

CLEANSING NOTICE

Notice under sections 708A(5)(e) and 1012DA(5)(e) of the Corporations Act

SYDNEY (Wednesday, 1 July 2026) – This notice is given by Centuria Capital Limited ACN 095 454 336 (**Company**) and Centuria Funds Management Limited ACN 607 153 588 (**CFML**) as responsible entity of the Centuria Capital Fund ARSN 613 856 358 (**Fund**) under sections 708A(5)(e) AND 1012DA(5)(e) of the *Corporations Act 2001* (Cth) (**Corporations Act**) as modified by ASIC Corporations (Disregarding Technical Relief) Instrument 2026/180.

In this notice, the Company and CFML (as responsible entity of the Fund) are referred to as CNI.

CNI refers to its announcement made to the market on 22 June 2026 relating to the successful completion of a fully underwritten institutional placement to raise approximately \$200 million (**Placement**). CNI has today issued 100,000,000 new stapled securities each comprising one share in the Company and one unit in the Fund (**New Stapled Securities**) at an issue price of \$2.00 per New Stapled Security under the Placement.

Further details of the Placement is set out in the ASX announcements released by CNI on 22 June 2026.

CNI confirms that:

- (a) CNI issued the New Stapled Securities without disclosure to investors under Part 6D.2 of the Corporations Act and without a product disclosure statement or prospectus for the New Stapled Securities being prepared;
- (b) each of the Company and CFML (as responsible entity of the Fund) is a disclosing entity and subject to regular reporting and disclosure obligations;
- (c) as at the date of this notice, each of the Company and CFML has complied with:
 - (i) the provisions of Chapter 2M of the Corporations Act as they apply to the Company and the Fund respectively; and
 - (ii) sections 674 and 674A of the Corporations Act as they apply to the Company and the Fund respectively; and
- (d) as at the date of this notice, there is no excluded information of the type referred to in sections 708A(7), 708A(8), 1012DA(7) and 1012DA(8) of the Corporations Act.

-ENDS-

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

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Authorised for release by Anna Kovarik, Company Secretary.

Centuria Capital Group (CNI) ASX Announcement

Centuria

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