Centuria Capital Group (CNI)

ASX Announcement

Centuria

CLEANSING NOTICE

Notice under sections 708AA(2)(f) and 1012DAA(2)(f) of the Corporations Act

SYDNEY (Monday, 22 June 2026) – This notice is given by Centuria Capital Limited ACN 095 454 336 (**Company**) and Centuria Funds Management Limited ACN 607 153 588 (**CFML**) as responsible entity of the Centuria Capital Fund ARSN 613 856 358 (**Fund**) under sections 708AA(2)(f) and 1012DAA(2)(f) of the *Corporations Act 2001* (Cth) (**Corporations Act**) as modified by ASIC Corporations (Non-Traditional Rights Issues) Instrument 2026/98 and ASIC Corporations (Disregarding Technical Relief) Instrument 2026/180 (together, the **ASIC Instruments**).

In this notice, the Company and CFML (as responsible entity of the Fund) are referred to as CNI.

CNI has today announced a fully underwritten 1 for 17 accelerated non-renounceable pro rata entitlement offer of stapled securities to raise approximately $100 million (**Entitlement Offer**).

Under the Entitlement Offer, CNI is offering new stapled securities comprising one share in the Company and one unit in the Fund (**New Security**) at an issue price of $2.00. The Entitlement Offer is being conducted concurrently with an institutional placement (**Placement**), which is the subject of a separate cleansing notice.

Further details of the Placement and Entitlement Offer are set out in the ASX announcements released by CNI today.

CNI confirms that:

(a) the New Securities will be offered without disclosure to investors under Part 6D.2 and Part 7.9 of the Corporations Act and without a prospectus or product disclosure statement having been prepared;

(b) this notice is being given under sections 708AA(2)(f) and 1012DAA(2)(f) of the Corporations Act as modified by the ASIC Instruments;

(c) as disclosing entities, CNI is subject to regular reporting and disclosure obligations;

(d) as at the date of this notice, CNI has complied with:

  (i) the provisions of Chapter 2M of the Corporations Act as they apply to the Company and the Fund respectively; and

  (ii) sections 674 and 674A of the Corporations Act as they apply to the Company and the Fund respectively;

(e) as at the date of this notice, there is no information that is "excluded information" within the meaning of sections 708AA(8), 708AA(9), 1012DAA(8) and 1012DAA(9) of the Corporations Act; and

(f) the potential effect the Entitlement Offer will have on the control of CNI, and the consequences of that effect, will depend on a number of factors, including the extent to which eligible securityholders take up New Securities under the Entitlement Offer. Given that the Entitlement Offer is structured as a pro rata issue and having regard to the current level of holdings of substantial holders, it is not anticipated that the Entitlement Offer will have material effect on the control of CNI.

-ENDS-

Centuria

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

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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