

Friday, 4 July 2025

To: All Investors

Dear Investor,

Re: **Centuria ATP Fund**
Confirmation of Data61 Building Settlement

We are thrilled to confirm that settlement for the sale of the Fund's last asset, the Data61 Building located at 13 Garden Street, South Eveleigh NSW, occurred on **Friday, 27 June 2025**. The gross sale price of \$116.0 million was approximately **87% above** the purchase price of \$62.0 million paid in April 2016, which is an exceptional result for investors.

Forecast Return to Investors

Following the sale, we are pleased to advise that a special distribution of **\$0.8762 per unit** will be made to your nominated bank account on or around Friday, 11 July 2025.

The final calculations leading up to the wind up of the Fund have commenced. Subject to the retention amounts held under the sale contracts for both the Biomed Building and the Data61 Building being released, we anticipate making a further distribution in September 2025 and a final payment in April 2026. We will advise the details of the forecast final distributions once the calculations have been finalised in August.

In order to maximise the timing of returns to investors, we note that this special distribution already includes the provision for the monthly distribution to the date of settlement and monthly income distributions will now cease.

An Attribution Member Investment Trust Member Annual (**AMMA**) Statement in relation to your investment in the Fund for the year ended 30 June 2025 will also be issued in late September 2025.

Future Distribution(s) to Investors

Future distributions(s) to investors will follow once all other liabilities of the Fund have been settled and all payments from debtors (including GST receipts) have been received. Thereafter, the Fund will be wound up. It is expected that the future distribution(s) will be distributed in the year ending 30 June 2026.

Unlisted Property Fund Investment Opportunities

Centuria currently has two unlisted property funds open for investment, which are the open-ended Centuria Diversified Property Fund and the Centuria Agriculture Fund.

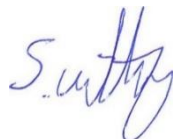
However, we are also extremely pleased to advise that a new single asset, industrial opportunity will be available for investment shortly as well. If you would like further information on any of these funds or other products offered by Centuria, please do not hesitate to contact the Centuria Investor Services Team on **1300 22 44 24** or Contactus@Centuria.com.au.

We recommend that you seek independent financial advice before making any decision in relation to Centuria's products.

Summary

We are extremely pleased to deliver the great news regarding the sale of the Data61 Building and would like to thank you for your continued support. Should you have any queries in relation to your investment, please do not hesitate to contact me or **Centuria Investor Services** using the detail provided above.

Yours sincerely,



Stuart Wilton
Co-Head – Unlisted Funds
Centuria Property Funds Limited

Disclaimer

This communication is issued by Centuria Property Funds Limited (ABN 11 086 553 639 AFSL 231 149) (Centuria) as the responsible entity of the Centuria ATP Fund (ARSN 610 104 320), Centuria Diversified Property Fund - a stapled fund comprising the Centuria Diversified Property Fund (ARSN 611 510 699) and the Centuria Diversified Property Fund No.2 (ARSN 645 597 404) and Centuria Agriculture Fund - a stapled 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').

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All investment is subject to investment risk, including possible delays in payment or loss of income and principal invested. None of Centuria or any of their respective associates, related entities or directors guarantee the performance of the Fund or the repayment of monies invested.