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Centuria Capital Group launches \$300 million fully underwritten equity raising to provide funding flexibility to accelerate growth

SYDNEY (Monday, 22 June 2026) – Centuria Capital Group (**Centuria** or **CNI**) today announces that it is undertaking a \$300 million fully underwritten equity raising. The equity raising is structured as:

- an institutional placement to raise \$200 million; and
- a 1 for 17 accelerated non-renounceable pro rata entitlement offer to raise \$100 million,

(together, the **Equity Raising**).

The Equity Raising is being undertaken to provide funding flexibility to accelerate growth across ResetData¹ and Centuria's real estate equity and credit funds management platform in the following ways:

Accelerate growth across ResetData

- Accelerate establishment of existing and pipeline AI Factories; since the completion of Centuria's first Australian AI Factory (**AI-F1**), there has been increased customer demand for AI capacity. This Equity Raising will assist to accelerate the growth of Centuria's AI Factory pipeline
- Progress customer onboarding and enquiries across existing and potential Centuria or third-party power pipelines; establishing a pipeline for potential near term deployment of 10,000+ GPUs and opportunity to expand into Centuria's portfolio over time²

Support growth across real estate equity and credit funds management platform

- Support the origination and underwriting of existing and potential real estate transactions along with a focus on creating larger unlisted real estate funds³ and seeding co-investments in institutional mandates
- Growth initiatives across select private credit funds, utilising distribution capabilities to grow market share from ~1%⁴ in a sector with a growing addressable market (~13% p.a. sector growth from CY25 to CY28)⁵
- Unlock Centuria's potential pathway to 200MW+ of power across existing assets with future AI Factory optionality

Centuria's Joint CEO's, John McBain and Jason Hujich commented, "The Centuria and ResetData combination has created a differentiated NVIDIA neocloud partner with scalable sovereign AI Factories and access to Centuria's real estate, land and potential 200MW+ power pipeline.

ResetData is one of three Australian NVIDIA Cloud Partners and is uniquely placed to take advantage of an upswing in international demand for the establishment of Australian-based AI Factory capacity uptake.

It is worth noting that comparable neocloud platforms in Australia have experienced rapid re-ratings as contracts and scale have emerged and we have this firmly in mind as we respond to increased AI demand and build out our capability in this area.

¹ Centuria owns a 50% interest in ResetData.

² Indicative target, subject to contracts being secured. Actual revenues will be dependent on agreed contract terms and pricing.

³ Support includes deposits, due diligence costs, upfront financing costs and, if required, temporary underwriting of funds through investment in acquisition units pending their sell down through Centuria's investor network.

⁴ A&M Australian private market debt review 2025.

⁵ Alvarez and Marshall.

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Finally, our recent real estate acquisitions have been successively larger in scale which responds to our strategy of scaling up Centuria's real estate platform. Additional capital will be deployed and recycled as larger assets are secured for future funds."

Details of Equity Raising

Centuria has launched a \$300 million fully underwritten Equity Raising comprising:

- an institutional placement to raise \$200 million (**Placement**); and
- a 1 for 17 accelerated non-renounceable pro rata entitlement offer to raise \$100 million (**Entitlement Offer**).

Approximately 150.0 million new securities in Centuria (**New Securities**) are expected to be issued under the Equity Raising, equivalent to approximately 17.6% of existing Centuria securities on issue.

The Entitlement Offer comprises an accelerated institutional entitlement offer (**Institutional Entitlement Offer**) and a retail entitlement offer (**Retail Entitlement Offer**).

The Equity Raising is fully underwritten by the joint lead managers and bookrunners (the **Underwriters**).

All New Securities under the Equity Raising will be issued at a price of \$2.00 per New Security (**Issue Price**), representing:

- a 6.0% discount to the last close price of \$2.18 per Centuria security on 19 June 2026, adjusted for the 30 June 2026 interim distribution of 5.2 cents per security; and
- a 5.2% discount to the distribution-adjusted theoretical ex-rights price (**TERP**) of \$2.11 per Centuria security.⁶

The New Securities issued under the Equity Raising will rank equally in all respects with existing ordinary securities on issue from the date of allotment. They will not be entitled to the distribution for the six months ending 30 June 2026 because the record date for that distribution will have passed by the time New Securities are issued.

Proceeds from the Equity Raising will be used to provide funding flexibility to accelerate growth across ResetData and Centuria's real estate equity and credit funds management platforms. The timing relating to the allocation of the capital to these sources and its repayment (or recycling) is dependent on a variety of factors including market conditions and the securing of new fund opportunities or AI Factory opportunities as they arise.

Earnings guidance

Centuria reaffirms FY26 operating earnings per security guidance of 13.6 cents per security (11.5% above FY25).

Additional information

The Placement will be conducted concurrently with the Institutional Entitlement Offer. New Securities issued under the Placement do not have rights to participate in the Entitlement Offer.

The Entitlement Offer will be made to certain eligible securityholders with a registered address in Australia and New Zealand and such other jurisdictions as Centuria may decide (at its absolute discretion) and will not be made to securityholders in any excluded jurisdictions. The Entitlement Offer is subject to the terms set out in the investor presentation released to the ASX today and the retail offer booklet to be dispatched to eligible retail securityholders.

⁶ TERP is calculated with reference to the last close price of \$2.18 per security on 19 June 2026, adjusted for the 30 June 2026 interim distribution of 5.2 cents per security with a record date of 29 June 2026.

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Eligible retail securityholders will have the opportunity to take up all or part of their entitlement under the Retail Entitlement Offer at the Issue Price of \$2.00 per New Security. Eligible retail securityholders who take up their full entitlement will be offered the opportunity to apply for additional New Securities (up to 25% of their entitlement) (**Top-Up Facility**). Eligible retail securityholders are not assured of being allocated the number of additional New Securities applied for under the Top-Up Facility. If eligible retail securityholders apply for more additional New Securities than available under the Top-Up Facility, Centuria and the Underwriters will scale back applications for additional New Securities in accordance with the allocation policy outlined in the retail offer booklet, and Centuria and the Underwriters otherwise retains absolute discretion regarding allocations under the Top-Up Facility.

The Retail Entitlement Offer will be made to eligible retail securityholders being securityholders who have a registered address in Australia or New Zealand (and such other jurisdictions as Centuria may decide) as at 7:00pm AEST on Wednesday, 24 June 2026 (the **Record Date**). Securityholders who do not satisfy the eligibility criteria or are in excluded jurisdictions will not be eligible to participate. The treatment of entitlements of ineligible securityholders will be as described in the retail offer booklet.

If you have any questions about the Retail Entitlement Offer, please contact Centuria's Offer Information Line on 1800 182 257 (from within Australia) or +61 2 9290 9600 (from outside Australia) from 8:30am to 5:00pm (AEST) Monday to Friday during the Retail Entitlement Offer period.

Indicative Equity Raising Timetable

Key event	Date
Trading halt and announcement of the Equity Raising	Monday, 22 June 2026
Announcement of results of the Institutional Placement and Institutional Entitlement Offer	Tuesday, 23 June 2026
Trading halt lifted and trading re-commences on an ex-entitlement basis	Tuesday, 23 June 2026
Record Date for the Retail Entitlement Offer	Wednesday, 24 June 2026 (7:00pm)
Retail Entitlement Offer opens	Friday, 26 June 2026
Early Retail Acceptance Due Date	Monday, 29 June 2026 (5:00pm)
Settlement of the Institutional Placement, Institutional Entitlement Offer and Early Retail Entitlement Offer	Tuesday, 30 June 2026
Issue and ASX quotation of securities under the Institutional Placement, Institutional Entitlement Offer and Early Retail Entitlement Offer	Wednesday, 1 July 2026
Retail Entitlement Offer closes	Tuesday, 7 July 2026 (5:00pm)
Settlement of the Retail Entitlement Offer	Monday, 13 July 2026
Issue of securities under the Retail Entitlement Offer	Tuesday, 14 July 2026
ASX quotation of securities under the Retail Entitlement Offer	Wednesday, 15 July 2026
Despatch of holding statements for the Retail Entitlement Offer	Friday, 17 July 2026

The timetable is indicative only and remains subject to change at Centuria's discretion, subject to compliance with applicable laws and the ASX Listing Rules. Centuria reserves the right to change the timetable at any time before New Securities are issued, subject to regulatory requirements.

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Investor and analyst briefing

An investor and analyst briefing will be held today at 10:30am AEST. Details to join the webcast will be available at: <https://webcast.openbriefing.com/cni-mu-2026/>

-ENDS-

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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.

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**'), including "forward looking statements" within the meaning of Section 27A of the U.S. Securities Act of 1933 (the "U.S. Securities Act"), Section 21E of the United States Securities Exchange Act of 1934 and the United States Private Securities Litigation Reform Act of 1995.. Forward Statements can generally be identified by the use of forward-looking words such as "anticipate", "estimate", "will", "should", "could", "may", "believe", "intend", "expect", "target" or similar expressions. Forward Statements including indications, guidance or outlook on future revenues, distributions or financial position and performance or growth of underlying investments are not guarantees or predictions of future performance. No representation or warranty is made or given as to the accuracy, completeness, likelihood of achievement or reasonableness of any Forward Statements. Forward Statements involve known and unknown risks, uncertainties and other factors, many of which are beyond the control of CNI and the Underwriters. Past performance is not an indicator or guarantee of future performance. No independent third party has reviewed the reasonableness of any such statements or assumptions. No member of CNI or the Underwriters or their affiliates represents or warrants that such Forward

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This announcement does not constitute an offer to sell, or the solicitation of an offer to buy, any securities in the United States or to, or for the account or benefit of, "U.S. persons" (as defined in Rule 902(k) under the U.S. Securities Act) (**U.S. Person**), or in any other jurisdiction in which such an offer or solicitation would be illegal.

The New Securities have not been, and will not be, registered under the U.S. Securities Act or the securities laws of any state or other jurisdiction of the United States, and accordingly may not be offer or sold in the United States or to, or for the account or benefit of U.S. Persons, unless they are offer and sold pursuant to an exemption from, or in transactions not subject to, the registration requirements of the U.S. Securities Act and any other applicable U.S. state securities laws. In addition, Centuria has not been, and will not be, registered under the U.S. Investment Company Act of 1940, as amended (**U.S. Investment Company Act**), in reliance on the exception from the definition of "investment company" provided by Section 3(c)(7) thereof. Accordingly, for purposes of the U.S. Investment Company Act, the stapled securities in Centuria (**Stapled Securities**) cannot be held at any time by, or for the account or benefit of, any U.S. Person that is not a "qualified purchaser", as defined in section 2(a)(51) of the U.S. Investment Company Act and the rules and regulations thereunder (**Qualified Purchaser or QP**), at the time of acquisition of the Stapled Securities. Any U.S. Person that is not a QP, or any investor acting for the account or benefit of any U.S. Person that is not a QP, is an "Excluded U.S. Person" and may not hold Stapled Securities.