

**Centuria secures 21-hectare Katunga Fresh glasshouse,
total agriculture AUM grows to +\$0.65bn**

- **Off-market, sale-and-leaseback of 21ha glasshouse on 20-year triple-net lease**
- **Increases Centuria's total agriculture AUM to \$0.65bn; glasshouse assets total +100 ha**
- **Technology enables year-round tomato production**

SYDNEY (Monday, 6 May 2024) – The Centuria Capital Group (ASX: CNI or “Centuria”) managed Centuria Agriculture Fund (“CAF” or Fund) has entered into an agreement to acquire Katunga Fresh’s 21-hectare glasshouse facility in Katunga, VIC¹.

The transaction will increase Centuria’s total agriculture AUM to \$0.65 billion with a total glasshouse portfolio of more than 100 hectares. CAF’s portfolio now encompasses five of Australia’s large-scale tomato glasshouse infrastructure facilities.

The off-market sale-and-leaseback transaction will be secured with a 20-year triple-net lease. Operator, Katunga Fresh, is one of Australia’s largest suppliers of tomatoes and it has operated from this site for 20 years, supplying Australia’s major supermarkets with year-round produce.

Katunga’s lighting technology increases growing hours, produce yield and aids in offsetting the seasonality of production. The asset has production capacity for approximately 16,000 tonnes of truss tomatoes per annum. In addition to glasshouse facilities, the acquisition includes large packing sheds, energy infrastructure, significant bore water licences and substantial onsite water storage capacity.

Jason Huljich, Centuria Joint CEO, said, “The Katunga facility is a high-quality precision farming asset, which aligns perfectly with our investment strategies and will be backed by a strong tenant covenant. We aim to continue expanding CAF into one of Australia’s largest, sector-specific agriculture funds providing Centuria investors with access to high quality real estate opportunities, which in our view are critical Australian food bowl infrastructure assets.”

The Katunga acquisition will increase CAF’s portfolio AUM to c.\$450million with a 17-year WALE and 100% occupancy.

-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 \$21.1 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

Centuria Property Funds Limited (ACN 086 553 639) (AFSL 231 149) (Centuria), a wholly owned subsidiary of Centuria Capital Group (ASX: CNI), is the Responsible Entity for the fund comprising the Centuria Agriculture Fund I (ARSN 653 947 892) (CAF I) and the Centuria Agriculture Fund II (ARSN 653 946 402) (CAF II) (collectively, Fund).

Centuria Capital Group (CNI) ASX Announcement

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All investments in unlisted property funds carry risk. As the Fund invests in commercial agriculture property it carries the market and property risks associated with investing in this sector, including climate and environmental risks. As a geared investment, the Fund also carries associated financial and leverage risks. Risks can impact on distribution and capital returns over the term of the Fund. It is important that you read the PDS and understand the risks of investing.

¹ Centuria has entered into a Unit Purchase Deed for the purchase of the Katunga Fresh Produce Unit Trust which is subject to customary conditions precedent that must be completed prior to settlement. The transaction is expected to settle on, or around, 1 July 2024.