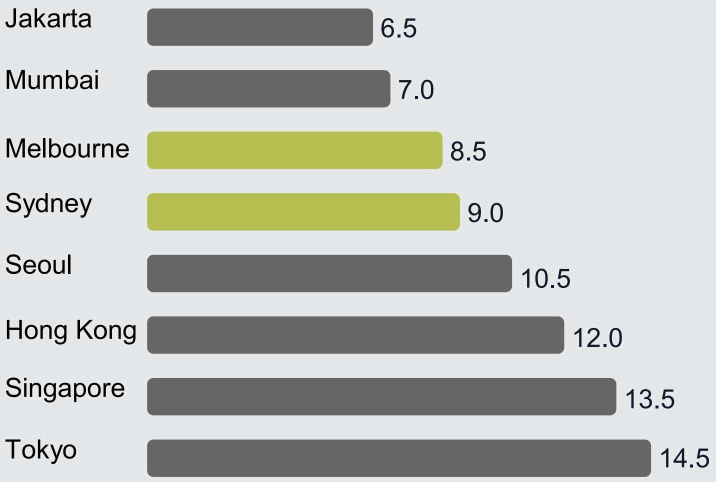
3.5GW

Expected capacity to be built by 2030

2

Australia’s edge
Competitive cost base, sovereign positioning and regional proximity.

APAC build cost estimate (US$M / MW)

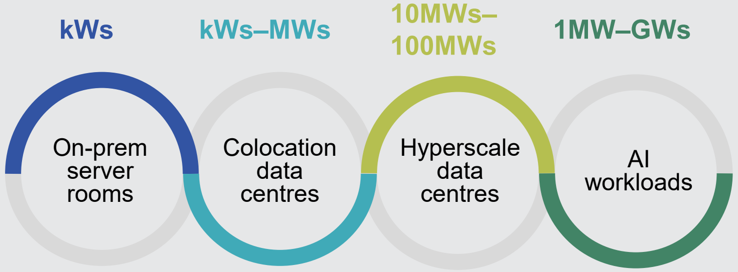


Structural advantages
- Sovereign data and regulatory positioning
- Renewable energy pipeline
- Proximity to Asia with latency advantage
- National DC expectation framework

3

Demand wave
AI is a new incremental workload, not a replacement cycle.

Digital waves: cumulative demand
Each wave adds to — rather than replaces — underlying demand.



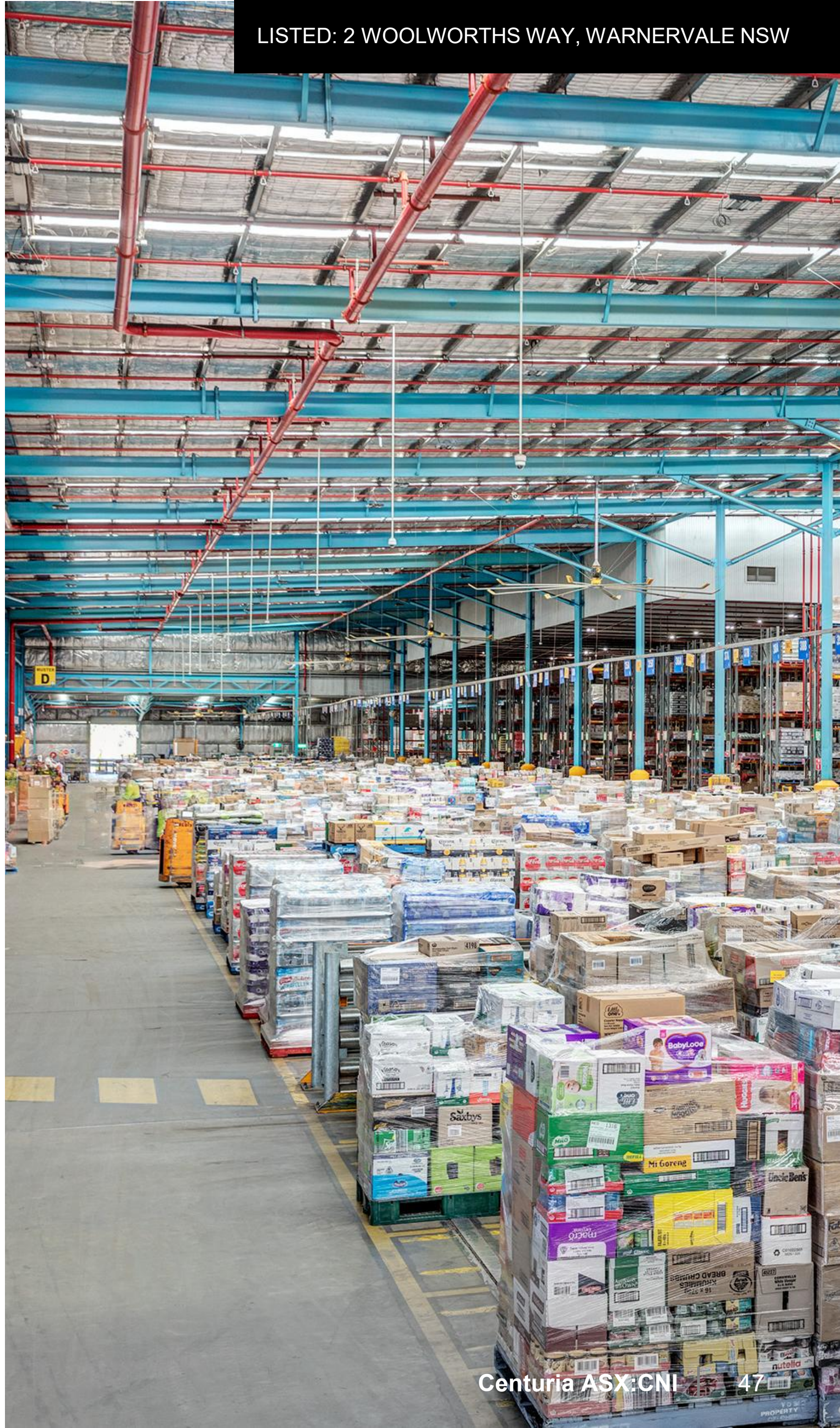
The risk is not ‘too much’ data centre capacity — it is AI value creation occurring offshore, leaving Australia a consumer rather than a producer of AI.

Sources: Oxford Economics Australia, McKinsey, AEMO/NSP screening, Turner & Townsend Data Centre Construction Cost Index 2025–2026.

Reconciliation of statutory profit to operating profit

	FY26 ($m)	FY25 ($m)
Statutory profit after tax[1,2]	**56.5**	82.7
Statutory EPS (cents)[1,2]	***6.7***	*10.0*
ADJUSTED FOR NON-OPERATING ITEMS		
Loss/(gain) on fair value movements in derivatives and investments	**53.1**	12.5
Transaction and restructure costs	**7.9**	4.1
(Gain)/loss equity accounting adjustments	**(1.1)**	0.7
Tax impact of above non-operating adjustments	**(2.6)**	0.8
Operating profit after tax[1,3]	**113.8**	100.8
Operating EPS (cents)[4]	***13.6***	*12.2*

1. Attributable to CNI securityholders.
2. Includes fair value movements in derivatives and investments.
3. Operating NPAT of the Group comprises of the results of all operating segments and excludes non-operating items such as transaction costs, fair value movements in derivatives and investments, the results of Benefit Funds, Controlled Property Funds, Centuria Bass Credit SPVs, share of equity accounted net profit in excess of distributions received and all other non-operating activities.
4. Operating EPS is calculated based on the Operating NPAT of the Group divided by the weighted average number of securities.

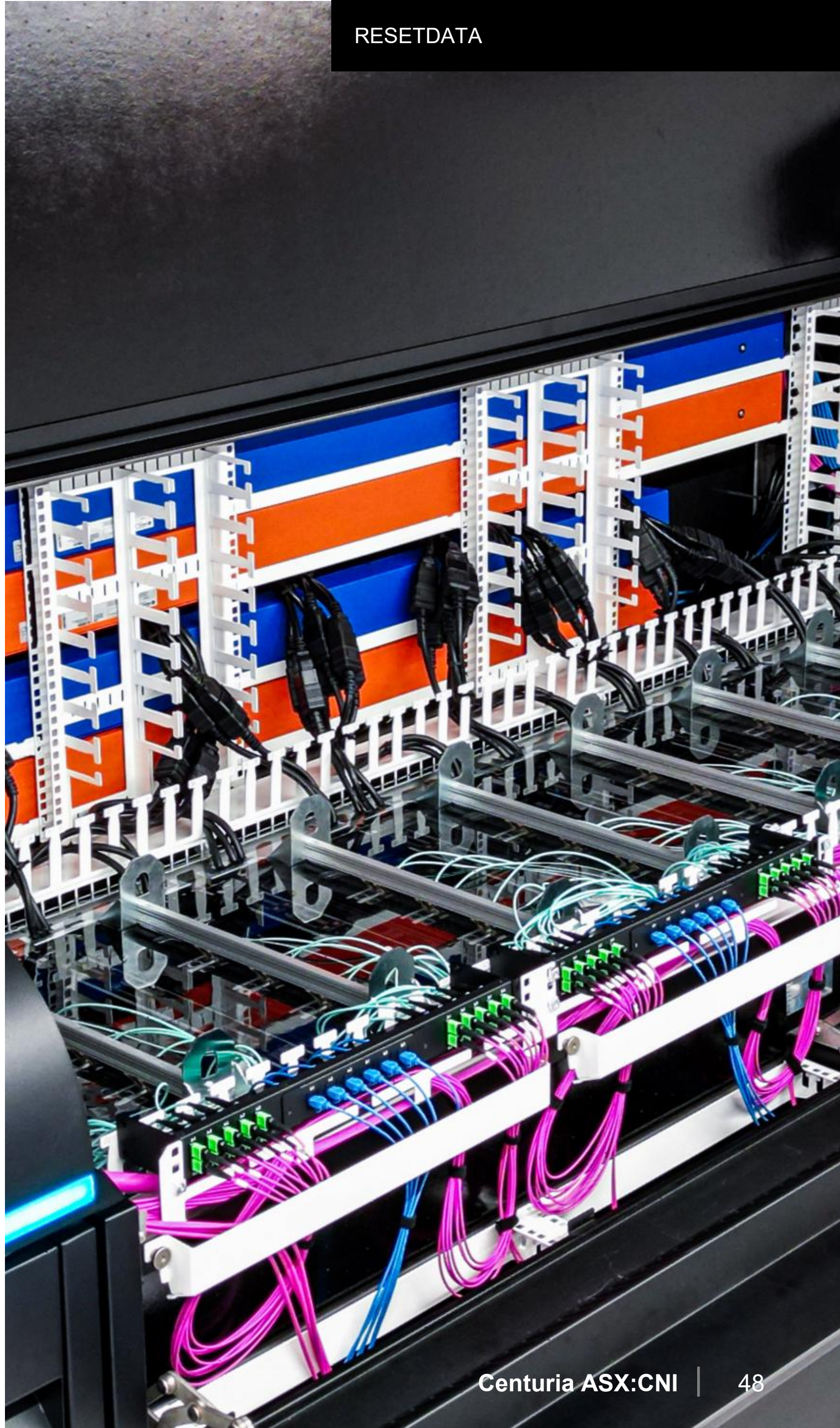


CNI operating balance sheet

Assets	FY26 ($m)	FY25 ($m)
Cash and cash equivalents	**401.0**	185.6
Receivables	**158.5**	131.4
Financial assets	**35.9**	62.8
Other assets	**17.6**	4.4
Property, plant and equipment	**40.4**	38.7
Inventory	**27.6**	36.9
Investment properties	**1,537.4**	1,402.7
Deferred tax assets	**15.2**	9.8
Right of use asset	**55.2**	41.5
Intangible assets	**1,109.8**	1,097.2
Total assets	**3,398.7**	3,011.0
Liabilities		
Payables	**156.1**	196.9
Borrowings	**514.7**	446.3
Non-recourse loans to the Group	**621.6**	544.1
Call / Put option liability	**-**	41.0
Lease liability	**74**	61.2
Provisions, deferred tax and other liabilities	**140.5**	122.8
Variance in Market Value to Proportionate Net Assets	**145.8**	96.2
Total liabilities	**1,652.7**	1,508.5
Net assets	**1,746.0**	1,502.5
NAV ($/per security[1,2])	**1.76**	1.79

Numbers presented may not add up precisely to the totals provided due to rounding.

1. Number of securities on issue 30 June 2026: 984,061,961 (at 30 June 2025: 830,091,925).
2. Net asset value is based on net assets attributable to CNI securityholders.



Definitions

Operating Segments: The Group has five reportable operating segments. These reportable operating segments are the divisions which report to the Group's Chief Executive Officers and Board of Directors for the purpose of resource allocation and assessment of performance. The reportable operating segments are:

- **Property Funds Management:** Management of listed and unlisted property funds as well as co-working spaces. Management of development projects and completion of structured property developments.
- **Property Investments:** Direct interests in property funds, property inventory and other liquid investments. The segment profit and loss reflects the Group's proportionate share in the rental income, less rental and other expenses for each co-invested fund on a line-by-line basis, proportionate to the Group's ownership interest.
- **Property and Development Finance:** Provision of real estate secured non-bank finance for bridging finance, land subdivision, development projects and residual stock.
- **Investment Bonds Management:** Management of the Benefit Funds of Centuria Life Limited and management of the Over Fifty Guardian Friendly Society Limited. The Benefit Funds include a range of financial products, including single and multi-premium investments.
- **Sovereign AI:** Building and management of sovereign Australian AI Factories, AI marketplace, machine learning and onshore large language model capabilities.

Non-operating segments: Non-operating items comprise transaction costs, mark-to-market movements on property and derivative financial instruments, and all other non-operating activities. Controlled non-operating entities represents the operating results and financial position of entities controlled by the group which are required to be consolidated into the Group's financial statements in accordance with accounting standards. This segment includes:- Operating result and financial position of the benefit funds of Centuria Life Limited.- Results and financial position of Centuria Bass Credit's Special Purpose Vehicles (SPVs) used to source capital from investors through Non-recourse Loan Agreements with the resultant funding extended to borrowers through Syndicated Facility Agreements. Eliminations include Elimination of transactions between the operating segments and the other non-operating segments above, including transactions between the operating entities within the Group, property and benefit funds as well as Centuria Bass Credit's Financing SPVs controlled by the Group.

AUM: Assets under management

CAGR: Compound annual growth rate

Centuria Bass Credit: Centuria Bass Credit comprises Centuria Bass Credit Pty Ltd ACN 606 680 353 and its subsidiaries.

CAF: Centuria Agriculture Fund is a stapled fund comprising the Centuria Agriculture Fund I ARSN 653 947 892 (CAF1) and the Centuria Agriculture Fund II ARSN 653 946 402 (CAF2). The Responsible Entity of CAF is Centuria Property Funds Limited ACN 086 553 639.

CDPF: Centuria Diversified Property Fund comprises the Centuria Diversified Property Fund ARSN 611 510 699 and its subsidiaries. The Responsible Entity of CDPF is Centuria Property Funds Limited ACN 086 553 639

Centuria Industrial REIT comprises the Centuria Industrial REIT ARSN 099 680 252 and its subsidiaries. The Responsible Entity of CIP is Centuria Property Funds No. 2 Limited ACN 133 363 185

Centuria Office REIT comprises the Centuria Office REIT ARSN 124 364 718 and its subsidiaries. The Responsible Entity of COF is Centuria Property Funds Limited ACN 086 553 639

CHPF: Centuria Healthcare Property Fund comprises the Centuria Healthcare Property Fund ARSN 638 821 360 and its subsidiaries. The Responsible Entity of CHPF is Centuria Property Funds No.2 Limited ACN 133 363 185

CNI, CCG or the Group: Centuria Capital Group comprises of Centuria Capital Limited ABN 22 095 454 336 (the 'Company') and its subsidiaries and Centuria Capital Fund ARSN 613 856 358 ('CCF') and its subsidiaries. The Responsible Entity of CCF is Centuria Funds Management Limited ACN 607 153 588, a wholly owned subsidiary of the Company

CPFL: Centuria Property Funds Limited ACN 086 553 639

CPF2L: Centuria Property Funds No. 2 Limited ACN 133 363 185

Definition of an Australian business: Sovereign capability is defined in accordance with the "Australian Government Department of Finance's Criteria for an Australian Business".The Australian Government has developed a definition of an Australian business for use within the context of Commonwealth procurement framework. An Australian business, in the context of the Commonwealth procurement framework:

a) is a business, including any parent business, that:

- has 50% or more Australian ownership, or is principally traded on an Australian equities market; and
- is an Australian resident for tax purposes; and

b) is a business that has its principal place of business in Australia.

DPS: Distribution per stapled security

EPS: Earnings per stapled security

IRR: Internal Rate of Return

NPAT: Net Profit After Tax

NTA: Net Tangible Assets

REIT: Real Estate Investment Trust

ResetData: ResetData comprises Centuria DC Pty Ltd ACN 679 081 808 and its subsidiaries.

WACR: Weighted Average Capitalisation Rate

WALE: Weighted Average Lease Expiry

Disclaimer

This presentation has been prepared by Centuria Capital Limited and Centuria Funds Management Limited (‘CFML’) as responsible entity of Centuria Capital Fund (together the stapled listed entity CNI).

Centuria Property Funds Limited (ABN 11 086 553 639, AFSL 231 149) ('CPFL') and Centuria Property Funds No. 2 Limited (ABN 38 133 363 185, AFSL 340 304) ('CPF2L') are fully owned subsidiaries of CNI. CPF2L is the responsible entity for the Centuria Industrial REIT (ARSN 099 680 252) (ASX: CIP) and the Centuria Healthcare Property Fund (ARSN 638 821 360). CPFL is the responsible entity for the Centuria Office REIT (ARSN 124 364 718) (ASX: COF), the Centuria Diversified Property Fund (ARSN 611 510 699) and the Centuria Agriculture Fund (ARSN 653 947 892, ARSN 653 946 402).

CPFL, CPF2L, as well as Centuria Property Funds No.3 Limited (ABN 63 091 415 833, AFSL 25 09 63), Centuria Property Funds No.4 Limited and Centuria Healthcare Asset Management Limited (ABN 40 003 976 672 AFSL 246368) are the responsible entities for Centuria’s closed-end unlisted property funds in Australia. Centuria Funds Management (NZ) Limited (NZBN 9429030734937) is the manager of property funds established in New Zealand. Investment in Centuria's property funds is subject to risks that are set out in the Product Disclosure Statement ('PDS') for the fund. The PDS for any open fund is made available on Centuria’s website (centuria.com.au or, for New Zealand, centuria.co.nz). Investors should read the PDS in full before making a decision to invest.

Past performance is not a guarantee of future performance.

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The reader should note that this presentation may also contain pro-forma financial information. Distributable earnings is a financial measure which is not prescribed by Australian Accounting Standards (”AAS”) and represents the profit under AAS adjusted for specific non-cash and significant items. The Directors of CFML consider that distributable earnings reflect the core earnings of the Centuria Capital Fund. All dollar values are in Australian dollars ($ or A$) unless stated otherwise.

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