

Cleansing Notice under section 708A(5)(e) and 1012DA(5)(e) of the Corporations Act

SYDNEY (Wednesday, 10 April 2024) – This notice is given by Centuria Capital Limited ACN 095 454 336 (the **Company**) and Centuria Funds Management Limited ACN 607 153 588 (the **Manager**) in its capacity as responsible entity for Centuria Capital Fund ARSN 613 856 358 (the **Trust**) under sections 708A(5)(e) and 1012DA(5)(e) of the *Corporations Act 2001* (Cth) (**Corporations Act**). Centuria Capital Group (ASX: CNI) (the **Group**) is a stapled entity comprising the Company and the Trust, and each fully paid ordinary share issued in the capital of the Company is stapled to one ordinary fully paid unit in the Trust.

On 10 April 2024, the Group issued 16,056,337 stapled securities in the Group (**CNI Stapled Securities**).

Details of the securities issued

Class of securities:	Stapled securities in the Group (comprising ordinary fully paid shares in the Company and ordinary fully paid units in the Trust)
ASX code:	CNI
Date of the issue:	10 April 2024
Total number of securities issued:	16,056,337

The Company and the Manager give notice under sections 708A(5)(e) and 1012DA(5)(e) of the Corporations Act that:

- (a) the CNI Stapled Securities have been issued without disclosure to investors under Part 6D.2 and Part 7.9 of the Corporations Act and without a prospectus or product disclosure statement being prepared;
- (b) as disclosing entities, the Company and the Trust are subject to regular reporting and disclosure obligations;
- (c) as at the date of this notice, the Group has complied with:
 - (i) the provisions of Chapter 2M of the Corporations Act as they apply to each of the Company and the Trust respectively; and
 - (ii) sections 674 and 674A of the Corporations Act as they apply to each of the Company and the Trust respectively; and
- (d) as at the date of this notice, there is no 'excluded information' of the type referred to in sections 708A(7), 708A(8), 1012DA(7) and 1012DA(8) of the Corporations Act which is required to be disclosed by the Group under section 708A(6)(e) and 1012DA(6)(f) of the Corporations Act.

-ENDS-

Centuria Capital Group (CNI) ASX Announcement

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 \$21.1 billion of assets under management (as at 31 December 2023). 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 investment is only for persons who are 'wholesale clients' within the meaning of that term under the Corporations Act 2001 (Cth). 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'). No independent third party has reviewed the reasonableness of any such statements or assumptions. No member of CNI represents or warrants 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 announcement.