

Centuria



**Centuria
Capital Group**

Sustainability
Report FY26

Acknowledgment of Country

Our group manages property throughout Australia and New Zealand. Centuria pays its respects to the traditional owners of the land in each country, to their unique cultures and to their elders past and present.



264 COPELANDS ROAD, WARRAGUL VIC

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About us

Welcome

This is Centuria Capital Group’s sixth sustainability report, covering our operations across both Australia and New Zealand for the financial year ending 30 June 2026.

This report encapsulates Centuria Capital Group’s (ASX:CNI) Environmental, Social and Governance (**ESG**) progress during the past 12 months, including how CNI is tracking against its emission reduction targets and broader ESG initiatives.

For the purposes of this report, ‘the Group’, ‘Centuria’, ‘we’, ‘our’ or ‘us’ refer to Centuria Capital Group and its subsidiaries. Centuria Office REIT (ASX:COF) and Centuria Industrial REIT (ASX:CIP) are collectively the ‘Listed Funds’.

This report includes references to the United Nations (**UN**) Sustainable Development Goals (**SDGs**), highlighting where there is broad themed alignment between our Sustainability Framework pillars and specific SDGs. This alignment has been determined based on an internal assessment of our Sustainability Framework’s focus areas and related initiatives and the principles and targets of the UN SDGs.

Energy, water and waste data disclosed in this report is from assets under Centuria’s operational control across listed and unlisted funds,¹ with any exclusions of data detailed in footnotes. Social and governance data (diversity and training metrics) in the report refers to employees of Centuria.

For more information on our reporting boundaries, please see our **ESG Data Summary and Basis of Preparation**.

1. Centuria, CIP and COF have adopted the Greenhouse Gas Protocol definition of operational control, where a company has operational control over an operation if the former or one of its subsidiaries has the full authority to introduce and implement its operating policies at the operation. Centuria accounts for scope 1 and 2 emissions where we were able to manage the day-to-day operations of an asset or part thereof, including the ability to introduce management policies and upgrade plant/equipment.

Reporting suite

For a more complete understanding of our business context, please refer to our broader reporting suite for FY26, along with our Corporate Governance Statements, Modern Slavery Statement, Board Charters and corporate policies – all of which can be found on our website centuria.com.au.

If you have any enquiries about this report, please email contactus@centuria.com.au.

Centuria Capital Group

2026 Annual Report and Corporate Governance Statement.



Centuria Industrial REIT

2026 Annual Report and Corporate Governance Statement.

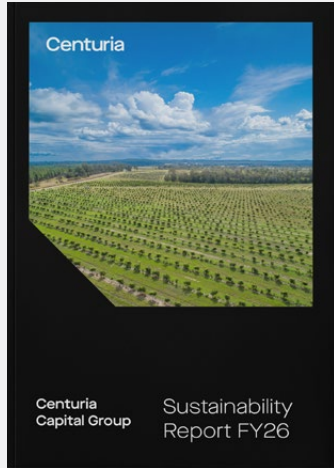


Centuria Office REIT

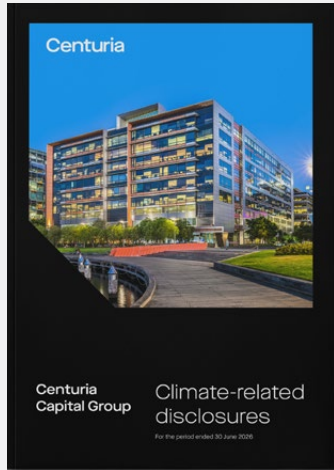
2026 Annual Report and Corporate Governance Statement.



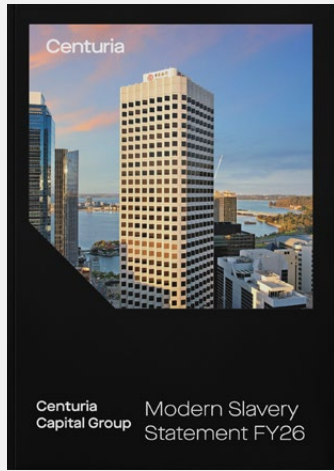
Centuria Sustainability Report FY26



Centuria climate-related disclosures FY26



Centuria Modern Slavery Statement FY26



FY26 highlights

Climate change
Environment



Centuria has finalised Australia's largest landlord renewable electricity deal¹, which is intended to support progress towards the Group's and the Listed Funds' scope 2 emission reduction targets while delivering strong financial outcomes.

ResetData's operations use energy-efficient liquid cooling technology, resulting in a lower carbon footprint than traditional data centres.



Centuria and COF are targeting the elimination of gas and diesel in operations where practicable (scope 1) by 2035.²
51% of COF's portfolio electrified, including 100% of Qld, with electrification roadmaps completed for the remaining assets.



Centuria is targeting zero scope 2 emissions by 2035, with CIP and COF targeting 2028.³
Equivalent of 100% renewable electricity sourced for our corporate offices across Australia.⁴
1.6 MW solar installed across COF to date and 1.4 MW across CIP.⁵

COF achieved a 5.1 NABERS Energy SPI rating (up from 5.0 stars in FY25) and maintained a 4.2-star NABERS Water SPI rating.

CNI continues to voluntarily report on aspects of the AASB S2 climate-related disclosures in Australia.

\$117.2 million drawn down in green lending, through Centuria NZ's Green Lending Framework for its multi-asset Centuria NZ Industrial Fund.

1. The largest renewable electricity transaction by the expected quantity of solar and BESS to be installed across Centuria's identified portfolio and the largest by the number of real estate assets that have agreements executed upfront to facilitate the rollout of solar and Battery Energy Storage Systems.
2. 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.
3. 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. See page 40 for further detail.
4. Achieved through the purchase of GreenPower and large-scale generation certificate deals which match our consumption. See page 40 for further information.
5. Total solar capacity installed across assets from COF and CIP. This number excludes solar installed by our tenants and divestments in FY26 which had onsite solar.

Valued stakeholders
Social



c. 500 tenant engagement events and initiatives held across our office, retail, healthcare and industrial assets, supporting our commitment to engage customers and communities to create shared value.

Maintained 50% female representation on CNI, CIP and Centuria Life Boards and 42% representation across workforce.¹

12 new social enterprises brought on board.

c. \$280,000 contributed to certified social enterprises, community groups and charities.²

c. 2,600 LinkedIn Learning courses completed by employees.

92% of Centurians surveyed are proud to work at Centuria.

1. Includes employees in Australia and New Zealand, as well as contracted personnel employed through a third-party provider in Manila.
2. Includes \$40,000 indirect spend with Two Good Co.

Responsible business practices
Governance



GRESB performance for COF maintained at 4 stars, reflecting enhanced tenant engagement.

CIP remains the only pure-play industrial listed AREIT participating in GRESB.

Centuria Agriculture portfolio expanded from \$650 million to \$1.3 billion through the Two Wells and Arrow acquisitions, supporting water-efficient, climate-resilient and resource-efficient food production while diversifying into assets focused on protein production and export markets.

New mandatory training on modern slavery rolled out across the Centuria workforce.

CIP industrial asset, 9-19 Caribou Drive, Direk, SA, achieved a 5 Star Green Star Buildings v1.0 rating.

New environmental data capture and tracking platform and supplier onboarding platforms implemented.

Introduction statement



Susan Wheeldon

INDEPENDENT AND NON-EXECUTIVE DIRECTOR AND CHAIR, CULTURE AND ESG COMMITTEE

818 BOURKE STREET, DOCKLANDS VIC

Centuria is building a more diversified, resilient and future-ready business, and sustainability remains one of the ways we are doing this.

FY26 has presented a number of challenges, from geopolitical uncertainty to slow economic growth – however, Centuria continued to deliver on its corporate objectives throughout the year. Across all facets of the business, our ESG initiatives aligned with and supported our commercial ambitions, demonstrating that they have become deeply embedded in our long-term strategy.

Energy efficient digital infrastructure

Since acquiring a 50% interest in neocloud company ResetData, Centuria has continued to support its growth and evolution. ResetData utilises liquid cooling technology, which transfers heat much more efficiently than traditional air-cooling systems, reducing the energy required for data centre cooling. As cooling systems can represent a substantial portion of a data centre's energy use, this technology improves operational efficiency and reduces environmental impacts. In addition to its sustainability benefits, this technology is opening opportunities to establish AI supercomputers in a wider range of assets, including COF's 818 Bourke Street asset in Melbourne.

Australia's largest landlord renewable electricity deal¹ and progressing towards our targets

Renewable electricity was another core focus for Centuria in FY26, with the finalisation of Australia's largest renewable electricity deal among domestic commercial property landlords¹ with leading local distributed energy infrastructure partner, Energy Bay. The deal is expected to support progress towards achieving our scope 2 emission reduction targets for CNI, COF and CIP. The partnership will involve the rollout of approximately 70 MW of new solar infrastructure and 300 MWh of Battery Energy Storage Systems (**BESS**) across selected assets within Centuria's office, industrial, retail and healthcare portfolios on up to 240 properties.² Energy Bay will invest approximately \$430 million of its own capital to install the renewable electricity infrastructure – with no capital expenditure required from Centuria or its funds.

During FY26, Centuria's environmental initiatives resulted in demonstrable progress against our emission reduction targets. We have now electrified 51% of the COF portfolio, with detailed roadmaps in place for the remainder, and sourced the equivalent of 100% renewable electricity for our Australian corporate offices.

People, culture and leadership capability

We recognise that growth doesn't just hinge on capital and strategy, but on having the people and leadership capability to execute it. In FY26, we invested in building this capability through the ongoing delivery of training and professional development programs at all levels: from partnering with Real Estate Investment Student Association (**REISA**) to support careers in property, to welcoming a new cohort into the Centuria Leadership program. Diversity also continued to be a key priority for the Group, with women representing 50% of directors on the CNI, CIP and Centuria Life Boards and 42% of our workforce.³

It was gratifying to see our employee-focused efforts reflected in a high annual engagement survey score of 81%, outperforming the Australian real estate industry and global benchmarks (71%). Additionally, 92% of employees say they are proud to work at Centuria and more than 90% recommend the company as a great place to work.

A new chapter begins

A key change for Centuria moving forward is our upcoming leadership transition. Joint CEO, John McBain, will exclusively concentrate on his position as a Non-Executive Director within the Group, while fellow Joint CEO, Jason Huljich, will become Centuria's sole Group Chief Executive Officer following our AGM on 27 November 2026.

The move to a single-CEO structure is consistent with the Board's long-term strategy to ensure a seamless leadership transition, while retaining knowledge and legacy within the business as the Board and management continue to execute Centuria's growth strategy. We thank John for his contribution and look forward to seeing him continue to play a part in the Group's next phase of growth.

Building on a strong foundation and experienced team, we enter FY27 focused on capturing the opportunities ahead, and I look forward to being part of our continued evolution.

Susan Wheeldon

INDEPENDENT AND NON-EXECUTIVE DIRECTOR AND CHAIR, CULTURE AND ESG COMMITTEE

1. The largest renewable electricity transaction by the expected quantity of solar and BESS to be installed across Centuria's identified portfolio and the largest by the number of real estate assets that have agreements executed upfront to facilitate the rollout of solar and BESS.
2. Values based on completion of infrastructure works across c.78% of identified suitable assets, which are also subject to development approvals and other due diligence processes.
3. Includes employees in Australia and New Zealand, as well as contracted personnel employed through a third-party provider in Manila.

Joint CEOs' letter



John McBain

JOINT CEO



Jason Huljich

JOINT CEO

78 TIDAL ROAD, AUCKLAND NZ

With more than \$22 billion of assets under management,¹ Centuria Capital Group has continued to successfully leverage our integrated platform throughout FY26. Our activities continued to increase across both traditional and alternative real estate markets and, across the board, our ESG initiatives have remained a fundamental way in which we create shared value for our stakeholders.

Climate change

Centuria’s decarbonisation journey continued to gather momentum in FY26, as we worked towards our emission reduction targets of zero scope 2 emissions by 2035, with CIP and COF targeting 2028,² and our corporate offices sourcing the equivalent of 100% renewable electricity.³

A significant milestone this year was the finalisation of a large-scale renewable electricity procurement deal with Energy Bay. The partnership is intended to create new revenue streams through long-term rooftop leases and the operation of embedded networks across participating Centuria assets, supporting increased property net operating income while also supporting progress towards achieving the scope 2 emission reduction targets.

The transition to more efficient assets is progressing alongside this work, with more than half of COF’s portfolio now electrified, including 100% of our Queensland assets.

Responsible business practices

Sustainability is increasingly embedded in the decisions we make as a business – from how we finance and develop assets to how we manage risk and use technology.

In FY26, this was exemplified by Centuria NZ’s Green Loan Framework, which saw the Centuria NZ Industrial Fund draw down \$117.2 million of green lending against eligible assets, demonstrating how strong ESG credentials can translate into tangible financial benefits for investors while supporting more sustainable buildings.

Technology is also opening up new opportunities across the broader business – and, as our use of AI grows, Centuria is taking a deliberate approach to building the capability, data foundations and governance needed to use it securely and responsibly. This includes an AI Usage Policy, dedicated governance structures and controls covering data security, privacy, ethics and human oversight.

Valued stakeholders

Creating shared value is about more than the buildings we manage – it’s about the experiences we create for our tenants, the communities in which we operate and the opportunities we provide our people. FY26 saw our tenant engagement program reach a new high, with c. 500 events and initiatives across our office, retail, healthcare and industrial assets, supporting our commitment to engage customers and communities to create shared value.

Our procurement team’s capabilities are increasingly helping us extend our social impact through our supply chain, with 12 new social enterprises joining our supplier network and approximately \$280,000 contributed to certified social enterprises, community groups and charities.⁴ Within the Group, building our people’s future capability was a key focus – reflected in the 2,600 LinkedIn Learning courses completed during the year, with strong participation in AI-related learning.

Looking forward

The Group’s strategy continues to evolve as we pursue new growth and ESG opportunities across our platforms, supported by a strong leadership team and a proven track record of delivering long-term value for our investors.

As we continue progress towards our sustainability objectives, we remain focused on practical action that delivers value for our securityholders and our broader stakeholders. We are excited by the sustainability opportunities ahead and look forward to updating you on our progress.

John McBain

JOINT CEO

Jason Huljich

JOINT CEO

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). AUM includes assets exchanged to be settled, cash and other assets and the impact of revaluations during the period.
2. 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.
3. Achieved through the purchase of GreenPower and large-scale generation certificate deals which match our consumption.
4. Includes \$40,000 indirect spend with Two Good Co.

About Centuria

Established in 1998, Centuria Capital Group (ASX:CNI) is a leading Australasian fund manager with \$22.2 billion of assets under management (as at 30 June 2026).

We manage a range of investment products including listed and unlisted real estate funds, and our capabilities encompass funds management, property management, property development, real estate finance, AI-enabled technology products and investment bonds.

Our purpose

We seek to transform real estate opportunities into compelling investments, which can create sustainable long-term value for our investors and bring benefits to the communities in which we operate.

Centuria's values and capabilities

Since Centuria's inception, our company culture has evolved to meet the changing dynamics of the marketplace and the complexity of our operations.

Our values and capabilities reflect Centuria's Code of Conduct and imply how each Centurian strives to effectively engage with company stakeholders.

Our core values are the essence of our identity – the principles, beliefs and philosophy of our brand. Our values and capabilities support our vision and shape our culture to create a sense of belonging. We prioritise strong and lasting relationships within our business and with our investors, tenants and partners. Centuria mobilises to seize opportunities, aiming to make well-informed decisions and be transparently accountable.

While our values influence our operations, they are primarily communicated internally with the aim of guiding the thinking and behaviours of our employees. To encourage adoption of our values, we announce quarterly internal awards that recognise those who best embody each value – with an overall staff winner announced annually in both New Zealand and Australia.



Values



We value honesty, transparency and respectfulness

As Centurians, we take pride in how we develop strong and lasting relationships within our business and with our investors, tenants and partners. We do this in how we communicate with, support, and respect one another.



We work and thrive as an integrated and agile team

At Centuria, we are bigger than the individual parts. We embrace diversity and collaborate with colleagues and partners to achieve success.



We support each other to grow

We seek opportunities to encourage employees' development and support collective growth. We reward and celebrate success and like to promote from within.



We do what it takes

We love challenges and finding unique ways to solve problems. We have a focus on growth and acting ethically in the best interests of our stakeholders.

Capabilities



Transparent cooperation

Transparent cooperation means our teams strive to be accountable and responsible, creating autonomy without politics. We value honest communication and one another's opinions, aiming to build trust and enable stronger collaboration with our stakeholders.



Transactional velocity

Transactional velocity means the speed that we do business. We encourage our people to seize opportunities and make prompt yet considered decisions in alignment with our values and purpose. What takes some others months to transact, may take us only days.



Thorough process

Our processes result in thorough analysis. Our experienced team is knowledgeable in identifying and analysing risks and opportunities, which helps us make more informed decisions.



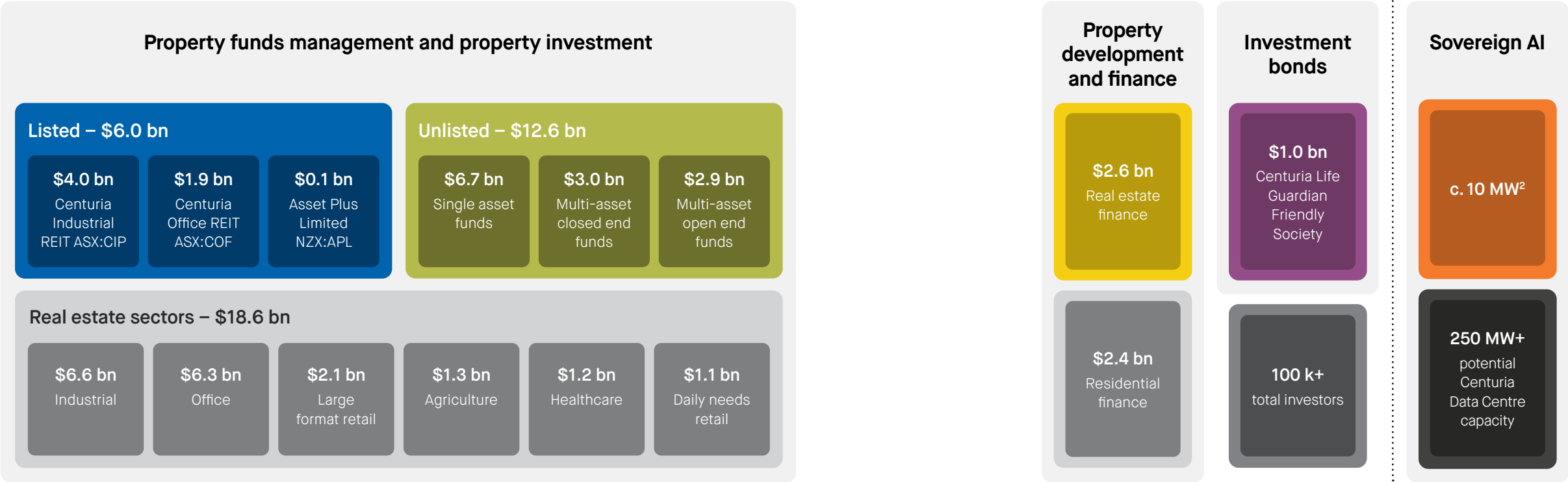
Personal interaction

At Centuria, it's personal. We endeavour for all Centurians to be well cared for. As a client, we look after your interests as if they were our own. We create a sense of belonging and build relationships through the way we treat and work with one another.

Our business structure

Centuria comprises several entities, outlined below. Our activities take place in major cities and regional areas across Australia and New Zealand.

\$22.2 bn Group AUM¹



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.



Listed funds

In FY26, listed Real Estate Investment Trusts (REITs) made up approximately 27% of the Group’s assets under management.

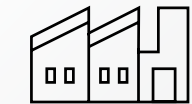


1 INTERNATIONAL DRIVE, WESTMEADOWS VIC

Australia’s largest domestic ASX-listed pure play industrial REIT, focused on delivering income and capital growth to investors from a portfolio of high-quality Australian industrial assets. Managed by Centuria Capital Group.

83
assets

\$4.0 bn
portfolio value¹



Centuria
Industrial REIT
(ASX:CIP)



Centuria
Office REIT
(ASX:COF)

Australia's largest ASX-listed pure play office REIT, focused on generating sustainable and quality income streams and executing initiatives to create value across a portfolio of high-quality Australian office assets. Managed by Centuria Capital Group.

18
assets

\$1.9 bn
portfolio value¹



Asset Plus
Limited
(NZX:APL)

NZX-listed REIT holding a single commercial asset, managed by third-party Bayleys.

1
asset

\$0.1 bn
portfolio value²

1. As at 30 June 2026.
2. As at 31 March 2026.

Unlisted funds

In FY26, approximately 73% of Centuria’s assets under management were unlisted real estate funds, with \$16.2 billion under management.

These funds are not traded on the Australian Securities Exchange (**ASX**) or New Zealand Exchange (**NZX**) – instead, they are property investments managed by Centuria in which investors can acquire (and directly benefit from) units. The Centuria unlisted fund platform includes both single and multi-asset closed-ended funds, multi-asset open-ended funds (which are represented on major investment platforms used by financial advisers) and real estate credit funds.

The Group’s unlisted funds cater to a range of investor profiles and encompass a wide range of real estate sectors, including:

Industrial	
Office	
Daily needs retail	
Large format retail	
Agriculture	
Healthcare	
Real estate finance	

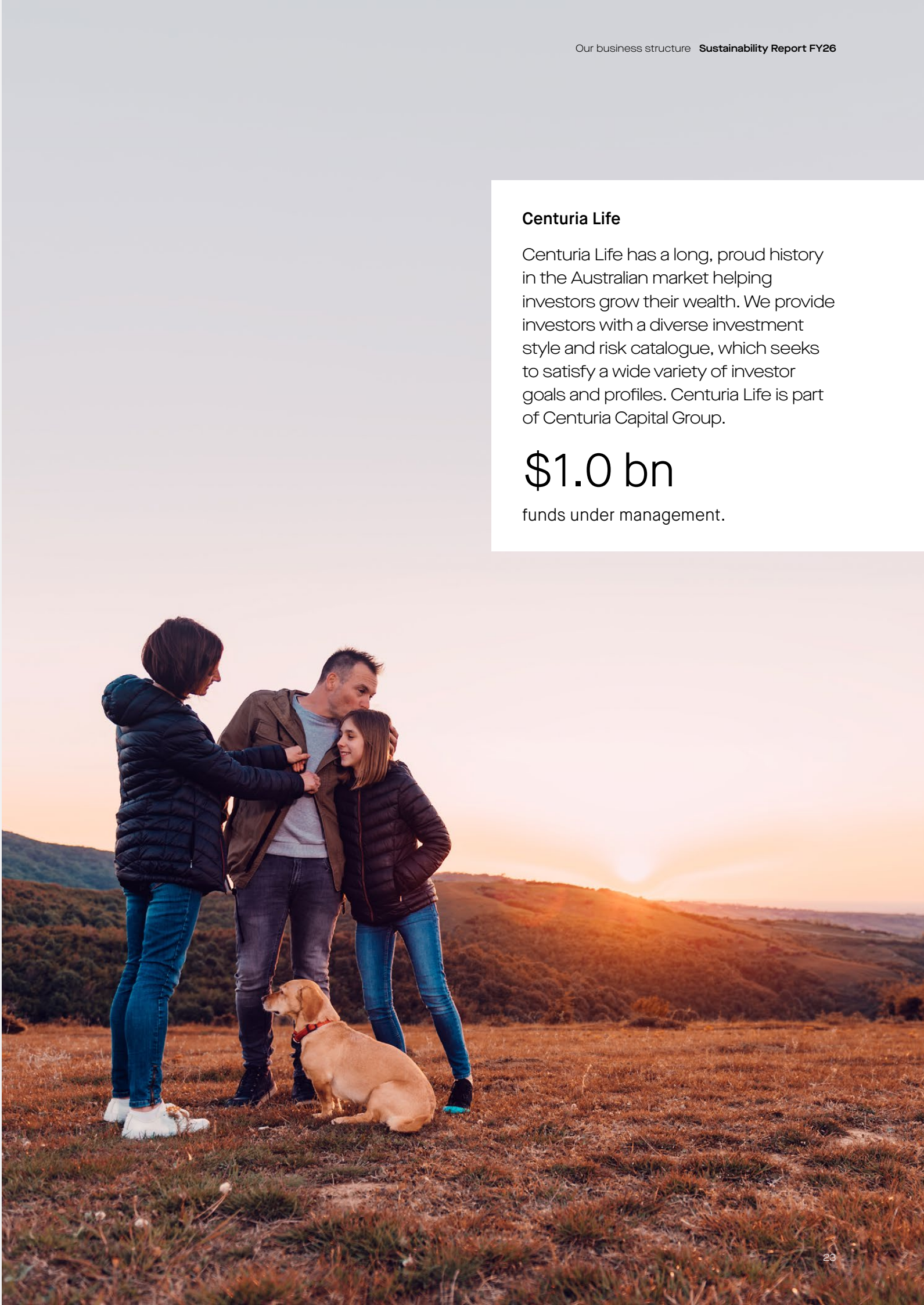
Real estate finance

Our real estate finance division is provided under Centuria Bass Credit (wholly owned by Centuria Capital Group). Centuria Bass continued to grow its mid-market presence and, during the period, expanded its AUM by more than 21% year-on-year to \$2.6 billion. Centuria Bass remains disciplined with its real estate-backed lending activity. Across its loan book, the portfolio provides a 68% gross average Loan to Value ratio and 93% of its loans are secured by first-ranking mortgages.

ResetData

After acquiring 50% of neocloud company, ResetData, in FY25, Centuria has supported its continued growth and expansion over the last 12 months – combining ResetData’s data centre capabilities with Centuria’s assets and partnerships to unlock new opportunities. A new arm of the business has been established to manage these activities: Centuria DC. In August 2025, ResetData officially launched AI-F1: a sovereign public AI supercomputer. Building on this success, Centuria and ResetData have also focused on scaling our Artificial Intelligence (**AI**) capabilities – see page 88 for details.

Note: All figures above are in Australian dollars. Numbers presented may not add up precisely to the totals provided due to rounding. Assets under management include assets exchanged to be settled, cash and other assets.



Centuria Life

Centuria Life has a long, proud history in the Australian market helping investors grow their wealth. We provide investors with a diverse investment style and risk catalogue, which seeks to satisfy a wide variety of investor goals and profiles. Centuria Life is part of Centuria Capital Group.

\$1.0 bn

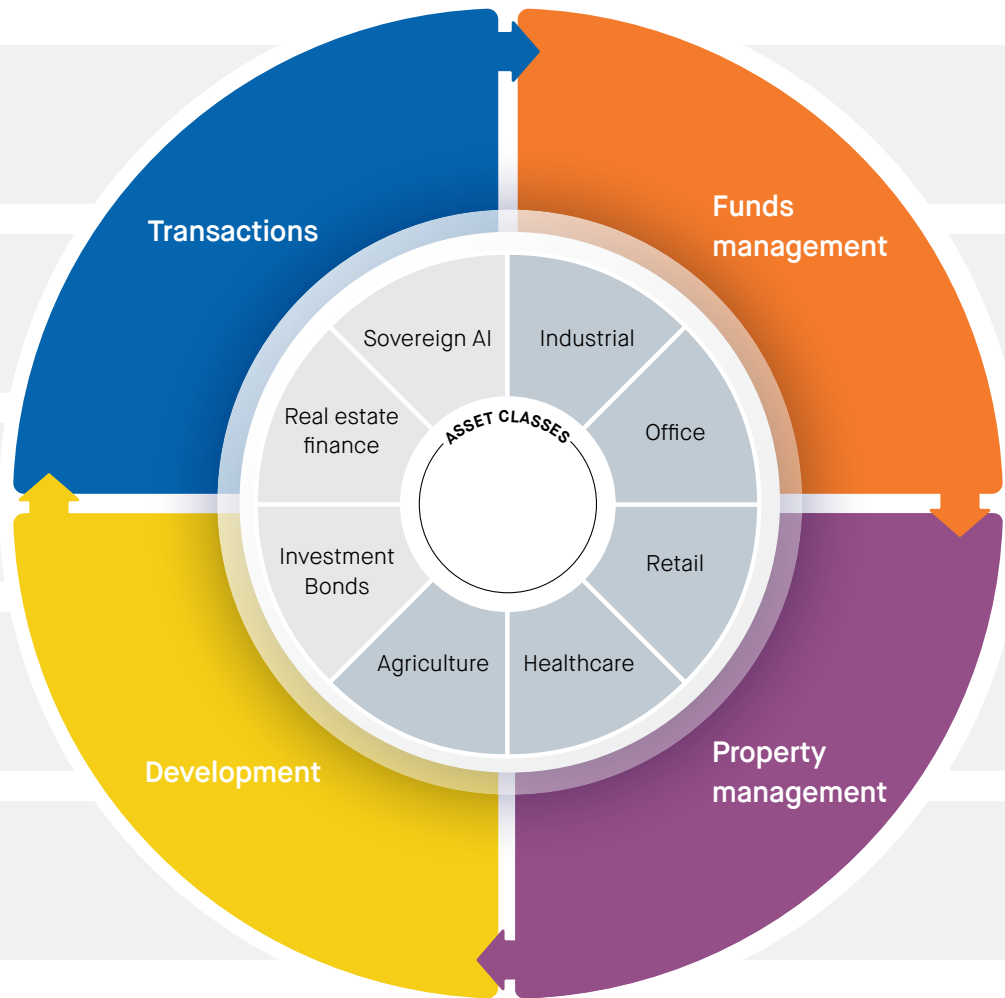
funds under management.

Our value creation model

As a Group, we strive to create value for our stakeholders in several ways:

Resources

-  Financial
-  Assets
-  People and equity
-  Customer and community
-  Environment



The value we create

- | | |
|--|--|
| <p>We aim to create value for investors through active management of our funds' underlying assets.</p> | <ul style="list-style-type: none">• Capital management• Financial performance |
| <p>We seek to actively manage and develop quality assets across a diverse range of real estate sectors, with a focus on leasing arrangements for sustained revenue growth.</p> | <ul style="list-style-type: none">• Appropriate leasing arrangements• Development pipeline• Industry collaboration |
| <p>We focus on promoting growth for our people and encourage diversity, equity and inclusion.</p> | <ul style="list-style-type: none">• Strong corporate governance• Ongoing learning and development• Inclusion, diversity, engagement |
| <p>We have longstanding relationships with local community organisations and we are working to understand how we can create shared value with these groups for our mutual benefit.</p> | <ul style="list-style-type: none">• Resilient partnerships• Positive customer experiences• Creation of safe places for people to enjoy |
| <p>We aim to create environmental outcomes that can help to mitigate climate-related risks and enhance opportunities.</p> | <ul style="list-style-type: none">• Responding to climate change• Waste minimisation from our operations• Reducing our GHG emissions |

Sustainability at Centuria

17 GRANTHAM STREET, HAMILTON NZ

Governance

Centuria is committed to maintaining the highest standards of corporate governance and a workplace environment that is safe, open, ethical, transparent and free from corruption. This is enabled by our governance approach, outlined below.

In FY26, our approach continued to evolve to allow us to address changing regulatory requirements – requiring a high level of cross-functional collaboration across the business, including active engagement from the Board and its subcommittees.

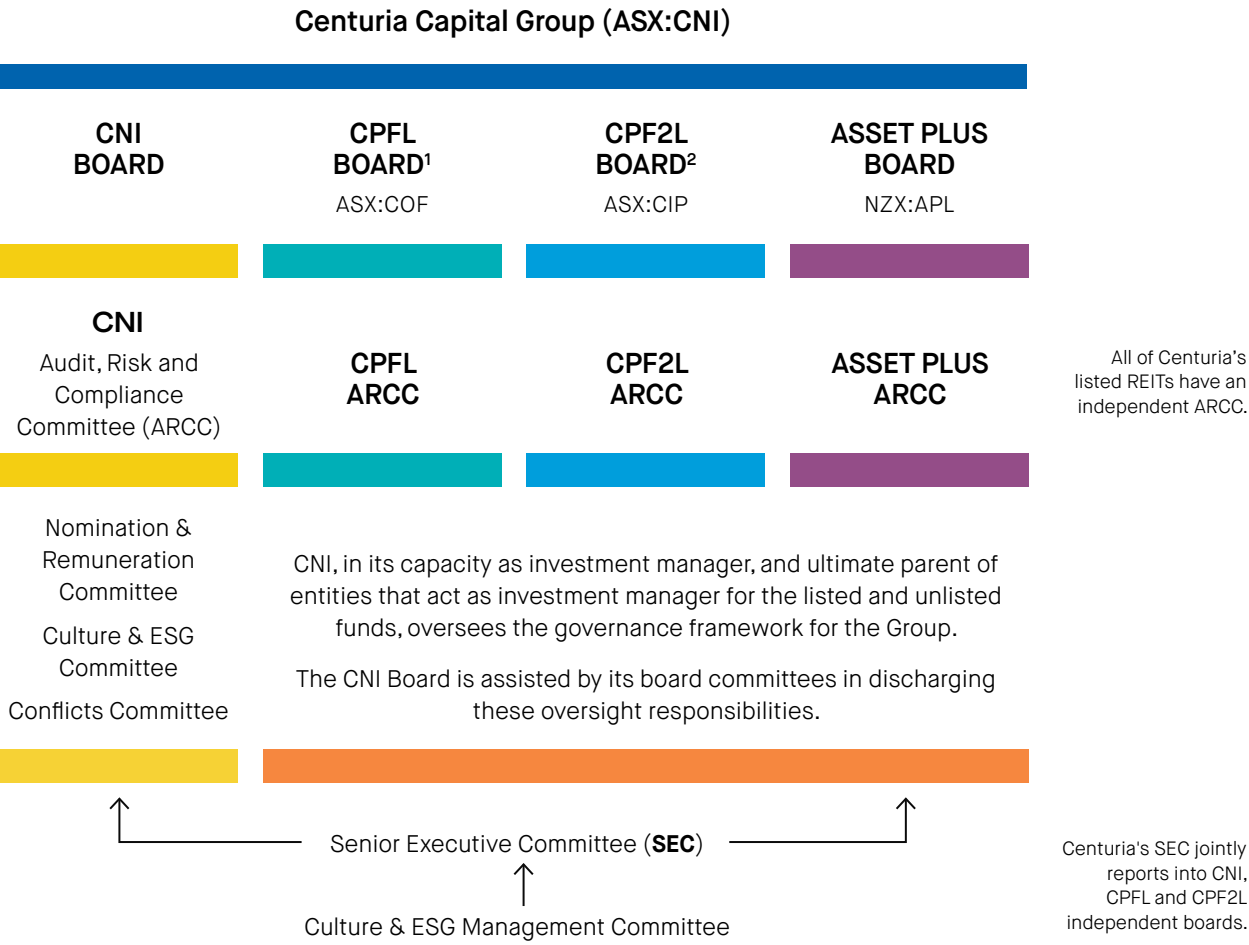
Our approach, which adheres to the ASX Corporate Governance Council's Corporate Governance Principles and Recommendations, is supported by a suite of policies and principles – all of which are reviewed by the Board. A key policy is our Code of Conduct, which outlines our expectations as a Group, and which all employees are required to understand and follow.

Senior management is supported by a Culture and ESG (**CESG**) Management Committee, comprising representatives from funds management, finance, sustainability, communications, marketing, investor relations, Centuria Property Services and Centuria NZ, together with the Joint CEO, John McBain. Chaired by the Group Sustainability Manager, the CESG Management Committee oversees and monitors the Group's progress against the CESG Strategy, translates strategic objectives into management plans, and provides recommendations to the Senior Executive Committee (**SEC**) and CESG Board Committee for review and decision. The CESG Management Committee meets quarterly, with outcomes and recommendations communicated to the SEC and CESG Board Committee.

For detail on the roles and responsibilities of Centuria's boards and sub-committees, as well as senior management, please refer to our **FY26 Climate-related Disclosures**.

Corporate governance structure

The diagram below shows an overview of the Group's Corporate Governance Framework. Centuria's listed REITs benefit from the Group's governance approach, while also maintaining their own governing bodies.



1. Centuria Property Funds Limited (**CPFL**) is the responsible entity for COF and other Centuria unlisted funds.
2. Centuria Property Funds No. 2 Limited (**CPF2L**) is the responsible entity for CIP and other Centuria unlisted funds.

Our stakeholders

Centuria has a variety of key stakeholders, all of which have constantly changing priorities, needs, perceptions and concerns. To ensure that our sustainability approach reflects these diverse inputs, we engage with our key stakeholder groups on the ESG issues relevant to them, as outlined on the right.

The definition of stakeholders in the table below differs from that included in the Centuria purpose statement, given the breadth of stakeholders related to ESG matters.

Industry associations and memberships

Centuria belongs to and supports several associations and industry groups related to real estate and funds management across Australia and New Zealand. Memberships are regularly reviewed to align with the business and our values; current industry associations and memberships are listed below.

Australia



New Zealand



Stakeholder	Engagement approach		Relevant ESG focus areas
Investors By engaging via multiple touchpoints throughout the year, we aim to give investors information to help inform their investment decisions with the Group.	Listed investors and securityholders: • Annual General Meeting • Full year and interim results and presentations • Annual reports • One-on-one engagement meetings • Engagements with key ESG indices • ESG topic survey	Unlisted investors: • Monthly/quarterly/semi-annual reporting dependent on the Fund • Webinars • The Property Circle (annual unlisted investor roadshow)	• Climate resilience • Energy and emissions • Investment approach • Modern slavery • ESG benchmarks • Customer and community
Employees We aim to transparently share information on the Group's strategies with employees and provide a safe and engaging workplace that intends to support their development.	• Annual and half-yearly engagement survey • Quarterly team-building events • Quarterly townhalls • Internal communications via email and the intranet • Staff workshops and briefings • Mental health and wellbeing briefings • Sonder – mental health and wellbeing support 24/7 • Internal sustainability training		• Customer and community • People and equity • Health and wellbeing • ESG benchmarks • Investment approach • Modern slavery • Climate resilience • Energy and emissions • Resource and waste
Tenant customers Understanding and responding to tenants is an important element of our leasing success.	• Annual tenant engagement survey • Orbit tenant mobile app • Onsite activations (see page 56)		• Customer and community • ESG benchmarks • Energy and emissions • Resource and waste • Climate resilience • People and equity • Health and wellbeing
Government and industry We aim to monitor and manage regulatory changes and remain active within the industry to ensure we are aware of and engaged in industry developments.	Policymakers: • Meetings and consultation • Submissions regarding new regulations	Industry: • Participation in industry initiatives, roundtables and conferences (carried out on an as-needed basis) • Active participation in the Property Council of Australia's committees and roundtables	• Climate resilience • Energy and emissions • Investment approach • ESG benchmarks • Modern slavery • Customer and community
Community We value the importance of supporting and contributing towards the local communities in which we operate.	• Fundraising events • Volunteering • Community engagement initiatives held at an asset level • Social procurement		• Customer and community

Our sustainability framework

The Centuria Sustainability Framework has been developed to bring clarity and focus to our ESG activities. It is based on the ongoing assessment of our material topics – that is, the ESG topics most relevant to our internal and external stakeholders, based on their impact on the environment, people and the economy.

Materiality

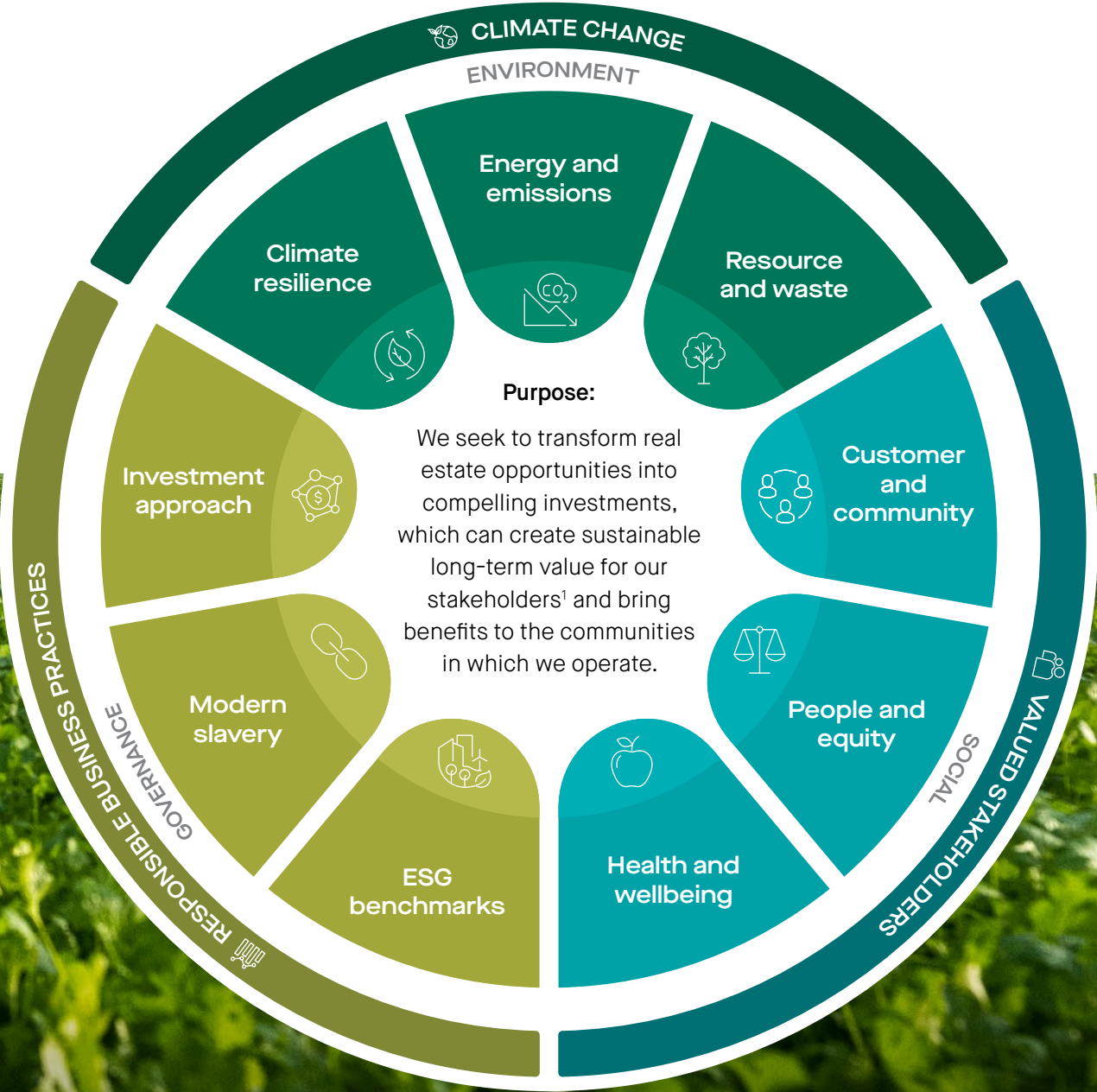
The Global Reporting Initiative (GRI) recommends that materiality should be reviewed over time to ensure topics remain relevant within our rapidly changing context. Centuria carried out such a review in FY24, considering:

- Centuria’s purpose and vision;
- desktop research into current ESG megatrends identified by the CSIRO¹ and the Green Building Council of Australia and Australian Sustainable Finance Institute²; and
- investor and employee engagement, and peer and industry reviews.

1. CSIRO. 2022. "Seven Megatrends That Will Shape the Next 20 Years." csiro.au, 27 July 2022.
2. Green Building Council of Australia, Australian Sustainable Finance Institute. 2023. Unlocking the Value: A Practical Guide for Sustainable Finance in the Australian Real Estate Sector.

The Centuria Sustainability Framework

Taking these insights into account, we developed a revised Sustainability Framework that simplifies and strengthens our approach to ESG. This serves to guide our ESG strategic initiatives and approach.



1. In the context of Centuria's purpose statement, Centuria Capital Group defines stakeholders as our investors, our tenant customers, our colleagues and our lending partners.

Our focus areas

The table below outlines our Sustainability Framework focus areas and objectives, which are organised across three pillars.

	Objective	Overview	Focus areas			Relevant UN SDG ¹
 Climate change	Environmental outcomes that can help to mitigate climate-related risks and enhance opportunities.	Increasing severity in weather patterns have the potential to impact both Centuria's business and the communities in which we operate. In response, we are striving to build strategic resilience into our operations and reduce the impact of future potential climate-related risks, both physical and transitional, in assets we manage.	 Climate resilience Build strategic resilience to potential future impacts of climate change.	 Energy and emissions Monitor and reduce energy consumption and GHG emissions in line with Centuria's targets.	 Resource and waste Manage natural resources and minimise waste.	
 Valued stakeholders	Create shared value with our stakeholders.	For the purpose of the Valued Stakeholders pillar, we define valued stakeholders as customers, tenants, investors, suppliers, government, industry bodies, employees and communities in which we operate. As an asset and fund manager, we are working to understand how we can create shared value with these groups for our mutual benefit.	 Customer and community Engage our customers and community to create shared value.	 People and equity Focus on promoting growth for our people and encourage diversity, equity and inclusion.	 Health and wellbeing Prioritise the health and wellbeing of our staff and customers.	
 Responsible business practices	Maintain honest, transparent and respectful business practices.	Centuria seeks to achieve honest, transparent and responsible business practices by investing in both our processes and people. By integrating ESG measures into our governance framework – including our Sustainability Framework – we aim to continue building an ethical and collaborative culture.	 Investment approach Embed ESG considerations into our asset acquisition processes.	 Modern slavery Seek to minimise modern slavery in our supply chain.	 ESG benchmarks Where appropriate, assess assets and portfolios against relevant ESG benchmarks and explore third-party sustainability certifications such as Green Star.	

1. The UN SDGs relevant to the Centuria Sustainability Framework pillar have been determined based on an internal assessment of the Sustainability Framework's focus areas, their related initiatives, and how they broadly align with the principles and targets of the UN SDGs.



Climate change

Environmental outcomes that can help to mitigate climate-related risks and enhance opportunities.

1055 NUMURKAH ROAD, KATUNGA VIC

Introduction

Through improving energy efficiency, increasing the use of renewable electricity and reducing emissions, we intend to enhance environmental performance across our operations and assets.

Highlights



Centuria has finalised Australia's largest landlord renewable electricity deal¹, which is intended to support progress towards the Group's and the Listed Funds' scope 2 emission reduction targets while delivering strong financial outcomes.



ResetData's operations use energy-efficient liquid cooling technology, resulting in a lower carbon footprint than traditional data centres.



Centuria and COF are targeting the elimination of gas and diesel in operations where practicable (scope 1) by 2035.¹

51% of COF's portfolio electrified, including 100% of Qld, with electrification roadmaps completed for the remaining assets.



Centuria is targeting zero scope 2 emissions by 2035, with CIP and COF targeting 2028.²

Equivalent of 100% renewable electricity sourced for our corporate offices across Australia.³

1.6 MW solar installed across COF to date and 1.4 MW across CIP.⁴



COF achieved a 5.1 NABERS Energy SPI rating (up from 5.0 stars in FY25) and maintained a 4.2-star NABERS Water SPI rating.



CNI continues to voluntarily report on aspects of the AASB S2 climate-related disclosures in Australia.



\$117.2 million drawn down in green lending, through Centuria NZ's Green Lending Framework for its multi-asset Centuria NZ Industrial Fund.

1. The largest renewable electricity transaction by the expected quantity of solar and BESS to be installed across Centuria's identified portfolio and the largest by the number of real estate assets that have agreements executed upfront to facilitate the rollout of solar and BESS.

1. 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.
2. 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. See page 40 for further detail.
3. Achieved through the purchase of GreenPower and large-scale generation certificate deals which match our consumption. See page 40 for further information.
4. Total solar capacity installed across assets from COF and CIP. This number excludes solar installed by our tenants and divestments in FY26 which had onsite solar.

 Climate resilience

With hundreds of properties in our portfolios, Centuria is responsible for managing the potential climate-related risks and opportunities that could affect these assets, our business and our stakeholders. Our focus: build strategic resilience to the potential future impacts of climate change.

Climate-related reporting

Centuria continues to voluntarily report on aspects of the Australian Accounting Standards Board (AASB) S2 Climate-related Disclosures, demonstrating its ongoing commitment to transparency regarding climate-related risks and opportunities. The FY26 Climate-related Disclosure Report, scheduled for release in October 2026, provides further information on its climate-related governance, strategy, risk management, and metrics and targets, and it will be available on the Centuria website.

During FY26, the New Zealand Government introduced reforms to its climate-related disclosure regime, reducing the scope of entities required to report under the Aotearoa New Zealand Climate Standards issued by the External Reporting Board (XRB). The reforms remove Managed Investment Scheme (MIS) managers from the mandatory reporting regime, meaning Centuria NZ's managed funds are no longer required to prepare annual climate statements from 31 March 2026 onwards. The changes were introduced as part of broader capital markets reforms aimed at reducing compliance costs and focusing reporting requirements on larger market participants.

Partnering with our insurance provider

In FY26, Centuria continued to work closely with our insurance provider, FM Global (FMG), to identify any physical improvements needed at our properties to mitigate climate-related risks – including flood, wind, hail and bushfire. As part of our agreement, FMG's in-house engineers assess all of Centuria's properties valued at US\$25 million and above, and they make recommendations based on their findings. These range from changes we can implement at little cost, to more significant alterations such as flood barriers.

Centuria continues to strengthen the resilience of our assets – helping to minimise potential disruption caused by weather events, as well as minimising loss expectancy. During FY26, Centuria Property Services renegotiated a revised Successive Renewal Agreement with FMG, which includes a premium rate reduction in the forward-looking 3 years, subject to ongoing compliance with agreed conditions. The renegotiation took into account Centuria's proactive approach to implementing FMG's recommendations.

In addition to FMG's recommendations, Centuria also continued to carry out our own physical risk preparedness for its assets – developing a Bushfire Emergency Response Plan (BERP) or Flood Emergency Response Plan (FERP) where these risks were identified. These plans outline what actions our staff need to take in a climate-related emergency to protect the asset and ensure the safety of staff and tenants. The plans also specify training required to ensure staff are adequately prepared to respond.



60 BROUGHAM STREET, GEELONG VIC

Protecting our new healthcare asset

An asset Centuria acquired during FY26, Vermont Private Hospital in Victoria, was flagged by FMG as needing physical works to mitigate potential flood damage – and in response, we installed an automatic flood mitigation barrier. Installed in the basement carpark, the flood barrier uses sensors to detect when street-level water reaches a certain level – triggering it to rise above the water to prevent it from overflowing into the property and therefore protecting the building’s essential services.

The barrier can withstand up to 75 cm of flooding, helping to reduce the potential impacts of flood events on the asset. The diligent work of our engineering team, in collaboration with FMG, has helped strengthen the resilience of critical infrastructure against future flood events.

Embracing green finance in New Zealand

Centuria NZ has adopted a new Green Loan Framework for its multi-asset Centuria NZ Industrial Fund (**CNZIF**) – enabling the Fund to access “green lending” for eligible projects with certified Green Star performance ratings. This provides access to reduced borrowing margins on debt facilities, reducing financing costs and delivering value to investors.

In May, CNZIF was able to draw down green lending totalling \$117.2 million. Four properties in the portfolio met the eligible project criteria set by the terms of the green loan, which aligns to the New Zealand Green Building Council (**NZGBC**) guidance on green building ratings for sustainable finance.

The green loans were secured from a syndicate of lenders including ASB Bank, Westpac New Zealand, ANZ Bank New Zealand Limited and Bank of China.



Mark Francis, Centuria NZ CEO, said:

“Our team has managed and developed a wide range of properties during the past 30 years, but this is the first time we have leveraged our ESG credentials with a formal Green Loan Framework for an improved financial outcome. Securing these preferential loans benefits not only Centuria’s investors but also the wider community.”



645-647 BURWOOD HIGHWAY, VERMONT SOUTH VIC

Enhancing ESG data management with Scaler

In FY26, the contract for Centuria’s environmental data capture platform expired, triggering an in-depth market review of available options to ensure we are using the most appropriate one. Following this review, it was decided that Centuria would adopt a new platform from 30 June 2026: Scaler.

A relatively new and highly agile platform that can be tailored to Centuria’s needs, Scaler enables us to capture environmental data (electricity, solar consumed and generated, natural gas, diesel, water and waste) via a centralised platform. It also offers additional benefits, including automation features to flag missing data and identify variances – facilitating improved data quality, accuracy and traceability. By removing manual data handling, validation and evidence management, Scaler improves the efficiency of data entry and management and supports the tracking of Centuria’s emission reduction targets and environmental metrics for external reporting, while enhancing the auditability of environmental data.

Energy and emissions

Understanding our energy use and reducing our carbon emissions remained key priorities for Centuria in FY26.

Renewable electricity procurement was an area of significant focus as we continued to advance initiatives across our portfolios to support improved environmental performance and progress towards our sustainability objectives. Our focus: monitor and reduce energy consumption and GHG emissions in line with Centuria’s emission reduction targets.

Recapping Centuria’s emission reduction targets

In FY23, Centuria set the following emission reduction targets:



Centuria and COF are targeting the elimination of gas and diesel in operations where practicable (scope 1) by 2035.¹



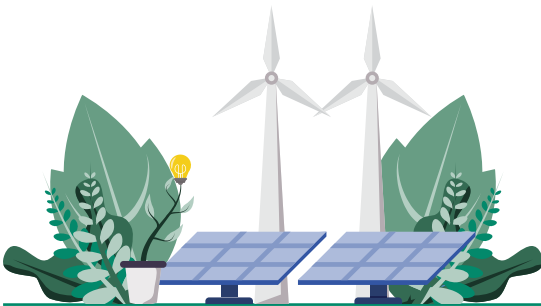
Centuria is targeting zero scope 2 emissions by 2035, with CIP and COF targeting 2028.²

What do our emission reduction targets include?



Source of scope 1 emissions

Includes natural gas and diesel used during the operation of our buildings. Gas and diesel-related emissions cover whole buildings where Centuria or COF owns and operates the equipment. Scope 1 emissions do not include sources of gas, diesel and other fossil fuels used and controlled by our tenants.



Source of scope 2 emissions

Scope 2 emissions represent electricity consumed in areas where Centuria, CIP or COF has 'operational control',³ which may include electricity consumed for base and common areas across the asset.

1. 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.

2. Centuria, CIP and COF will account for zero scope 2 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.

3. As described in the FY26 Basis of Preparation, Centuria, CIP and COF have adopted the Greenhouse Gas Protocol definition of operational control, where a company has operational control over an operation if the former or one of its subsidiaries has the full authority to introduce and implement its operating policies at the operation. Centuria accounts for scope 1 and 2 emissions where we are able to manage the day-to-day operations of an asset or part thereof, including the ability to introduce management policies and upgrade plant/equipment.



160 ELM STREET, GUYRA NSW

Business unit targets

Centuria's emission reduction targets are intended to be implemented throughout Centuria as follows:

Leased assets by Centuria (as a tenant)



Powered by the equivalent of 100% renewable electricity from FY24 in Australia.¹

Centuria Office REIT (COF)



Installing onsite solar where feasible.



Targeting the elimination of gas and diesel in operations where practicable by 2035.²



Targeting zero scope 2 GHG emissions by 2028.³

Centuria Industrial REIT (CIP)



Targeting zero scope 2 GHG emissions by 2028.⁴

Unlisted funds



Installing onsite solar where feasible.



Targeting the elimination of gas and diesel in operations where practicable by 2035.¹



Targeting zero scope 2 GHG emissions by 2028.²

Development



Targeting fully electric design where practicable in all new developments by Centuria from FY24.

☆☆☆
☆☆

Targeting 5 Star Green Star for CIP and COF developments from FY24.



Targeting Green Star certification for new developments from FY24.

Centuria NZ



Targeting zero scope 2 GHG emissions by 2028.³



Targeting the elimination of gas and diesel in operations where practicable by 2035.⁴

1. Achieved through the purchase of GreenPower and large-scale generation certificate deals which match our consumption. New Zealand offices are currently powered by the national grid (approximately 85% renewable).
2. 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.
3. Centuria, CIP and COF will account for zero scope 2 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.
4. Centuria, CIP and COF will account for zero scope 2 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.

1. 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.
2. Centuria, CIP and COF will account for zero scope 2 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.
3. Centuria NZ will account for zero scope 2 emissions by being powered by the equivalent of 100% renewable electricity. While Centuria NZ receives electricity from the national grid, by 2035 Centuria NZ expects to purchase all its electricity from a supplier who matches our consumption on an annualised basis to power from hydro, wind or solar sources.
4. Centuria NZ will focus on eliminating gas and diesel where practicable, from equipment owned and operated by the Scheme. Gas and diesel equipment owned and operated by our tenants, refrigerant use and diesel used in backup generators, are excluded from Centuria NZ's emission reduction target.

Australia's largest landlord renewable electricity deal¹

Renewable electricity procurement is a key strategy that is intended to support Centuria to meet our scope 2 emission reduction targets. In FY26, the Group made demonstrable progress in this area, finalising a market-leading renewable electricity procurement deal with Energy Bay; the largest of its type to be executed among domestic commercial property landlords in Australia.¹

The rollout of c. 70 MW of new solar infrastructure and 300 MWh of BESS across selected assets within Centuria's office, industrial, retail and healthcare portfolios will commence this month on up to 240 properties.² The infrastructure will be installed in a staged process throughout a seven-year period starting with properties that have existing infrastructure.

Importantly, the transaction is expected to result in a reduction in GHG emissions through the generation of c. 85,000 MWh³ of renewable electricity each year at these properties, which will create associated large-scale generation certificates (**LGCs**). Under the Renewable Energy (Electricity) Act 2000, LGCs verify the generation of renewable electricity and can be used by corporations to reduce or eliminate their reported market-based scope 2 emissions.

The LGCs are expected to be retired to achieve the Listed Funds' zero scope 2 emission targets by 2028 and to support the achievement of Centuria Capital Group's zero scope 2 emission reduction target by 2035.⁴

The deal will see Energy Bay lease roof space and operate embedded networks across Centuria's assets over a 30-year period. The lease structure provides Centuria with additional revenue contributions generated from the Group's real estate assets. This additional income will increase the participating properties' Net Operating Income (NOI) and potentially support valuations and generate income streams for Centuria through management fees.

Additionally, tenants who choose to procure energy from Energy Bay are expected to benefit from lower-cost electricity, which will be delivered by the onsite solar and battery infrastructure.

Approximately 18% of the identified assets already contain embedded network infrastructure and are expected to transition into the Energy Bay program shortly, subject to conditions and implementation requirements. Rental flows from these assets are anticipated to commence during the first half of FY27.

Remaining assets identified for new embedded networks and solar and battery infrastructure are subject to tenant consents, planning approvals and detailed due diligence prior to the commencement of rollout.

Energy Bay is responsible for the capital expenditure works required to install solar panels, batteries and infrastructure upgrades, meaning there is no capital requirement from either Centuria or its tenants. It will invest approximately A\$430 million of its own capital to deploy infrastructure across a seven-year period.

1. The largest renewable electricity transaction by the expected quantity of solar and BESS to be installed across Centuria's identified portfolio and the largest by the number of real estate assets that have agreements executed upfront to facilitate the rollout of solar and BESS.
2. Values based on completion of infrastructure works across c. 78% of identified suitable assets, which are also subject to development approvals and other due diligence processes.
3. Based on forecast annual electricity generation from the planned solar PV rollout, assuming infrastructure works are completed across c. 78% of identified suitable assets and subject to development approvals, due diligence and actual system performance.
4. Centuria, COF and CIP will account for zero scope 2 emissions by being powered by the equivalent of 100% renewable electricity through a combination of onsite solar and LGC deals which match their consumption. The zero scope 2 target applies to scope 2 emissions for existing assets that fall under the operational control of Centuria, COF and CIP.

Electrification roadmaps now in place across COF

The electrification of Centuria’s commercial assets is a key strategy we are pursuing to reduce our scope 1 GHG emissions and to move towards achieving the diesel and gas targets. During FY26, we completed electrification studies and roadmaps for the COF assets yet to be electrified (9 of 18 assets).

The feasibility studies completed have considered space constraints, as well as commercial and technical viability. These studies were undertaken against a national electrification standard to ensure a consistent technical approach to plant, enabling the development of an electrification program across both listed and unlisted assets. Electrification is being carefully planned to align with planned capital expenditure, while also taking into consideration the age of each asset, the remaining useful life of equipment and tenant demand, including the minimum sustainability performance ratings expected under government tenants’ green lease clauses.

Many of the energy efficiency improvements included in our electrification roadmaps are cost-effective and relatively easy to implement, such as the checking and validation of meters, and the integration of digital performance tracking on some assets.

Roadmaps have been discussed with fund managers and approved. Progress against our emission reduction targets is tracked internally each quarter as we continue to work towards our target dates.

In FY26, we maintained zero carbon electricity corporate offices, purchasing the equivalent of 100% renewable electricity for all Australian Centuria corporate tenancies.



201 PACIFIC HIGHWAY, ST LEONARDS NSW

A focus on fine-tuning operational performance

Centuria's Operations team has focused on fine-tuning and managing building energy throughout FY26, where practicable. Our goal has been to standardise our approach to optimising energy performance so that best practice is applied across all assets – such as ensuring the asset is operating within the appropriate business hours and that any alerts are responded to promptly.

We delivered education to the entire Operations team on our Asset Performance Standards, uplifting the team's competency so that every member knows what gaps to look for in terms of asset performance and how to address issues without needing an external consultant.

Optimising the performance of newly electrified assets remained a focus too, and it demonstrated the impact that fine-tuning can have. For instance, following our initiatives, the asset at Williams Square, Northbridge WA, resulted in an improvement to a 6-star NABERS rating, with the overall consumption of the building reducing from 772 MWh to 644 MWh.

Centuria's dedication to asset performance was also reflected in the improved NABERS Energy SPI rating for COF (see page 78).

Industrial assets' Green Star performance

Centuria's industrial asset at 9-19 Caribou Drive, Direk SA, was carefully designed as an all-electric development¹ – and in FY26, the asset achieved a 5 Star Green Star Buildings v1 rating by the Green Building Council of Australia. Centuria is targeting the same rating for the CIP asset at 51 Musgrave Road, Coopers Plains Qld.

For further detail on our Green Star ratings in FY26, see page 76.

FY26 energy and emissions data¹

	Objective	FY25	FY26 ^{2,3}
Emissions	Scope 1 ⁴ (tCO2e)	4,012	4,440 ⁵
	Scope 2 (location-based) (tCO2e)	23,592	22,765
	Total	27,604	27,205
Energy	Total consumption ⁶ (MWh)	60,971	62,420
	Total renewable electricity procured (MWh)	2,438	2,353
	Solar generated across assets (MWh)	9,219	4,663
	Capacity of solar installed (kW)	245	0 ⁷

1. Emissions and energy values represent Australian and New Zealand assets under Centuria's operational control (across listed and unlisted funds) and Centuria's corporate offices.

2. The FY26 reporting boundary has been determined in accordance with the FY26 Basis of Preparation. This has resulted in certain tightly held assets being excluded from the FY26 reporting boundary. FY25 comparatives have not been updated to reflect this change. See the Basis of Preparation for further information on **sustainability landing page**.

3. Data included in KPMG's limited assurance (excluding capacity of solar installed figure, total renewable electricity procured and total scope 1 and scope 2 emissions). See assurance report on **sustainability landing page**.

4. FY25 scope 1 emissions included estimated GHG emissions associated with refrigerant leakage from equipment owned and maintained by Centuria. In FY26, refrigerant emissions were calculated using refrigerant top-up volumes measured by contractors onsite.

5. Increase predominantly driven by agricultural activities under the control of Centuria.

6. Energy consumed represents onsite fuel combustion, energy purchased (grid and renewable) and onsite solar consumed.

7. No additional solar was installed in FY26. Please refer to page 44 for further details on Energy Bay.

1. Excludes diesel-powered emergency fire safety systems.



Scaling our market-leading AI offering

After acquiring 50% of neocloud company, ResetData, in FY25, Centuria has supported its continued growth and expansion over the last 12 months – combining ResetData’s data centre capabilities with Centuria’s assets and partnerships to unlock new opportunities.

In August 2025, ResetData officially launched AI-F1: A sovereign public AI supercomputer located at 818 Bourke Street, Melbourne Vic.

ResetData holds strategic partnerships with NVIDIA and Dell and, through AI-F1, expects to provide businesses and government organisations with access to technology that was previously limited to a small number of private Graphics Processing Unit (GPU) clusters and available only at a significantly higher cost.

The Bourke Street asset, owned by COF, has been retrofitted specifically for ResetData’s operations, which use energy-efficient liquid cooling technology to deploy cloud-based technologies in smaller spaces, resulting in a reduced carbon footprint compared to traditional data centres. The liquid cooling technology provides a highly efficient method of cooling processing chips. By using air-cooled condensers for heat rejection rather than evaporative cooling towers, the system operates with zero wastewater and significantly lower water consumption than traditional data centre cooling systems.

In January 2026, we acquired the Pulse Data Centre in Toowoomba, Qld – and following this acquisition, a new arm of the business was established to manage these data centre operations: Centuria DC. We also have additional data centre projects underway at Clayton and Thomastown in Victoria.



“The liquid-cooled technology that ResetData utilises requires significantly less space than air-cooled data centres that are typically housed in warehouses on the outskirts of cities. These supercomputers are not just limited to office assets but can be incorporated into infill industrial facilities, retail precincts, mixed-use precincts, healthcare properties and even agricultural assets. For our tenant customers, it is a value-add service with latent connectivity for users. From our investors’ perspective, we anticipate potential positive valuation uplift for the assets that house these AI Factories – as exemplified by AI-F1 within COF’s Melbourne CBD office asset.”

Centuria Joint CEO, Jason Huljich



818 BOURKE STREET. DOCKLANDS VIC

Resource and waste

This year, Centuria continued to implement initiatives to drive greater water efficiency and reduce our operational waste – and in collaboration with our stakeholders, particularly our tenants, we made some significant progress. Our focus: manage natural resources and minimise waste.

SUMS water metering

Since first introducing SUMS water metering in FY24, Centuria has been rolling this out across our Australian office and industrial assets – and at the end of FY26, we had meters installed at a total of 227 properties. With these assets located across a broad range of geographies, the metering helps to give us access to water consumption data and respond quickly to issues such as leaks or spikes in consumption. In FY26, we also rolled out a water efficiency checklist nationally across all assets, where practicable. This had been piloted in Western Australia, and it provides operators with practical measures to improve water efficiency, such as more efficient pumps or water-wise gardens.



COF maintained a NABERS Water SPI rating of 4.2 stars in 2026.

Building on Bintracker’s success

FY26 marked Centuria’s third year of using the Bintracker building waste management system across our Australian office portfolio – and it continued to help us work with our tenants to more effectively segregate waste streams and improve waste diversion and recycling rates.

Bintracker was in place at 42 assets in FY26, enabling us to achieve an average recycling rate of 45.1% across these sites. Since implementing the system, approximately 970 tonnes of waste have been recycled through Bintracker, which is roughly equivalent to the weight of 450 average passenger cars.

FY25 and FY26 water and waste data¹

Objective	FY25	FY26 ^{2,3}
Total water consumption ⁴ (kL)	2,850,137	5,830,353
Mains potable water (kL)	831,337	626,776
Ground water (bore) (kL)	573,050	1,549,800
Surface water (river) (kL)	1,445,750	3,653,777
Total waste (t)	5,430	3,672
Waste to landfill (t)	3,577	2,515
Waste diverted (t)	1,853	1,157
Waste diverted (%)	34%	32%

1. Water and waste values represent Australian and New Zealand assets under operational control (across listed and unlisted funds), and Centuria’s corporate offices.
2. The FY26 reporting boundary has been determined in accordance with the FY26 Basis of Preparation. This has resulted in certain tightly held assets being excluded from the FY26 reporting boundary. FY25 comparatives have not been updated to reflect this change. See the Basis of Preparation for further information on [sustainability landing page](#).
3. Data included in KPMG’s limited assurance is total water consumption, total waste, waste to landfill, waste diverted (t). See assurance report on [sustainability landing page](#).
4. Increase has been driven by the inclusion of additional agricultural assets within Centuria’s operational control.

Inspired tenant recycling

Raising awareness amongst our tenants about the importance of recycling was a priority across our WA assets in FY26. We held several educational and engagement activities, from Bintracker training at One William to an interactive game at 111 St Georges Terrace in partnership with W.R.I.T.E. Solutions, a company dedicated to transforming waste into resources. The event was held to coincide with National Recycling Week. At Allendale Square, our Quarterly Recycling Tenant Championships continued to be a success, with strong tenant participation and engagement helping to drive awareness and support for the initiative while encouraging positive recycling behaviours across the building.



ALLENDALE SQUARE, PERTH WA



Valued stakeholders

Create shared value with our stakeholders.

154 MELBOURNE STREET, SOUTH BRISBANE QLD

Introduction

Through engaging with tenants, suppliers, employees, investors, government, industry and community groups, we intend to continue creating shared value for our mutual benefit.

Highlights



c. 500 tenant engagement events and initiatives held across our office, retail, healthcare and industrial assets, supporting our commitment to engage customers and communities to create shared value.



Maintained 50% female representation on CNI, CIP and Centuria Life Boards and 42% representation across workforce.¹



12 new social enterprises brought on board.



92% of Centurians surveyed are proud to work at Centuria.



c. \$280,000 contributed to certified social enterprises, community groups and charities.¹



c. 2,600 LinkedIn Learning courses completed by employees.

1. Includes employees in Australia and New Zealand, as well as contracted personnel employed through a third-party provider in Manila.

1. Includes \$40,000 indirect spend with Two Good Co.

Customer and community

Centuria provides a wide range of places and services to people across different locations. Whether we are delivering a retail experience or tenant activation, engaging with members of our communities, or working with our own employees, we want to have a positive impact that reflects our commitment to our customers and community. Our focus: engaging our customers and community to create shared value.

A new benchmark for building activations

Centuria has a strong track record of engaging with our tenants via activations – and FY26 was our biggest year to date, with 498 events and initiatives held across our office, retail, healthcare and industrial assets.

Highly coordinated and strategic in its deployment, our tenant engagement program deliberately tailors events to the diverse locations and demographics of each location. We have continued to leverage both in-person gatherings and digital platforms like the Orbit Tenant App, working to ensure that tenants feel connected, valued and supported. The impressive attendance and enthusiastic participation at each event are a testament to the strong sense of belonging we have cultivated.

Throughout FY26, our program has brought together hundreds of tenants through meaningful initiatives – from vibrant rooftop BBQs and Gelato Days to mental health workshops and charity appeals. As well as bringing our building amenities to life, activations have supported important causes, including R U OK? Day, celebrated local businesses, and supported community groups and social enterprises we partner with such as Two Good Co.

One stand-out event was the 50-year anniversary celebration held at 140 St Georges Terrace, Perth WA, where an exclusive cocktail gala was held in the lobby for key tenants and stakeholders, MCed by a local radio personality and attended by the Lord Mayor of Perth, Bruce Reynolds. Another milestone was the opening of the newly renovated lobby at the Exchange Tower in Perth WA. The upgraded space was celebrated with live entertainment and catering for tenants and guests, supporting our objective to engage customers and communities through meaningful connections and shared experiences that create shared value.

FY26 highlights



Office

354 events and initiatives across 38 office buildings, with themes including R U OK? Day, Easter eggs, Winter Warmers, giveaways and competitions, Australia’s Biggest Morning Tea, charity fundraising and appeals, NAIDOC Week initiatives, Christmas events and many more.



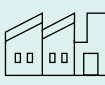
Retail

61 portfolio reviews, events and meetings with tenants.



Healthcare

28 initiatives, including a gelato cart at Vermont South, coffee vouchers and cherry boxes.



Industrial

55 events, such as R U OK? Day in collaboration with Healthy Heads, food trucks and tenant celebrations.



140 ST GEORGES TERRACE, PERTH WA

Staying in touch with tenant needs

Centuria’s annual tenant survey was completed by 285 occupiers across our office, industrial, healthcare and large format retail portfolios. As well as providing useful feedback about Centuria’s facilities, amenities, tenant services and approach to engagement, the survey gave us insight into how our tenants anticipate their needs may change in future. Factors that tenants highlighted that may influence their requirements included working from home policies (office assets), the electrification of fleet / truck services (industrial assets), sustainability criteria, occupancy and rental costs.

Across all sectors, recommendation scores increased, led by office tenants, where 96% of respondents are likely to recommend Centuria as a property manager.

Another channel we continued to use to build closer connections with tenants was the Orbit tenant portal, which enables tenants to access the building guide, book amenities and receive communications from the building management teams. In FY26, this portal was in use across 13 office assets, with c. 4,200 users nationwide (a 60% increase compared to FY25).

Exchange Tower celebrates cultural diversity

The Exchange Tower office asset in WA had a particularly busy calendar of events in FY26 – several of which were dedicated to celebrating the diversity of our tenants and local communities.

Between 7 and 11 July 2025, NAIDOC Week celebrations were in full swing at several assets, with storytelling, dance performances and artwork on display. The Exchange Tower also held a mini-market, inviting meaningful engagement with Indigenous culture through a diverse range of authentic, locally made products.

We then kicked off the Lunar New Year with celebrations in February 2026, featuring a traditional lion dance, with red envelopes and chocolate coins handed out. Harmony Week provided another chance to promote diversity and inclusion, with live entertainment, pop-up food stalls and discount vouchers on offer – and invites extended to tenants in our neighbouring CBD assets. Engagement was strong and feedback positive across all events.



Holding space for our communities

At several of our retail assets in WA, Centuria has facilitated ongoing engagement with the local community by providing dedicated space for their needs.

At Halls Head Central in Halls Head, WA, we have partnered with a range of organisations to deliver regular activations, including Justice of the Peace services, youth programs and wellbeing initiatives. We have also supported community groups and charities such as K9 Rescue, Mandurah Districts Rotary, Anglicare and local Lions Clubs.

At Bunbury Centrepoint, activations were equally diverse and locally relevant, ranging from pop-up events for the local arts clubs to fundraising activities supporting the Salvation Army’s Red Shield Appeal, Anglicare WA, Cancer Council WA, Cystic Fibrosis WA and White Ribbon.

Meanwhile, many of the programs in place at Broome Boulevard are geared to support the local Indigenous community via partnerships with organisations like Kullarri Regional Communities Indigenous Corporation and Nirrumbuk Aboriginal Corporation. These groups provide a range of services, from employment and business development support to training and housing services. By providing space for these groups, free of charge, our goal is to support Indigenous engagement, community development, education and grassroots fundraising activities.



CENTURIA BUNBURY CENTREPOINT, BUNBURY WA

Centuria x Two Good Co

Centuria has continued building on our partnership with Two Good Co, a registered social enterprise and not-for-profit organisation that works to support, empower and employ women who have experienced homelessness, domestic violence and complex trauma.



In FY26, our procurement spend with Two Good Co increased from ~\$80,000 to ~\$100,000 in direct spend, and Two Good Co washroom products are now in use across 34 Centuria sites.

In October 2025, our CESG Management Committee volunteered at the Two Good Co kitchen, prepping and packing over 200 meals for a local women’s shelter, with staff and the women in the ‘Work Work’ initiative, a paid employment program.

Throughout November and December, Two Good Co collaborated with Gelato Messina, hosting a ‘Scoops for Good’ activation across several Centuria office buildings across Victoria and NSW. During the festive season, Centuria also sponsored a ‘Love through Lunch’ experience for 24 women and children living in shelters, helping deliver a festive feast and a moment of joy to those experiencing crisis over Christmas.

Our partnership with Two Good Co was further strengthened on International Women’s Day, when the organisation catered several tenant events hosted by Centuria across the country. Founder Rob Caslick also delivered a town hall presentation to employees at Centuria’s head office, which was broadcast to Centuria’s offices across Australia, New Zealand and Manila. During the presentation, Rob shared the inspiration behind Two Good Co’s creation and his vision for the organisation’s future growth and impact.

Social Traders

Unlocking business for good

New social enterprises brought on board

In FY25, Centuria forged a new partnership with Social Traders: a leading industry body that connects businesses with social enterprises for mutual benefit.

In the last 12 months, we have worked with Social Traders to identify new opportunities for social procurement. As a result, we have onboarded 12 new suppliers, including STREAT, All Things Equal, The Welcome Table, Djambana Catering and Dreamtime Artistry.

Our total social procurement spend for FY26 was approximately \$280,000.¹

1. Includes \$40,000 indirect spend with Two Good Co.

Investor engagement

Our investors are integral to Centuria’s success and form an important part of our community. To foster these relationships, we host annual events across Australia and New Zealand to connect in person, share industry knowledge and provide market updates.

During September 2025, our annual Property Circle roadshow was held across Brisbane, Melbourne, Perth and Sydney, with more than 630 investors attending. Guest speakers included futurists Adam Spencer and Mark McCrindle, who spoke on the potential of AI and its foreseeable impact on the real estate sector, as well as Westpac’s Head of AUD Rates Strategy, Damien McColough, and cricket legend and Order of Australia recipient, Justin Langer.

Across the Tasman, more than 450 investors attended Centuria NZ’s annual meetings in August 2025. The two-day event, hosted at The Devon Hotel in New Plymouth, detailed the performance of 30 unlisted funds in addition to the funds’ future strategies. As in Australia, the event provided an opportunity for the Centuria team to engage with investors face-to-face and answer questions on fund performance and future strategies.



Community partnerships

Across the communities in which Centuria operates, we have built relationships with a range of community groups and local organisations, from long-standing partners like Ruah in WA, to newer charities like FareShare.

Throughout FY26, we continued to support these groups and organisations through an array of fundraising, volunteering and community engagement initiatives.

Very Special Kids, Melbourne

In May 2026, our Melbourne team once again hit the treadmill to raise urgent funds for Very Special Kids (**VSK**), which provides holistic palliative care to young people with life-limiting conditions. The 24-Hour Treadmill Challenge is a tag-team style relay – and by taking part, intrepid participants raised c. \$24,000 in just 24 hours. The Melbourne team also held its first VSK volunteering day in February 2026, spending a day assisting with gardening and maintenance at the hospice.

FareShare, Brisbane

This year, the Brisbane team has volunteered at their newly appointed local charity, FareShare, a non-profit kitchen where chefs and volunteers work together to prepare meals for those in need, while eliminating food waste. On their first day alone, the team helped pack 2,380 meals, which will continue to be delivered to various charities, including The Salvation Army, St Vincent de Paul, homeless shelters, women's refuges and soup kitchens.

Tzu Chi Charity Foundation, Manila

Centuria Manila entered seven teams, each with five players, into a charity gaming competition called Mobile Legends: Bang Bang. Through this live stream game, the team raised funds for the Tzu Chi Charity Foundation – a Buddhist humanitarian charity that provides disaster relief, food aid and medical services.

Million Trees Foundation, Manila

On 24 May, our Manila office fielded 76 runners who participated in the Fire Run: the first leg of the Takbo Para sa Kalikasan series, which promotes environmental awareness and supports meaningful initiatives. Through their participation, funds were raised for the Million Trees Foundation, which focuses on climate change, watershed preservation, bird diversity and environmental restoration.

Cure Kids, New Zealand

This year, we commenced a new partnership with Cure Kids, New Zealand's largest non-government funder of child healthcare research. We have committed to contributing \$40,000 annually through fundraising activities and corporate donations. Our key fundraising event during the year was the Cure Kids 24-hour Challenge, in which a team of Centuria NZ employees participated in a continuous 24-hour relay cycle at Eden Park, raising \$10,000 to support child health research.

Keystone Trust, New Zealand

Centuria NZ continues to support the Keystone Trust, which helps young people who have experienced adversity gain the qualifications and opportunities needed to pursue careers in the property or construction industries. In FY26, Centuria NZ contributed \$15,000 to support the Trust's work.

Kelmarna Community Farm, New Zealand

In April 2026, our Auckland team spent a day volunteering at Kelmarna Community Farm, which supports sustainable food production through regenerative farming while bringing the local community together.

Charity Spin Roadshow, Perth WA

At Exchange Tower and Allendale Square, employees and tenants came together to participate in a Charity Spin Roadshow, raising funds for organisations making a meaningful difference in local communities. Through their participation, Centuria contributed \$10,000 to the events' nominated charities: Starfish Nippers, the Steve Waugh Foundation and Give a Feed.

Cancer Council, WA

Through our Australia's Biggest Morning Tea and Daffodil Day activations, tenants and employees supported the Cancer Council's efforts to fund vital cancer research and support services. Together, these initiatives raised more than \$16,000 during FY26.

Ruah, WA

Throughout FY26, Centuria's Perth team continued its long-standing support of Ruah Community Services, an organisation that has been supporting vulnerable and disadvantaged people across Perth for more than 60 years. Ruah provides vital services across homelessness, family and domestic violence, mental health and community wellbeing.

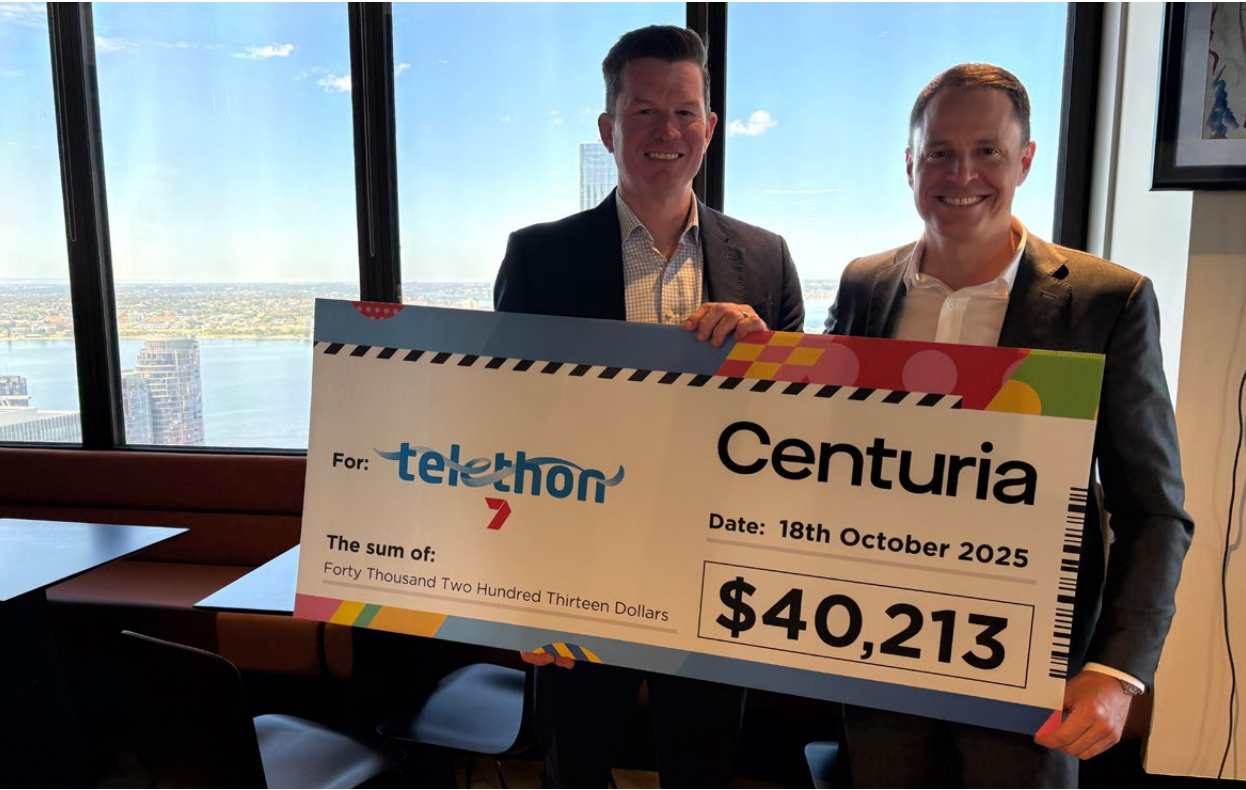
During the Ruah Winter Appeal, employees and tenants across our Perth portfolio donated more than 1,250 essential items, including clothing, shoes, blankets, sleeping bags and toiletries. Team members also volunteered their time to sort and prepare donations for distribution to those experiencing hardship during the colder months.

We also supported Ruah's Christmas Appeal, helping collect more than 875 donations, including toys, food, clothing and everyday essentials to support vulnerable members of the community during the festive season.

Centuria's team participated in 'Containers for Change' across all our Perth assets, promoting container collection and donating more than \$5,500 worth of refunds to Ruah. Five members of the Perth team participated in the HBF 'Run for a Reason' event, raising a further \$5,300 for Ruah. Together, these efforts helped Centuria raise an impressive \$11,000 for Ruah in FY26, exceeding our fundraising target of \$10,000.

Telethon, WA

Centuria partnered with Telethon WA to deliver a statewide fundraising campaign across 10 retail centres in WA, activating centres through coordinated donation drives, in-centre promotions and community-focused engagement initiatives. The campaign included a "Donate to Win" retail prize draw and a Snap & Win promotion linked to Telethon events, with strong support from retailers through prize contributions and participation. The campaign successfully raised \$40,000 in support of Telethon WA, contributing to essential services for children and families across Western Australia.



 People and equity

Centuria's success hinges on our employees, and we strive to actively support their wellbeing, health, safety and professional development. Our focus: promoting growth for our people and encouraging diversity, equity and inclusion.

Employees

Centuria has teams of employees working across our Australian and New Zealand offices, and we also contract personnel employed through a third-party provider in Manila. Our human resources structure is decentralised, with managers taking an active role in the welfare and development of employees within their teams. The Board has ultimate oversight of the management of employee engagement, development and wellbeing. Both Centuria Industrial REIT and Centuria Office REIT are externally managed by Centuria Capital Group. By a REIT's nature, CIP and COF have no staff and are solely a portfolio of assets.

Outperforming our peers on LinkedIn Learning

FY26 marked the third year of LinkedIn Learning at Centuria. Having chosen the platform for its accessibility, credibility and breadth of content, we have been pleased to see its uptake – and through the reporting provided by LinkedIn Learning, we gain valuable insights into the areas where Centuria's employees are seeking to upskill. With so many courses on offer, we recognised that our managers may need guidance on how to help employees select the right ones for them. So, we created a document capturing best practices on course selection, together with advice on how to discuss when, where and how courses should be taken – for instance, discussing learning and application in monthly team member meetings.

With a 92% activation rate, Centuria is outperforming our peers in terms of participation on LinkedIn, compared with a peer median activation rate of 81%. Additionally, 60% of Centurians are repeat learners. During FY26, Centurians viewed an average of 4,638 videos per month (more than 50,000 across the year) and spent an average of 233 hours per month on training. Over the 12-month period, our employees completed a total of approximately 2,600 LinkedIn Learning courses.

AI was the top skill that our employees chose to develop, and AI for Business, Microsoft Copilot, AI productivity and Generative AI also appeared in the top 10. For further details on how Centuria is implementing AI, see page 88.

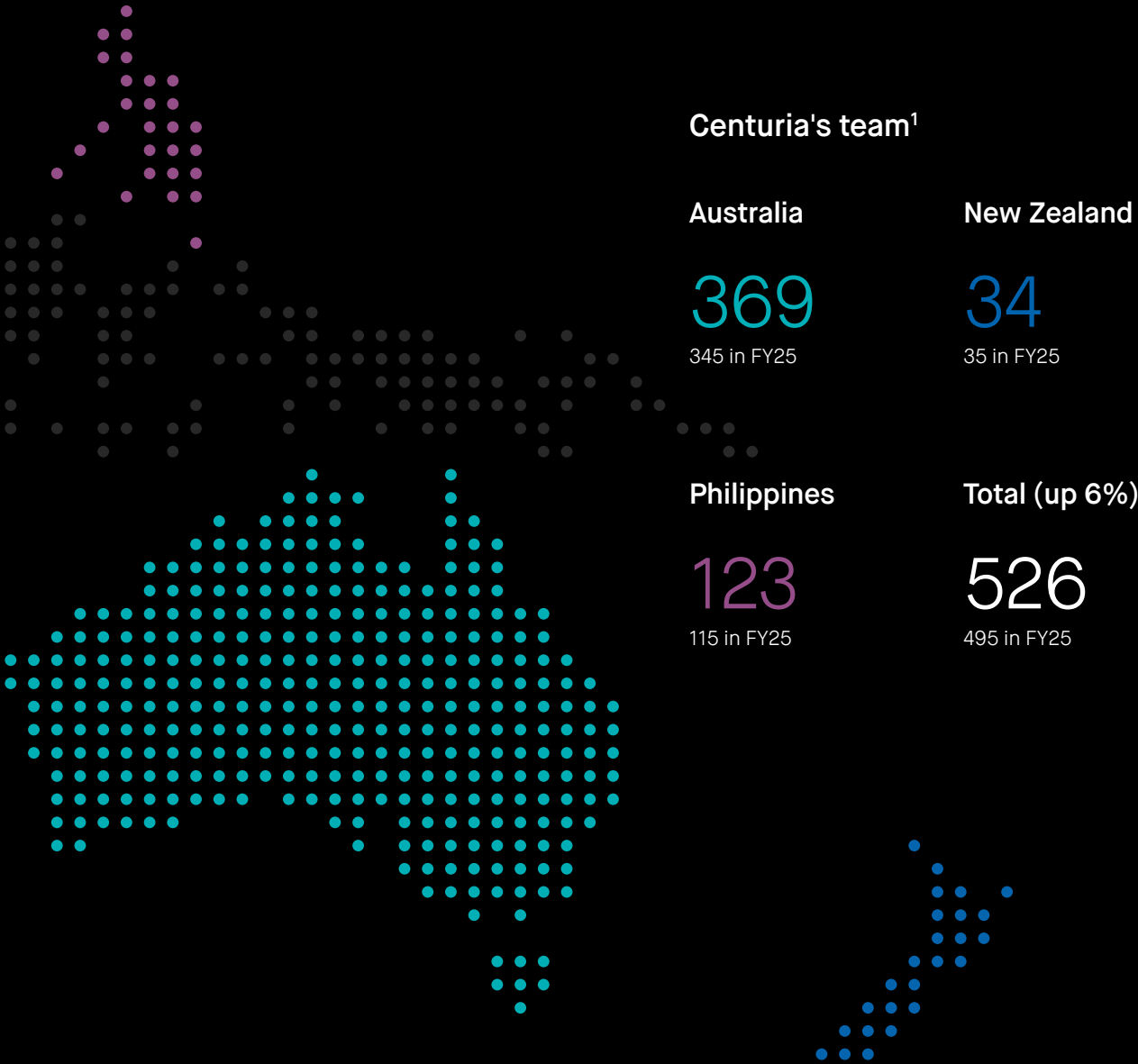
A new cohort of leaders in the making

For the past few years, our SEC has selected individuals within the business who we believe show great promise, for participation in the Centuria Leadership Program – which provides mentoring and development opportunities. In April 2026, a new cohort of 11 started the program, kicking off with the first of three full-day workshops. They will be working on special projects throughout the year, including the creation of an investor newsletter, and they have each been assigned an internal coach and executive mentor.

ESG provides food for thought

In April 2026, our ESG team delivered an educational 'Lunch and Learn' session focused on Climate Change and Modern Slavery, with all employees invited to attend. The session provided an overview of what Centuria is doing in response to climate change, and it addressed topics such as climate scenario planning, risk and opportunity identification, and climate reporting. The second half of the session focused on modern slavery, looking at Australian legislation, Centuria's response and what individuals can do within their roles – and we concluded with a Q&A. With more than 50 in-person attendees and over 100 joining online, attendance was strong and reflected a high level of interest in the subject matter.





Employee training (compliance and cybersecurity)²



1. Headcount as at June 30 2026. Includes employees in Australia and New Zealand, as well as contracted personnel employed through a third-party provider in Manila. Data included in KPMG's limited assurance – see assurance report on [sustainability landing page](#).
2. Total number of compliance and cybersecurity courses completed during the financial period of 2026 by employees in Australia and New Zealand, as well as contracted personnel employed through a third-party provider in Manila. Data included in KPMG's limited assurance – see assurance report on [sustainability landing page](#).

Enhancing our modern slavery understanding

Having recognised an opportunity to continue to build our internal awareness of modern slavery, Centuria rolled out mandatory training on this topic for all employees. Delivered online, the course provided an overview of modern slavery, examples of how modern slavery could exist within Centuria's supply chain, and guidance on what staff should do if they identify a case of modern slavery in the supply chain.

Consistently strong employee engagement

As with last year, Centuria's Employee Engagement Survey reflected a strongly engaged workforce, with an average score of 81% – and we continue to outperform global and Australian benchmarks for the real estate and property industry (with Culture Amp's average score sitting at 71%). From the survey, we collected 1,221 comments, which were provided to the SEC for review.

Of those who completed the survey, 92% are proud to work at Centuria and would recommend us to family and friends, and strengths were consistent across locations, teams and demographics, indicating a broadly positive employee experience. Areas where we scored particularly well were management capability, risk culture and service, quality and enablement.

Working with REISA to support careers in property

Centuria's Sydney team has supported REISA for several years and, this year, we continued to support the student-operated society through a silver sponsorship.

REISA aims to facilitate pathways into real estate careers for Sydney-based university students. More specifically, it helps students gain exposure and practical skills through focused events and engagement with practising property professionals. Centuria has a strong relationship with REISA, and we are regular participants at events such as the REISA Women in Real Estate Evening and Women in Real Estate Mentor Program.

In May, the Centuria team, led by Chief Investment Officer, Andrew Essey, presented at the REISA Real Estate Careers Night, an exclusive evening that connects top-tier real estate firms with a carefully selected cohort of high-achieving students from universities such as the University of Sydney, University of New South Wales and University of Technology Sydney.

Through the REISA event and a campaign on CareerHub, we attracted strong interest and quality applications for Centuria's intern program. Now in its seventh year, this program gives eligible final-year university students the chance to spend a year rotating between departments within Centuria – providing a well-balanced insight into the potential career paths on offer. Two interns were appointed in FY26 and are currently completing their rotations.



Diversity, equity and inclusion

Centuria promotes a corporate culture where diverse experiences, perspectives and backgrounds of employees are embraced and valued. The Group’s commitment and approach to diversity and inclusion are set out in its Diversity Policy and Code of Conduct, both of which are monitored and overseen by the Board. Our Group gender balance targets, as outlined in the Corporate Governance Statement, are captured below, together with our FY26 progress.

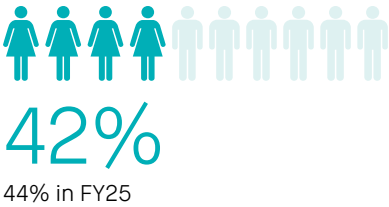
In FY26, Centuria maintained 50% female representation on CNI and CIP Boards, with Kristie Brown remaining Independent Non-Executive Chairman of the CNI Board.

In addition, Centuria once again nominated five individuals for the PCA 500 Women in Property initiative, which aims to elevate female talent and create pathways to leadership across the property sector. All were accepted and will receive mentoring and support from eight Centuria sponsors, with the aim of expanding participants’ professional knowledge and networks.

Gender balance

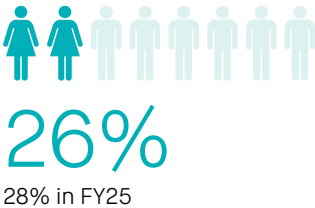
Percentage of employees who identify as female¹

>30%
Group target



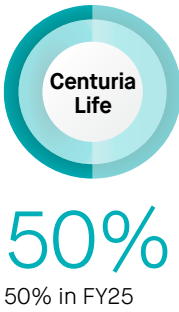
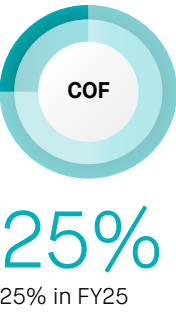
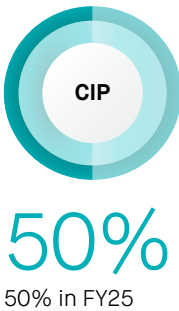
Percentage of senior executives who identify as female²

>20%
Group target



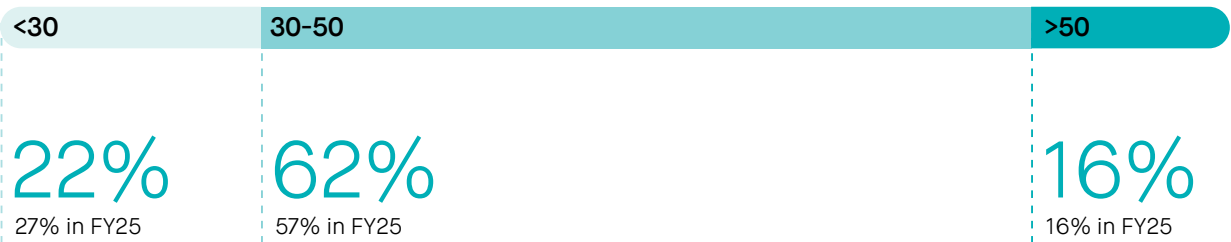
Percentage of directors who identify as female on the board

>30%
Group target



KRISTIE BROWN, CHAIRMAN OF THE CNI BOARD

Age diversity



1. Includes employees in Australia and New Zealand, as well as contracted personnel employed through a third-party provider in Manila. Data included in KPMG’s Limited assurance – see assurance report on [sustainability landing page](#).
2. Represents female senior executives: all members of the Senior Executive Committee, Heads of Business and other senior executives within the company.

Health and wellbeing

Supporting the health and wellbeing of our staff and customers remains a key priority at Centuria, with initiatives including 24/7 access to Sonder, our digital Employee Assistance Program (EAP).

In FY26, over 140 of our employees took advantage of this platform, which provides services available on demand via a smart phone app as well as telephone – including mental health support, access to a registered nurse and remote safety via Track My Journey. Our focus: prioritise the health and wellbeing of our staff and customers.

Centuria also organised regular team bonding activities for our teams across their various locations. From volunteering days to pickleball, badminton, escape room challenges and trivia, these events supported our culture of connection and teamwork, even out of the office. A special mention goes to our Auckland team, who took home Gold at the Summer Touch league in October 2025 after weeks of tough competition.

CPR for CPS

In FY26, Centuria delivered two intensive first aid and cardiopulmonary resuscitation training sessions. The first was delivered to our Centuria Property Services (CPS) team in Queensland, while the second was held at our Sydney Head Office. Each session was attended by nine employees and provided practical training across three emergency response scenarios.

The Brisbane session focused on equipping the local CPS team with first aid and CPR skills relevant to their frontline roles. In Sydney, participants from a range of business units completed the training to ensure Centuria maintains a network of qualified first aid officers across the office. The training strengthened our capability to respond to workplace emergencies and support the health and safety of our people.

A focus on financial wellbeing

From March 2026, Australian-based Centurians have access to a new banking, financial wellbeing and discount program. The initiative provides financial wellbeing tools, tailored banking benefits (such as financial health checks), lifestyle benefits and access to one-on-one consultations with banking specialists.



Asking R U OK? across the country

Centuria has recognised R U OK? Day for several years, and we see this as a great opportunity to highlight the importance of mental health across the Group.

This is a day of action, promoting mental health awareness and encouraging people to connect with each other by asking "Are you OK?" to start meaningful conversations. In FY26, we ran a number of activities in support of R U OK? Day, each geared to the varying needs of our people.

Teaming up with Healthy Heads

Healthy Heads in Trucks and Sheds is an organisation that supports the mental health and wellbeing of workers within road transport, warehousing and logistics industries – who are faced with unique challenges such as tight deadlines, isolation and long, inconsistent shift schedules. Encouraging genuine conversations can be a significant step in building a safer and more supportive industry.

Centuria has partnered with Healthy Heads for several years and, in FY26, we invited them to co-host six events across our industrial assets. These events brought together hundreds of workers and reinforced the importance of starting conversations early and often. Over morning tea, participants had the opportunity to review the R U OK? literature, sparking conversations with Healthy Heads representatives.

Mental fitness with Gus Worland

On Monday 8 September, Centuria hosted a mental fitness workshop with the former Sydney Triple M Drive presenter and founder of Gotcha4Life, Gus Worland, as part of an R U OK? Day initiative. The workshop was held in Sydney and broadcast to all Australian offices. It delivered practical tools Centurians can apply to strengthen their mental fitness, including techniques aimed at building three key pillars: emotional adaptability, social connectedness and help-seeking.



Safety at Centuria

It's important to Centuria that people are kept safe while working at or visiting our properties, and we have a number of measures in place to support this.

- Centuria's Work Health and Safety handbook outlines our approach for managing the safety of our people, including employees, contractors and tenants. The handbook provides direction across areas such as operational control, contractor management and hazards, and is regularly reviewed with the assistance of RiskTech, a specialist external provider that also carries out safety audits at our assets.
- We have implemented risk management practices to understand the potential risks present at our properties, such as Property Risk Assessments (**PRAs**), site inspections and risk profiling.
- Relevant permits are obtained for high-risk works, and we track risk and safety measures that we have in place.
- Our incident tracking and reporting system records damage, incidents (with and without injuries) and near misses. Our goal is to prevent incidents or injuries from occurring across our workplaces and operational sites. Reporting incidents, injuries and near misses is essential to identifying hazards and the overall effectiveness of our risk management strategies.
- Our Health and Safety intranet page and ticketing system, Jira, enables us to report additional safety-related metrics.
- Safety training is conducted for employees via the Acorn platform.
- Internal surveys are also conducted on risk management to assess the effectiveness of our approach and employees' level of knowledge.

Digital inspections make risk culture tangible

In FY26, we also developed and introduced digital inspections to further reduce risk on our assets. This involved creating a risk profile for each property and pre-loading it onto our digital platform – giving us access to a digital record of all risk registers at the tap of a screen. Profiles have been built with tenant and insurance standards in mind, and properties with higher risk have been prioritised. Frequency of inspections is based on each asset's profile – some are carried out quarterly; some are weekly.

The digital inspection process is tailored to each asset class and questions vary accordingly. As well as lightening the administrative burden of physical inspections, the digital approach has served to standardise our approach and make inspections safer and more efficient. Since it was introduced in November 2025, we have completed approximately 3,200 digital inspections across 292 properties.

ResetData supports innovation in cancer diagnostics

In August 2025, ResetData launched the AI-F1 National Innovation Challenge: a competition that would give the winner access to ResetData's sovereign AI infrastructure and AI tokens valued at \$1 million to bring their proposed idea to life. At the Sydney SXSW Festival's NVIDIA AI Day, the winner was announced as The Proteome of Cancer (ProCan®) program, based at Children's Medical Research Institute, Sydney.

The ProCan program is pioneering the use of proteomics to personalise cancer treatment, aiming to match cancer patients to the best treatment by predicting treatment outcomes. By analysing the proteins in cancer tissue, key indicators of cell behaviour and drug response, ProCan has built the world's largest single-platform cancer proteomic database, covering most cancer types in both adults and children.

With access to ResetData's AI-F1 Supercomputer, the team aims to develop the world's first clinical metadata – accelerating biomarker discovery and enabling precision medicine for rare cancers. This could transform how cancer is diagnosed and treated by reducing research time from years to months.



 Responsible business practices

Maintain honest, transparent and respectful business practices.

687 GERMANTOWN ROAD, TWO WELLS SA

Introduction

Under this strategic pillar, Centuria’s objective is to maintain honest, transparent and responsible business practices.

We seek to do this by investing in our processes and people – and by integrating ESG measures into our governance framework. Through these efforts, we aim to continue building an ethical and collaborative culture.

Highlights



GRESB performance for COF maintained at 4 stars, reflecting enhanced tenant engagement.



CIP remains the only pure-play industrial listed AREIT participating in GRESB.



CIP and COF portfolios are targeting Green Star Performance v2.0 ratings.



New mandatory training on modern slavery rolled out across the Centuria workforce.



Centuria Agriculture portfolio expanded from \$650 million to \$1.3 billion through the Two Wells and Arrow acquisitions, supporting water-efficient, climate-resilient and resource-efficient food production while diversifying into assets focused on protein production and export markets.



CIP industrial asset, 9-19 Caribou Drive, Direk SA, achieved a 5 Star Green Star Buildings v1.0 rating.



New environmental data capture and tracking platform and supplier onboarding platforms implemented.

ESG benchmarks

ESG benchmarks, including green building certifications, help Centuria to showcase the green credentials of our buildings – and we also use them as a tool to provide insights on how we can improve current and future building performance. Our focus: to assess assets and portfolios against relevant ESG benchmarks and explore third party sustainability certifications such as Green Star.

Green Star gains

In FY26, Centuria remained a member of the Green Building Council of Australia (**GBCA**) and New Zealand Green Building Council (**NZGBC**) and actively used the GBCA's Green Star certification tool.

Green Star Performance recognises the operational sustainability performance of existing buildings, focusing on energy, water, waste and indoor environment quality. Green Star Buildings sets sustainability benchmarks for the design and construction of new buildings, helping to ensure high standards for efficiency, resilience and occupant wellbeing.

Both the CIP and COF portfolios have achieved an initial rating of 1 star using the Green Star Performance v2.0 tool.

In FY26, 9-19 Caribou Drive, Direk SA achieved a 5 Star Green Star Buildings v1.0 rating (see case study). 51 Musgrave Road, Coopers Plains Qld is targeting the same certification.

From development to divestment: delivering strong returns

In early 2026, Centuria completed construction on an A-Grade c. 21,000 sqm, modern warehouse at 9-19 Caribou Drive, Direk SA. The development forms part of Adelaide's largest master planned industrial estate, where Centuria has developed several industrial assets and has a deep knowledge of the sub-market.

After purchasing the site in 2023, Centuria developed the facility on a speculative basis for CIP, which intended to lease the warehouse from completion. However, CIP was approached by a local owner-occupier, who required an immediate, turnkey solution to facilitate its expanding operations.

Sales contracts were exchanged for \$50 million, providing CIP with a 33% premium on total development costs and achieving a 25% Internal Rate of Return (IRR).

As with Centuria's other developments in the area, Caribou Drive was designed with the market's desire for sustainability credentials in mind. The development was built to achieve a 5 Star Green Star Buildings v1.0 rating and incorporates sustainability features including LED lighting with daylight harvesting, a rainwater harvesting system for toilets and irrigation, 6 EV chargers, low-VOC materials, water-efficient fixtures and a 297 kW solar system.



9-19 CARIBOU DRIVE, DIREK SA

Enhanced tenant engagement supports GRESB results

As part of Centuria's CY2025 GRESB data collection process, we actively engaged with tenants to encourage participation. A letter issued to all tenants, signed by Centuria's Joint CEO, Jason Huljich, encouraged tenants to provide energy, water and waste data to support Centuria's GRESB submission, explaining how this strengthens the completeness of the portfolio's sustainability performance data.

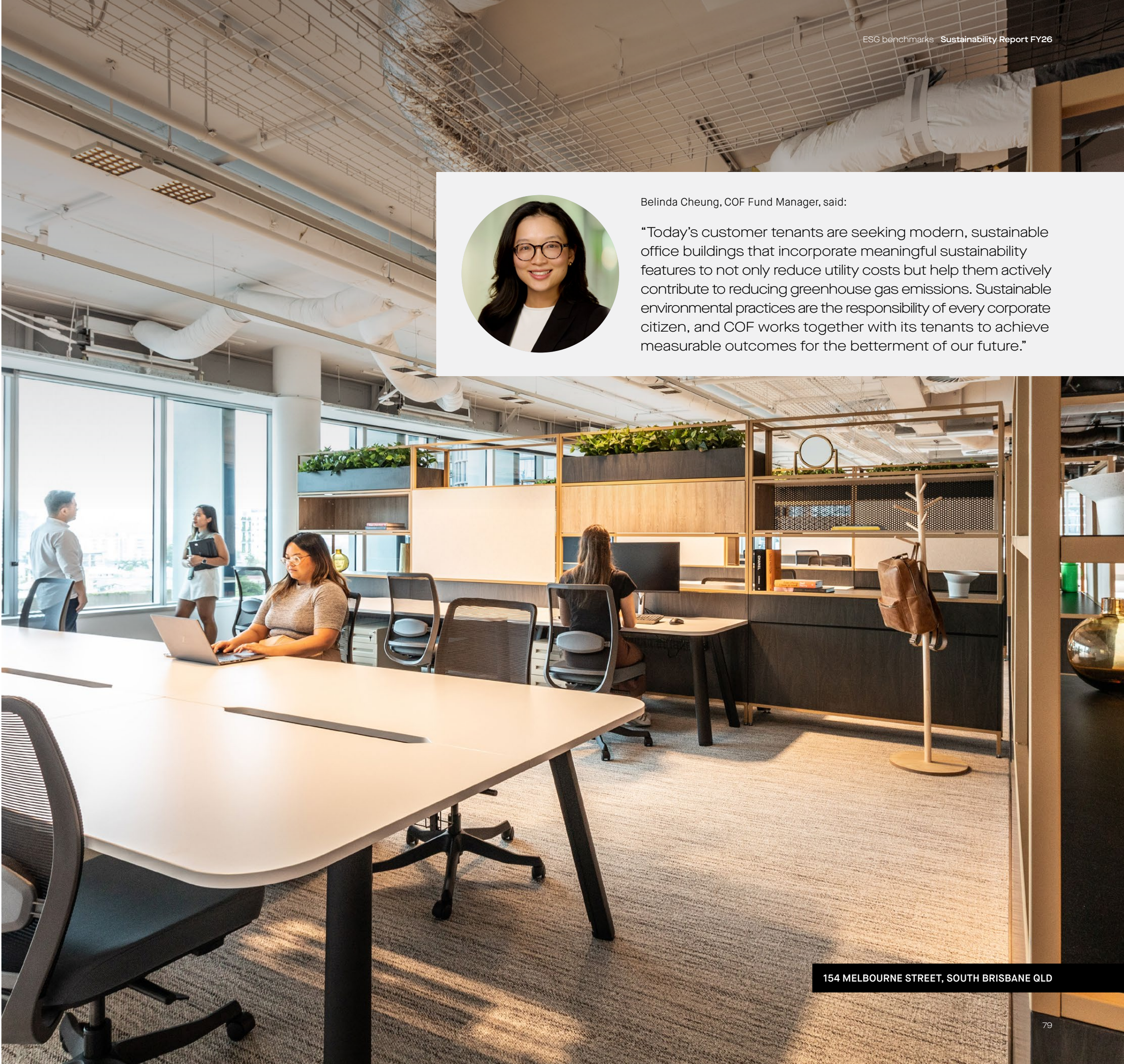
Our increased tenant data coverage was a factor contributing to the Listed Funds' GRESB ratings, with CIP maintaining a 2 Star rating and COF maintaining a 4 Star rating. CIP continues to be the only pure-play industrial listed AREIT participating in GRESB.

NABERS performance up across COF's portfolio

Centuria's office portfolio improved its NABERS Energy Sustainable Portfolios Index (SPI) rating to 5.1 stars (from 5.0 stars in FY25¹) and maintained its NABERS Water SPI at 4.2 stars.

Contributing initiatives included 51% of the portfolio being fully electric (achieved prior to FY26, including 100% of Qld assets), and 1.6 MW of solar capacity operating throughout the COF portfolio.

1. Out of cycle rating for the period 1 July 2024 – 30 June 2025.



Belinda Cheung, COF Fund Manager, said:

“Today’s customer tenants are seeking modern, sustainable office buildings that incorporate meaningful sustainability features to not only reduce utility costs but help them actively contribute to reducing greenhouse gas emissions. Sustainable environmental practices are the responsibility of every corporate citizen, and COF works together with its tenants to achieve measurable outcomes for the betterment of our future.”

 Modern slavery

Respecting human rights and addressing modern slavery risks remain important components of Centuria’s approach to responsible business practices. As regulatory expectations continue to evolve in Australia, including proposed reforms to the Modern Slavery Act, we have continued to strengthen our governance, due diligence and supplier engagement processes to identify, assess and address potential risks across our operations and supply chain.

Our focus: seek to minimise modern slavery in our supply chain.

As a business that engages workers both directly as employees and globally via complex supply chains, we continue to strengthen our modern slavery approach – particularly by working to bring greater maturity to our procurement approach and educating our own team.

Throughout the reporting period, Centuria’s Modern Slavery Working Group continued to meet every two months to discuss and assess our modern slavery response. Each quarter, any material risks, updates or modern slavery cases are reported to the ARCC of each Board (CNI, COF and CIP), with no material risks reported in FY26.

A detailed overview of our approach and progress can be found in our most recent **Modern Slavery Statement (MSS)**. Our FY26 MSS will be released prior to the end of CY2026 and will be accessible via the Centuria website.

Upgrading supplier assessment tools

Centuria has used Informed 365 for supplier modern slavery risk assessments for some time, and when its licence came up for review, we conducted an analysis of the available options to ensure we were selecting the best one for the business. As a result, we chose to move to a new platform called Moody’s.

Moody’s provides enhanced visibility of supplier financial risk, cyber security exposure, ESG performance, modern slavery indicators, sanctions and regulatory compliance risks. The platform also provides transparency of supplier ownership structures and adverse media monitoring, enabling more informed supplier decisions, stronger governance and proactive risk management.

Another system enhancement made in FY26 was the adoption of a new supplier performance review tool, Power BI Dashboard. This supports our goal to centralise supplier data, enabling us to view supplier performance reporting easily, in one central location.

- Its other features include:
- automated review scheduling and reminders;
 - improved stakeholder participation and accountability;
 - consistent supplier evaluation criteria;
 - real-time performance insights and trend analysis;
 - identification of supplier improvement opportunities; and
 - an auditable record of supplier performance outcomes to support data-driven supplier management and governance.



96 ST GEORGES BAY ROAD, PARNELL NZ



Investment approach

Centuria strives to integrate ESG considerations into our investment approach and day-to-day operations. We do this by applying our ESG Policy, which includes both broad ESG themes and explicit reference to climate-related risks and opportunities. Our focus: embed ESG considerations into our asset acquisition processes.

When acquiring new assets, our due diligence incorporates the consideration of climate-related risks and opportunities, including the asset's physical resilience to the future potential impacts of climate change, any third-party green building certifications and onsite fossil fuel use. Any climate-related risks and opportunities identified will be described in the papers seeking approval for the acquisition, for review by the SEC and the Board.

Having considered the ESG Policy and Sustainability Framework endorsed by Centuria, CIP and COF have identified ways to embed ESG themes into their own ESG investment approaches, approved by their respective Responsible Entity Boards. The ESG investment approaches for CIP and COF can be found [here](#).

Continued investment in sustainable agriculture

The last year has been a period of significant growth for Centuria's agricultural portfolio, with the portfolio growing from \$650 million to \$1.3 billion. The portfolio's expansion was driven by continued investment in protected cropping, protein production and export markets – with acquisitions including Two Wells SA, which is the largest glasshouse in the southern hemisphere.

Comprising 45 hectares of state-of-the-art horticulture glasshouse facilities, Two Wells has automated climate control and advanced water treatment for reliable, high-quality production. It is tenanted by Perfection Fresh, one of Australia's largest privately owned fresh produce businesses, employing more than 1,500 people around Australia.

Another major agriculture acquisition in FY26 was the purchase of 22 Arrow Funds Management Properties – an array of operations leased to agribusinesses including Nutrano Produce Group, almond producers, Select Harvests, chicken and egg producers, Baiada and Pace Farms, and the SunPork Group. Two of these assets are operated by Centuria: Boombera Park Macadamias and Cobbitty Organic Operations (see case study on pages 84-85).

Centuria also continued to support tenants to implement their own sustainability initiatives such as the Waste-to-Energy project (replacing natural gas with biogas) being pioneered at Katunga Fresh by our tenant, Flavorite.



Centuria now owns ~65% of large-scale protected cropping in Australia.



“Glasshouses provide consistent year-round production; they’re not rainfall-dependent or vulnerable to frost, hail and wind, and they provide 10 times more product per hectare than broadacre crops,” says Andrew Tout, Head of Agriculture, who is also the chair of Protected Cropping Australia. “Chemical use for pest and disease control is low to non-existent and they use less water, too. Field tomatoes use about 116 litres of water per kilo of product, compared to just 22 litres for glasshouse tomatoes.”



687 GERMANTOWN ROAD, TWO WELLS SA

From sustainable macadamia farming to innovative aquaculture

Two of Centuria’s newly acquired assets stand out for their sustainability credentials: Boombera Park and Cobbitty Organic Operations.



The former is a 750 ha macadamia orchard in NSW, which employs sustainable land management practices to foster the health and longevity of the farm. These include the regeneration of corridors of native bushland to encourage biodiversity and the planting of trees to attract wild honeybees, native stingless bees and carpenter bees – which the macadamias rely on for pollination.

Boombera Park’s sustainable pest management systems include the use of natural predators such as Trichogramma (MacTrix) wasps and lacewings; mowing every second row rather than all areas to preserve beneficial insects in the unmown rows; canopy management to reduce unwanted pest incidence; and the minimal use of broad-spectrum insecticides, with targeted applications only when necessary. Instead of using chemical thinning and mechanical shaking of the trees, Boombera’s harvest process involves waiting for nuts to fall naturally.

To protect natural fauna, the farm has installed koala crossings over an electric pig fence to allow safe movement of koalas. Renewable onsite power is generated by a 29 kW solar system, which produces approximately 44-52 MWh each year and supplies power to the onsite buildings and Manager’s House.

Also located in NSW, our Cobbitty Organic Operations is pioneering a new concept in Australia: an organic glasshouse that relies on irrigation and nutrients from a freshwater barramundi farm. The asset combines a 600 kL aquaculture system with a 2.4 ha glasshouse production, and the operation is certified organic by Australian Certified Organic.

The wastewater from the barramundi tanks is processed through an advanced bioreactor system, producing a nutrient-rich solution for tomato production in the glasshouse. The processed fish water provides essential macronutrients including nitrogen, phosphorus and potassium along with secondary nutrients such as calcium and magnesium for optimal plant health and fruit quality. Additionally, green waste from the tomato plants is composted onsite to create the growing material used in production while reducing waste.

“The entire system operates as a closed loop. This demonstrates that intensive agriculture can be both highly productive and environmentally sustainable,” says Andrew Tout. “Additionally, freshwater aquaculture can, when well-managed, offer sustainability advantages over wild freshwater fishing by enabling controlled production, improved feed efficiency, reduced pressure on wild stocks and full traceability from hatchery to plate. In contrast, wild freshwater fisheries are generally more exposed to climate variability such as droughts, floods, heatwaves and algal blooms.”

The Cobbitty facility also incorporates several other sustainable practices including organic pest control in the glasshouse with the use of beneficial insects, and a 750 kW solar energy system that helps power glasshouse operations.



Cybersecurity at Centuria

To protect information held by Centuria, the Group maintains a comprehensive cybersecurity program aligned to Australian Prudential Regulation Authority (APRA) Prudential Standards CPS 234 - Information Security, CPS 230 – Operational Risk Management and the ASD Essential Eight Maturity guidelines. Cybersecurity remains a key strategic focus, with ongoing investment in governance, people, processes and technology to strengthen the Group's resilience against evolving cyber threats.

Centuria's Information Security Framework continues to provide the foundation for managing cyber risk and driving remediation activities across the Group. Material cybersecurity risks and incidents are regularly reported to the Board through the ARCC, ensuring appropriate oversight of cyber security and data protection obligations.

During FY26, Centuria progressed the implementation of its three-year IT and Cyber Strategy Roadmap, with a focus on strengthening operational resilience, security governance and service provider oversight. This included ongoing enhancement of the governance, risk and compliance platform to support compliance monitoring and CPS 230 obligations, including critical business operations and service provider risk management.

Centuria continued to align its cyber security program with the Australian Cyber Security Centre's Essential Eight framework which includes enhancing device security, using phishing resistant multi-factor authentication or single sign-on, and performing regular backups. During FY26, an independent assessment confirmed Centuria's achievement of Essential Eight Maturity Level 2.

Independent cyber assurance activities remained a key focus during the year. Centuria launched its APRA CPS 234-aligned controls assurance testing program which assists the Group in validating control effectiveness and continuously improving its cyber security posture.

Centuria also continued to operate its Security Operations Centre (SOC) capabilities, supporting continuous monitoring, incident detection and response across the technology environment.

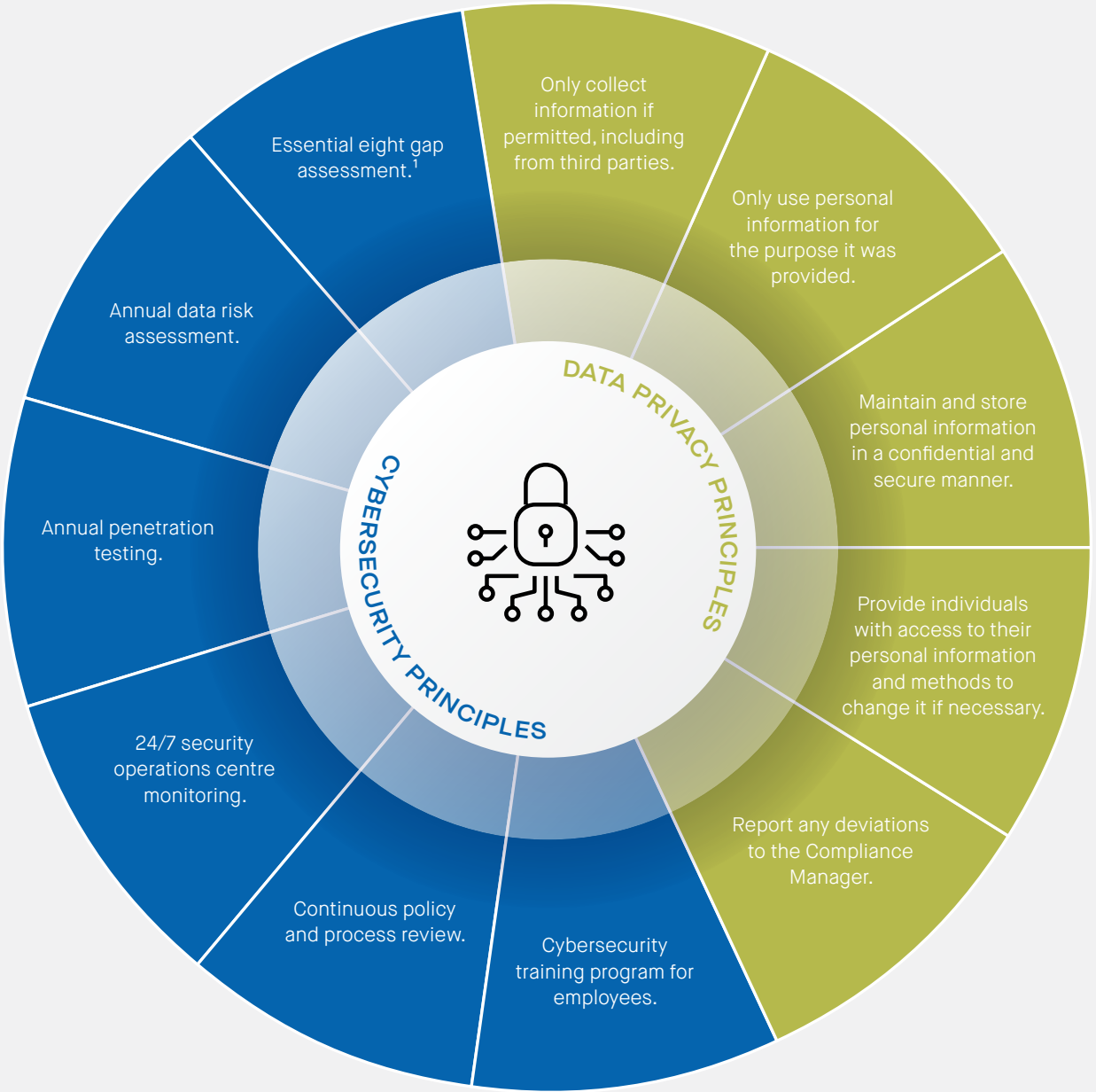
Data privacy and security

Centuria remains committed to complying with the Australian Privacy Principles contained within the Privacy Act 1988 and the New Zealand Privacy Act 2020. The Group's Privacy Policy and associated cyber incident response procedures define requirements for the identification, assessment, escalation and reporting of privacy and data security incidents.

During FY26, Centuria continued to strengthen governance over information assets, supplier risk and data management practices in alignment with APRA CPS 230 requirements. Annual reviews of third-party information assets and service providers formed part of the Group's broader operational risk management program.

The Group also continued its alignment with recognised international information security frameworks, including ISO27001. During FY26, Centuria engaged external specialists to undertake an ISO27001 gap assessment and develop a roadmap to address identified improvement opportunities, supporting the ongoing maturity of the Group's Information Security Management System (ISMS).

Through ongoing control mapping, assurance activities and policy reviews, Centuria continues to strengthen the protection of sensitive information, support regulatory compliance and promote a culture of security awareness across the organisation.



1. The 'essential eight' are strategies recommended by the Australian Cyber Security Centre (ACSC) to be implemented by organisations as essential strategies to mitigate cybersecurity incidents as a baseline. These include (1) application control, (2) patch application, (3) configure Microsoft Office macro settings, (4) user application hardening, (5) restrict administrative privileges, (6) patch operating systems, (7) multi-factor authentication and (8) regular back-ups.

A new era for AI

During FY26, Centuria accelerated our AI journey, progressing from initial experimentation to practical, business-led adoption. AI has influenced our business in many ways this year, from new acquisitions to our own learning and development preferences – and it is increasingly embedded as a key driver of operational efficiency.

In September 2025, a new AI Implementation team was brought on board at Centuria and tasked with developing a new AI strategy. The strategy moves Centuria from personal productivity to enterprise intelligence, where AI supports broader processes and coordinated workflows. It is being delivered through Centuria Labs under two existing pillars, supported by a shared foundations layer for data, orchestration and governance.

The 'Personal AI' pillar focuses on workforce enablement through Microsoft 365 Copilot, training and responsible day-to-day use.

The 'Company AI' pillar focuses on structured AI solutions for cross-functional processes such as document generation, approvals and workflows.

The shared foundations layer provides common data, orchestration and governance capabilities so new use cases can build on consistent infrastructure.

During the year, Centuria further expanded our adoption of Microsoft Copilot, increasing licences from 429 in FY25 to more than 470 users in FY26. Active usage remained high, exceeding 97% of licensed users. The most common use cases included the Microsoft 365 Copilot application, Teams and Outlook, supporting improved productivity, information discovery, document drafting and meeting collaboration across the business.

In parallel, 259 AI agents were developed, with 25 actively used, as adoption continues to scale across business functions.

In FY26, Centuria introduced Microsoft Copilot Cowork, enabling employees to securely perform more advanced tasks across multiple Microsoft 365 data sources. Cowork can analyse large volumes of information, generate structured outputs, perform multi-step workflows and assist employees with research, reporting and administrative activities while remaining within Centuria's secure Microsoft environment. Cowork adoption included 79 users completing 733 tasks, highlighting early uptake of emerging AI capabilities.

Building internal capability

Centuria continued to invest in AI capability development through training, workshops and employee engagement initiatives, helping team members develop practical skills in the responsible use of AI technologies. Organisation-wide training covered key Microsoft technologies including Copilot, Loop and Cowork, alongside targeted upskilling in low-code platforms such as Power Automate.

As the year progressed, Centuria Labs matured from capability building towards delivery, converting employee skills into practical solutions and fostering a culture of innovation.

Building the foundations for scale

The value of AI depends on the quality and governance of the data beneath it. Centuria has therefore prioritised a unified data foundation and intelligence layer, so AI agents can access consistent business definitions and approved corporate knowledge rather than relying on fragmented records across separate systems.

Centuria's AI Foundations platform will establish reusable capabilities for secure agent orchestration, governed data access, controlled system actions, model routing, monitoring and auditability across both Personal AI and Company AI use cases.

For Centuria, this brings practical business benefits, including improved efficiency, reduced manual effort and more consistent outputs across workflows such as document drafting and data extraction, including PDS generation and sales and leasing evidence automation.



Governance and responsible AI

AI adoption introduces risks, including data security, privacy, ethical considerations and cyber threats. At Centuria, we manage these risks through a structured governance framework, including oversight and implementation committees, an AI Usage Policy and defined controls for secure deployment and human oversight of critical decisions.

Our AI Usage Policy continues to support the secure, responsible and compliant use of AI technologies, with approved AI activities conducted within Centuria's Microsoft 365 environment and Shadow AI (unauthorised AI tools, applications or services that have not been approved by Centuria for business use) explicitly banned. Systems of record remain unchanged: AI assists with data and workflows but does not replace the systems that govern them.

Assurance

FY26 is the fourth reporting period in which Centuria has obtained limited assurance by KPMG for select FY26 ESG metrics including the following:

Environmental metrics

- Scope 1 emissions
- Scope 2 emissions (location-based)
- Energy consumed
- Onsite solar generated
- Water consumed
- Waste generated (waste directed and waste diverted)

Environmental metrics reflect our operational control boundaries, which include assets within listed and unlisted funds, as well as Centuria's operational footprint as an organisation.

Social and Governance metrics

- Total number of employee training courses completed
- Number of employee training hours
- Number of training hours per employee
- Employees undertaking performance reviews
- Headcount by location
- Gender diversity
- Age diversity
- Women in executive management

Social and governance metrics are based on Centuria's employee headcount.

The limited assurance opinion is located on our [sustainability landing page](#).



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