$190 million Listed Note Institutional Bookbuild Completed

SYDNEY (Friday, 26 March 2021) – Centuria Funds Management Limited as trustee of the Centuria Capital No. 2 Fund (the "**Issuer**") announced an offer of new secured, redeemable notes ("**Notes**") under a Prospectus dated 22 March 2021.

The Bookbuild to determine the Margin and demand from Institutional Investors and Syndicate Brokers for Notes was completed on 25 March 2021.

The results are as follows:

- The Margin was set at 4.25% per annum, which was the lowest end of the expected range of 4.25% to 4.50% per annum, as detailed in the Prospectus.
- The Offer size has increased to $190 million on a firm basis to Institutional Investors and Syndicate Brokers and up to $20 million under the Securityholder Offer
- The Issuer intends to allocate $190 million of Notes on a firm basis to Institutional Investors and Syndicate Brokers subject to expiry of the statutory exposure period for the Prospectus.
- The final size of the Offer will depend upon the volume of Applications received and accepted under the Securityholder Offer, which is expected to open on Tuesday, 30 March 2021 and expected to close at 5:00pm (AEST) on Wednesday, 14 April 2021.

The Issuer intends to lodge a replacement Prospectus to specifically include the Margin with ASIC after expiration of the exposure period ("**Replacement Prospectus**"). Full details of the Offer, including who is eligible to apply, will be contained within the Replacement Prospectus. Before deciding whether to apply for Notes, investors should read the Replacement Prospectus in full and seek advice from a professional adviser.

Eligible Australian and New Zealand resident securityholders of Centuria Capital Group (ASX: CNI) wanting to acquire Notes must complete the application form that will be in or will accompany the Replacement Prospectus.

The Notes are expected to be issued on 20 April 2021 and to commence trading on the ASX on a normal settlement basis on 21 April 2021 under the ASX code C2FHA.

Key Offer dates will be included in the Replacement Prospectus. These dates will be indicative and, subject to the *Corporations Act 2001 (Cth)* and ASX Listing Rules, may change without notice.

The Replacement Prospectus will be accessible online at www.CenturiaInvestor.com.au/NoteOffer after lodgement. Alternatively, please call the Issuer's Offer Information Line on 1300 721 637 (within Australia) or on +61 2 8023 5428 (International), Monday to Friday between 8.30am and 5.30pm, AEST during the Offer Period to request a hard copy of the Replacement Prospectus (once it is available).

The Joint Lead Managers to the Offer are National Australia Bank Limited, Westpac Institutional Bank, Morgans Financial Limited, and Shaw and Partners Limited.

-ENDS-

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Centuria

Authorised for release by *Anna Kovarik, Company Secretary.*

About Centuria Capital Group
Centuria Capital Group (CNI) is a leading real estate funds manager with a unique Australasian focus and over $10 billion of assets under management. 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 meaningful 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 or the Notes. 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 any acquisition of securities.
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.

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