

Centuria and BGO establish institutional partnership with their first joint acquisition of a \$200 million industrial portfolio

- Global real estate investor, BGO, commits to a \$200m industrial portfolio; potential to expand
- Group's institutional capital commitments increase to c.\$2.1bn¹; industrial platform grows to more than \$6.2bn¹
- Off-market acquisitions demonstrate Centuria's ability to secure high-quality assets for partners

SYDNEY (Monday, 19 May 2025) – Centuria Capital Group (**ASX: CNI** or “Centuria” or “Group”) has secured its third industrial institutional partnership with global real estate investor, BGO, which has committed to a c.\$200 million portfolio with the potential to expand its investment in domestic urban infill industrial markets.

BGO, which has more than \$100 billion of assets under management (AUM) and is part of Sun Life Financial, is supported on the ground in Australia by local manager Cliffbrook Capital. The portfolio consists of three off-market, Western Sydney warehouses, providing c.45,000sqm of prime industrial space within tightly held urban infill markets where vacancy is 2.7%².

Centuria is appointed Investment Manager and Property Manager and the Group will hold a five per cent interest in the portfolio. To date, Centuria manages c.\$2.1billion of assets on behalf of institutional investors¹.

Jason Huljich, Centuria Joint CEO, said “We are pleased to partner with BGO and will continue to seek opportunities across tightly-held industrial markets for the partnership. This type of institutional partnership speaks to the strong appetite from international capital seeking to harness the strong domestic industrial sector tailwinds, particularly within infill markets, which benefit from proximity to households and businesses alike.”

“The Western Sydney portfolio again illustrates Centuria’s ability to secure rare, off-market quality assets for our institutional partners. With Australia’s burgeoning population increasing demand from the industrial and logistic sector, coupled with limited new supply within infill markets, we believe macroeconomic tailwinds will persist throughout the medium term. These factors bode well for our institutional partners as well as Centuria securityholders.”

Located at 28 Britton Street, Smithfield NSW; 45 Britton Street, Smithfield NSW; and 17 Stanton Road, Seven Hills NSW; the portfolio benefits from the opportunity to capture strong rental growth.

Centuria remains one of the largest industrial landlords across Australasia with more than 160 assets exceeding \$6.2 billion¹.

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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 \$20.5 billion of assets under management (as at 31 December 2024). 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.

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¹ As at May 2025

² Source: CBRE Research – Sydney Central West 2H24 Industrial Vacancy