Centuria

13 August 2026

Centuria Chadstone Homemaker Centre Fund, ARSN 695 478 105

Investor Update: Leasing and Interest Rate Hedging Milestones

We are pleased to provide investors with an update on two key initiatives that further strengthen the income profile of the Centuria Chadstone Homemaker Centre Fund (**Fund**). The Fund recently completed the acquisition of the property in June 2026 and has continued to execute on a number of strategic priorities identified at acquisition, including leasing and capital management initiatives.

Strong Leasing Outcome with The Good Guys

Following the previously advised receivership of Barbeques Galore, we are pleased to confirm that The Good Guys has signed a Heads of Agreement to lease the former Barbeques Galore tenancy at Chadstone Homemaker Centre, as well as committing to a longer lease term and higher rental for their current tenancy, to create one contiguous store. Subject to final lease documentation and completion, this represents an excellent leasing outcome for the Fund, with the agreed rental rate approximately 9% above the previous passing rent across the expanded The Good Guys tenancy.

The transaction demonstrates the ongoing strength of the Centre's location within one of Australia's leading homemaker and large-format retail precincts and reinforces management's confidence in the quality of the asset. Importantly, subject to the final lease documentation and completion of The Good Guys fit out of the existing Barbeques Galore space, the leasing outcome will return the asset to 100% occupancy, supports future income growth and validate the strong tenant demand for retail space within the Centre.

Debt Hedging Program Completed

In addition, the Fund has now completed its interest rate hedging strategy, with 100% of the Fund's debt facility hedged for a five-year term.

The hedging program significantly reduces the Fund's exposure to interest rate volatility and provides investors with greater certainty regarding future borrowing costs. By locking in interest rate exposure over the remainder of the Fund's initial five-year investment term, the Fund is well positioned to deliver more predictable cash flows and enhance income stability.

Distribution Outlook Maintained

The combination of securing The Good Guys across an expanded store footprint at rental rates approximately 9% above the previous passing rent, together with the completion of the Fund's interest rate hedging strategy, has further strengthened the Fund's income profile.

As a result, the Manager continues to forecast annual distributions of 7.0 cents per unit[1] for FY27 and FY28, equivalent to a 7.0% distribution yield based on the initial $1.00 application price, in line with the forecasts contained in the offer document.

Outlook

These initiatives represent an encouraging start for the Fund and reflect management's proactive approach to enhancing income resilience and reducing risk. The combination of securing a high-quality replacement tenant on improved rental terms and fully hedging the Fund's debt position strengthens the Fund's earnings profile and supports the assumptions underpinning forecast investor outcomes.

We look forward to providing further updates as we continue to execute the Fund's business plan and maximise value for investors.

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[1] 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 reliable indicator of future performance.