FY26 Financial Results

- **FY26 ONPAT of $113.8m[1], 13.6cps OEPS[2] (+11.5% above FY25), DPS 10.4cps**
- **FY27 guidance: ONPAT $130m (14% above FY26 actual), OEPS 13.0cps, DPS 10.4cps**
- **FY26 new Group AUM record of $22.2bn[3]; $1.2bn real estate acquisitions[4]**
- **ResetData deploying GPU infrastructure across a portion of 10MW of near-term power capacity**
- **Centuria DC potential pipeline increases to 250MW+**
- **$445m cash and undrawn debt[5]**

SYDNEY (Thursday, 27 August 2026) – Centuria Capital Group (ASX: CNI or “Centuria”) has announced its FY26 results for the period ended 30 June 2026.

John McBain, Centuria Joint CEO, said, “Centuria’s strong FY26 results are underpinned by the Group’s increased real estate activity over the period. Despite the prevailing economic and geopolitical conditions, these results were delivered through both organic acquisition growth and inorganic growth with the acquisition of the Arrow Primary Infrastructure Fund (“Arrow”), strengthening the diversification and capability of our platform.

“Centuria commenced FY27 with the capital and platform to execute our future objectives. Our aim is to continue growing AUM through this cycle, implementing our strategy towards larger real estate acquisitions as evidenced by the recent completion of the $454 million Sydney CBD Prime Office Fund.

“Moreover, we have strong conviction in the opportunity set the ResetData joint venture presents us within the data centres and AI infrastructure environment. This will also require the deployment of capital in the near term to create a pathway for future revenue ramp-up.”

FINANCIAL RESULTS

FY26 growth in operating net profit after tax (ONPAT[1]) of $113.8 million (FY25: $100.8 million), resulted in FY26 operating earnings per security (OEPS[2]) of 13.6 cents, (11.5% above FY25). Distributions per security of 10.4 cents were declared. Statutory NPAT attributable to CNI securityholders of $56.5 million[6] represents statutory EPS of 6.7cps[6].

Operating EBITDA grew to $182.5 million, supported by 23% period on period growth in the Group’s core Property Funds Management segment from higher recurring revenues, transaction activity and performance fees. Asset recycling initiatives and new acquisitions to seed funds resulted in proportionately consolidated property investment earnings of $92.2 million.

Property and development finance EBITDA of $24.3 million reflecting a skew towards residual stock and land bridge lending. The FY26 ResetData operating EBITDA loss of $10.9 million reflects the scale-up phase of the business ahead of expected earnings contribution, which translates to a FY26 net loss to Centuria of $5.9 million as noted in Segment B1 of the financial statements.

During 2H FY26, Centuria secured an additional $300 million of liquidity through a fully underwritten equity raise. The fresh equity provides flexibility to accelerate AI infrastructure growth, neocloud capability and to expand the Group’s funds management platform as we focus on larger scale real estate acquisitions.

At 30 June 2026, Net Asset Value (NAV) of $1.76[7,8] per security was recorded. CNI retained cash and undrawn debt totalling $445 million with balance sheet gearing at 5.1%[9]. CNI’s weighted average debt duration increased to 3.1 years, WACD reduced to 7.8%[10] and average margins to c.273bps.

Across the funds management platform, Centuria oversees $8.6 billion of diverse lending facilities for listed and unlisted funds. Average margins reduced to 144bps with solid appetite across the Group’s 25 lenders. Weighted average fund gearing remains conservative at 46%[11] when measured against a weighted average LVR covenant

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of 58%[11]. The Platform continues to benefit from strong relationships, strengthening credit markets and a pro-active approach to capital management.

DIVISIONAL HIGHLIGHTS

Jason Huljich, Centuria Joint CEO, said, “Centuria has continued to scale its real estate platform across traditional and alternative markets with a focus on sizeable trophy assets. Total acquisitions exceeded our FY26 target while demonstrating the Group’s ability to match investor preferences with value-add opportunities. Notably, the Group launched Australia’s largest single asset industrial fund, acquired Australia’s largest hydroponic glasshouse and secured its first Sydney CBD office asset in around ten years to seed our largest single asset fund to date ($454 million).

“During the period we progressed our digital and AI infrastructure, providing a runway to scale ResetData. Structural demand rising from AI adoption, along with prevailing supply constraints due to limited power-ready sites, means Centuria is well-positioned to unlock value in this transforming market. The Group has delivered Australia’s first sovereign AI Factory and is progressing its power pipeline and deployment of AI infrastructure while pathways for customer commitments are activated.”

PROPERTY FUNDS MANAGEMENT (PFM) AND PROPERTY INVESTMENTS (PI)

AUM increased to $18.6 billion (FY25: $17.4 billion), comprising $6.0 billion listed and $12.6 billion unlisted. No single property or unlisted fund represents more than 3% of total AUM. Growth was principally driven by $1.2 billion[4] of real estate acquisitions (FY25: $0.5 billion), along with securing Arrow fund management rights adding an additional $0.4 billion AUM. $0.4 billion of gross unlisted real estate capital was raised from a growing distribution network of more than 15,500 private investors and increasing commitments from institutional investors representing global capital.

Centuria accommodates more than 2,500 tenant customers including many high-quality government, listed and multinational tenants. A record 729,000sqm of lease terms were agreed across 18% of total NLA. Platform WACR of 6.4%[12] and platform occupancy of 95%[13] remained stable, while platform WALE was 5.5 years[13]. Positive like-for-like revaluation movements generated approximately $0.2 billion of uplift across the real estate platform.

PROPERTY DEVELOPMENT AND FINANCE (PDF) – CENTURIA BASS CREDIT (CBC)

CBC’s AUM increased to $2.6 billion (FY25: $2.3 billion). During the period, it executed $2.9 billion of total loan activity including $1.6 billion of loan originations and restructures, and $1.3 billion of repayment, restructure and exit activity. Approximately $0.2 billion of gross unlisted capital was raised. At 30 June 2026, the diversified loan book consisted of 52 funds and SPVs, and 77 loan tranches with commitments across construction (38%), bridge (37%) and residual stock (23%) spanning a range of facility types. CBC’s total loan book comprised 94%[14] of first mortgage security, a gross average LVR of 67%[14] and 93%[14] residential exposure.

AI INFRASTRUCTURE AND DATA CENTRES

Centuria and ResetData continue to progress the AI strategy during the year. After balance date, a new $165 million of senior bridge GPU financing was secured with Macquarie Bank to accelerate ResetData’s AI Factory pipeline, progress customer onboarding and secure near-term GPU deployment.

ResetData has signed a Master Services Agreement with CDC Data Centres, commencing with an initial allocation of 7MW and a Letter of Intent supporting an increase to 10MW[15]. 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.

Additionally, 72MW of power generation units were secured for delivery in 2028 with multi-site optionality within Centuria’s identified 250MW+ pipeline, bringing forward deployment timelines. 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.

The Group also executed a strategic Memorandum of Understanding (MOU)[16] with an investment-grade corporation to potentially procure c.2MW of capacity in Centuria-owned data centre facilities.

Proceeds from the Group's June 2026 equity raising will be used to support parent company guarantees[17] associated with project financing arrangements.

ESG

Centuria continued to progress its sustainability framework and aims to release its FY26 Climate-related Disclosures and Sustainability Report in October 2026. The Group continued to focus on its stated emission reduction targets[18] and Centuria's corporate offices sourced the equivalent of 100% renewable electricity[19]. Centuria continued supporting community groups and charities, contributing c.$280,000. Employee engagement remained high with 92% of surveyed employees proud to work at Centuria.

OUTLOOK

Mr McBain and Mr Huljich concluded, "Looking ahead, we forecast increased revenues in FY27 as we grow into our larger capital base. We believe the full impact of increased earnings arising from the increased capital base will be witnessed in the second half of FY27 and particularly in FY28.

"Our strategy to acquire larger real estate assets and grow Group AUM, coupled with the ability of our balance sheet to progress ResetData's capacity to secure further customers and scale revenue, is intended to accelerate growth in earnings in the medium term."

Based on prevailing market conditions remaining stable, Centuria provides FY27 operating NPAT guidance of $130 million. FY27 EBIT is expected to grow c.20% and operating net profit after tax is expected to grow 14% from growth in core real estate earnings and ResetData continuing to roll out powered AI capability, thereby securing revenue generating customers.

Lower average gearing is expected to be offset by higher forecast interest rates and effective tax rate. The June 2026 capital raise increased securities on issue by c.20%.

Centuria provides FY27 OEPS guidance of 13.0 cents per security and DPS guidance of 10.4 cents per security.

A playback of the FY26 results webcast will be made available on CNI's website.

-ENDS-

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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 $22.2 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.

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1 Operating NPAT of the Group comprises of the results of all operating segments and excludes non-operating items such as transaction costs, fair value movements in derivatives and investments, the results of Benefit Funds, Controlled Property Funds, Centuria Bass Credit SPVs, share of equity accounted net profit in excess of distributions received and all other non-operating activities.
2 Operating EPS is calculated based on the Operating NPAT of the Group divided by the weighted average number of securities.
3 Assets under management (AUM) as at 30 June 2026. All figures above are in Australian dollars (currency exchange ratio of AU$1.000:NZ$1.2166 as at 30 June 2026). AUM includes assets exchanged to be settled, cash and other assets and the impact of revaluations during the period.
4 Includes $702m of acquisitions exchanged and settled in FY26 and $521m of acquisitions exchanged yet to be settled.
5 As at 30 June 2026
6 Attributable to CNI securityholders. Includes fair value movements in derivatives and investments.
7 Number of securities on issue 30 June 2026: 984,061,961 (at 30 June 2025: 830,091,925).
8 Net asset value is based on net assets attributable to CNI securityholders.
9 Gearing ratio is calculated based on (operating borrowings less operating cash), divided by (operating total assets less operating cash less the net of investment properties, non-recourse loans, interest rate swaps and variance in market value to proportionate net assets).
10 Reflects WACD over FY26. Current margin of 273bps, and 14% of group debt is fixed.
11 Weighted average by facility limit across listed and unlisted real estate funds.
12 As at 30 June 2026. Aggregated across funds managed by Centuria and not representative of any single fund or property. Excludes Centuria Bass Credit real estate finance loans.
13 By income.
14 Aggregated by funds, syndicated deals and warehouse facility managed by Centuria Bass Credit and is not representative of any single fund or offering.
15 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.
16 The Memorandum of Understanding is non-binding and subject to the negotiation and execution of binding commercial agreements.
17 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.
18 Centuria, CIP and COF will account for zero scope 2 GHG emissions by being powered by the equivalent of 100% renewable electricity through a combination of onsite solar and large-scale generation certificate deals which match our consumption. The zero scope 2 target applies to scope 2 emissions for existing assets that fall under the operational control of CNI, CIP and COF.
19 Achieved through the purchase of GreenPower and large-scale generation certificate deals which match our consumption.