

Centuria launches \$454m Sydney CBD Prime Office Fund

- Contract exchanged for 50% interest, \$454m Sydney CBD A-grade office assets at ~60% below estimated replacement cost¹
- Centuria's largest single-asset closed-end unlisted fund: 7.5%p.a. initial forecast distribution yield², 4.0-year WALE³, 93.4% occupancy⁴

SYDNEY (Wednesday, 1 July 2026) – Centuria Capital Group (ASX: CNI or “Centuria”) has exchanged contracts to acquire a 50% interest in the A-grade office assets located at 680 George Street and 50 Goulburn Street, Sydney NSW⁵. The acquisition price for the 50% interest is \$454 million, representing an acquisition at approximately 60% below estimated replacement cost¹. The remaining 50% interest is held by a domestic real estate investment management group.

The acquisition will be held via a newly established single-asset closed-end unlisted fund, the Centuria Sydney CBD Prime Office Fund (CSPOF or “The Fund”). Centuria has offered the Fund to its investor network, including private capital and institutions with an equity raise of approximately \$268 million. In addition to Centuria's domestic investor base, the offer has been well supported by Japanese-based institutional investors.

CSPOF offers an initial five-year term with an initial forecast 7.50% p.a. distribution yield², paid monthly⁶, with a minimum investment starting at \$100,000. Settlement is scheduled for Q1 FY27.

The assets are located within the World Square precinct in Sydney CBD's Midtown and integrated within a major mixed-use destination with highly connected transport and retail amenity. The opening of the Gadigal – Sydney Metro Station has been an important driver of the revitalisation of Midtown, serving around 15,700 passengers a day since its opening in 2024⁷.

The 67,700sqm, 45 level Prime-Grade office tower comprises:

- Diversified tenant mix comprising predominantly government, national and multinational occupiers
- 4.0-year WALE³ and 93.4% occupancy⁴
- Strong sustainability credentials, including 5-star NABERS Energy, 6-star NABERS Waste and 4-star Green Star ratings

Jason Huljich, Centuria Joint CEO, said “We are deploying capital into a repriced Australian office market, where dislocation has created a window to acquire an institutional-grade CBD asset significantly below replacement cost and at an attractive income yield. New supply is structurally constrained, while existing stock continues to be withdrawn or repositioned, reinforcing the medium-term outlook for prime assets.

“The Fund provides a rare opportunity for everyday Australian investors to share direct ownership in a high-quality Sydney CBD building with a strong and diverse tenant profile, embedded rental growth and reversion potential. This purchase is the latest in a series of increasingly larger property acquisitions we have made, our two previous acquisitions totalling \$216 million and \$168 million, respectively, and our intention is to continue to scale-up acquisition size to underpin Centuria's AUM growth.”

Centuria is acquiring its 50% interest in the asset from a fund managed by Brookfield.

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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 \$21.8 billion of assets under management (as at 31 December 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.

About the Fund

Centuria Property Funds No. 2 Limited ACN 133 363 185 AFSL 340304 is the responsible entity for the Fund and is a wholly-owned subsidiary of Centuria Capital Limited. A Product Disclosure Statement (PDS) and Information Memorandum (IM) for the Fund is available from Centuria's website www.centuria.com.au. You should obtain and read a copy of the PDS or IM (as applicable to you) relating to the Fund before making a decision to invest. The information in this communication is general information only and does not take into account the objectives, financial situation or particular needs of any person. You should consider whether this information is appropriate for you and consult your financial or other professional advisor before investing.

www.centuria.com.au

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¹ Based on assumptions included within an independent valuation provided by Knight Frank dated 31 March 2026 as well as internal assumptions made by Centuria.

² The distribution forecast is for the first two financial years from the assumed settlement date of the property on 1 September 2026 to 30 June 2028. Forecast distributions shown are annual and pre-tax. The forecast distribution rate is predictive in nature and is subject to assumptions, risks and circumstances (both known and unknown) outside of the control of the Fund. These assumptions include that all tenants will satisfy their contractual obligations under their respective leases within a timely manner, and there are no significant unforeseen capital costs or material changes to the Fund's financial obligations. The actual returns may differ from the target/forecast return. Centuria does not guarantee the performance of the Fund, the repayment of capital or any income or capital return. Past performance is not reliable indicator of future performance. In addition, given the current volatility in interest rate forecasts, should interest rates normalise at higher (or lower) than forecast levels, target/forecast distributions may be revised.

³ Weighted Average Lease Expiry (WALE) by income as at 1 September 2026 including leases that are under heads of agreement and the two-year rental guarantee across the remaining vacancy.

⁴ Occupancy by income as at 1 September 2026 including leases that are under heads of agreement. There is a two-year rental guarantee across the remaining vacancy.

⁵ Acquisition is subject to satisfying conditions precedents including ACCC approval, and FIRB approval if required.

⁶ Distributions will be paid if declared by Centuria Property Funds No. 2 Limited ACN 133 363 185 AFSL 340304 (Centuria) as the responsible entity for the Centuria Sydney CBD Prime Office Fund ARSN 696 580 533 (Fund) and will be subject to the terms, assumptions and risks set out in the Product Disclosure Statement (PDS) and the Information Memorandum (IM).

⁷ Source: Sydney Metro.