

ResetData JV Announces Creation of AI Factory & AI Marketplace

- **Australia's first sovereign public AI Factory and AI Marketplace located within Centuria's portfolio**
- **ResetData announces 'Nvidia Cloud Partner' status**
- **ResetData pioneers enhanced business and government access to AI, machine learning, and large language model capabilities critical to Australia's international competitiveness**

SYDNEY (Wednesday, 12 February 2025) – Following Centuria Capital Group's (ASX: CNI or "Centuria") announcement on 5 August 2024 that it acquired a 50% interest in new-generation data service provider, ResetData Pty Limited (ResetData), today ResetData announced it has established Australia's first sovereign, public Artificial Intelligence Factory, designated "AI-F1".

Attached is a media release detailing that the AI-F1 'supercomputer' is being constructed in an office asset owned by Centuria Office REIT (ASX: COF) and will employ state-of the art Nvidia H200 GPU¹ clusters utilising ResetData's Liquid Cooling technology.

ResetData is a member of the NVIDIA Cloud Partner program. Alongside AI-F1, ResetData also announces the introduction of Australia's first sovereign online AI Marketplace offering Nvidia-certified AI enterprise models for immediate deployment across a range of business sectors.

These launches are expected to significantly increase the competitive landscape for Australian business and government, enabling companies of all sizes access to AI, Machine Learning (ML) and Large Language Models (LLM) on-demand.

In addition to the Nvidia partnership, ResetData has achieved Dell Technologies Titanium partner status in the Dell technologies partner program.

John McBain and Jason Huljich, Centuria Joint CEOs, said "The launch of AI-F1, together with the announcement of Nvidia and Dell's prestigious partnership statuses, enables ResetData to deliver unprecedented access to new AI capabilities. The launch of Australia's first AI Factory, coupled with the AI marketplace, levels the playing field for businesses and government to access technology that was previously limited to a small number of private GPU clusters at a significantly high cost. We anticipate further rollouts of the AI Factories to accelerate domestic AI adoption and foster further economic and technological growth in Australia."

ResetData's offerings are complementary to Centuria's real estate funds management platform as their infrastructure can capitalise on underutilised commercial real estate space, unlocking value across Centuria's platform. AI-F1 will have a capacity of 1.25 MW² and the attached ResetData media release indicates its view of size and timing of the potential pipeline going forward.

-ENDS-

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

John McBain

Joint CEO

Centuria Capital Limited

T: 02 8923 8923

E: john.mc Bain@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 Jason Huljich, Centuria Capital Group Joint CEO.

About Centuria Capital Group

Centuria Capital Group (CNI) is an ASX-listed specialist investment manager with \$20.5 billion of assets under management (as at 31 December 2024). 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.

Centuria Capital Group (CNI) ASX Announcement

Centuria

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 Graphic Processing Unit (GPU)

² AI-F1 has a capacity of 1.25MW with power availability of 2MW. Completion of AI-F1 is expected in Q4 FY25.

ResetData collaborates with NVIDIA to launch sovereign public AI-Factories and AI Marketplace

Delivering unprecedented access to new AI capabilities with Melbourne Central Business District (CBD) launch.

SYDNEY, Australia: (Wednesday, 12 February 2025). Australia's next-generation cloud services provider, ResetData, has launched Australia's first sovereign public AI-Factory (AI-F1), and a business-focused online AI Marketplace. These new offerings will enable businesses and government teams of all sizes to accelerate innovation, boost productivity and drive Australia's international competitiveness.

ResetData AI factories will feature high-density NVIDIA H200 GPU clusters and Liquid Cooling to deliver new Artificial Intelligence (AI), Machine Learning (ML) and Large Language Model (LLM) capabilities on-shore and on-demand. Located in Melbourne's CBD and scheduled to begin operations in Q2, 2025, the new multi-megawatt AI-F1 supercomputer represents a major step forward in Australia's AI capabilities. Customers will be able to deploy AI in production using NVIDIA NIM microservices, as part of the NVIDIA AI Enterprise software platform.

Joint CEO of ResetData, Bass Salah said "Our AI Factories will transform the competitive landscape for Australian businesses. Access to this technology was previously limited to a small number of private GPU clusters. Our AI Factory rollout opens up access to Artificial Intelligence to accelerate Australia's economic growth.

"The ResetData AI marketplace offers live NVIDIA-certified AI models for immediate deployment. At launch, our fast-growing range of AI solutions will serve accounting, legal, retail, technology and engineering teams.

"ResetData is putting Australian IT on a more energy-efficient and sustainable footing with 40% lower costs, 45% fewer emissions, and zero wastewater. These efficiencies are of national importance, as data centres already use a twentieth of the nation's power supply and are growing rapidly. Ultra-high density, low-latency CBD AI factories are the industry's future."

ResetData is a member of the NVIDIA Cloud Partner program. "ResetData's supercomputer-scale AI Factories and AI marketplace are making unprecedented sovereign AI capabilities available to the Australian government and enterprises," said Sudarshan Ramachandran, Country Manager for Enterprise, ANZ region, NVIDIA. "With the NVIDIA H200 AI system, ResetData helps organisations to accelerate digital transformation and capitalise on AI investments."

The announcement comes at a crucial time, as Australia starts to scale GPU cluster deployments for AI that were previously limited to a select few private enterprises, universities and government clusters.

To meet surging enterprise demand for AI computing, ResetData anticipates a potential pipeline of AI factories in the short-term with 10 times the cooling efficiency and one tenth the floorspace requirements of legacy data centres.

In August 2024, Australian real estate funds manager, Centuria Capital Group (ASX: CNI), secured a 50% stake in ResetData as part of a dual PropCo (Property Company) and OpCo (Operating Company) strategy. Centuria aims to leverage ResetData to unlock value from vacancies within its office portfolio by establishing a network of CBD AI factories.

Business Benefits of the New AI Factory:

- Instant access to enterprise-grade AI capabilities without capital investment
- 40% reduction in computing costs with transparent time-based billing
- NVIDIA Certified AI solutions ready for immediate deployment across industries
- Strategic CBD location ensuring minimal latency for critical applications
- 45% lower emissions and zero wastewater supporting ESG objectives
- Launch scheduled for Q2, 2025

-ENDS-

Media Contact

Candice Lester

0401 367 343

Candice@houseofpr.com.au

DISCLAIMER

This media release is intended to provide general information about ResetData Pty Limited (ABN 96 651 985 483) (ResetData) and its business operations. This media release has been compiled solely for information purposes to assist interested parties in making their own evaluation of ResetData.

This media release is not a financial product, investment advice, or a recommendation to invest in ResetData. Recipients should carry out their own investigations into all matters contained in this media release.

While this media release has been prepared with reasonable care, to the maximum extent permitted by law, neither ResetData nor its officers, employees or professional advisers (collectively the Beneficiaries) make any representation or give any warranty, whether express or implied, as to the accuracy, reliability or completeness of the information contained in this media release or subsequently provided to a recipient by any of the Beneficiaries including, without limitation, any historical information, any estimates and projections or any other financial information.

Nothing contained in this media release is, or shall be relied upon as, a promise or representation, whether as to the past or the future.

All statements, projections or forecasts in this media release concerning future matters are for indicative purposes and are not representations as to future performance, events, results or outcomes. No representation or warranty is made that any statement, projection, forecast or assumption will be achieved. Actual performance, events, results or outcomes may vary substantially for a variety of reasons. None of the Beneficiaries are responsible for, and disclaim any and all liability for, any discrepancy between actual (on the one hand) and forecast, projected or forward stated (on the other hand) results, performance, events, outcomes or achievements. ResetData does not, nor is it obliged to, update or revise any such statements, projections or forecasts or the assumptions underlying them, whether as a result of new information, future events or otherwise.