

Centuria secures Australia's largest hydroponic glasshouse

- **Off-market \$168m acquisition secured from Fresh Country Farms of Australia**
- **Expands Centuria's agriculture AUM to \$820m, a 25% increase since 30 June 2025**
- **South Australia glasshouse facility operated by Perfection Fresh, 17.4-year lease¹**

SYDNEY (Tuesday, 25 November 2025) – Centuria Capital Group (ASX: **CNI** or **Centuria**) has secured Australia's largest hydroponic glasshouse in a \$168 million off-market transaction, which grows Centuria's agriculture AUM to \$820million, a 25% since FY26 commencement.

The acquisition was secured by the unlisted Centuria Agriculture Fund (CAF) from Fresh Country Farms of Australia. Perfection Fresh operates the facility in Two Wells, South Australia, secured by a 17.4-year triple-net lease¹.

The 166-hectare site comprises five glasshouses across 43 hectares, storage dams, an evaporation dam, packing shed, fertigation and boiler room and other amenities. It has extensive irrigation infrastructure and an onsite electrical generating plant equipment that supports year-round production of snacking tomatoes, baby cucumbers and other snacking vegetable varieties each year.

Jason Huljich, Centuria Joint Chief Executive Officer, said, "We have grown Centuria's Agriculture AUM and capabilities as part of a deliberate strategy to seed alternative real estate asset classes that appeal to our investors, are well supported by attractive themes, and provide a long runway for further growth.

"The Two Well's asset is Australia's largest hydroponic glasshouse facility and the largest in the Southern Hemisphere. It's a pleasure to welcome Perfection Fresh to the Centuria fold. It is one of the country's leading, premium-quality fresh produce suppliers."

Following settlement, CAF's portfolio increases to \$0.6 billion across six assets providing a 16.2-year WALE and 100% occupancy². The acquisition increases the Group's agricultural portfolio to more than 150 hectares of glasshouse assets and over 160 hectares of protected cropping agriculture.

In the 12 months to 30 September 2025, CAF delivered an 11.4% total net return. Since inception (20 July 2022), CAF has delivered a total net return of 5.95%pa³. The Fund provides a 6.25 cents per unit annualised⁴ distribution paid monthly⁵, daily unit pricing and quarterly limited withdrawals⁶. It has a minimum entry investment of \$10,000.

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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 \$20.6 billion of assets under management (as at 30 June 2025). 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

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¹ As at 30 September 2025.

² CAF portfolio WALE and occupancy by income, as at 30 September 2025.

³ Past performance is not a reliable indicator of future performance. View the full historical performance.

⁴ Monthly distribution rate paid for the month of September 2025, annualised. The monthly distribution rate is updated each month and is not a forecast. Past performance is not a reliable indicator of future performance. For full historical performance please visit centuria.com.au/caf.

⁵ Centuria intends to pay monthly distributions and will be subject to terms set out in the PDS.

⁶ The ability of the Fund to offer monthly quarterly withdrawals is not guaranteed. The amount available to meet quarterly withdrawal requests will be up to 2.5% of the Net Asset Value of the Fund. If the aggregate value of withdrawal requests received exceeds the available fund, the Responsible Entity will scale back withdrawal requests on a pro rate basis. Refer to the PDS for full terms on withdrawal and liquidity.