

C2F Q4 FY25 Quarterly Report

SYDNEY (Tuesday, 29 July 2025) – Centuria Funds Management Limited ACN 607 153 588 (**CFML**) as trustee of the Centuria Capital No. 2 Fund (**C2F**) is the issuer of the secured, redeemable notes that are traded under the ASX code "C2FHA" (**Notes**).

CFML is pleased to provide its quarterly report in relation to the Notes for the purposes of section 283BF of the Corporations Act 2001 (Cth) (**Act**) and the Note Trust Deed dated 19 March 2021 (**Note Deed**), in respect of the quarter commencing on 1 April 2025 and ending on 30 June 2025 inclusive (**the Quarter**).

CFML confirms:

- i) Neither CFML nor any guarantor of its obligations in respect of the Notes (Guarantor) has failed to comply with the terms of the Notes, the provisions of the Note Deed or Chapter 2L of the Corporations Act during the Quarter.
- ii) No event has happened during the Quarter that has caused, or could cause, one or more of the following:
 - a. Any amount deposited or lent under the Notes to become immediately repayable;
 - b. The Notes to become immediately enforceable;
 - c. Any other right or remedy under the terms of the Notes or the Note Deed to become immediately enforceable.
- iii) No circumstances have occurred during the Quarter that materially prejudice CFML (or C2F), any of its subsidiaries or any Guarantor or any security interest included in or created by the Notes or Note Deed.
- iv) There has been no substantial change in the nature of the business of CFML as trustee of C2F or any of its subsidiaries or the Guarantors during the Quarter.
- v) None of the following events have occurred during the Quarter:
 - a. The appointment of a Guarantor;
 - b. The cessation of liability of a Guarantor for the payment of the whole or part of the money for which it is liable under the guarantee;
 - c. The change of name of a Guarantor.
- vi) Sections 283BF(4)(f) and 283BF(6) of the Act are not applicable for the purposes of this Quarterly report.
- vii) There are no other matters that may materially prejudice any security interests or other interests of the Note holders.
- viii) Detailed below are the amounts deposited with, or lent to, related body corporates by CFML, as trustee of C2F during the Quarter together with the aggregate balance of such advances:

Related Body Corporate	Loan/(repayment) to/(from) a related body corporate this quarter (A\$000)	Aggregate balance (A\$000)
Centuria Finance Pty Limited*	(17,534)	390,899
CHPF Sub Trust No. 4 ^	-	28,567

*Centuria Finance Pty Limited is a wholly owned subsidiary of Centuria Capital Limited. Centuria Capital Limited is the unsecured guarantor of C2F secured redeemable notes.

^CHPF Sub Trust No. 4 is a subsidiary of Centuria Healthcare Property Fund. CC2F entered in an agreement to purchase Redeemable Preference Units in CHPF Sub Trust No.4. This investment is treated as a loan due to accounting standards requirements.

All loans detailed above are unsecured.

For the purposes of ASIC Instrument 2022/61:

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ASX Announcement

- i) The security interest consists of first ranking general security deeds over the assets of CFML, Centuria Investment Holdings Pty Ltd as trustee of the Centuria Capital No. 2 Office Fund and Centuria Investment Holdings Pty Ltd as trustee of the Centuria Capital No. 2 Industrial Fund.
- ii) In CFML's assessment, the property that constitutes the security for the security interest is sufficient and is reasonably likely to be sufficient to meet the liability for the repayment of all such money and all other liabilities that have or may be incurred and that rank in priority to or equally with that liability.
- iii) The value of the property secured by the security interest will not be affected by the financial position or performance of a related body corporate or related party of the borrower.

This report is provided in accordance with a resolution of the directors of CFML pursuant to section 283BF(8)(a) of the Act.

– Ends –

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

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Announcement authorised by Anna Kovarik, Company Secretary.

About Centuria Capital No. 2 Fund

Centuria Funds Management Limited is the trustee for the Centuria Capital No.2 Fund (C2F). C2F is a wholly-owned subsidiary of Centuria Capital Group (ASX:CNI) and holds strategic equity investments in a number of listed and unlisted property investments managed by CNI group entities, including Centuria Industrial REIT (ASX:CIP) and Centuria Office REIT (ASX:COF).

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.

www.centuria.com.au

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