

April 2026

## Re: Five-year liquidity event withdrawal request update

We are writing to provide an update regarding the processing of withdrawal requests submitted as part of the Centuria Healthcare Property Fund's ('Fund') five-year Liquidity Event in August 2025 and the rationale for postponing the first 12.5% withdrawal payment instalment that was previously announced.

Withdrawal requests under the Liquidity Event were received from approximately 33.5% of unitholders. As previously disclosed, Centuria, as the responsible entity, is looking to facilitate these requests through an active divestment campaign of the following healthcare properties:

- 168 Corfield Street, Gosnells, WA
- 299 Scottsdale Drive, Robina, QLD
- 38-44 Gap Road, Sunbury, VIC
- 60B Kingsvale Road, Myocum, NSW

Centuria is focused on maximising returns while facilitating withdrawals as expeditiously as possible. However, the property and investment environment has become volatile with ongoing challenges including:

- heightened geopolitical uncertainty and conflict in the Middle East
- market volatility, elevated inflation and, subsequently, higher interest rates
- transaction markets impacted by rising cost of debt
- purchaser hesitation, leading to protracted divestment timeframes and, in some instances, purchaser withdrawal.

Given the protracted nature of the divestment processes, the timing of withdrawal payments remains contingent on an asset's successful sale. As a consequence, the 12.5% withdrawal payment previously anticipated for March/April 2026 is now expected to be deferred until approximately Q1 FY27.

We appreciate the delay is disappointing, however, we must also act in the interests of all unitholders to achieve the best value for the Fund. Considerable efforts to progress asset divestments remain a top priority to ensure withdrawal requests are met.

We thank you for your continued patience and understanding. We will provide you with updates and payment timing as we progress the divestment program.

If you have any questions or would just like to discuss your investment in the Fund, please contact our Investor Services team on:

T:1300 22 44 24

E:contactus@centuria.com.au

Yours sincerely,



**Rod Owen-Jones**  
**Fund Manager**  
**Centuria Healthcare Property Fund**