

19 AUGUST 2025 | ASX:CNI

Centuria Capital Group

FY25 results



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Agenda

- Group
- Divisions
- Financials
- Group strategy & execution
- Appendices

Presenters

- John McBain, Joint CEO
- Jason Huljich, Joint CEO
- Simon Holt, CFO

Acknowledgement of Country

Our Group manages property throughout Australia and New Zealand. Accordingly, Centuria pays its respects to the traditional owners of the land in each country.



Group

Section one

Centuria Capital Group's platform positioned for growth

Group AUM¹

\$20.6bn

Real estate²

\$19.7bn

Investment bonds

ResetData

Listed (30%³)

\$6.0bn

Unlisted (70%³)

\$13.7bn

Centuria Life

Sovereign AI Tech

\$3.9bn

CENTURIA INDUSTRIAL REIT
ASX:CIP

\$2.0bn

CENTURIA OFFICE REIT
ASX:COF

\$0.1bn

ASSET PLUS LIMITED
NZX:APL

\$5.9bn

SINGLE ASSET FUNDS

\$3.0bn

MULTI-ASSET CLOSED END FUNDS

\$2.5bn

MULTI-ASSET OPEN END FUNDS

\$2.3bn

REAL ESTATE FINANCE

\$0.9bn

CENTURIA LIFE GUARDIAN FRIENDLY SOCIETY

1.1MW⁴

\$6.3bn

INDUSTRIAL

\$6.0bn

OFFICE

\$2.3bn

REAL ESTATE FINANCE

\$1.8bn

LARGE FORMAT RETAIL

\$1.4bn

HEALTHCARE

\$1.1bn

DAILY NEEDS RETAIL

\$0.7bn

AGRICULTURE

100k+

Total investors

Note: Assets under management (AUM) as at 30 June 2025. All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.0768 as at 30 June 2025).

Numbers presented may not add up precisely to the totals provided due to rounding.

1. AUM includes assets exchanged to be settled, cash and other assets and the impact of revaluations during the period.

2. Platform AUM total of \$19.7bn includes Other AUM of \$0.1bn.

3. Percentage of total real estate AUM.

4. Australia's first sovereign, public Artificial Intelligence Factory 'AI-F1' 1.1MW IT load (capacity).

FY25 outperformance provides strong FY26 trajectory

12.2 cps FY25 earnings outperforms guidance

OEPS +4% over FY24 actual

FY26 strong earnings growth

13.4cps OEPS guidance +10% over FY25

FY26 Targeting more than \$1 billion of real estate of acquisitions¹

ResetData revenue growth FY26 onwards

- Completion of Australia's first public sovereign AI Factory, anticipated customer revenues from Q2 FY26
- Build out AI Factory pipeline FY26 onwards
- NVIDIA's only Australian owned and operated sovereign² cloud partner

1. Excludes real estate finance activity.

2. Sovereign capability is defined in accordance with the Australian Government Department of Finance's criteria for an Australian business. Refer to slide 42.

Through cycle performance

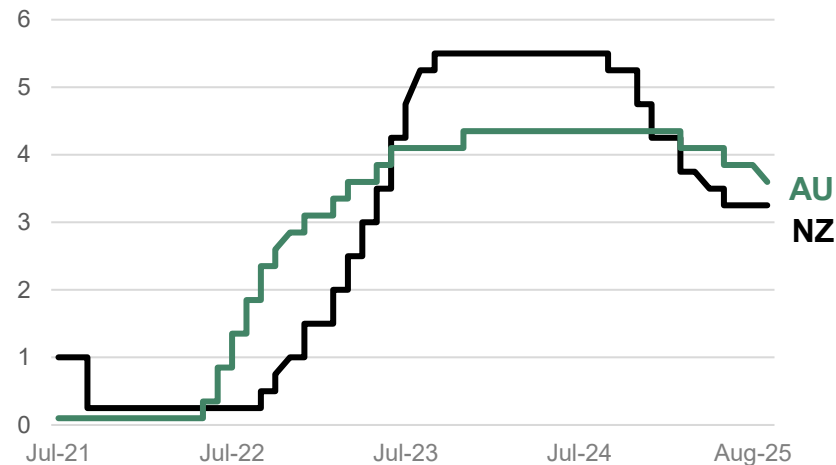
Most aggressive rate rising cycle in decades. Markets anticipating further rate cuts and real estate transaction activity.

CNI's Group AUM has remained at or near its historic highs through post COVID period while diversifying into high conviction alternatives.

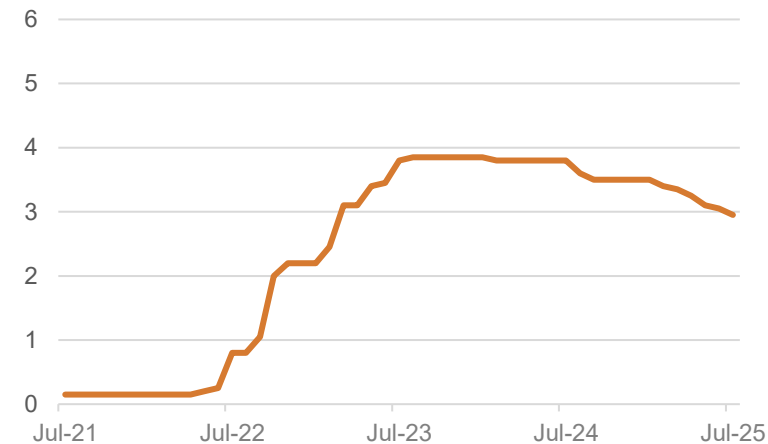
Real estate returns increasingly compelling. Centuria high margin unlisted business positioned to capture market share.

CNI has continued to deliver solid earnings and distributions whilst introducing and scaling new revenue sources.

AU and NZ cash rates (%)¹



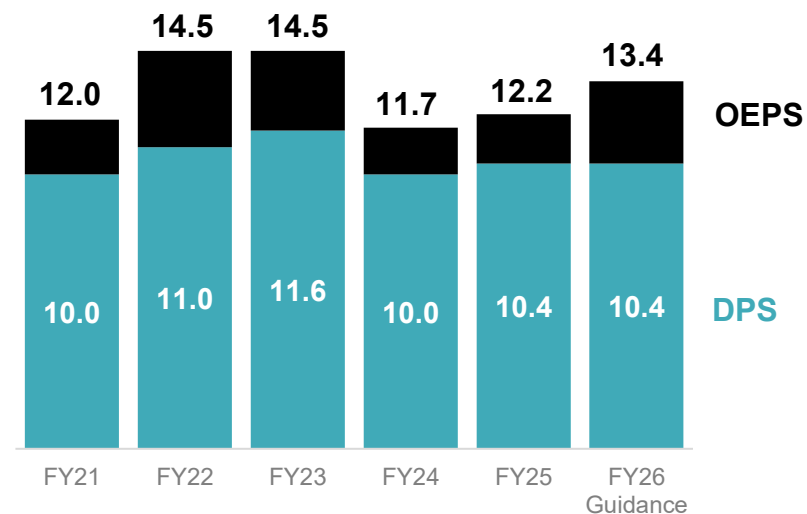
3-month retail deposit and investment rates for AU banks (%)²



CNI AUM (\$bn) – through post COVID period

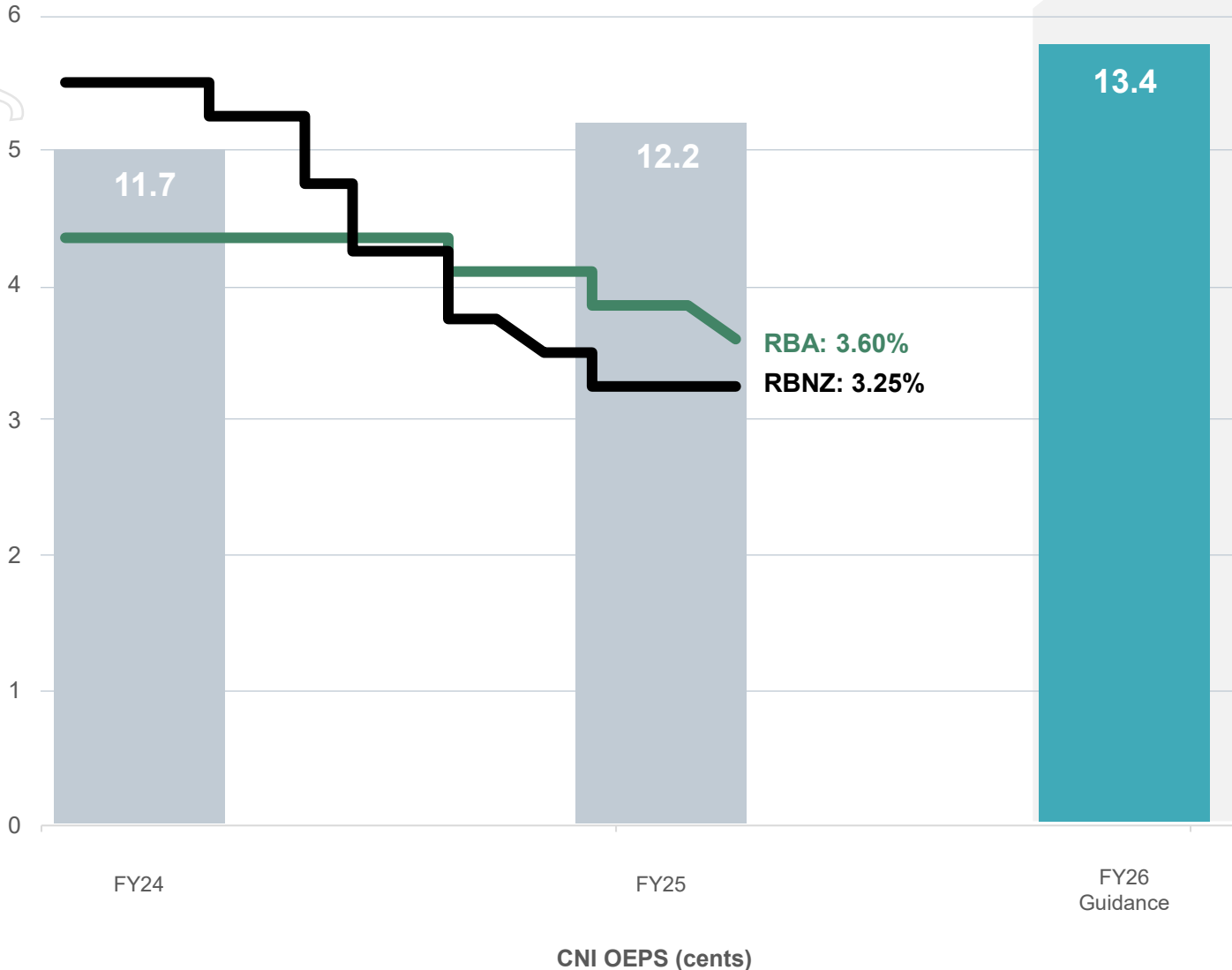


CNI earnings and distributions (cents)



1. Source: RBA, RBNZ
2. ABS

Accelerating outlook for CNI



Australian and NZ cash rates falling through FY26.



Favourable FY26 Centuria OEPS forecast a direct consequence of following favorable market conditions:

- Real Estate Markets stabilising – value growth in most sectors.
- Australian/NZ deposit rates reducing.
- More attractive relative returns from Centuria's real estate funds through FY26.



During FY26 Australia is likely to witness abnormally large flows exiting existing high net worth investment settings arising from:

- Progressive liquidation of bank hybrid note programs.
- Ex superannuation flows pending finalized division 296 legislation.

Centuria will market to these flows.



Divisions

Section two

\$19.7bn significant Australasian platform



\$2.9bn

FY25 total transaction activity²

370+

Properties^{3,4}

2,300+

Tenant customers^{3,4}

95%

Occupancy^{3,4}

5.3yrs

WALE^{3,4}

6.4%

WACR^{3,4}

Assets under management (AUM) as at 30 June 2025. All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.0768 as at 30 June 2025). Numbers presented may not add up precisely to the totals provided due to rounding. AUM includes assets exchanged to be settled, cash and other assets and the impact of revaluations during the period.

1. Platform AUM total of \$19.7bn includes Other AUM of \$0.1bn.

2. Includes \$489 million of acquisitions exchanged and settled in FY25, \$628 million of real estate finance transactions, \$1,529 million of real estate divestments, \$229 million of real estate finance repayments.

3. As at 30 June 2025. Aggregated across funds managed by Centuria and not representative of any single fund or property. Excludes Centuria Bass Credit real estate finance loans.

4. Excludes land, Development assets, US syndicates, Centuria Bass Credit, and assets exchanged yet to be settled.

Unlisted real estate of \$13.7bn

5-7

Centuria unlisted funds were included in the FY25 MSCI Australia Unlisted Retail Quarterly Index

\$7.0m

FY25 performance fees booked

\$32.4m

FY25 performance fee cash collected

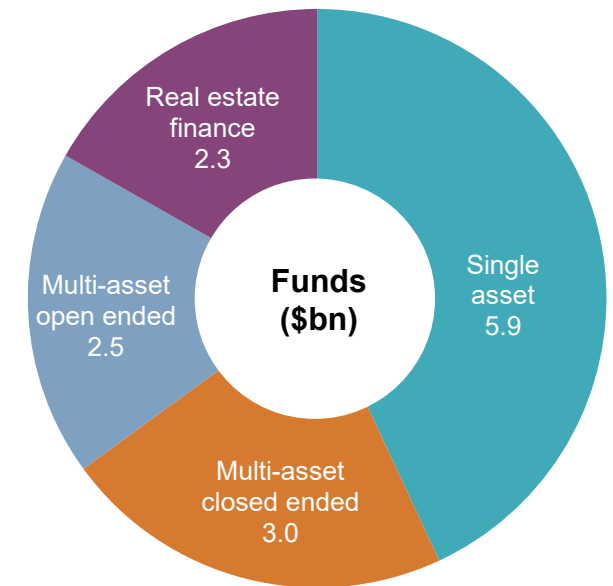
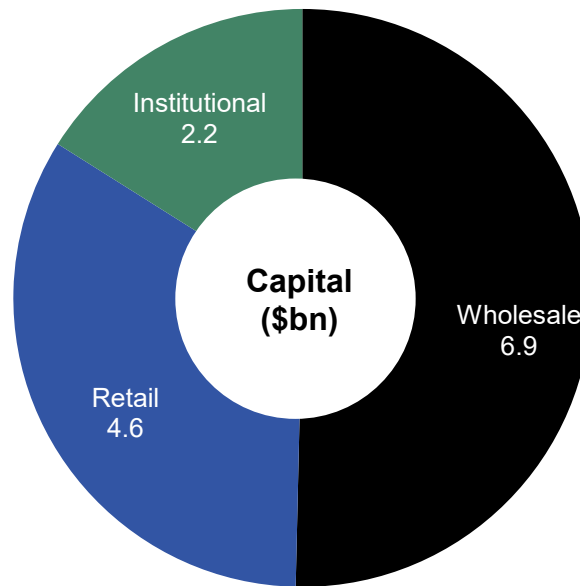
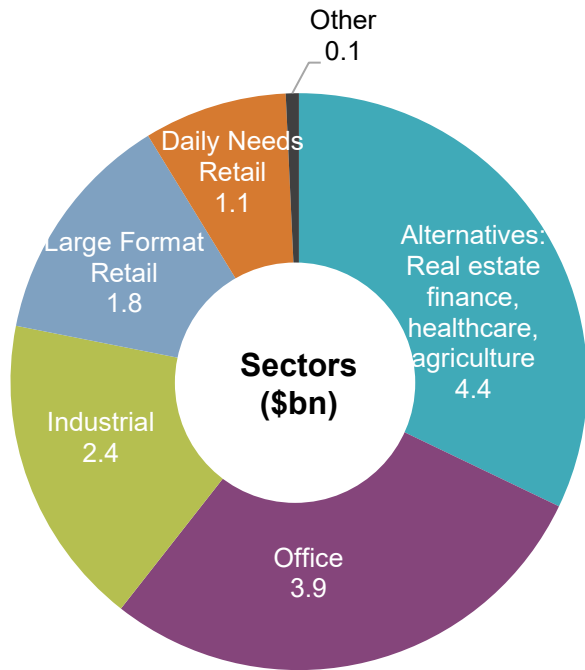
\$94.8m

FY25 latent underlying performance fees¹

52%

Unlisted AUM with no expiry or expiry review dates at or beyond five years

Some unlisted funds may be suitable for inclusion in potential Centuria IPOs



Note: Aggregated across funds managed by Centuria and not representative of any single fund or property.

1. The total amount of latent (unrecognised) future performance fees available to the Group are estimated at \$94.8m. Unrecognised performance fees are estimated based on current property valuations adopted within each fund and due to inherent uncertainties in relation to the future performance of each property do not qualify for recognition in the current period under Centuria's revenue recognition policy and may not entirely eventuate.

Centuria Bass Credit grows AUM to \$2.3bn over FY25 (+21% y.o.y)

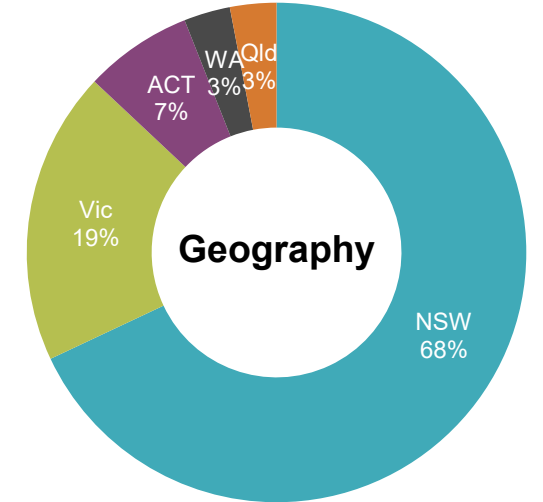
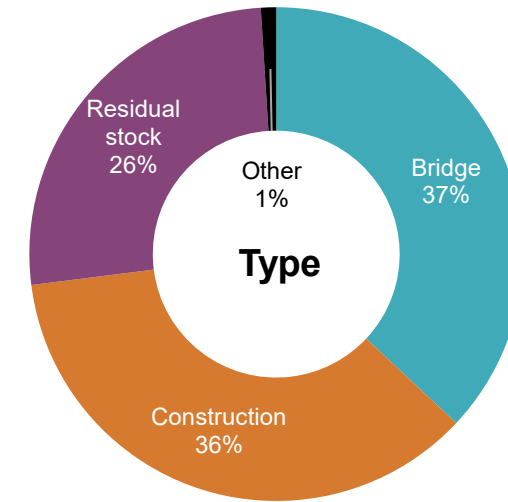
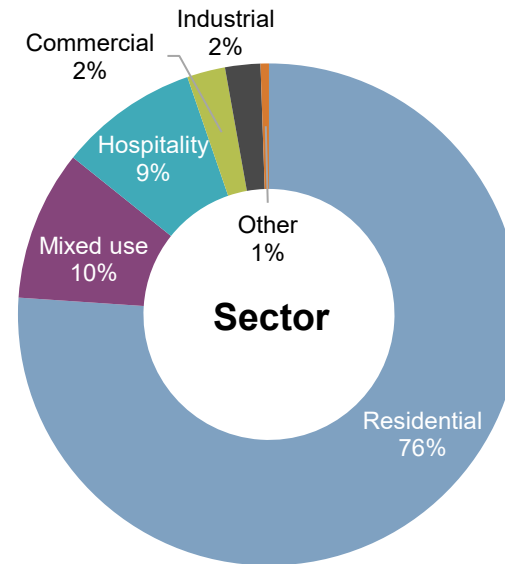
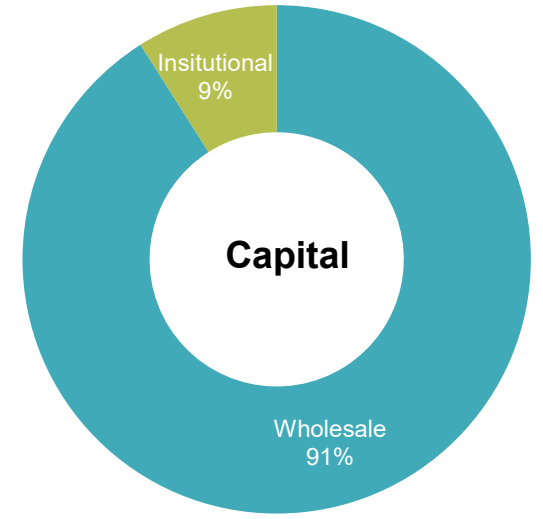
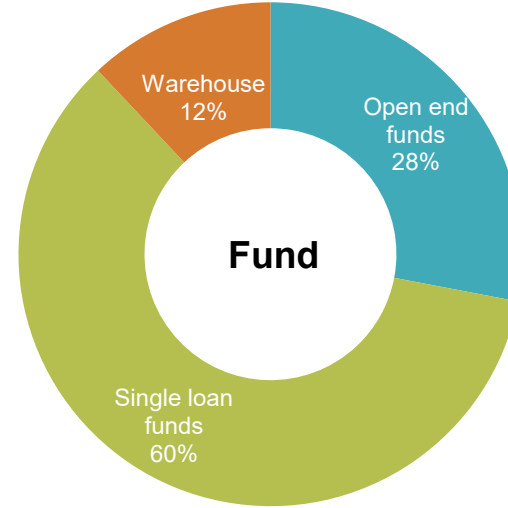
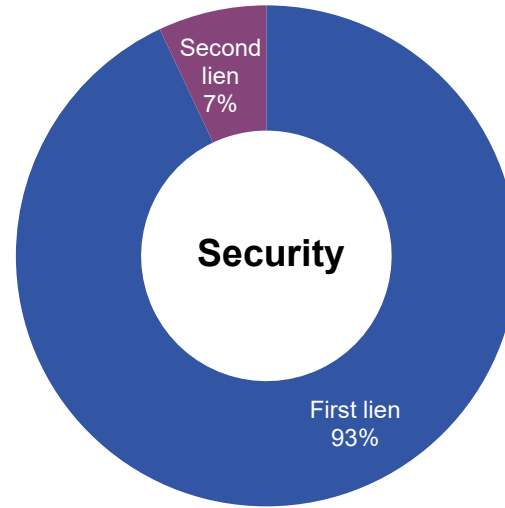
Centuria Bass FY25 EBIT of \$27 million¹. CNI's 80% interest in Centuria Bass was acquired for \$81 million. FY25 earnings multiple ~3.7x.

Opportunities to expand AUM and EBIT with additional institutional and retail products.

\$285 million warehouse facility with upsized \$200 million senior secured commitment from UBS.

68% gross average LVR², 93% of loan book secured by first ranking mortgages³.

Centuria Bass Credit AUM composition⁴



1. Reflects operating profit before tax on a 100% basis.
2. The weighted LVR is a weighted average across all active loans as at 30 June 2025 using the origination LVRs.
3. Loans secured by first ranking mortgages is calculated in respect of deployed funds and does not consider cash holdings.
4. Aggregated across funds managed by Centuria and not representative of any single fund or property.

A leading Australasian unlisted investor network

Retail/wholesale

\$0.5bn

FY25 capital raising inflows.

~14,000

Retail/wholesale investors.

>1,200

Active advisers recommending Centuria funds.

Strong NZ distribution via Bayleys Real Estate network. Representation on all major Australian wrap platforms.

Institutional

\$0.3bn

FY25 institutional capital secured.

3

FY25 new partnerships or upsized commitments.

\$2.2bn+

AUM with strong core plus/value add focus.

6

Institutional partners representing global capital.

Accelerating momentum from 2H25 into FY26



\$216m Port Adelaide

Strong FY26 start launching Australia's largest single-asset unlisted industrial fund.



\$115m Logan LFR

\$71m equity raise completed in FY25 (oversubscribed).



\$96m CSOF

CSOF deployment completed, assessing next Opportunity Fund.



\$200m

First acquisitions on behalf of BGO institutional partnership.



\$200m

UBS upsized commitment to Centuria Bass warehouse facility.



\$500m

Starwood mandate (36% filled).

Centuria Industrial REIT (ASX:CIP)

Australia's largest ASX-listed pure play industrial REIT

FY26 guidance¹:

- FFO² 18.0-18.5cpu (up to 6% pcp), distribution 16.8cpu (3% over FY25).

FY25 portfolio metrics:

- 34% positive **re-leasing** spreads³.
- \$57m **valuation** gain in 2H FY25⁴.
- 5.8% Like-for-like **NOI** growth.

\$140m of **non-core divestments**, 12% average premium to book value⁵.

Announced **on-market unit buy-back** of up to \$60m⁶ supported by ongoing disconnect between CIP's trading price and divestment metrics achieved.

Expected to commence four **developments** with a c.\$245m value in the coming 24 months.

Balance sheet:

- 33.2% pro forma **gearing**⁷, 86% debt **hedged**⁸, \$455m **refinanced** during FY25.

1. Guidance remains subject to unforeseen circumstances and material changes in operating conditions.
2. FFO is the REIT's underlying and recurring earnings from its operations. This is calculated as the statutory net profit adjusted for certain non-cash and other items.
3. On a net rent basis compared to prior passing rents.
4. On a like-for-like basis, excludes capital expenditure incurred.
5. Includes divestment of 69 Rivergate Place, Murarrie QLD which exchanged in May 2025 and 680 Boundary Road, Richlands QLD which exchanged in July 2025. Settlement expected in FY26.
6. Please refer to the accompanying CIP Appendix 3C for further information relating to the buy-back program. The timing and volume of units purchased under the buy-back will depend on prevailing market conditions, the market price of units and other factors. CPF2L, as Responsible Entity of CIP, reserves the right to vary, suspend or terminate the on-market buy-back program at any time.
7. Gearing is defined as total interest bearing liabilities divided by total assets. Proforma adjustment for divestment of 69 Rivergate Place, Murarrie QLD which exchanged in May 2025 and 680 Boundary Road, Richlands QLD which exchanged in July 2025.
8. Includes \$75m of forward dated swaptions commencing December 2025.

16%

CNI co-investment

\$3.9bn

AUM across 87 high quality assets

Index inclusions: S&P/ASX 200 Index and FTSE EPRA Nareit Global Developed Index.

Centuria Office REIT (ASX:COF)

Australia's largest ASX-listed pure play office REIT

FY26 guidance¹:

- FFO² 11.1-11.5cpu, distribution 10.1cpu.

FY25 portfolio metrics:

- Over 24,000 sqm of **lease terms** agreed across 44 deals (8.9% NLA)³.
- Avg. **rents increased** 4.5% pcp to \$575/sqm.
- \$18m **valuation** growth in 2H (first growth since FY22).

1.1MW edge **data centre** contributing to 19% asset valuation uplift.

Balance sheet:

- **Gearing** 44.4%⁴, \$862m **refinanced**, no debt expiring until FY28.

Replacement costs⁵ (\$15,127/sqm) are more than 2x COF's implied trading value⁶ (\$6,149/sqm).

1. Guidance remains subject to unforeseen circumstances and material changes in operating conditions.
2. FFO is the REIT's underlying and recurring earnings from its operations. This is calculated as the statutory net profit adjusted for certain non-cash and other items.
3. Includes Heads of Agreement and executed leases.
4. Gearing defined as total borrowings less cash divided by total assets less cash.
5. Hypothetical feasibility for an A-grade office development in metro Sydney, assuming no change to underlying land cost.
6. Based on COF closing unit price of \$1.31 on 11 August 2025.
7. Includes Associates of Centuria Capital Group.

19%

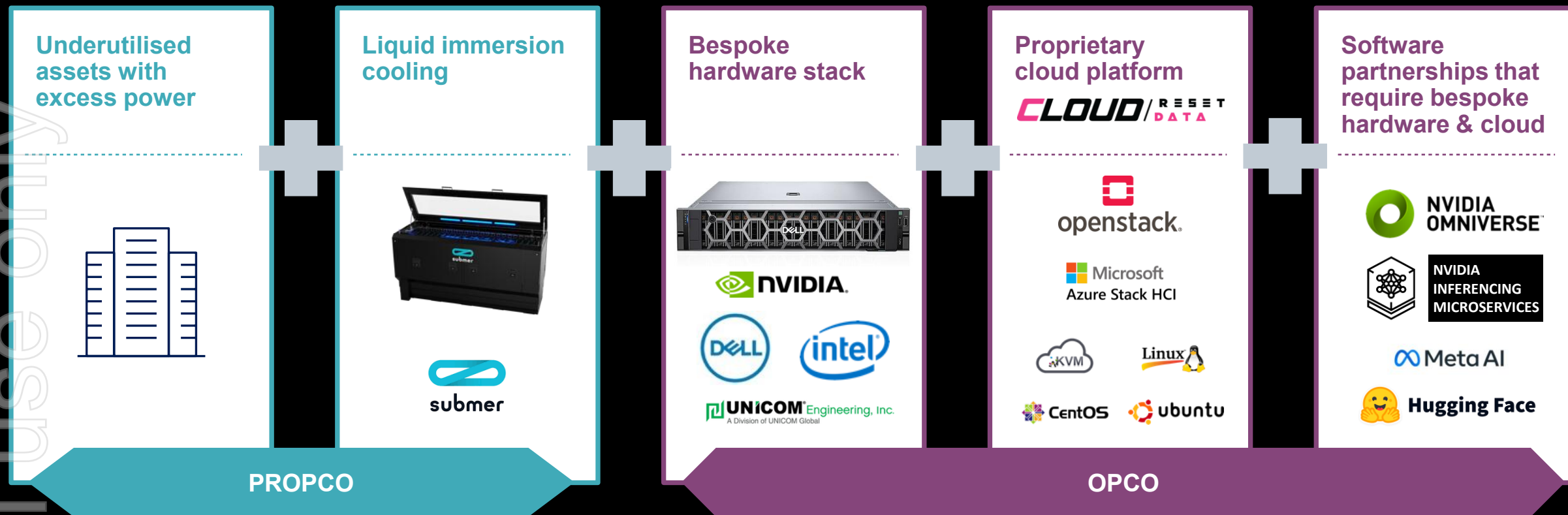
CNI co-investment⁷

\$2.0bn

AUM across 19
high quality assets

Index inclusions: S&P/ASX 300
Index and FTSE EPRA Nareit
Global Developed Index.

ResetData – Centuria’s innovative entry into data centres



Completed \$21m acquisition of 50% interest in ResetData. Focused on AI Factories.

Launched ResetData AI marketplace offering NVIDIA-certified AI models for immediate deployment and sale to small and medium enterprises (SMEs).

NVIDIA’s only Australian owned and operated sovereign¹ cloud partner and a Dell Titanium partner.

¹ Sovereign capability is defined in accordance with the Australian Government Department of Finance’s criteria for an Australian business. Refer to slide 42.

Positioning ResetData for revenue generation from FY26 onward

Completion of Australia's first public sovereign AI Factory. Features high-density NVIDIA H200 GPU clusters, liquid cooling, zero waste water, and supercomputer capability.

Commenced customer testing at first AI Factory in August 2025.

In advanced discussions with first AI Factory customers – anticipated revenues from Q2 FY26.

Building forward revenues from AI Marketplace and SME GPU as a service contacts.

Future AI Factories will utilise the most current Nvidia GPUs and Liquid Cooling stack.

Evaluating feasibility, planning and power availability assessments for eight data centre opportunities.



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Financials

Section three

Operating earnings and distributions

| | | FY25 | FY24 |
|-------------------------------------|------------|----------------------|-------|
| Statutory NPAT ^{1,2} | \$m | 82.7 | 102.1 |
| Statutory EPS ^{1,2} | cps | 10.0 | 12.6 |
| Operating NPAT ^{1,3} | \$m | 100.8 | 94.7 |
| Operating EPS ^{1,4} (OEPS) | cps | 12.2 | 11.7 |
| DPS | cps | 10.4 | 10.0 |
| | | FY26 guidance | |
| OEPS | cps | 13.4 | |
| DPS | cps | 10.4 | |

1. Attributable to CNI securityholders.

2. Includes fair value movements in derivatives and investments.

3. 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.

4. Operating EPS is calculated based on the Operating NPAT of the Group divided by the weighted average number of securities.



Segment results

| | FY25 (\$m) | FY24 (\$m) |
|---|---------------|---------------|
| 1 Property funds management ¹ | 59.6 | 57.9 |
| 2 Property investment earnings | 87.7 | 85.4 |
| 3 Property and development finance | 27.0 | 14.2 |
| Investment bonds management | 2.6 | 3.7 |
| 4 Sovereign AI technology | (4.3) | - |
| Operating EBITDA | 172.6 | 161.2 |
| Interest revenue | 10.0 | 9.0 |
| 5 Finance costs of the Group | (37.3) | (32.7) |
| 6 Finance costs – non-recourse loans and puttable instruments | (34.4) | (30.0) |
| Depreciation and Amortisation | (5.6) | (4.0) |
| Operating profit before tax | 105.3 | 103.8 |
| Operating tax expense | (6.2) | (9.1) |
| Operating loss attributable to non controlling interests | 1.7 | - |
| Operating profit after tax² | 100.8 | 94.7 |
| 7 Operating EPS (cents per stapled security)³ | 12.2 | 11.7 |

- 1 Stable property funds management recurring revenue streams and strong performance fee cash inflows amounting to \$32.4 million.
- 2 Proportionate consolidated EBITDA generated from the Group's Property Investments with realised earnings recycled into partnerships - ResetData, Centuria Bass and Centuria Healthcare.
- 3 FY25 result includes full year impact of Centuria Bass consolidation.
- 4 Investment in sovereign AI capabilities and costs related to the ResetData startup. Expecting profitability in FY26.
- 5 Full year funding impact attributed to settlement of minority interests in Centuria Bass and Centuria Healthcare.
- 6 Incorporates proportionately consolidated finance costs of the Group's property investments.
- 7 FY25 OEPS 4.3% above FY24.

1. Includes development management, performance fees (FY25: \$7.0m and FY24: \$6.0m) and corporate overheads (FY25: \$17.6m and FY24: \$18.0m).

2. Operating NPAT represents the results of all operating segments and excludes non-operating items such as transaction costs, fair value movements in derivatives and investments, share of equity-accounted profits in excess of distributions, all eliminations and the results of all controlled entities that do not relate to the Group's securityholders (including Benefit Funds, Controlled Property Funds, and Centuria Bass Credit SPVs). Operating EPS is calculated based on the Operating NPAT of the Group divided by the weighted average number of securities.

3. Weighted average number of securities at 30 June 2025: 829,218,277 (30 June 2024: 808,998,967).

Strong balance sheet supports platform activities

\$1.79

Net asset value per security^{1,2}
(FY24: \$1.79)

12.3%

Operating gearing³
(FY24: 12.1%)
Look through gearing 36.9%

\$194m

Cash realised from the sale and recycling of balance sheet assets

\$347m

Cash and undrawn debt at 30 June 2025 available to originate new opportunities

3.8x

Operating ICR⁴
(FY24: 4.2x)

\$128m

Operating net cash from operating activities (ONPAT: \$100.8m)

1. Number of securities on issue 30 June 2025: 830,091,925 (at 30 June 2024: 823,959,585).

2. Net asset value is based on net assets attributable to CNI securityholders.

3. Gearing ratio is calculated based on (operating borrowings of the Group less operating cash) divided by (operating total assets less operating cash less proportionately consolidated total assets and the add back of property investments at fair value).

4. Operating interest cover ratio is calculated as operating EBIT divided by operating finance costs.

| Operating balance sheet | FY25 (\$m) | FY24 (\$m) |
|--|----------------|----------------|
| Assets | | |
| Cash and cash equivalents | 185.6 | 184.3 |
| Receivables | 131.4 | 166.2 |
| Financial assets | 62.8 | 58.9 |
| Other assets | 4.4 | 9.2 |
| Property, plant and equipment | 38.7 | 6.8 |
| Inventory | 36.9 | 78.6 |
| Investment properties | 1,402.7 | 1,356.7 |
| Deferred tax assets | 9.8 | 17.5 |
| Right of use asset | 41.5 | 27.7 |
| Intangible assets | 1,097.2 | 1,065.6 |
| TOTAL ASSETS | 3,011.0 | 2,971.5 |
| Liabilities | | |
| Payables | 196.9 | 151.4 |
| Borrowings | 446.3 | 439.1 |
| Non-recourse loans to the Group | 544.1 | 545.5 |
| Call/Put option liability | 41.0 | 91.1 |
| Lease liability | 61.2 | 31.9 |
| Provisions, deferred tax and other liabilities | 122.8 | 130.9 |
| Variance in Market Value to Proportionate Net Assets | 96.2 | 105.6 |
| TOTAL LIABILITIES | 1,508.5 | 1,495.4 |
| Net assets | 1,502.5 | 1,476.1 |
| NAV (\$/per security^{1,2}) | 1.79 | 1.79 |

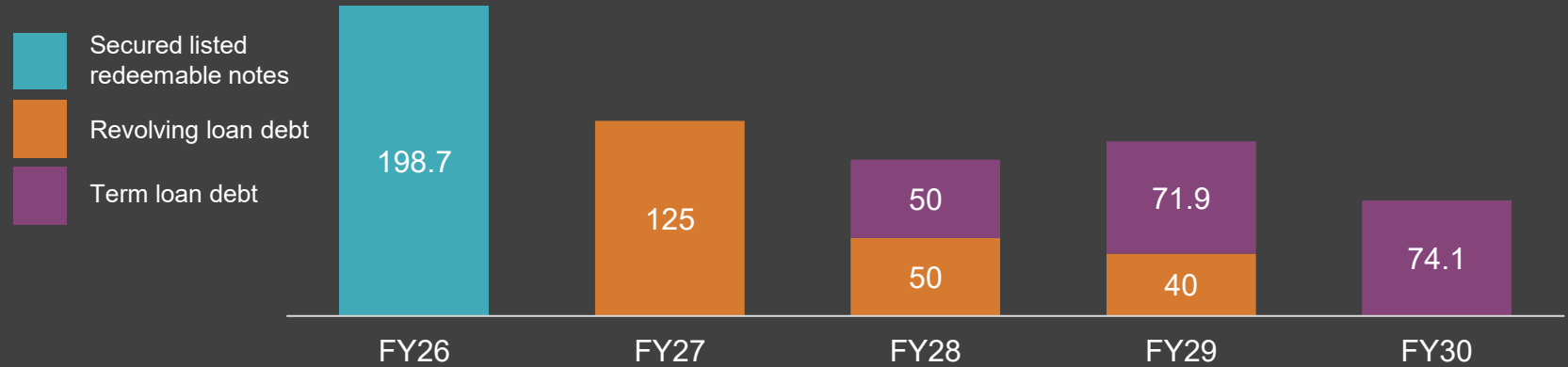
Repositioned balance sheet for further growth

Additional \$100 million of liquidity raised over 2H FY25. Secured ASX listed redeemable notes expected to be repaid in October 2025.

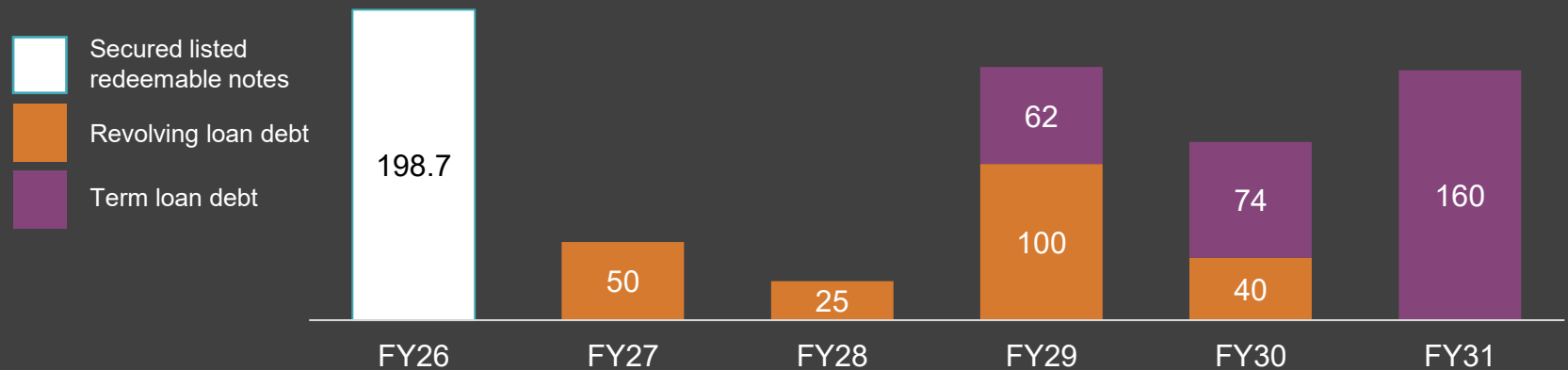
Average pro forma margins expected to be below 300bps through debt capital recycling.

Pro forma weighted average debt duration increases to 3.2 years (from 2.3 years at Jun-25). No debt expiring until FY27.

CNI weighted avg. debt maturity (\$m) as at 30 June 2025



Pro forma debt maturity profile¹



1. Subsequent to 30 June 2025 CNI has received credit approved commitments from existing and a new lender (\$100m) to extend and upsize the Group's facilities. The Group intends to call and repay the ASX listed redeemable notes in October 2025 using new debt, undrawn liquidity and cash.

Active debt capital management across real estate funds platform

25

Lenders

\$7.6bn

Total lending facilities across real estate funds platform

Solid credit conditions supported by quality lender relationships and Centuria's proactive asset management approach.

2.2yrs

Weighted avg. debt duration¹

1.3yrs

Weighted avg. hedge duration¹

49%

Weighted avg. hedge profile¹

57%

Weighted avg. LVR covenant¹

44%

Weighted avg. real estate fund gearing¹

FY25 average margins improved 5bps to 158bps.

Note: Not representative of any single fund. Aggregated across all real estate funds managed by Centuria.

1. Weighted average by facility limit across listed and unlisted real estate funds.



Group strategy & execution

Section four

Group strategic focus

Major focus on driving continuous, attractive earnings growth.
Forecast double-digit y.o.y. FY26 EPS growth.

Core real estate fund volumes set to increase as favourable market conditions unfold.

Continued focus on alternative sectors, c.25% of real estate AUM in FY25:
Agriculture | Healthcare | Private credit | Data centres

ResetData – building a new technology segment with earnings not necessarily correlated to AUM.

- Targeted AI focus to unlock new ongoing earnings streams as Australian AI take up increases.

Release of innovative new real estate funds in FY26, launch of further listed vehicles as equity capital markets unlock.

Maintain ongoing focus on further new, lower cost debt sources.



Execution

CNI FY26 OEPS forecast of 13.4 cps.

Increased transactional activity targeting >\$1 billion real estate acquisitions in FY26¹.

Unlisted business commencing FY26 strongly with \$216m launch of Port Adelaide single asset industrial fund.

ResetData AI Factory 1 completed FY25 and initial clients in testing. Development of further high-density AI factories with supercomputer functionality in FY26.

Centuria Bass to maintain strong focus on private credit with opportunities for new products and capital sources.

CIP Industrial REIT guidance and on-market buyback targeting improved security price relative to NTA.

¹ Excludes real estate finance activity.



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Appendices

Section five

Centuria

Over 25 years of real estate funds management experience overseeing Centuria's operations

Fully integrated end-to-end investment management services

A leading Australasian real estate fund manager with on the ground teams of deeply experienced real estate professionals across Australia and NZ.

Centuria's in-house approach to investment management and extensive stakeholder relationships provides dedicated end-to-end investment management services to tenants and investors, optimising outcomes and investment returns.



CNI ESG highlights



Climate change (Environment)



Targeting zero scope 2 emissions by 2035 for Centuria, and 2028 for CIP and COF¹

Our corporate offices sourced the equivalent of 100% renewable electricity²



Targeting the elimination of gas and diesel in operations (scope 1) for Centuria and COF where practicable by 2035³

Continued electrification across COF assets, with 53% of the total portfolio electrified—including 100% of QLD assets

Valued stakeholders (Social)



Raised c.\$500k for community groups and charities and spent c.\$280k with certified social enterprises



90% of employees are proud to work at Centuria



50% female representation on CNI Board, including the Chair (FY24: 43%)

Responsible business practices (Governance)



Targeting Green Star Performance v2 rating for CIP and COF portfolios



2025 GRESB participation for CIP and COF



c.2,200 courses completed by Centuria staff across compliance competencies, risk and safety

Memberships



Supporting partner⁴



Unlocking business for good

1. Centuria, CIP and COF will account for zero Scope 2 emissions by being powered by the equivalent of 100% renewable electricity through a combination of on-site 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.
2. Achieved through the purchase of GreenPower and large scale generation certificate deals which match our consumption
3. Centuria and COF will focus on eliminating gas and diesel where practicable, from equipment owned and operated by Centuria and COF. Gas and diesel equipment owned and operated by our tenants, diesel used in back-up generators and refrigerants are excluded from Centuria's emission reduction target.
4. CIP is a supporting partner of Healthy Heads.

Diversified fund and capital allocation across Centuria's platform

| | Sector | Industrial | Office | Real estate finance | Large format retail | Healthcare | Daily needs retail | Agriculture |
|--|------------------------------|------------|--------|---------------------|---------------------|------------|--------------------|-------------|
| Fund type/ capital source | AUM (\$bn) ^{1,2} | \$6.3 | \$6.0 | \$2.3 | \$1.8 | \$1.4 | \$1.1 | \$0.7 |
| Unlisted closed ended single and multi-asset | \$8.3 | 1.1 | 2.6 | 1.3 | 1.6 | 0.6 | 1.0 | 0.1 |
| Listed REITS | \$6.0 | 3.9 | 2.1 | - | - | - | - | - |
| Unlisted open ended | \$3.1 | 0.7 | 0.2 | 0.7 | 0.2 | 0.6 | 0.1 | 0.6 |
| Unlisted institutional | \$2.2 | 0.6 | 1.1 | 0.3 | - | 0.2 | - | - |

Note: Assets under management (AUM) as at 30 June 2025. All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.0768 as at 30 June 2025).

Numbers presented may not add up precisely to the totals provided due to rounding.

1. AUM includes assets exchanged to be settled, cash and other assets and the impact of revaluations during the period.

2. Platform AUM total of \$19.7 billion includes Other AUM of \$0.1 billion.

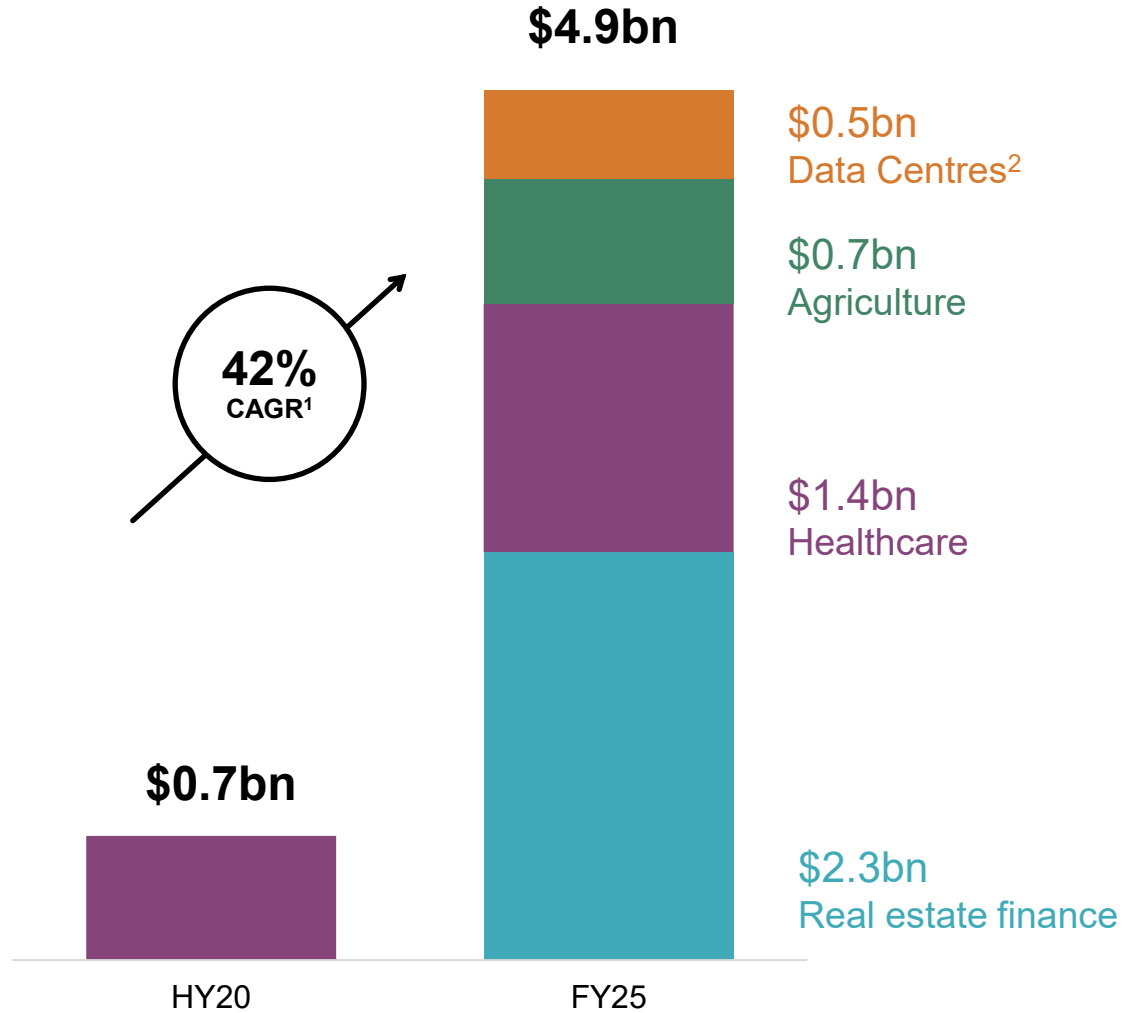
Alternative real estate complements CNI's diversification strategy and platform

Alternatives represent 24% of Group AUM, growing significantly post COVID.

Sectors and activities with a point of difference.

Innovative and scalable offerings.

Alternative AUM



1. CAGR calculated from 31 December 2019 to 30 June 2025.
 2. Centuria Industrial REIT (ASX: CIP) managed data centres.

DATA CENTRES



AGRICULTURE



HEALTHCARE

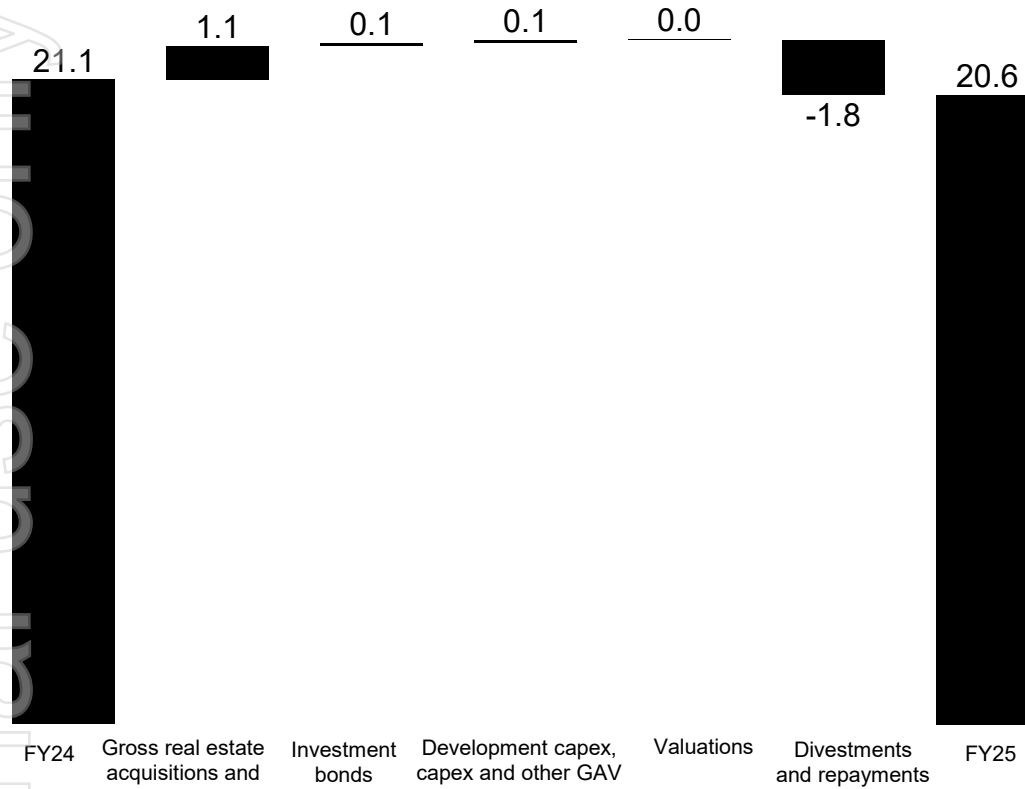


REAL ESTATE FINANCE



Group AUM and transactions

AUM (\$ billions)



Total transaction activity (\$ millions)

| | Real estate finance | LFR & DNR Retail | Industrial | Office | Other | Healthcare | Gross total |
|----------------------------------|---------------------|------------------|------------|--------|-------|------------|-------------|
| Acquisition and finance activity | 628 | 185 | 303 | - | - | 1 | 1,117 |
| Divestment and repayments | 229 | 523 | 292 | 520 | 117 | 77 | 1,758 |
| Gross Total | 857 | 708 | 595 | 520 | 117 | 78 | 2,875 |

Valuation summary^{1,2}

| | Value movement 12 months to 30 June 2025 | Value movement 6 months to 30 June 2025 | Cap movement 12 months to 30 June 2025 | Cap movement 6 months to 30 June 2025 | WACR 30 June 2025 |
|---------------------|--|---|---|--|----------------------|
| Industrial | 3.27% | 2.18% | 6 bps | 2 bps | 5.99% |
| Office | (1.03)% | (0.1)% | 24 bps | 10 bps | 6.86% |
| Large format retail | 4.95% | 4.99% | (3) bps | (5) bps | 6.14% |
| Healthcare | 0.42% | 1.54% | 14 bps | 5 bps | 5.99% |
| Daily needs retail | 2.05% | 2.08% | 3 bps | 1 bps | 6.64% |
| Agriculture | 1.16% | 0.1% | 7 bps | 2 bps | 6.47% |
| Other | (1.56)% | (1.56)% | 25 bps | 25 bps | 6.12% |
| Total | 1.48% | 1.49% | 12 bps | 4 bps | 6.37% |

1. Aggregated across funds managed by Centuria and not representative of any single fund or property. Measured from properties held at the start and end of FY25 period.
2. Excludes land, development assets, US syndicates, Centuria Bass Credit, and assets exchanged yet to be settled.

\$1.7bn development pipeline to seed funds

\$0.2bn

FY25 gross development completions

\$1.7bn pipeline¹

Est. value on completion
Committed: \$0.8bn²
Future: \$0.9bn³

\$0.9bn industrial pipeline

Adds to Centuria's future development pipeline

CNI strategically uses its balance sheet to seed and expand its property funds (\$66m carrying value)

FY25 completions



209 COTHAM RD, KEW VIC



15-19 CARIBOU DR, DIREK SA⁴

Completed GAV: \$202m including a private hospital in Kew VIC and a high-end self-storage facility in Auckland NZ:

- 43 College Hill, Auckland NZD\$55m (VAF2)
- 209 Cotham Rd, Kew \$75m (CPP)

Single tenancy office warehouse located in Adelaide's new industrial estate

- Single level warehouse measuring 6,426sqm with corporate office of 300sqm
- Est. completion value: \$15m

Select pipeline initiatives



50-64 MIRAGE RD, DIREK SA⁴

Industrial facility located within the Vicinity Industrial Base

- 3 office warehouses ranging from 4,190sqm to 9,650sqm
- Est. completion value: \$47m
- Est. completion: Q3 FY26



SHANDS RD, CHRISTCHURCH NZ⁴

Extension of Woolworths NZ's primary South Island distribution centre

- 17,000sqm warehouse extension to be constructed to meet Woolworths NZ's growing requirements
- Est. completion value: NZD\$90m
- Est. completion: Q4 FY27

Note: All figures above are in Australian dollars unless stated otherwise. Numbers presented may not add up precisely to the totals provided due to rounding.

1. Development projects and development capex pipeline, including fund throughs.
2. Committed pipeline includes planning commencements and projects under construction.
3. Includes opportunities undergoing development assessments or pre-planning approvals.
4. Artist impression.

\$1.7bn development pipeline to seed funds

Evaluating feasibility, planning and power availability assessments for eight data centre opportunities.

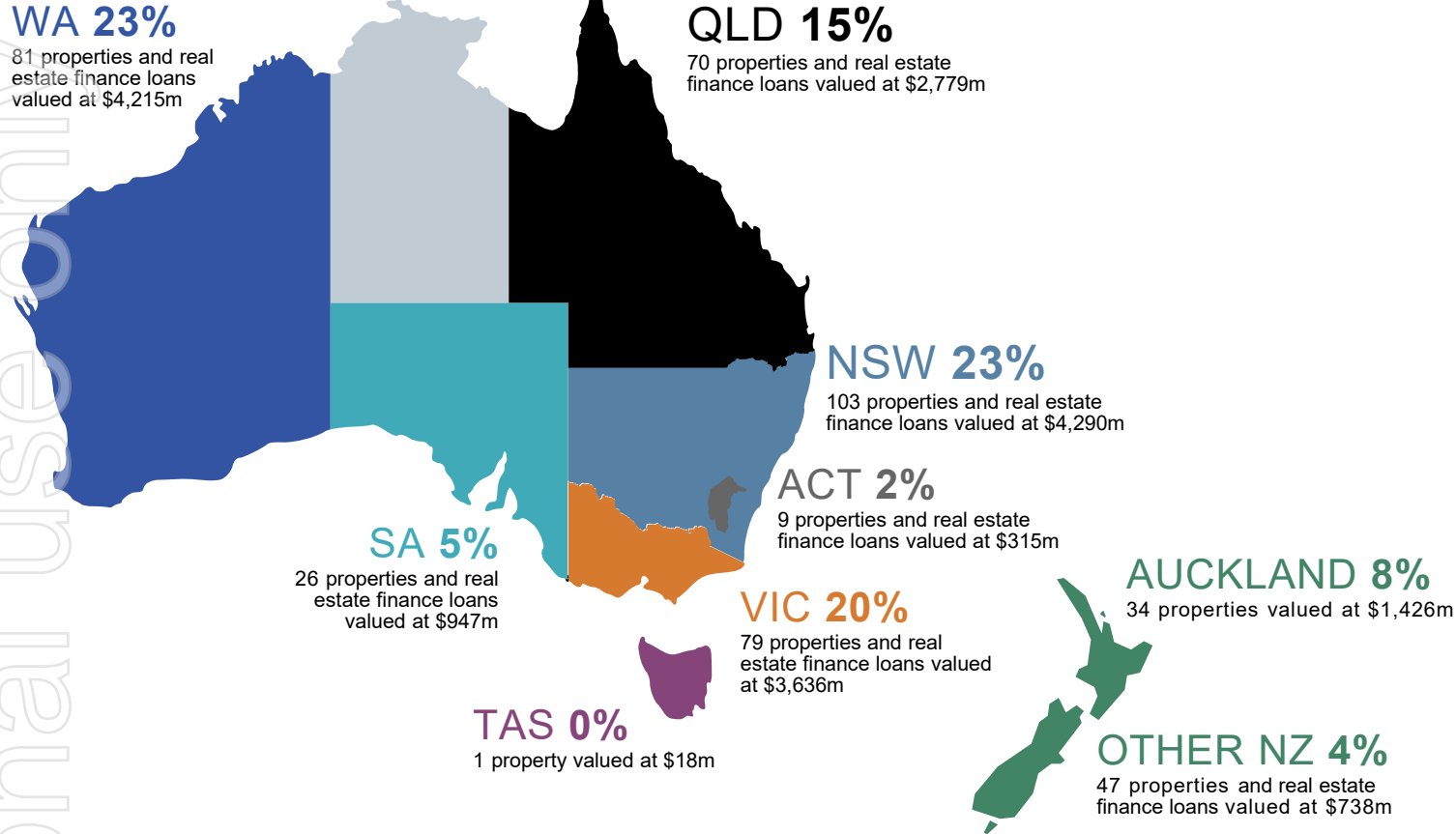
| Sector | FY25 Gross Completions | | Committed Pipeline (est. value on completion) ^{1,2} | | Future Pipeline (est. value on completion) ^{1,3,4} | | Total Pipeline | |
|-------------------------------|------------------------|---------------|--|----------------|---|----------------|----------------|----------------|
| | \$M | GLA | \$M | GLA | \$M | GLA | \$M | GLA |
| Industrial | 15 | 6,726 | 130 | 67,637 | 768 | 166,064 | 898 | 233,701 |
| Healthcare | 75 | 4,545 | 291 | 24,086 | 124 | 57,250 | 415 | 81,336 |
| Large format retail | 21 | 3,690 | - | - | 10 | 220 | 10 | 220 |
| Daily needs retail | - | - | 117 | 13,035 | 3 | 220 | 120 | 13,255 |
| Other / Social infrastructure | 105 | 12,934 | 224 | 20,084 | 20 | 4,500 | 244 | 24,584 |
| Total | 216 | 27,895 | 761 | 124,842 | 925 | 228,254 | 1,687 | 353,096 |

| | \$M | GLA | \$M | GLA | \$M | GLA | \$M | GLA |
|-------------------|------------|---------------|------------|----------------|------------|----------------|--------------|----------------|
| Funds/REITs | 216 | 27,895 | 655 | 118,232 | 825 | 174,254 | 1,480 | 292,486 |
| CNI balance sheet | - | - | 106 | 6,610 | 100 | 54,000 | 206 | 60,610 |
| Total | 216 | 27,895 | 761 | 124,842 | 925 | 228,254 | 1,687 | 353,096 |

Note: All figures above are in Australian dollars. Numbers presented may not add up precisely to the totals provided due to rounding.

1. Estimated value on completion. Development projects and development capex pipeline, including fund throughs.
2. Committed pipeline includes planning commencements and projects under construction.
3. Includes opportunities undergoing development assessments or pre-planning approvals.
4. Includes development projects with deposits paid by CNI balance sheet.

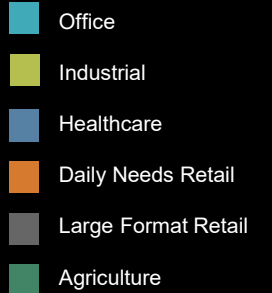
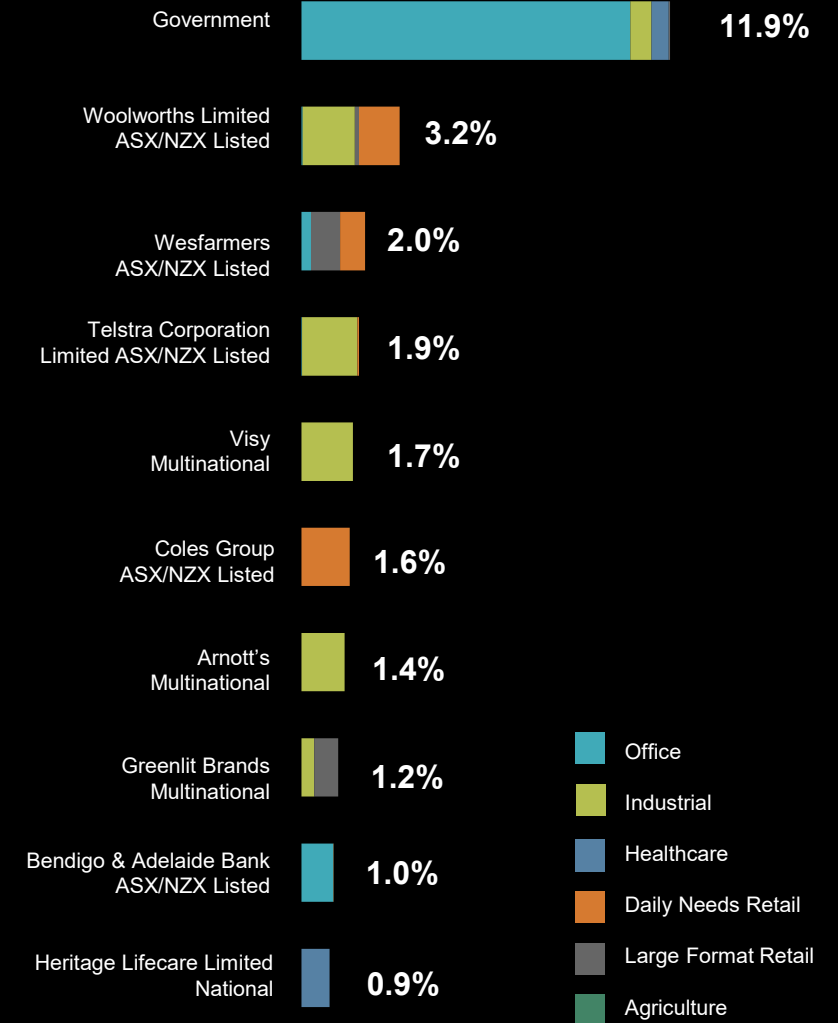
\$19.7bn diversified Australasian real estate platform^{1,2}



Assets under management (AUM) as at 30 June 2025. All figures above are in Australian dollars (currency exchange ratio of AU\$1,000:NZ\$1.0768 as at 30 June 2025). Numbers presented may not add up precisely to the totals provided due to rounding.

1. Includes asset exchanged to be settled and real estate finance loans by property.
2. Geographic sub totals exclude cash and other assets.
3. Aggregated across funds managed by Centuria and not representative of any single fund or property.
4. Excludes land, Development assets, US syndicates, Centuria Bass Credit, and assets exchanged yet to be settled.

Top tenants by income (%)^{3,4}



370+

Properties^{1,2}

2,300+

Tenants^{1,2}

95%

Average occupancy^{1,2}

5.3yrs

Average WALE^{1,2}

99%

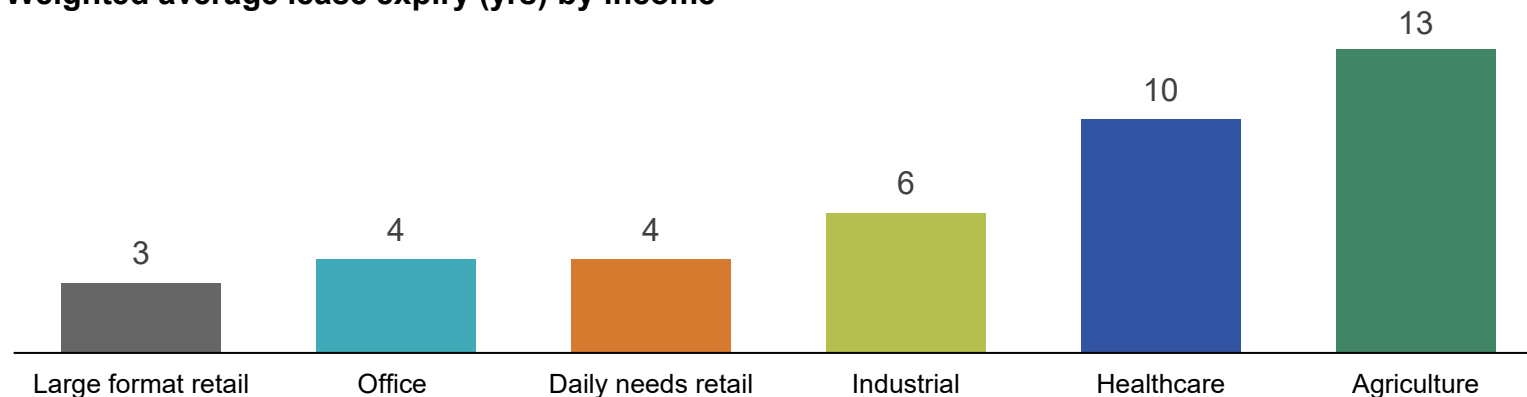
FY25 average rent collections¹

514,000 sqm+

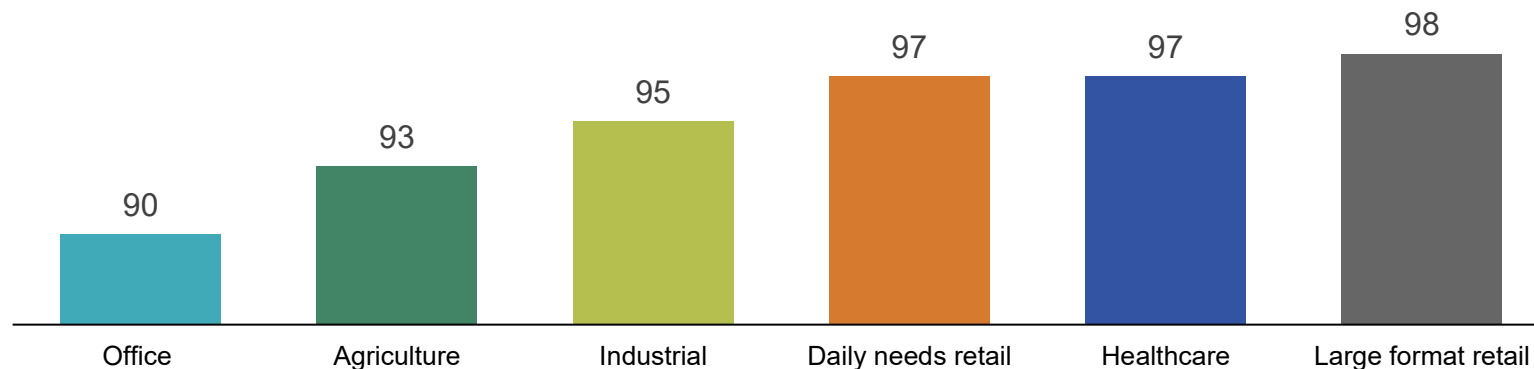
FY25 lease terms agreed across 450+ deals¹
(c.13% of platform NLA)

Integrated management capabilities lead to strong asset management success

Weighted average lease expiry (yrs) by income^{1,2}



Total occupancy (%) by area^{1,2}

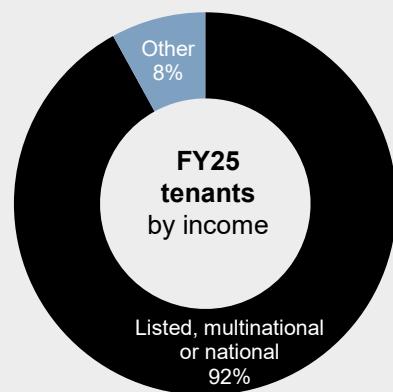


1. As at 30 June 2025. Aggregated across funds managed by Centuria and not representative of any single fund or property.
2. Excludes land, Development assets, US syndicates, Centuria Bass Credit, and assets exchanged yet to be settled.

ASX CIP: Australia's largest domestic pure play industrial REIT

- Delivered FY25 FFO of 17.5 cents per unit
- Delivered FY25 Distributions of 16.3 cents per unit

| Portfolio snapshot | | FY25 | FY24 |
|----------------------------|-----|-----------|-----------|
| Number of assets | # | 87 | 89 |
| Book value | \$m | 3,890 | 3,834 |
| WACR | % | 5.86 | 5.81 |
| GLA | sqm | 1,293,790 | 1,325,318 |
| Average asset size | sqm | 14,871 | 14,891 |
| Occupancy by income | % | 95.1 | 97.1 |
| WALE by income | yrs | 7.1 | 7.6 |
| Landholding ¹ | ha | 296 | 303 |
| Freehold ownership | % | 99 | 99 |
| Located in infill markets | % | 85 | 83 |
| Number of tenant customers | # | 127 | 124 |

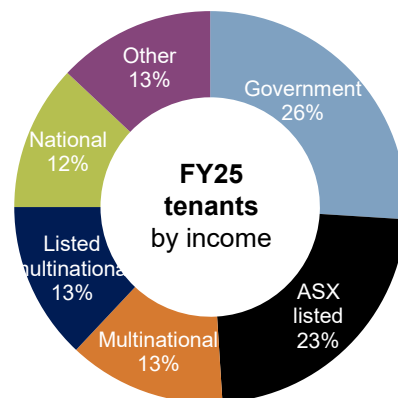


1. Includes landholding on development projects.

ASX COF: Australia's largest pure play office REIT

- Delivered FY25 FFO of 11.8 cents per unit
- Delivered FY25 Distributions of 10.1 cents per unit

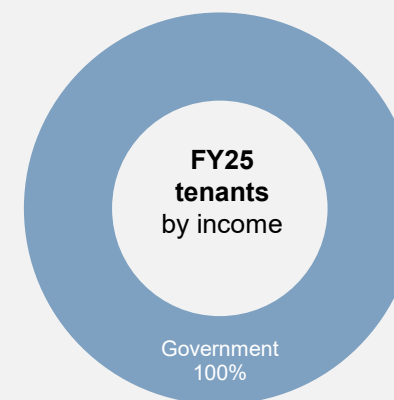
| Portfolio snapshot | | FY25 | FY24 |
|--|-------|---------|---------|
| Number of assets | # | 19 | 19 |
| Book value | \$m | 1,904 | 1,913 |
| WACR | % | 6.89 | 6.58 |
| NLA | sqm | 274,857 | 275,003 |
| Occupancy by gross income | % | 91.2 | 92.5 |
| WALE by gross income | yrs | 4.1 | 4.3 |
| Average NABERS energy rating (by value) ¹ | Stars | 5.0 | 5.0 |
| Average NABERS water rating (by value) ¹ | Stars | 4.2 | 4.1 |
| Buildings generating solar power | # | 11 | 10 |
| Average building age (by value) | yrs | 18 | 17 |



1. Excluding non-rated assets.

NZX APL: Asset Plus

| Portfolio snapshot | | Mar-25 | Mar-24 |
|---------------------|-----|--------|--------|
| Number of assets | # | 1 | 2 |
| Book value | \$m | 107.0 | 180.8 |
| Occupancy by income | % | 65 | 41 |
| WALE by income | yrs | 9.0 | 5.9 |



Centuria Life

\$0.9bn

AUM

7.5%

total Australian investment bond market share¹

Approved by a wide range of dealer groups nationally

45 fund options

including 3 ESG fund options

| Assets under management | FY25 (\$m) | FY24 (\$m) | FY24 change (%) | Flows FY25 | |
|---|--------------|--------------|-----------------|--------------------|-------------------|
| | | | | Applications (\$M) | Redemptions (\$M) |
| Prepaid funeral plans (Guardian) ² | 565.3 | 543.5 | 4.01 | 40.9 | 46.4 |
| Unitised bonds (Centuria Life) | 215.4 | 216.7 | -0.62 | 5.0 | 20.6 |
| Centuria LifeGoals | 131.1 | 94.9 | 38.15 | 28.6 | 3.7 |
| TOTAL | 911.8 | 855.1 | 6.63 | 74.5 | 70.7 |

Centuria Life investment menu fund managers



Schroders



T.RowePrice™



BAEP



PENDAL

PIMCO



BlackRock



1. Plan for Life report 31 March 2025.

2. Centuria Life Limited (CLL) is the key service provider to Over Fifty Guardian Friendly Society.

Reconciliation of statutory profit to operating profit

| | FY25 (\$m) | FY24 (\$m) |
|--|--------------|-------------|
| Statutory net profit after tax ^{1,2} | 82.7 | 102.1 |
| <i>Statutory EPS (cents)</i> ^{1,2} | 10.0 | 12.6 |
| ADJUSTED FOR NON-OPERATING ITEMS | | |
| Loss/(gain) on fair value movements in derivatives and investments | 12.5 | (19.7) |
| Transaction and other costs | 4.1 | 4.7 |
| Equity accounting adjustments | 0.7 | 13.9 |
| Tax impact of above non-operating adjustments | 0.8 | (6.3) |
| Operating net profit after tax^{1,3} | 100.8 | 94.7 |
| <i>Operating EPS (cents)</i> ⁴ | 12.2 | 11.7 |

1. Attributable to CNI securityholders.

2. Includes fair value movements in derivatives and investments.

3. 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.

4. Operating EPS is calculated based on the Operating NPAT of the Group divided by the weighted average number of securities.



CNI property investments

~53% (\$431 million) aligns CNI as the largest unitholder in listed funds CIP, COF and APL.

Listed assets are held as simple investments recorded at balance date share price of each fund.

Excluding listed funds COF and APL, ~11% (\$90 million) relates to other office.

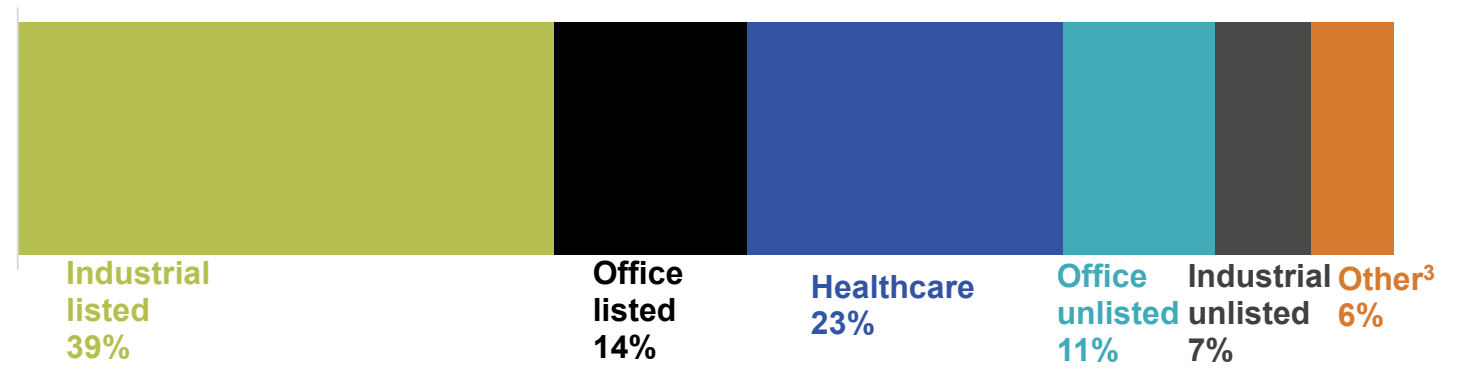
Over \$194 million of cash realised from the sale and recycling of balance sheet assets over FY25.

\$811 million of financial assets and interests in associates¹

Group capital type(%)



Group sector type(%)



1. As at 30 June 2025.

2. Includes properties held for sale and development.

3. Includes Retail (1%), Agriculture (2%), Development (3%).

Property investment reconciliation¹

| | Fund type | Carrying value 30 JUN 25 (\$m) | Distribution income FY25 (\$m) | Carrying value 30 JUN 24 (\$m) | Distribution income FY24 (\$m) |
|--|------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Centuria Industrial REIT (ASX: CIP) ² | Listed | 315.4 | 16.5 | 304.3 | 16.2 |
| Centuria Office REIT (ASX: COF) ² | Listed | 102.5 | 9.2 | 100.7 | 10.9 |
| Asset Plus Ltd. (NZX: APL) ² | Listed | 12.8 | 3.4 | 13.9 | - |
| Properties held for sale | N/A | 17.3 | 1.8 | 37.6 | 2.9 |
| Properties held for development | N/A | 22.9 | - | 47.6 | - |
| Centuria NZ Industrial Fund | Open-ended multi-asset | 33.8 | 1.2 | 32.7 | 1.2 |
| Centuria 111 St Georges Terrace Fund | Single asset | 11.6 | 0.3 | 12.8 | 0.4 |
| Centuria Diversified Property Fund (CDPF) | Open-ended multi asset | 29.2 | 1.3 | 29.8 | 1.8 |
| Centuria Healthcare Direct Medical Fund No.2 | Multi-asset | 20.4 | 1.5 | 24.0 | 1.3 |
| Centuria Healthcare Property Fund | Open-ended multi-asset | 36.6 | 1.6 | 41.8 | 1.9 |
| Prime Healthcare Holding Trust | Multi-asset | 26.9 | 0.7 | 25.7 | 0.5 |
| Centuria NZ Diversified Property Fund | Open-ended multi-asset | 16.8 | 0.8 | 15.8 | 0.9 |
| Allendale Square Fund | Single asset | 18.2 | 1.3 | 18.4 | 1.3 |
| Other unlisted real estate and debt funds | Various | 70.3 | 2.8 | 51.5 | 3.6 |
| Loans to funds | Various | 76.4 | 2.9 | 73.3 | 4.0 |
| SUB-TOTAL | | 811.1 | 45.3 | 829.9 | 46.9 |
| Capital adjustment ³ | | - | (15.1) | - | (60.4) |
| TOTAL | | 811.1 | 30.2 | 829.9 | (13.5) |

Note: All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.0768 as at 30 June 2025).

Numbers presented may not add up precisely to the totals provided due to rounding.

1. Represents the statutory carrying value of co-investment stakes. Refer to operating balance sheet segment for the look through valuation of the property investments.

2. Exclude interests held through Benefit Funds.

3. Comprises of non-operating fair value gains or losses or mark to market movement in property and financial instruments less movement in puttable instruments.

Strong alignment to Centuria's listed REITs

CNI is the largest unitholder of

| | | |
|---------------------|---------------------|---------------------|
| CIP | COF | APL |
| 15.92% ² | 15.25% ² | 19.99% ² |

Properties held for development generate no distribution income

Projects include

- Man Street, Queenstown (NZ)
- Cudgen Road, Cudgen (QLD)
- Young Street, Gosford (NSW)

Definitions

Operating Segments: Group has six reportable operating segments. These reportable operating segments are the divisions which report to the Group's Chief Executive Officers and Board of Directors for the purpose of resource allocation and assessment of performance. The reportable operating segments are:

- **Property Funds Management:** Management of listed and unlisted property funds as well as co-working spaces. Management of development projects and completion of structured property developments.
- **Property and Development Finance:** Provision of real estate secured non-bank finance for development projects, bridge finance and residual stock
- **Investment Bonds Management:** Management of the Benefit Funds of Centuria Life Limited and management of the Over Fifty Guardian Friendly Society Limited. The Benefit Funds include a range of financial products, including single and multi-premium investments
- **Co-investments:** Direct interest in property funds and other liquid investments
- **Corporate:** Overheads supporting the Group's operating segments as well as short term incubation of ResetData, expected to be profitable and a standalone operating business segment from FY26

Non-operating segments: Non-operating items comprises transaction costs, mark-to-market movements on property and derivative financial instruments, and all other non-operating activities. Includes Benefit Funds and Controlled Property Funds. Represents the operating results and financial position of the Benefit Funds which are required to be consolidated in the Group's financial statements in accordance with accounting standards

AUM: Assets under management

CAGR: Compound annual growth rate

Centuria Bass Credit: Centuria Bass Credit comprises Centuria Bass Credit Pty Ltd ACN 606 680 353 and its subsidiaries.

CAF: Centuria Agriculture Fund is a stapled fund comprising the Centuria Agriculture Fund I ARSN 653 947 892 (CAF1) and the Centuria Agriculture Fund II ARSN 653 946 402 (CAF2). The Responsible Entity of CAF is Centuria Property Funds Limited ACN 086 553 639.

CDPF: Centuria Diversified Property Fund comprises the Centuria Diversified Property Fund ARSN 611 510 699 and its subsidiaries. The Responsible Entity of CDPF is Centuria Property Funds Limited ACN 086 553 639

Centuria Industrial REIT comprises the Centuria Industrial REIT ARSN 099 680 252 and its subsidiaries. The Responsible Entity of CIP is Centuria Property Funds No. 2 Limited ACN 133 363 185

Centuria Office REIT comprises the Centuria Office REIT ARSN 124 364 718 and its subsidiaries. The Responsible Entity of COF is Centuria Property Funds Limited ACN 086 553 639

CHPF: Centuria Healthcare Property Fund comprises the Centuria Healthcare Property Fund ARSN 638 821 360 and its subsidiaries. The Responsible Entity of CHPF is Centuria Property Funds No.2 Limited ACN 133 363 185

CNI, CCG or the Group: Centuria Capital Group comprises of Centuria Capital Limited ABN 22 095 454 336 (the 'Company') and its subsidiaries and Centuria Capital Fund ARSN 613 856 358 ('CCF') and its subsidiaries. The Responsible Entity of CCF is Centuria Funds Management Limited ACN 607 153 588, a wholly owned subsidiary of the Company

CPFL: Centuria Property Funds Limited ACN 086 553 639

CPF2L: Centuria Property Funds No. 2 Limited ACN 133 363 185

Definition of an Australian business: Sourced from the Australian Government Department of Finance. The Australian Government has developed a definition of an Australian business for use within the context of Commonwealth procurement framework. An Australian business, in the context of the Commonwealth procurement framework:

- a) is a business, including any parent business, that:
- has 50% or more Australian ownership, or is principally traded on an Australian equities market; and
 - is an Australian resident for tax purposes; and
- b) is a business that has its principal place of business in Australia.

DPS: Distribution per stapled security

EPS: Earnings per stapled security

IRR: Internal Rate of Return

NPAT: Net Profit After Tax

NTA: Net Tangible Assets

REIT: Real Estate Investment Trust

ResetData: ResetData comprises Centuria DC Pty Ltd ACN 679 081 808 and its subsidiaries.

WACR: Weighted Average Capitalisation Rate

WALE: Weighted Average Lease Expiry

Disclaimer

This presentation has been prepared by Centuria Capital Limited and Centuria Funds Management Limited ('CFML') as responsible entity of Centuria Capital Fund (together the stapled listed entity CNI).

Centuria Property Funds Limited (ABN 11 086 553 639, AFSL 231 149) ('CPFL') and Centuria Property Funds No. 2 Limited (ABN 38 133 363 185, AFSL 340 304) ('CPF2L') are fully owned subsidiaries of CNI. CPF2L is the responsible entity for the Centuria Industrial REIT (ARSN 099 680 252) (ASX: CIP) and the Centuria Healthcare Property Fund (ARSN 638 821 360). CPFL is the responsible entity for the Centuria Office REIT (ARSN 124 364 718) (ASX: COF), the Centuria Diversified Property Fund (ARSN 611 510 699) and the Centuria Agriculture Fund (ARSN 653 947 892, ARSN 653 946 402).

CPFL, CP2L, as well as Centuria Property Funds No.3 Limited (ABN 63 091 415 833, AFSL 25 09 63), Centuria Property Funds No.4 Limited and Centuria Healthcare Asset Management Limited (ABN 40 003 976 672 AFSL 246368) are the responsible entities for Centuria's close-end unlisted property funds in Australia. Centuria Funds Management (NZ) Limited (NZBN 9429030734937) is the manager of property funds established in New Zealand. Investment in Centuria's property funds is subject to risks that are set out in the Product Disclosure Statement ('PDS') for the fund. The PDS for any open fund is made available on Centuria's website (centuria.com.au or, for New Zealand, centuria.co.nz). Investors should read the PDS in full before making a decision to invest.

Past performance is not a guarantee of future performance.

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Neither CNI nor any of the Centuria Capital Group Members represents or warrants, assures or guarantees 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 presentation. Except as required by law or regulation, CNI assumes no obligation to release updates or revisions to Forward Statements made as of the date of this presentation to reflect any changes that occur after the date of this presentation.

The reader should note that this presentation may also contain pro-forma financial information. Distributable earnings is a financial measure which is not prescribed by Australian Accounting Standards ("AAS") and represents the profit under AAS adjusted for specific non-cash and significant items. The Directors of CFML consider that distributable earnings reflect the core earnings of the Centuria Capital Fund. All dollar values are in Australian dollars (\$) or A\$) unless stated otherwise.

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