Centuria

Monthly fund update
September 2026

Centuria Agriculture Fund

ARSN 653 947 892 & ARSN 653 946 402 | APIR - CNT3531AU

Distribution rate of 6.50 cpu, annualised[1]

Monthly income[2]

15.2 year WALE[3]

Limited withdrawal facility[4]



FLAVORITE, WARRAGUL VIC

The Centuria Agriculture Fund[5] (CAF, Fund) 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 agricultural property portfolio.

Centuria Property Funds Limited ABN 11 086 553 639 AFSL 231149 is the Responsible Entity for the Centuria Agriculture Fund. It is a wholly owned subsidiary of the ASX listed Centuria Capital Group which has more than $22.2bn[6] in group assets under management across property funds and investment bonds.

1. Monthly distribution rate paid for the month of September 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/caf.
2. The Fund intends to pay monthly distributions, however distributions are not guaranteed and are subject to the terms set out in the Product Disclosure Statement (PDS).
3. As at 30 June 2026.
4. 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, and withdrawal requests may be delayed or suspended in certain circumstances as permitted under the PDS.
5. It is a stapled fund comprising Centuria Agriculture Fund I ARSN 653 947 892 (CAF I) and Centuria Agriculture Fund II ARSN 653 946 402 (CAF II).
6. Assets Under Management (AUM) as at 30 June 2026 including assets exchanged but not yet settled, cash and other assets.

Fund performance breakdown as at 30 September 2026[1]

	6 MTH (%)	1 YR (%)	2 YR (%)	3 YR (%)	INCEPTION (% P.A)[2]
Distribution	3.11	6.18	6.06	5.74	5.39
Capital	1.97	6.84	6.14	2.79	2.20
Total net return	5.08	13.02	12.20	8.53	7.59

Monthly distribution (previous 6 months)

	APR 26	MAY 26	JUN 26	JUL 26	AUG 26	SEP 26
Distribution (CPU)[3]	0.5417	0.5417	0.5417	0.5417	0.5417	0.5417

Fund summary

Fund structure	A multi-asset, open-ended unlisted agricultural property fund
Target asset allocation	Agricultural properties (direct and indirect) (90-100%) A-REITs, cash or cash-like products (0-10%)
Minimum investment	$10,000
Unit pricing/applications	Daily (business days)
Distributions[4]	Paid monthly
Withdrawals[5]	Processed quarterly
Valuations[6]	Valuations of property investments occur twice per year (minimum)

Key portfolio metrics as at 30 September 2026[7]

Property assets	6
Property portfolio	$652,150,000
Capitalisation rate	6.79%
Number of tenants	6
Fund WALE (years)	15.2
Fund occupancy	100%

Loan to value ratio (LVR)[8]

Current LVR	54.5%
Maximum LVR	60.0%

FUND MANAGER OF THE YEAR AWARDS 2026

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Direct Property

FINANCIAL NEWSWIRE

SQM RESEARCH

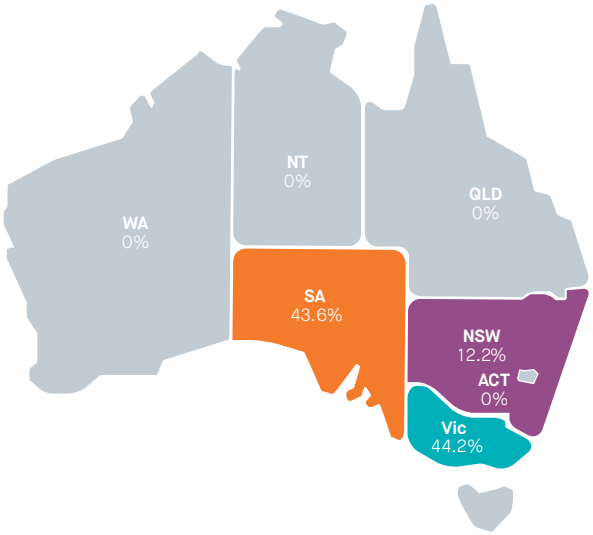


1. Annualised total return figures reflect compounded monthly returns generated from both capital and income (including reinvestment). Annualised income returns are presented as the sum of the monthly income returns. The returns presented are reflective of any performance fees paid. Returns of less than 1 year are not annualised.
2. Inception date of CAF occurred on 20 July 2022.
3. Cents per Unit (CPU). Distribution figures are monthly and are not annualised. Past performance is not a reliable indicator of future performance.
4. The Fund intends to pay monthly distributions, however distributions are not guaranteed and are subject to the terms set out in the PDS.
5. Withdrawals are limited to the terms detailed in the Fund's PDS. The ability of the Fund to offer quarterly withdrawals is not guaranteed, and withdrawal requests may be delayed or suspended in certain circumstances as permitted under the PDS.
6. Includes independent and/or internal valuations.
7. Updated on a quarterly basis and for significant portfolio changes. The valuation information is outlined on the Fund's continuous disclosure page.
8. The LVR is as at 30 June 2026, based on director valuations as defined under the debt facility agreements.

Investment portfolio[1] as at 30 September 2026

	FUND WEIGHTING (%)[2]	VALUATION ($M)	PROPERTY VALUATION CAP RATE (%)	OCCUPANCY (%)	WALE (BY INCOME)
Direct properties					
264 Copelands Road, Warragul Vic	27.8	182.8	6.25	100	15.2
709 Port Augusta Highway, Port Augusta SA	12.4	81.4	7.00	100	16.2
160 Elm Street, Guyra NSW	12.3	81.0	7.00	100	11.5
234 Carmelo Road, Riverlea Park SA	5.0	33.0	7.00	100	7.2
1051 - 1093 Numurkah Road, Katunga Vic	15.2	100.0	7.00	100	17.8
687 Germantown Road, Two Wells SA	26.5	174.0	7.00	100	16.4
Liquid assets					
Cash	0.7	4.7			
Total investment portfolio	**100**				

Portfolio geographic diversification



New South Wales 12.2%	160 Elm Street, Guyra
South Australia 43.6%	709 Port Augusta Highway, Port Augusta 234 Carmelo Road, Riverlea Park 687 Germantown Road, Two Wells
Victoria 44.2%	264 Copelands Road, Warragul 1051 - 1093 Numurkah Road, Katunga


264 COPELAND ROAD, WARRAGUL VIC

1. Updated on a quarterly basis and for significant portfolio changes. The valuation information is outlined on the Fund's continuous disclosure page.
2. Variation in the totals (if any) is due to rounding or similar.

How to invest

Step 1: Read the Product Disclosure Statement (PDS) and the Target Market Determination (TMD) in full before making any investment decision. The PDS and TMD can be obtained by visiting the Fund's website **centuria.com.au/caf**, 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/caf/apply**.

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

Centuria Portal

You can access all information relating to your Centuria investments at **portal.centuria.com.au/login**.

Contact details

Centuria Unlisted Property Funds
Direct investors:
Please contact the Investor Services Team
Phone: 1300 22 44 24
Email: **contactus@centuria.com.au**

Financial advisers:
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SUNDROP FARMS, PORT AUGUSTA SA

Disclaimer: Issued by Centuria Property Funds Limited ABN 11 086 553 639, AFSL 231149 as the Responsible Entity for the Centuria Agriculture Fund I ARSN 653 947 892 and the Centuria Agriculture Fund II ARSN 653 946 402 (collectively, the Fund). The information contained in this document 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 advisor before investing. In particular, 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 is available from Centuria's website (**centuria.com.au**). A Target Market Determination (TMD) has been issued for this product and can be found at: **centuria.com.au/DDO/**. Past performance is not a reliable indicator of future performance. As the Fund invests in commercial agriculture property it carries the market and property risks associated with investing in this sector, including climate and environmental risks. 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, including possible delays in repayment and loss of income or capital. Returns are not guaranteed. It is important that you read the PDS and understand the risks of investing. Centuria and its associates receive fees in relation to an investment in the Fund as disclosed in the PDS. None of Centuria or any of their respective associates, related entities or directors guarantee the performance of the Fund or the repayment of monies invested.