

Centuria Capital Group ResetData Briefing

SYDNEY (Thursday, 28 May 2026) – Centuria Capital Group (ASX: CNI or “Centuria”) provides the attached presentation that will be used as part of a Jarden hosted investor briefing later today.

-ENDS-

For more information or to arrange an interview, please contact:

John McBain

Joint CEO

Centuria Capital Limited

T: 02 8923 8923

E: john.mcbain@centuria.com.au

Tim Mitchell

Group Head of Investor Relations

Centuria Capital Limited

T: 02 8923 8923

E: tim.mitchell@centuria.com.au

Jason Huljich

Joint CEO

Centuria Capital Limited

T: 02 8923 8923

E: jason.huljich@centuria.com.au

Alexandra Koolman

General Manager – Communications

Centuria Capital Limited

T: 02 8923 8923

E: alexandra.koolman@centuria.com.au

Authorised for release by Anna Kovarik, Company Secretary.

About Centuria Capital Group

Centuria Capital Group (CNI) is an ASX-listed specialist investment manager with \$21.8 billion of assets under management (as at 31 December 2025). We offer a range of investment opportunities including listed and unlisted real estate funds as well as tax-effective investment bonds. Our drive, allied with our in-depth knowledge of these sectors and intimate understanding of our clients, allows us to transform opportunities into rewarding investments.

www.centuria.com.au

Disclaimer

This announcement contains selected summary information and does not purport to be all-inclusive, comprehensive or to contain all of the information that may be relevant, or which a prospective investor may require in evaluations for a possible investment in CNI. It should be read in conjunction with CNI's periodic and continuous disclosure announcements which are available at www.centuria.com.au.

This announcement is provided for general information purposes only. It should not be relied upon by the recipient in considering the merits of CNI or the acquisition of securities in CNI.

Before making an investment decision, the recipient should consider its own financial situation, objectives and needs, and conduct its own independent investigation and assessment of the contents of this announcement, including obtaining investment, legal, tax, accounting and such other advice as necessary or appropriate.

This announcement may contain forward-looking statements, guidance, forecasts, estimates, prospects, projections or statements in relation to future matters ('Forward Statements'). No independent third party has reviewed the reasonableness of any such statements or assumptions. No member of CNI represents or warrants that such Forward Statements will be achieved or will prove to be correct or gives any warranty, express or implied, as to the accuracy, completeness, likelihood of achievement or reasonableness of any Forward Statement contained in this announcement.

28 MAY 2026 | ASX:CNI

Centuria Capital Group ResetData briefing



Centuria and **ResetData** AI compute infrastructure platform

Operational pillars enabling scalable AlaaS +
GPUaaS revenue and deployment velocity

Centuria: Founder-led, Australasian fund manager overseeing \$21Bn+ AUM¹

25+ year track record deploying capital into scalable investments

CENTURIA DIVISIONS

- Real estate equity (listed / unlisted funds)
- Real estate debt (Private credit)
- **AI Factories (ResetData)**

OPERATIONS

- ✓ Funds management
- ✓ Transactions
- ✓ Asset management
- ✓ Property management
- ✓ Facilities management
- ✓ **Data centre operations**
- ✓ Treasury
- ✓ Development
- ✓ Sustainability

A fully resourced, vertically integrated and scalable operations platform (500+ staff with deep expertise)

PLATFORM CAPITAL¹

- 150+ unlisted funds & loan SPVs
- 15,500 unlisted investors
- 1,200+ active advisers
- 8 institutional partners
- 24 domestic & international partner banks
- \$8.3Bn total lending facilities across the platform

ResetData: Founder-led, Nvidia neocloud

Founded in 2021 to address global compute shortage

The problem:
AI demand

**Compute and power
are bottlenecks**

- Hyperscaler capex scaling to US \$600 Bn p.a.¹
- As Hyperscalers secure capacity, governments and enterprises are crowded out, tightening supply and driving higher GPU pricing.



Today

2025

2030

Demand
(\$)

The solution:
ResetData

**Integrated sovereign compute
infrastructure**

- ✓ **Own:** infrastructure and sites (Centuria platform).
- ✓ **Operate:** AI compute / factories.
- ✓ **Enable:** cloud + enterprise access.
- ✓ **Sovereign:** Locally controlled, secure compute infrastructure aligned with government requirements.²



Cloud partner



Titanium partner

Revenue
(\$)

Monetising AI
Customers

**Compute capacity → AI products →
Revenue**



Sovereign AI

Government, defence, universities, research institutes and life sciences.



Enterprise AI Workloads

Corporations, MSPs, start-ups, AI labs and GPU marketplaces.



Wholesale / offtake partners

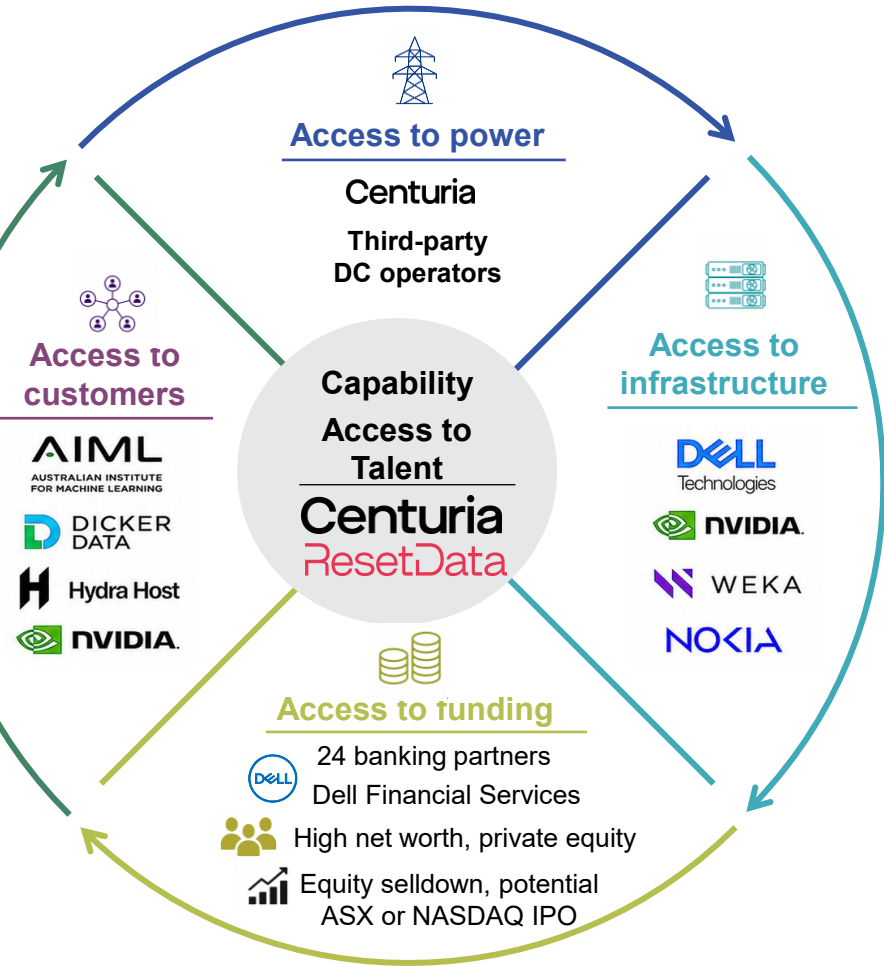
Hyperscalers, international offtake

1. Source: Deutsche Bank, Company reports

2. Sovereign capability is defined in accordance with the "Australian Government Department of Finance's Criteria for an Australian Business". Refer to slide 18.

Centuria + ResetData: Key pillars established for neocloud success

For personal use only



✓ Capability

- ResetData: Operational team enabling rapid GPU deployment (30+ staff).
- Centuria platform: integrated asset, development and capital (500+ staff).
- Own and operate data centres, with future development pipeline.

✓ Power

- Australia's first sovereign AI Factory (1.1MW).
- Negotiating third party power allocation with DC operators (target 2026).
- Existing Centuria assets: **Potential pathway to 200MW+ of power.**

✓ Infrastructure

- Priority access to world-leading compute infrastructure.
- One of three Australian Nvidia Cloud Partners and Australia's only neocloud Dell Titanium Partner.
- Positioned to secure priority infrastructure as capacity scales.

✓ Funding

- Multiple capital pathways, including partnerships and potential monetisation.
- Debt: Potential 70-100% LVR, non-recourse, non-company guarantees (subject to counterparty rating).
- Financiers: Dell Financial Services, Centuria's 24 partner banks.
- Equity: Strong interest from potential partners.
- Optionality: Partial sell-down, in-specie transfer, potential IPO (ASX / Nasdaq).

✓ Customers

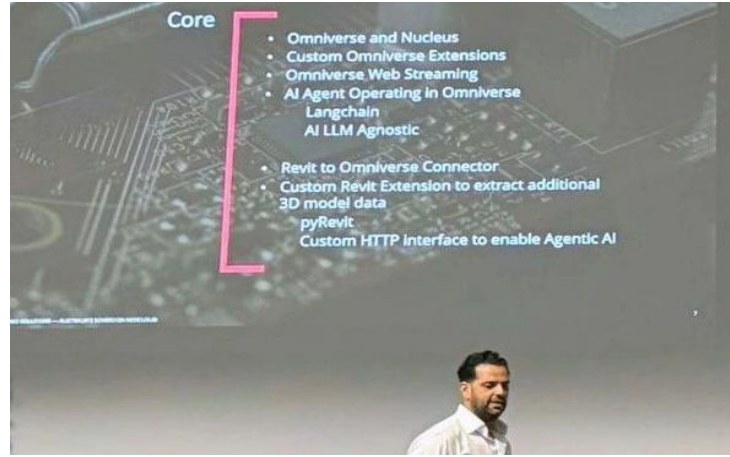
- Early sales focus on enterprise and government segments.
- Partner channels: Nvidia, Dell, Dicker Data.
- ResetData: Internal sales team with bespoke pipeline.
- Potential to expand into broader offtake relationships over time (hyperscalers).

ResetData: Engagement across technology partners, industry and customers

For personal use only



NVIDIA GTC – MAY 2025: BASS SALAH (RESETDATA CO-FOUNDER) AND JENSEN HUANG (NVIDIA CEO)



NVIDIA CONF SXSW - OCTOBER 2025: MARCEL ZALLOUA (RESETDATA CO-FOUNDER) KEYNOTE



SEMICONDUCTOR AUSTRALIA – OCTOBER 2025: MARCEL ZALLOUA (RESETDATA CO-FOUNDER) PANELLIST



NVIDIA GTC – MARCH 2026: ATTENDED BY RESETDATA CO-FOUNDERS & CENTURIA MANAGEMENT WITH DELL & NVIDIA



DICKER DATA AI ACCELERATE CONFERENCE – MAY 2026: CHRIS SASSONE (RESETDATA HEAD OF SALES)



KOREA MONEY TODAY BROADCASTING – MAY 2026: BASS SALAH (RESETDATA CO-FOUNDER):

Centuria + ResetData: Progressing growth opportunities

AI-F1: Initial GPU deployment

- ResetData delivered Australia's first operational public AI Factory, contributing to ResetData's positioning within the Nvidia ecosystem.
- Early revenue generated from initial contracted and deployed compute.
- Additional GPU capacity being deployed and aligned with customer demand.
- Revenue expected to scale as utilisation ramps.

Power and scaling

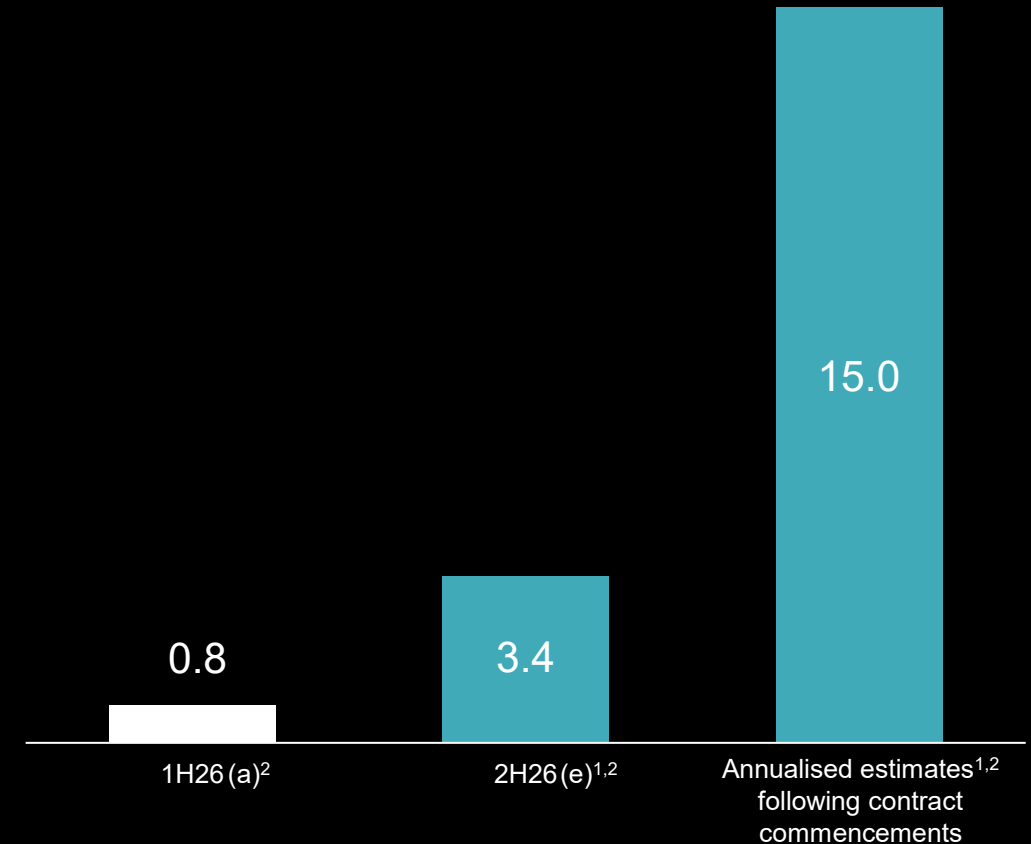
- Executed heads of agreement for initial power capacity (c.13MW) via third-party agreements (settlement subject to customer commitments).
- Ongoing discussions with data centre operators to expand capacity in line with customer demand.
- Existing Centuria assets: Potential pathway to 200MW+ of power.

Commercial progress

- AI-F1 first phase, 100% leased to an international offtake customer.
- Partner-led distribution via Nvidia, Dell and channel ecosystem.
- Early enterprise and MSP onboarding through Dicker Data and direct ResetData channels.
- Building pipeline across enterprise and government segments along with negotiating potential contracts.

1. Indicative estimate, subject to contracts being finalised and proceeding. Actual revenues will be dependent on agreed contract terms and pricing.
2. Centuria and ResetData JV on a 100% consolidated basis.
3. 1H26 and 2H26 assume one third of 1.1MW compute is utilised. Annualised forward estimates assume 100% of 1.1MW compute is utilised.

AI Factory 1 revenue estimates (\$m)^{1,2,3}



Potential pathway to 200MW+ of power

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

EXISTING CENTURIA DATA CENTRES AND AI FACTORIES



BOURKE ST, DOCKLANDS, VIC (AI FACTORY 1)



WELLCAMP TOOWOOMBA DC, QLD



CLAYTON DC, CLAYTON, VIC



MALAGA DC, PERTH, WA

DEVELOPMENT AND POWER OPTIONALITY



THOMASTOWN, VIC



WELLCAMP TOOWOOMBA DC, EXPANSION



CLAYTON DEVELOPMENT EXPANSION



YARRAVILLE, VIC

For personal use only

Centuria + ResetData: Opportunities to execute in a high growth sector

For personal use only

Centuria strengthens ResetData's neocloud capability

- An existing data centre portfolio with a material pathway to data centre expansion.
- Data centre operating capability across traditional facilities.
- Fully resourced, vertically integrated and scalable platform (500+ staff).
- A long history of accessing, and matching capital to value creation opportunities.

ResetData is one of three Australian neoclouds, servicing domestic and global customers

- Deep expertise (30+ staff).
- Addressing the global shortage of AI compute.
- Monetising GPU capacity via contracted utilisation.
- Accelerating enquiry for sizeable compute requirements, particularly from offshore entities.

ResetData has established key pillars for neocloud success

- Capability: Own + operate data centres and AI compute infrastructure, with future development pipeline.
- Power: Centuria asset power studies (200MW+) and strong relationships with 3rd party operators (Heads of agreement c.13MW).
- Infrastructure: Nvidia + Dell provide access to world-class AI and compute infrastructure.
- Funding: Extensive optionality.
- Customers: Increasing inbound, active sourcing, and the Nvidia funnel.



Appendix: AI and compute: market structure, growth and supply constraints

Neocloud adoption remains early as growth accelerates

- Early market, rapidly institutionalising — favouring scaled and integrated platforms.

Market (Nascent, fragmented)

- Market formation remains early, with most platforms emerging post-2023.
- Supply has been fragmented, with varying quality of infrastructure and operators.
- Increasing shift toward institutional capital and long-duration contracts (see slide 12).
- Hyperscaler and enterprise demand driving rapid market formalisation.

ResetData (early, disciplined entry)

- Established prior to industry inflection (founded 2021; Centuria partnership 2024).
- Positioned at the intersection of infrastructure ownership and compute monetization.
- Structured deployment model supporting staged build-out.
- Focus on secure, locally controlled compute aligned with enterprise and government demand.
- **Deployment aligned with secured demand and return thresholds.**

Global neocloud development: contracts, capital and scaling

- LLMs and Hyperscalers are institutionalising demand, securing large-scale contracts with neocloud providers and tightening available compute capacity.
- The US has scaled rapidly, while Australia remains earlier in the development curve.

Illustrative global developments		Prior to Q4 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026 & beyond
US/Global neoclouds	CoreWeave	Core Scientific (CORZ) CoreWeave HPC hosting agreements for approximately 200MW +70MW. (Jun-24) ¹		IPO Ethereum mining → GPU cloud OpenAI contract 5-Year Revenue: US\$11.9Bn (Mar-25) ²	OpenAI Expansion 5-Year Revenue: US\$4Bn (May-25) ²	OpenAI Expansion 5-Year Revenue: US\$6.5Bn (Sep-25) ² Meta 7-Year Revenue: US\$14.2Bn (Sep-25) ²		Q1 2026 backlog update US\$66.8Bn ²	Meta Expansion 6-Year Revenue: +US\$6.8Bn (Sep-25) ² Q1 2026 backlog update US\$99.4Bn ²
	Nebius	Yandex Russia assets divested / Nebius formed (Jul-24) ³	NASDAQ relisting NBIS resumes trading (Oct-24) ³			Microsoft contract 5-year AI infra-agreement Revenue: US\$17.4-\$19.4Bn (Sep-25) ³	Meta contract 5-year AI infra-agreement Revenue: US\$3Bn (Nov-25) ³	Meta expansion New LT AI infra-agreement Revenue: US\$12-\$27Bn (26 Mar) ³	
	Other	Applied Digital: Strategic pivot Crypto hosting → GPU cloud (Jul-23) ⁴ MAM commits US\$5Bn for HPC growth. (Jan-24) ⁵		Galaxy Digital CoreWeave Helios data centre lease. 15-years 393MW ⁶	IREN acceleration Pivot (Crypto mining → AI compute) ⁷ APLD Coreweave Revenue: US\$7Bn (Jun 2025) ⁴	Cipher Google/Fluidstack contract 10-Years Revenue: US\$3Bn ⁸	IREN Microsoft Contract 5-year AI infra-agreement Revenue: US\$9.7Bn (Nov-25) ⁷	Cipher AI/HPC: Strategic Pivot Bitcoin mining → AI infra (Feb-26) ⁸	
AU neoclouds	ResetData	ResetData founded (Aug-21)	AI Factory partnership with Centuria		AI-F1 Stage 1 Operational 256 H200 GPUs				Stage 2 AI-F1 512 H200 GPUs 3rd party power B300/GB300 CNI Power
	Firmus					Raised A\$330m A\$1.85Bn valuation Southgate announced (Sep-25) ⁹	Raised A\$500m A\$6Bn valuation (Nov-25) ⁹		Raised US\$50m A\$7.6Bn valuation (Apr-26) ⁹
	SharonAI							Nasdaq listing US\$125m IPO (Feb-26) ¹⁰	100Mw secured power + contracts announced ESDS US\$1.2Bn, Enterprise AI \$0.95Bn ¹⁰

1. Core Scientific press releases. SEC disclosures, FT
 2. CoreWeave: Investors CoreWeave, SEC disclosures, Reuters, Applied digital release, Financial times.
 3. Nebius: Newsroom. SEC disclosures, Reuters
 4. Applied Digital: Applied Digital Launches Cloud Service to Empower Artificial Intelligence Applications.
 5. Macquarie: Macquarie Asset Management Closes First Investment in Partnership with Applied Digital.

6. Galaxy investors. Stockwatch.com
 7. IREN: Investors, resources, AP news
 8. Cipher Digital presentations, SEC market reports.
 9. Firmus: Newsroom, Sep-25, Nov-25, Apr-26.
 10. Sharon AI: press releases, Investing.com

Neoclouds: Exponential growth rates and opportunities

- AI-driven demand, supported by hyperscaler partnerships, is accelerating neocloud growth
- Longer-duration contracts are driving backlog visibility and reducing funding costs across debt and equity structures^{2,3,4}
- CoreWeave backlog has scaled to \$99.4Bn (1Q26), up from \$25.9Bn (1Q25), versus \$1.9Bn of revenue in 2023

Revenue growth reflects contracted demand and supply constraints.

Neocloud revenues are scaling at an unprecedented pace, with the market still in early formation.



2023 Revenue: ~US\$2.5Bn¹
 2025 Revenue: ~US\$25Bn¹
 2031 Revenue: ~US\$400Bn¹ (15x 2025)
 (2025-2031: ~58% Revenue CAGR¹).

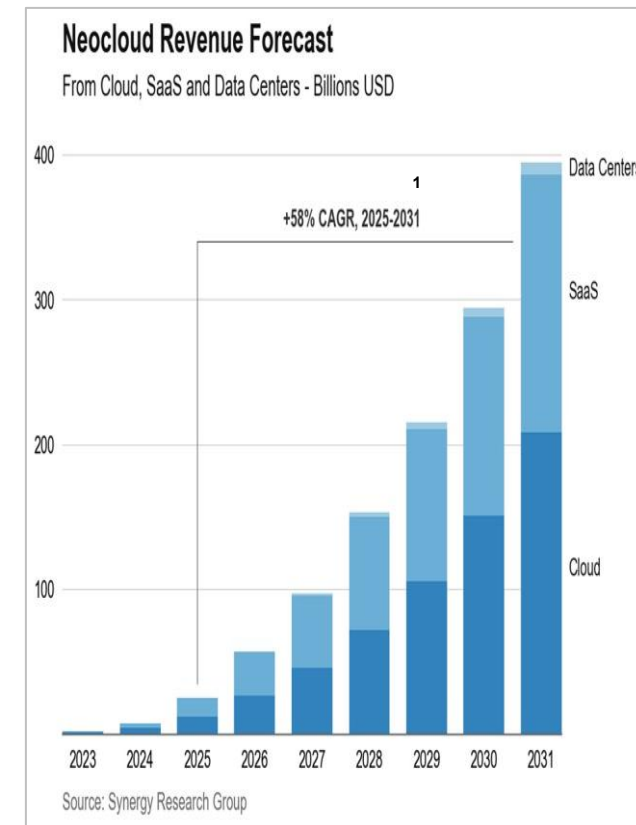
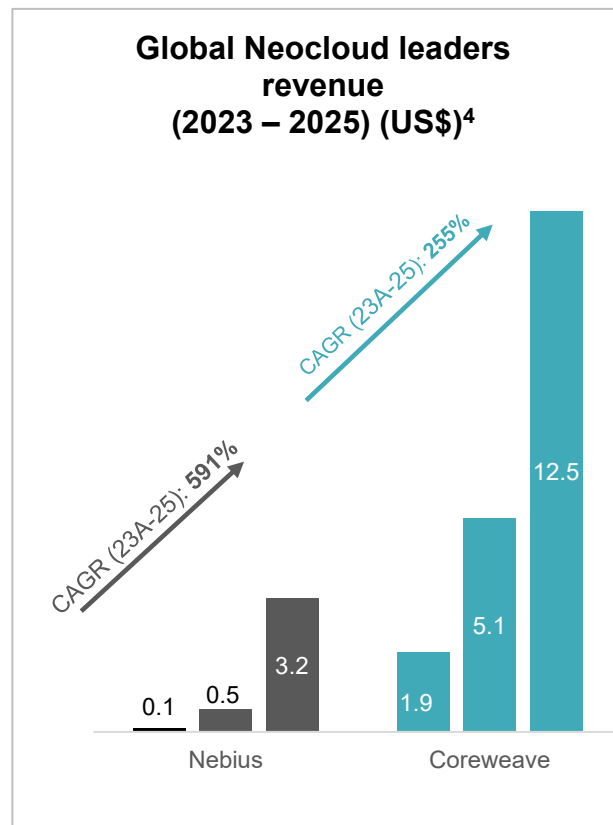
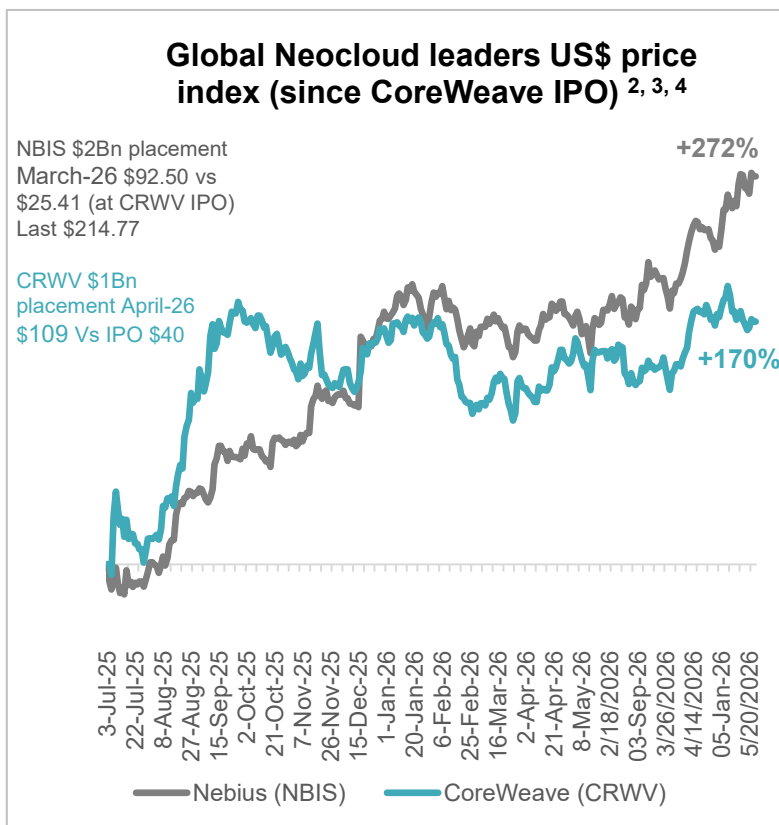
For personal use only

Declining cost of debt (CoreWeave)²

FY23
14.9%

FY24
12.2%

FY25
9.0%



1. Synergy Research Group.
 2. Source: CoreWeave company reports (March 2026 Investor Presentation).
 3. Source: Nebius Company reports.
 4. Bloomberg. Data as at COB Friday 22nd May 2026.

Neoclouds in Australia

Comparable platforms have experienced rapid re-ratings as contracts and scale have emerged

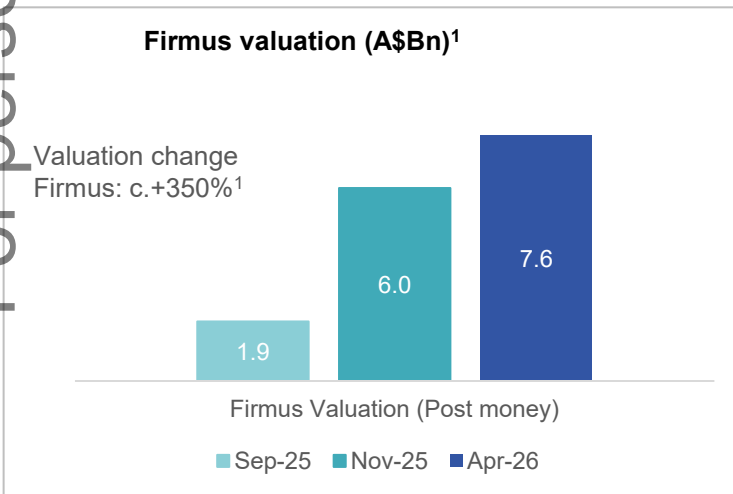
- Firmus was incorporated in Australia in 2019. Founded to rethink how AI infrastructure is built, deployed and run. 3Q25 announced project Southgate.¹

- Sharon AI is an Australian neocloud operator, purpose-built to power the next generation of Artificial Intelligence and High-Performance Computing.²

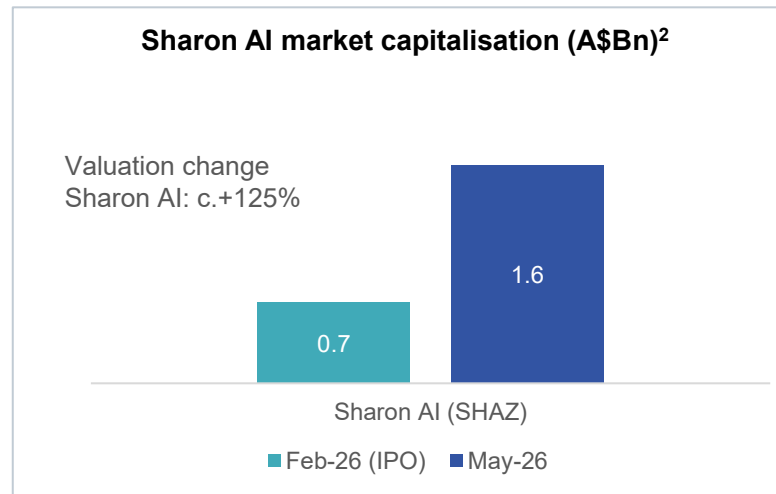
- Centuria purchased a 50% stake at ResetData at a post money valuation of \$42m in Aug-24⁴.
- Limited value currently ascribed to ResetData within CNI's market capitalisation.

For personal use only

Firmus valuations based on equity capital raises

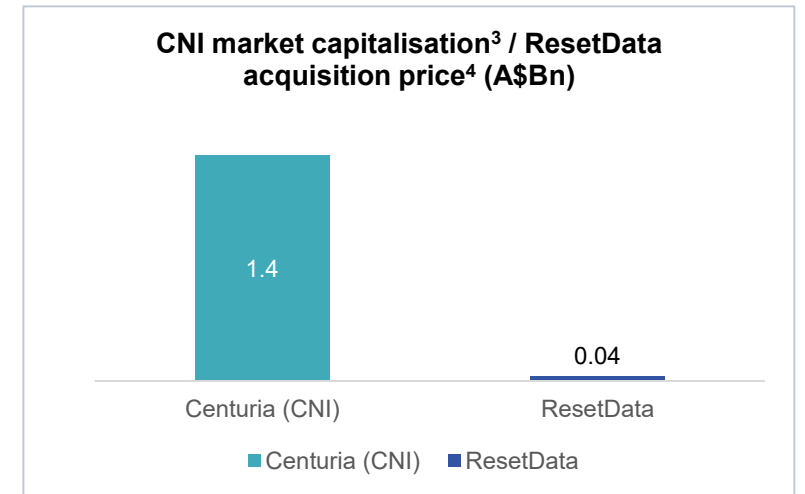


Sharon valuation based on NASDAQ market capitalisation



Centuria (CNI) metric ³	Market estimates
NPAT (\$m)	\$113
P/E	12.3x
DPS yield	6.2%
Market cap (\$Bn)	\$1.4

Centuria and ResetData valuations



1. Firmus (newsroom) – post money valuations converted into pre-money valuations, exchange rate assumed to be 0.72 AUDUSD for Apr-2026 raise.
 2. Sharon AI data sourced from Bloomberg. Market capitalisations as at, 2 January 2026 and 22 May 2026.
 3. CNI market valuation and financial metrics as at, 22 May 2026, using a COB price of \$1.67.
 4. The acquisition price for the 50% stake in ResetData does not represent the Group's view of ResetData's underlying valuation and is presented for illustrative purposes only.

Hyperscaler demand is tightening supply and supporting GPU pricing

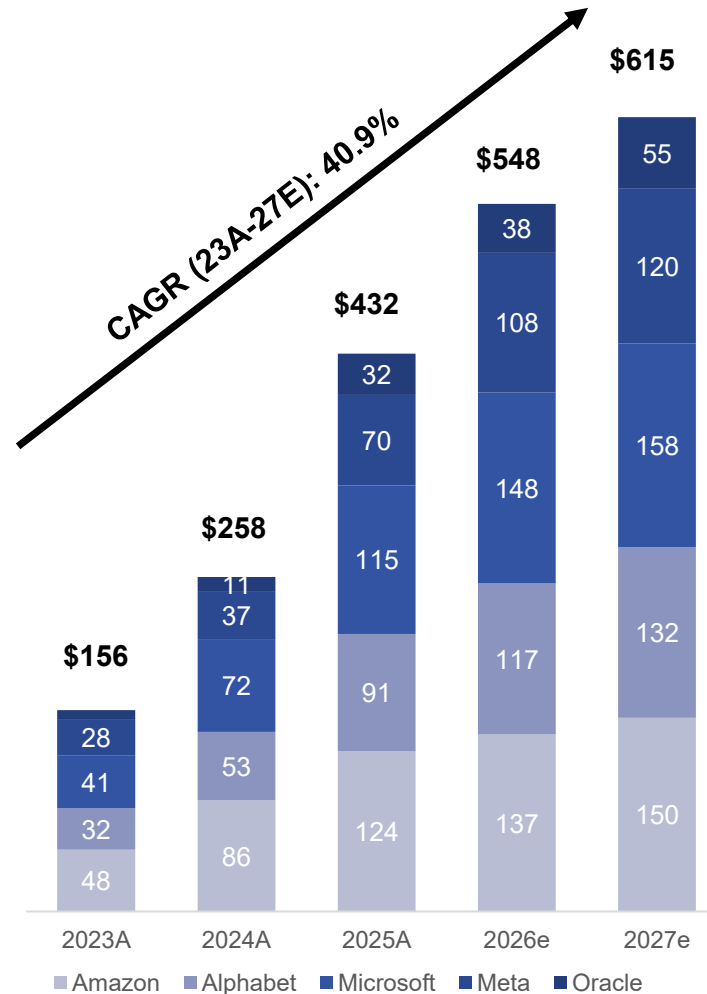
Hyperscalers

- Hyperscaler capex ~US\$600Bn p.a. ¹
- Significant compute commitments to Anthropic / OpenAI (e.g. Microsoft, CoreWeave).

GPU ecosystem

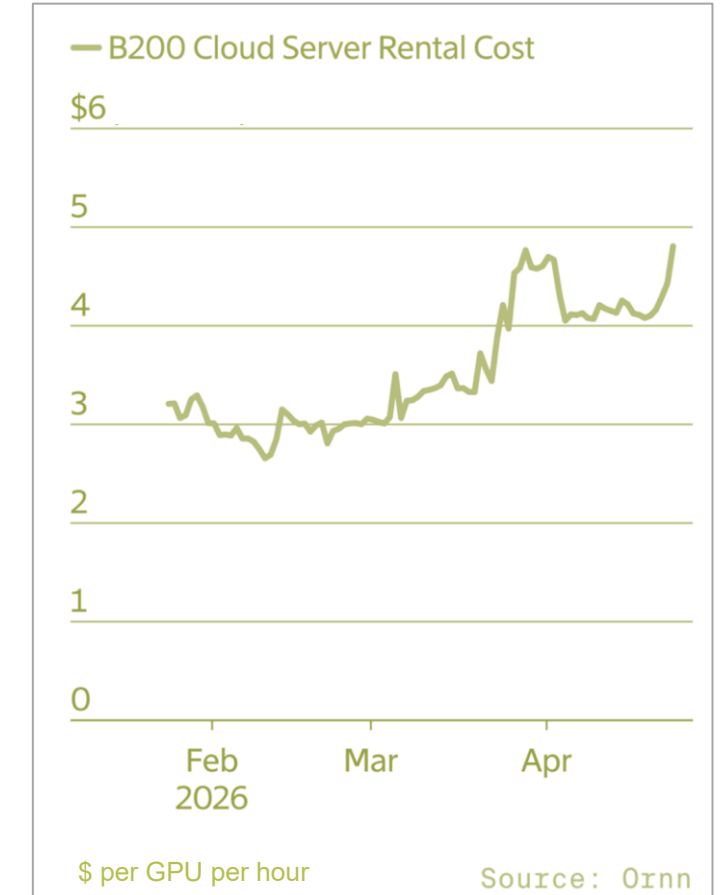
- LLMs / Frontier models and Hyperscaler demand is exceeding supply, and creating a shortage of compute, for enterprises and governments. ²
- These shortages are leading to longer lead times, higher pricing, and extended contract life, driving GPUaaS profitability. ³

Sustained capex growth by hyperscalers (\$bn)¹



Record high³

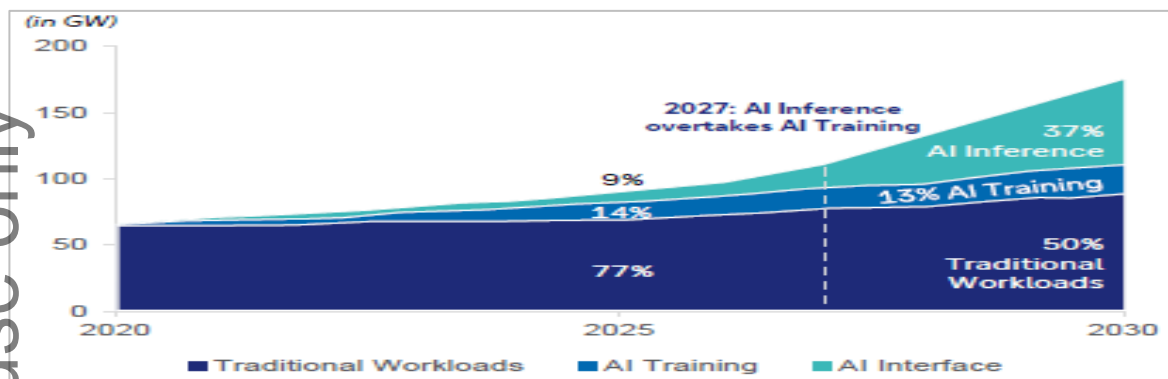
The hourly cost of renting Nvidia B200 GPUs has risen sharply in recent weeks, according to spot-market prices.



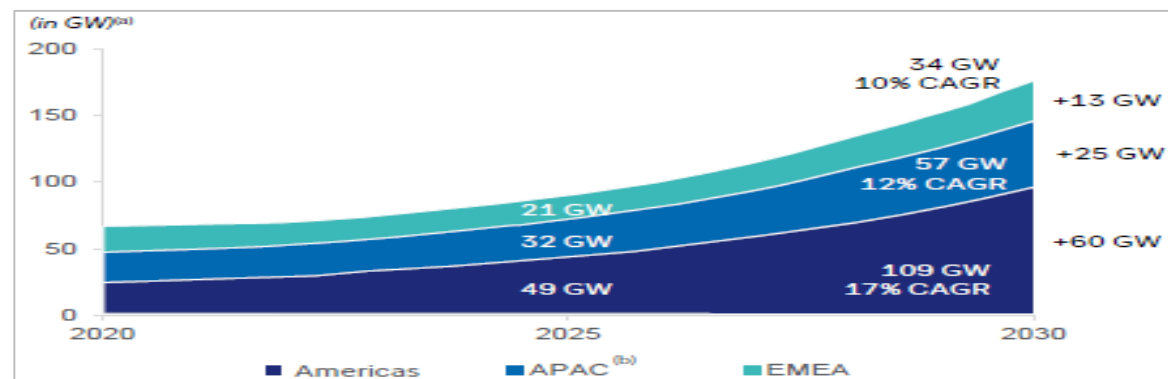
1. Source: Deutsche Bank, company reports.
 2. Silicon data.
 3. The Information, ORNN GPU pricing.

Global market imbalance as global AI demand outstrips supply

Demand: Total global data centre workloads (GW)^{1, 2}



Supply: Global supply forecast by region (GW)^{1, 2}



Global AI compute demand is accelerating, with data centre, workloads growing at ~19-22% CAGR³ and inference expected to overtake training from 2027^{1,2}

Sovereign AI investment is scaling rapidly, globally and across APAC:

- **China:** 250+ data centres announced or operational by 2025²
- **Japan:** ~US\$65Bn government support for AI and semiconductors through 2030²
- **South Korea:** large-scale sovereign AI agenda (~US\$700Bn+ indicative national commitment) and >260,000 GPU deployment plans² – without being able to access the necessary supply.
- **Australia:** \$70 million of direct AI specific funding, plus material “AI enabled” spend buried inside larger digital, cyber and government technology programs.⁴

US and hyperscaler capacity is increasingly **pre-committed through 2027**, limiting availability for incremental demand

→ **Significant sovereign and enterprise demand is emerging across Asia, with limited near-term capacity to meet it locally**

Global supply growth (~14% CAGR) is materially below demand growth, creating a structural capacity gap¹

- Development is constrained by:
 - Power availability and grid connection timelines (typically multi-year)
 - Planning and permitting delays across major data centre markets
 - Continued supply chain constraints for equipment and infrastructure
- Deployment timelines remain extended:
 - Majority of projects experiencing delays (3+ months)
 - Equipment and connection lead times remain above pre-2020 levels
- Increasing regulatory and geopolitical constraints:
 - Data residency and sovereignty requirements tightening globally.
 - US CLOUD Act allows U.S. authorities to compel U.S.-based service providers to disclose data regardless of where that data is physically stored (EU, Australia, Singapore). This has led to France shifting away from US owned cloud, data centres and computing capabilities, and will have similar ramifications across APAC.
 - Local regulation influencing build outs, with examples including moratoriums in Singapore⁵ and Ireland⁶, Hyperscaler restrictions in Amsterdam and France⁷ and state level policy in the US⁸.

→ **Supply constraints are limiting expansion in traditional hubs, reinforcing demand for alternative capacity in regions with available power and favourable regulation like Australia.**

1. JLL.
2. Deutsche Bank.
3. McKinsey
4. 2026 Australian government budget papers.

5. Business times.
6. Energy connects.
7. Data centre dynamics.
8. Deutsche Bank.

Australia's competitive advantages are structural and strategic

Advantages

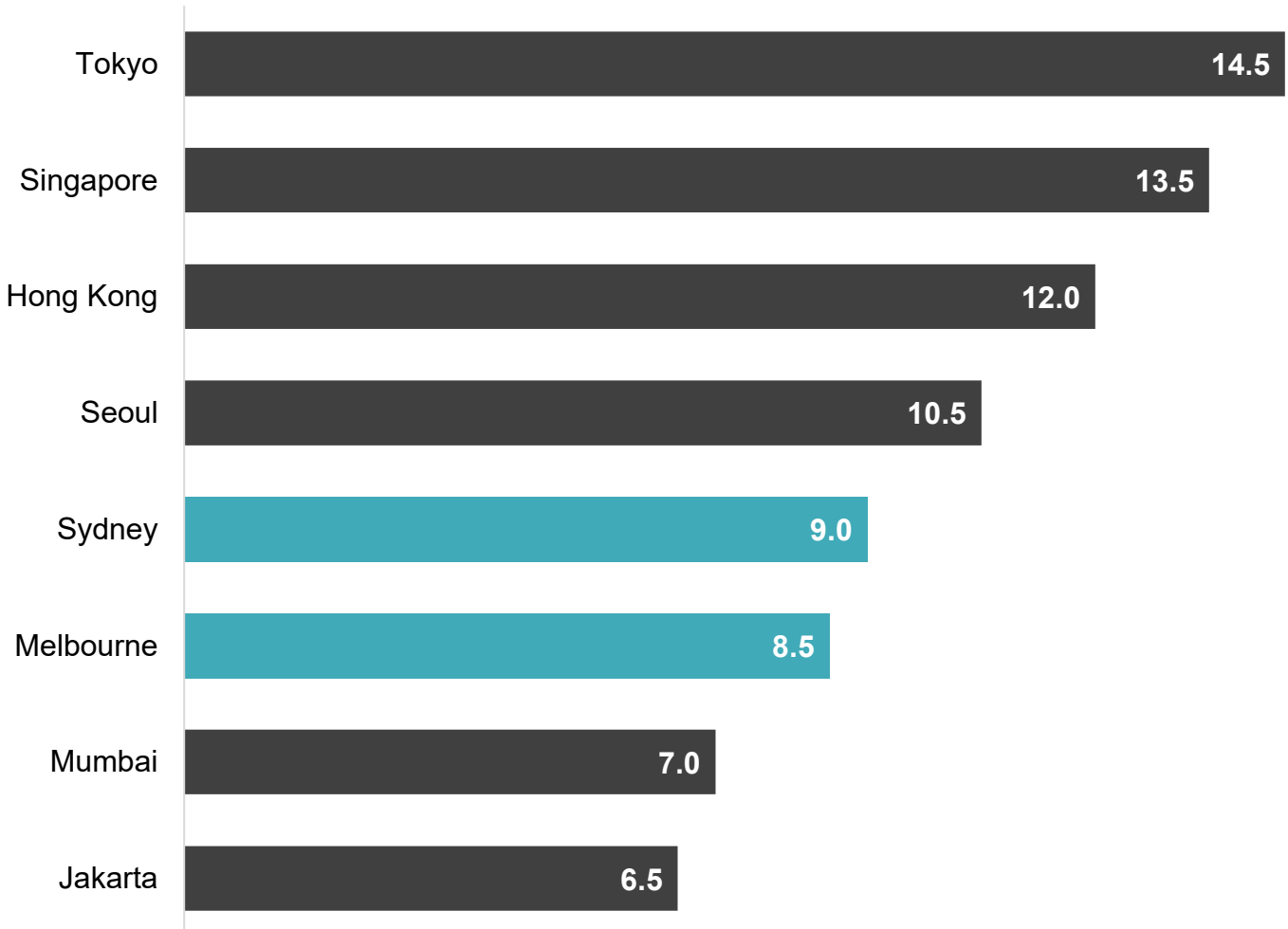
- Sovereign data and regulatory positioning
- Lower cost build vs North Asia¹
- Strong renewable energy pipeline
- Proximity to Asia with latency advantage
- National DC expectation framework

Capital market and investment momentum

- AWS US\$20Bn
- Microsoft AU\$25Bn

Supports Australia as an emerging regional compute hub

APAC data centre powered shell build cost estimates (\$USM / MW)¹



1. Source: Turner & Townsend Data Centre Construction Cost Index 2025–2026

Definitions

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

Property Funds Management: Management of listed and unlisted property funds as well as co-working spaces. Management of development projects and completion of structured property developments.

Property Investments: Direct interest in property funds, property inventory and other liquid investments. The segment profit and loss reflects group proportionate share in the rental income, less rental and other expenses for each co-invested fund on a line-by-line basis, proportionate to the Group's ownership interest.

Property and Development Finance: Provision of real estate secured non-bank finance for bridging finance, land sub-division, development projects and residual stock.

Investment Bonds Management: Management of the Benefit Funds of Centuria Life Limited and management of the Over Fifty Guardian Friendly Society Limited. The Benefit Funds include a range of financial products, including single and multi-premium investments.

Sovereign AI: Building and management of sovereign Australian AI Factories, AI marketplace, machine learning and on-shore large language model capabilities.

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

Syndicated Facility Agreements. Eliminations include Elimination of transactions between the operating segments and the other non-operating segments above, including transactions between the operating entities within the Group, property and benefit funds as well as Centuria Bass Credit's Financing SPVs controlled by the Group.

AUM: Assets under management

CAGR: Compound annual growth rate

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

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

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

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

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

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

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

CPFL: Centuria Property Funds Limited ACN 086 553 639

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

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

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

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

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

DPS: Distribution per stapled security

EPS: Earnings per stapled security

IRR: Internal Rate of Return

NPAT: Net Profit After Tax

NTA: Net Tangible Assets

REIT: Real Estate Investment Trust

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

WACR: Weighted Average Capitalisation Rate

WALE: Weighted Average Lease Expiry

Disclaimer

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

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

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

Past performance is not a guarantee of future performance.

This presentation is provided for general information purposes only. It is not a prospectus, product disclosure statement, pathfinder document or any other disclosure document for the purposes of the Corporations Act and has not been, and is not required to be, lodged with the Australian Securities and Investments Commission. It should not be relied upon by the recipient in considering the merits of CNI or the acquisition of securities in CNI or its subsidiaries. Nothing in this presentation constitutes investment, legal, tax, accounting or other advice and it is not to be relied upon in substitution for the recipient's own exercise of independent judgment with regard to the operations, financial condition and prospects of CNI. The information contained in this presentation does not constitute financial product advice. Before making an investment decision, the recipient should consider its own financial situation, objectives and needs, and conduct its own independent investigation and assessment of the contents of this presentation, including obtaining investment, legal, tax, accounting and such other advice as it considers necessary or appropriate.

This presentation has been prepared without taking account of any person's individual investment objectives, financial situation or particular needs. It is not an invitation or offer to buy or sell, or a solicitation to invest in or refrain from investing in, securities in CNI or any other investment product. The information in this presentation has been obtained from and based on sources believed by CNI to be reliable. None of CNI or its related bodies corporate, including ReserData, or their respective directors, officers, employees, agents or advisors ('Centuria Capital Group Members') make any representation or warranty, express or implied, as to the accuracy, completeness, timeliness or reliability of the contents of this presentation. To the maximum extent permitted by law, none of the Centuria Capital Group Members accept any liability (including, without limitation, any liability arising from fault or negligence) for any loss, damage, cost or expense whatsoever arising from the reliance on or use of this presentation or its contents or otherwise arising in connection with it.

This presentation may contain forward-looking statements, guidance, forecasts, estimates, prospects, projections or statements in relation to future matters ('Forward Statements'). Forward Statements can generally be identified by the use of forward looking words such as "anticipate", "estimates", "will", "should", "could", "may", "expects", "plans", "forecast", "target" or similar expressions. Forward Statements including indications, guidance or outlook on future revenues, climate-related targets, distributions or financial position and performance or return or growth in underlying investments are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. Forward Statements are subject to known and unknown risks, uncertainties, contingencies and other factors that are in some cases beyond CNI's control, and which may cause actual results, performance, achievements or climate-related targets to differ materially from those expressed or implied by the Forward Statements. No independent third party has reviewed the reasonableness of any such statements or assumptions.

Neither CNI nor any of the Centuria Capital Group Members represents or warrants, assures or guarantees that such Forward Statements will be achieved or will prove to be correct or gives any warranty, express or implied, as to the accuracy, completeness, likelihood of achievement or reasonableness of any Forward Statement contained in this presentation. Except as required by law or regulation, CNI assumes no obligation to release updates or revisions to Forward Statements made as of the date of this presentation to reflect any changes that occur after the date of this presentation.

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

Centuria

AUSTRALIA

Sydney (head office)

(02) 8923 8923
Level 41, Chifley Tower
2 Chifley Square
Sydney NSW 2000

Melbourne

(03) 9616 6500
Level 47
101 Collins Street
Melbourne Vic 3000

Brisbane

(07) 3905 7000
Suite 2802, Riverside Centre
Level 28, 123 Eagle Street
Brisbane Qld 4000

Perth

(08) 9321 7133
Level 27
140 St Georges Terrace
Perth WA 6000

NEW ZEALAND

Auckland

+64 (9) 300 6161
Level 2, Bayleys House,
30 Gaunt Street,
Wynyard Quarter,
Auckland 1010