Response to Bathla Group Voluntary Administration

SYDNEY (Tuesday, 25 August 2026) – Centuria Capital Group (ASX: **CNI** or **Centuria**) refers to the Bathla Group's announcement today that it has entered into voluntary administration.

Centuria also refers to its previous ASX announcement on 23 July 2026 ("Previous Release").

Centuria Bass Credit Bathla Group Exposure

The Centuria Bass Credit funds platform has funded six separate assets for the Bathla Group.

Two of the Bathla loan facilities relate to construction, both projects are close to completion. Centuria Bass Credit confirms it is already paying subcontractors directly in relation to these projects, within the limits of the existing loan facilities. Its intention is to progress these projects to title issuance, allowing presales to occur. The remaining facilities relate to residual stock loans and land loans.

As set out in the Previous Release, the platform benefits from cross-collateralisation across Bathla Group facility exposures. Following the voluntary administration, we believe Centuria Bass Credit has access to a broader range of options to accelerate recoveries across the cross-collateralised security structure.

CNI Bathla Group Position

As mentioned in the Previous Release, CNI re-confirms it is not a unitholder of any Bathla-related credit funds and it has provided a $4.5 million loan facility to a special purpose loan vehicle relating to one of the near-complete Bathla construction projects.

Accordingly, Bathla Group's decision to enter into voluntary administration does not have a material impact on CNI.

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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 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

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