

Centuria raises \$50m of equity for counter-cyclical wholesale fund

- **Centuria Select Opportunity Fund (CSOF) secures seed investment for \$20.6m**
- **Wholesale total return fund targeting 15% IRR¹, five-year term**

SYDNEY (Wednesday, 13 March 2024) – Centuria Capital Group (ASX: CNI or “Centuria”) has raised \$50 million of equity from its Australian wholesale investor network to capitalise on opportunities for its unlisted Centuria Select Opportunities Fund (CSOF or Fund).

CSOF will operate a high-conviction, co-investment strategy to access targeted counter-cyclical opportunities across diverse property and real estate finance sectors. CSOF aims to deploy its capital across the coming 15-month period and is targeting a 15% Internal Rate of Return (IRR)¹ across a five-year term.

Its seed investment relates to a \$20.6 million modern logistics facility located at 93-103 Pacific Drive, Keysborough VIC, providing an 8,756sqm² warehouse, 2.0-year WALE and low site coverage of 45%. The property provides access to 1.5 million households within an hour’s drive time³.

The investment provides value-add opportunities to capture positive rent reversions through near term re-leasing initiatives in an industrial suburb with diminished land supply and low vacancy rates.

Jason Huljich, Centuria Joint CEO, commented, “CSOF is positioned to capitalise on attractive medium term market opportunities for Centuria’s deep network of wholesale unlisted investors. CSOF is targeting investments in special situations that lend themselves to the capabilities of our inhouse real estate team, such as leasing, repositioning, refurbishment and development, as well as real estate finance opportunities.”

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Authorised for release by Anna Kovarik, Company Secretary.

About Centuria Capital Group

Centuria Capital Group (CNI) is an ASX-listed specialist investment manager with \$21.1 billion of assets under management (as at 31 December 2023). 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 investment is only for persons who are ‘wholesale clients’ within the meaning of that term under the Corporations Act 2001 (Cth). 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.

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Centuria Capital Group (CNI) ASX Announcement

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¹ Internal Rate of Return (IRR) net of fees. The rate specified is a target only and is not a forecast. This target is the total return outcome of the Fund at the end of the term of the Fund. The IRR target will be a composite return based upon the returns of the underlying investments. The achievement of this target is subject to best endeavours and is not a guarantee of future performance. An investment in the Fund is subject to risks, as detailed in the Information Memorandum of the Fund

² Size by Gross Lettable Area (GLA)

³ Source: SA1 data