

UBS commits financing to Centuria Bass warehouse facility

- **New \$150m warehouse facility to fund middle-market real estate bridging finance and residual stock loans**
- **UBS AG Australia Branch providing \$100m senior secured financing, ability to scale in short/medium term**
- **Diversifies Centuria Bass' funding sources and liquidity; AUM increases to c.\$2bn¹**
- **Reaffirms Centuria's conviction in real estate credit funds**

SYDNEY (Thursday, 25 July 2024) – Centuria Capital Group's (ASX: CNI or "Centuria") real estate finance division, Centuria Bass Credit ("Centuria Bass"), has secured a new c.\$150 million warehouse facility, with an initial \$100 million senior secured commitment from global investment bank, UBS.

The warehouse will exclusively finance first mortgage bridging finance and residual stock loans to real estate borrowers. The new financing commitment from UBS further diversifies Centuria Bass' funding sources and has been structured to scale in the short to medium term.

The new warehouse increases Centuria Bass' Assets Under Management (AUM) to \$1.9 billion¹.

Giles Borten, Centuria Bass Joint CEO, said, "We are very pleased to have UBS as a financing partner to assist us provide the domestic market with finance on short terms of less than 24 months. We are targeting the middle-market real estate finance sector, which is often overlooked."

Jason Huljich, Centuria Joint CEO, added "This financing partnership is testament to the non-bank real estate finance sector's strong tailwinds and reaffirms Centuria's conviction in real estate credit funds. Within the past three years, Centuria Bass has grown its AUM from c.\$270million to c.\$2billion and looks to capture further tailwinds from this sector. We are pleased to further expand our institutional partnerships through our first financing commitment from UBS. The new facility further diversifies Centuria's capital sources and liquidity with the ability to immediately deploy funds."

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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

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Centuria Capital Group (CNI) ASX Announcement

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¹ AUM as at 30 June 2024