Centuria Capital Group (CNI)
ASX Announcement

Centuria

Centuria and ResetData advance AI Factory deployment with power, capacity and GPU financing milestones

Progress made against growth initiatives outlined at Centuria's June 2026 equity raising

- *Master Services Agreement signed with CDC Data Centres, commencing with an initial allocation of 7MW and a Letter of Intent for an increase to 10MW[1]*
- *Accelerating c.10MW of capacity within a Centuria data centre, with potential to fast-track up to an additional 20MW of capacity*
- *Secured 72MW of power generation units for delivery in 2028 with multi-site optionality*
- *$165m Macquarie Bank Limited ("Macquarie Bank") GPU bridge financing facility executed*
- *Balance of GPUs ordered for AI-F1 Stage 2, completing AI-F1 capacity build-out*
- *Customer enquiries continue to exceed near-term deployment capacity, with multiple enquiries progressing*
- *Customer revenue commencement remains on track for 2H FY27*

SYDNEY (Thursday, 13 August 2026) – Centuria Capital Group (ASX: CNI or "Centuria"), together with ResetData Pty Limited ("ResetData") - in which Centuria holds a 50% interest - has made significant progress since the Group's June 2026 equity raising, with additional power, deployment capacity and GPU financing now in place to support ResetData's next stage of growth.

Power and deployment capacity

Centuria and ResetData have strengthened the infrastructure required to support higher performance AI workloads by deploying within sovereign, highly secure data centres engineered to achieve industry-leading standards of sustainability.

ResetData has signed a Master Services Agreement with CDC Data Centres, providing an initial allocation of 7MW, with a Letter of Intent supporting an increase to 10MW[1]. GPUs have been ordered for a portion of the initial CDC deployment. Revenue is anticipated from the initial order in 2H FY27, with the ability to expand deployment and revenue as customer demand converts into contracted capacity.

Discussions are continuing with leading third-party data centre operators regarding additional power capacity for deployment in 2027.

The Group has also secured 72MW of dedicated power generation units for a Centuria data centre development within its broader 250MW+ infrastructure pipeline. Fast-tracking this long-lead-time infrastructure, together with the potential to accelerate a further 30MW of power capacity, brings forward deployment timelines by approximately two years and provides a pathway for additional customer deployments within Centuria data centres from early 2028.

The Group has elected not to progress with the heads of agreement previously announced for 13MW following the identification of alternative opportunities with greater scale and improved long-term economics.

Financing supporting GPU deployment

Centuria and ResetData have executed facility documentation with Macquarie Bank's Specialised and Asset Finance Division for $165 million of senior bridge GPU financing. This facility complements ResetData's existing Dell Financial Services partnership and supports staged NVIDIA GPU procurement and deployment across Centuria-owned and third-party facilities.

Centuria Capital Group Consisting of:
Centuria Capital Limited ABN 22 095 454 336
Centuria Capital Fund ARSN 613 856 358
Level 41, Chifley Tower
2 Chifley Square, Sydney NSW 2000
T: 02 8923 8923
F: 02 9460 2960
E: sydney@centuria.com.au
www.centuria.com.au

Macquarie Bank's facility enhances ResetData's ability to fund growth and respond to customer demand and deployment opportunities.

Customer demand and deployment pathway

A strategic Memorandum of Understanding[2] has been executed with an investment-grade corporation to potentially procure approximately 2MW of capacity in a staged deployment in Centuria-owned data centre facilities.

Customer enquiries continue to exceed ResetData's near-term sovereign AI compute capacity, with multiple opportunities progressing through commercial, technical and contracting discussions.

Customer revenue commencement remains on track for 2H FY27.

AI Factory 1 (AI-F1)

ResetData has ordered the remaining GPUs required for AI-F1 Stage 2. Multiple customer opportunities are progressing in parallel, supporting completion of the AI-F1 capacity build-out. Financing remains in place through Dell Financial Services, supported by a Centuria parent company guarantee.

Summary financial impacts

Proceeds from the Group's June 2026 equity raising will be used to support parent company guarantees[3] associated with project financing arrangements.

Target deployments	Centuria AI F1 stage 2	Existing Centuria facility	CDC MSA
Current deployment	0.7MW	c.0.15MW	c.2MW
Target deployment	1.1MW*	c.2.5MW*	c.7MW +LOI 3MW
GPU infrastructure	H200	B300	B300
Funding	Dell Financial Services	Dell Financial Services	Macquarie bridge facility
Target revenue commencement period	2H FY27	2H FY27	2H FY27

* A portion of this capacity is already contracted and revenue-generating.

Guidance re-affirmed and results date

CNI re-affirms FY26 guidance and will provide a Group update at its FY26 annual results on Thursday, 27 August 2026.

-ENDS-

For more information please contact:

John McBain
Joint CEO
Centuria Capital Limited
T: 02 8923 8923
E: john.mcbain@centuria.com.au

Jason Huljich
Joint CEO
Centuria Capital Limited
T: 02 8923 8923
E: jason.huljich@centuria.com.au

Tim Mitchell
Group Head of Investor Relations
Centuria Capital Limited
T: 02 8923 8923
E: tim.mitchell@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 more than $22 billion of assets under management (as at 30 June 2026). 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.

[1] Under the Letter of Intent, CDC Data Centres has reserved for ResetData 3 MW of capacity for a period of six weeks (expiring at the start of September 2026). If the parties don't agree a binding order form for the reserved capacity during this period, the Letter of Intent will terminate, and the 3 MW allocation will not proceed.
2 The Memorandum of Understanding is non-binding and subject to the negotiation and execution of binding commercial agreements.
[3] Centuria Capital may provide contingent parent company guarantee support in connection with the Macquarie GPU bridge financing facility, subject to customer contracting, senior debt refinancing and facility conditions.