

RG 46 Disclosure – Centuria Diversified Property Fund (26 February 2026)

This RG 46 Disclosure document has been prepared by Centuria Property Funds Limited ABN 11 086 553 639, AFSL 231149 (**Centuria** or **Manager**) as Responsible entity for the Centuria Diversified Property Fund (**Fund**), a stapled fund comprising Centuria Diversified Property Fund ARSN 611 510 699 (CDPF) and the Centuria Diversified Property Fund No. 2 ARSN 645 597 404 (CDPF No. 2). It sets out key disclosures required by ASIC’s Regulatory Guide 46 – Unlisted Property Schemes: Improving Disclosure for Retail Investors (**RG46**). RG46 sets out 8 disclosure principles and six benchmarks in relation to those principles to help retail investors compare risks and returns across investments in the unlisted property sector. This document is provided bi-annually and in addition to quarterly investor updates. A paper copy of this RG 46 Disclosure document is available free of charge.

Key risks covered by ASIC’s disclosure principles and benchmarks	Centuria’s Policy	What does this mean in practical terms and where can this information be found in your Fund Quarterly Update or other documents?
<p>Scheme Borrowings and Gearing (Disclosure Principles 1 & 3 and Benchmark 1)</p> <p>The Principles and Benchmark relate to the extent to which the Fund’s assets are funded by interest bearing liabilities and providing disclosure in respect of what this means to investors.</p> <p>Gearing is the level of finance that is used to purchase properties or manage the capital expenditure within a fund. Gearing increases the exposure of unitholders to movement in the value in the underlying properties in which a fund invests. It can magnify capital gains;</p>	<p>Centuria Complies with ASIC’s Benchmark 1</p> <p>Centuria has in place a policy in relation to the management of the gearing and interest cover for its funds.</p> <p>Centuria’s gearing policy requires a fund’s gearing to be set by management from the outset. The level of gearing will be determined on a fund by fund basis based on factors including lender and investor appetite, finance pricing at various gearing levels and ensuring there is sufficient headroom for anticipated financial covenants. Also taken into consideration are expectations of short-term funding requirements for building works, tenant incentives etc.</p>	<p>Your Quarterly Fund Updates have a ‘Debt Summary’ section. Within this section we will keep you regularly apprised of the following information in respect of borrowings:</p> <ul style="list-style-type: none"> • Details of borrowing facilities including any undrawn amounts; • Detail of refinancing due dates and prospects of refinance; and • Debt covenants and debt covenant compliance.

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<p>however, it can also magnify capital losses. A highly geared fund will have a lower asset buffer to rely on in times of financial stress.</p> <p>The gearing ratio formula as required by RG46 is:</p> <p><i>Total interest bearing liabilities / total assets</i></p> <p>It is important to note that borrowings are generally secured by the property(ies) held by the fund and this will mean that repayment of these borrowings ranks ahead of investor's interest in the Fund.</p> <p>Most debt facilities will also have conditions that enable the financier to call on the loan if unitholders exercise their rights to remove and replace the Responsible Entity of the Fund.</p> <p>If a Fund's borrowings are to mature within a short timeframe, it will need to refinance. There is a risk that refinancing will be on less favourable terms or not available at all.</p>	<p>Each financier will set what is known as a Loan to Valuation Ratio (LVR) covenant. This covenant is the maximum percentage level of gearing the fund can hold relative to asset values under the financing facility. If this covenant is breached, the financier may exercise its rights under the facility agreement including the imposition of higher interest margins or forcing the sale of the property. It is for this reason that Centuria will seek to set gearing with headroom over the covenant.</p> <p>When the Fund invests in another fund that is already geared, Centuria takes that fund's gearing into account (on a proportional basis to the Fund's investment in that fund), along with any borrowings the Fund has directly, when calculating the Fund's gearing ratio. This means that the Fund's gearing is calculated on a look-through basis. The Manager does not take into account the gearing of any A-REITs held by the Fund in calculating the Fund's look-through gearing ratio.</p> <p>The Fund has an intended look-through gearing level target of between 35% to 50% and maximum look-through gearing level of 50%.</p>	<p>Fund Gearing Ratio (31 December 2025)</p> <p>Total Interest-Bearing Liabilities: \$49,750,000</p> <p>Total Assets \$159,324,000</p> <p>Fund Gearing (ASIC RG46): 31.2%</p> <p>Based on the reviewed accounts as at 31 December 2025, calculated as total interest-bearing liabilities divided by total assets in accordance with ASIC RG46 requirements.</p> <p>Fund Gearing (look-through): 34.9%</p> <p>Look-through gearing is weighted by portfolio allocation as at 31 December 2025 in accordance with the Fund's gearing policy. We do not take into account the gearing of any A-REITs held by the Fund in calculating the Fund's look-through gearing ratio.</p>

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<p>ASIC's Benchmark 1 is for Centuria to have in place a Gearing Policy that governs the gearing within a fund at the individual facility level.</p>	<p>If financing / refinancing is sought to increase gearing within a fund, this will only occur in accordance with a fund's capital management plan and it must be in the best interest of unitholders and in accordance with the fund constitution and disclosure documents.</p> <p>Centuria monitors both the Gearing and Interest Cover Ratio (ICR) covenants for each fund on a monthly basis at formal monthly treasury meetings and a monthly property executive committee meeting. During these meetings, management will take active steps to manage gearing and ICR within the debt covenants where possible. The measures available to manage gearing and ICR covenants will vary between funds and are subject to commentary in Centuria's quarterly investor updates.</p> <p>Where a covenant is breached Centuria will work in consultation with the financier to take appropriate steps to manage the breach and to do so in the best interests of unitholders.</p> <p>A summary of Centuria's Gearing and ICR Policy is available on request from Centuria.</p>	<p>Fund Loan to Value Ratio (LVR)</p> <p>Total Interest-Bearing Liabilities: \$49,750,000</p> <p>Total Direct Properties Value: \$142,450,000</p> <p>Cash: \$2,371,365</p> <p>LVR (Bank purposes): 33.3%</p> <p>The Loan to Valuation Ratio (LVR) is calculated in accordance with the Fund's loan facility agreements as the ratio of loan principal outstanding (being drawn debt, net of eligible cash where permitted) to the value of the properties securing the facility, based on the most recent independent valuations accepted by the lender. The Fund is required to maintain a maximum LVR of 60.0% under its loan covenants, which is tested at the facility level for covenant compliance.</p>

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	<p>The Fund's gearing policy is subject to change with the appropriate Board approval.</p>	<p>Facility Interest Rate</p> <p>The total cost of interest-bearing liabilities over the period to 31 December 2025 was 2.76% calculated by total interest expense over the period divided by interest bearing liabilities as at 31 December 2025. This includes the cost of the bank margin, any fixed interest rate and any floating facility rate.</p> <p>Debt Covenant Sensitivities</p> <p>Under the terms of the debt facility, the Fund is required to comply with certain loan covenants over the course of the financial year. Based on the reviewed financial report as at 31 December 2025, the Fund is compliant with all covenants including the Interest Cover Ratio (ICR) and Loan to Valuation Ratio (LVR).</p> <p>The value of the properties (based on the 31 December 2025 independent valuations) would have to fall by 41.8% for the Fund to breach its LVR covenant. The income of the Fund would have to fall by 65.8% for the Fund to breach its ICR covenant.</p>

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		<p>Fund Interest Rate Hedge</p> <p>The Fund's interest rate hedging arrangements expired in December 2025. The Fund is currently unhedged and therefore exposed to movements in floating interest rates while refinancing of loan facilities is underway following the recent Liquidity Event. The Responsible Entity continues to monitor interest rate conditions, borrowing costs and covenant compliance, and may enter into new hedging arrangements in accordance with the Fund's risk management framework.</p>
<p>Interest Cover Ratio and Interest Cover Policy (Disclosure Principle 2 and Benchmark 2)</p> <p>This Principle and Benchmark relates to how the Fund's cost of borrowings (interest cover) is maintained and providing disclosure in respect of what this means to investors.</p> <p>A geared fund will incur an interest expense that will increase with the size of the loan or interest</p>	<p><i>Centuria complies with ASIC Benchmark 2</i></p> <p>Centuria has in place a policy in relation to the management of the gearing and interest cover for its funds.</p> <p>Centuria's policy requires management to endeavour to maximise the buffer between the forecast ICR for the fund over that of the facility ICR covenant. A specific target ICR is not set beyond the requirement to seek</p>	<p>Fund Interest Coverage Ratio (31 December 2025)</p> <p>ICR (ASIC RG46): 3.97x</p> <p>For ASIC RG46 disclosure purposes, the Fund's Interest Cover Ratio is calculated as EBITDA (adjusted to exclude unrealised gains and include unrealised losses) divided by interest expense, based on the Fund's financial statements. This calculation is used for</p>

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<p>rate margins applied by the financier. A higher geared fund will be more sensitive to interest rate moves.</p> <p>An Interest Cover Ratio (ICR) is a measure of a fund’s ability to meet its interest expenses from the earnings of the fund. The ICR is a key indicator of a fund’s financial health.</p> <p>The closer a fund is to an ICR of 1.00x, the closer the funds cash flow is to meeting interest expenses only. If the ICR falls below 1.00x, the fund’s earnings are insufficient to meet interest expenses.</p> <p>The gearing ratio formula as required by RG46 is:</p> <p><i>EBITDA – unrealised gains + unrealised losses / interest expense</i></p> <p>Financiers will set an ICR covenant which is different to the ICR calculation required under RG46. The Financier’s covenant will set the minimum ICR that the Fund must maintain to avoid breaching a financial covenant.</p>	<p>headroom over the covenant at refinance and then to manage the facility within that covenant.</p> <p>See above for further detail on Centuria’s Gearing and ICR Policy.</p> <p>A copy of Centuria’s Gearing and ICR Policy is available on request from Centuria.</p>	<p>investor disclosure and comparability. It differs from the bank covenant ICR methodology.</p> <p>ICR (Bank Covenant): 5.12x</p> <p>The Interest Cover Ratio (ICR) is calculated in accordance with the Fund’s loan facility agreements as the ratio of Net Property Income to interest expense, as defined in the facility documentation. Net Property Income is determined after property operating expenses and specified non-cash adjustments, and interest expense reflects interest payable on the Fund’s drawn debt. The Fund is required to maintain a minimum ICR of 1.75x under its loan covenants, which is tested at the facility level for covenant compliance.</p> <p>The ICR of the Fund is included in the ‘Debt Summary’ section of the Quarterly Fund Update.</p>

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<p>ASIC's Benchmark 2 is for Centuria to have in place a Policy that governs the management of Interest Cover within a fund at the individual facility level.</p>		
<p>Interest Capitalisation (Benchmark 3)</p> <p>Interest capitalisation means the Fund is not required to make interest payments until an agreed point in time. Interest is therefore capitalised on the value of the fund's financing facility. This will increase the gearing in the fund.</p> <p>ASIC's Benchmark 3 states that the interest of the fund should not capitalised.</p>	<p><i>Centuria complies with ASIC Benchmark 3</i></p> <p>Centuria does not capitalise interest in this Fund.</p>	n/a
<p>Portfolio Diversification (Disclosure Principle 4)</p> <p>Generally, the more diversified a portfolio is, the lower the risk than an adverse event affecting one property or one lease that will put the overall portfolio at risk.</p>	<p>The Fund aims to provide monthly tax effective income and the potential for long term capital growth by investing in a diversified portfolio consisting of predominantly office, industrial and retail property assets located within Australia.</p>	<p>The Quarterly Fund Updates and Monthly Fact Sheets detail of the Fund's investments, and respective investment weighting of these investments. They also provide the underlying carrying value. The latest versions can be located at centuria.com.au/CDPF</p>

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	The Fund intends to invest across a range of properties providing diversification by property, sector, geographic location and tenancy mix. The Fund has acquired interests in real property both directly and indirectly via investing in units in unlisted property schemes.	
<p>Valuations (Benchmark 4)</p> <p>Investing in a property scheme exposes investors to movements in the value of the scheme's assets. Investors therefore need information to assess the reliability of valuations.</p> <p>ASIC's Benchmark 4 addresses the way in which valuations are carried out on the fund's assets. The benchmark requires Centuria to maintain and comply with a written valuation policy that requires:</p> <p>(a) A valuer to:</p> <p>(i) be registered or licensed in the relevant state, territory or overseas jurisdiction in which the property is located (where a</p>	<p><i>Centuria complies with ASIC Benchmark 4</i></p> <p>Centuria has implemented a Property Valuation Policy for the valuation of property assets held by each of its property funds that meets ASIC's Benchmark 4.</p> <p>Under Centuria's policy, valuations are classified as either an Internal Valuation or an Independent Valuation. An Internal Valuation is a valuation undertaken by Centuria and approved by Centuria's Board. It is commonly referred to as a Director's Valuation. An Independent Valuation is a valuation undertaken by an external valuer in accordance with Centuria's policy. Both Internal and Independent Valuations may be adopted for the purposes of statutory and financial reporting or to advise investors in a fund of the current market value of the property.</p>	<p>Centuria has a Property Valuation Policy in place and has complied with the policy for the entire period since the last RG46 Statement was issued. Investors may contact Centuria for a copy of the full Property Valuation Policy.</p> <p>The Quarterly Fund Updates and monthly Factsheets include a table setting out the latest carrying values of the Fund's investments. The latest versions can be located at centuria.com.au/diversified-property-fund/home/</p>

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<p>registration or licensing regime exists), or otherwise be a member of an appropriate professional body in that jurisdiction; and</p> <p>(ii) be independent</p> <p>(b) procedures to be followed for dealing with any conflicts of interest</p> <p>(c) rotation and diversity of valuers</p> <p>(d) valuations to be obtained in accordance with a set timetable; and</p> <p>(e) for each property, an independent valuation to be obtained:</p> <p>(i) before the property is purchased</p> <p>a. for a development property, on an 'as is' and 'as if complete' basis; and</p> <p>b. for all other property, on an 'as is' basis; and</p> <p>(ii) within two months after the directors for a view that there is a likelihood that</p>	<p>All properties are independently valued prior to purchase by any of Centuria's Registered Managed Investment Schemes. Centuria's Property Valuation Policy also requires investment properties to be independently valued at least once every 24 months. However, in practice, Independent Valuations are generally conducted annually for each of Centuria's registered managed investments schemes or such other times required by a fund's financier. Whilst annual valuations are conducted, a further external valuation will be conducted within two months of the directors determining that there is likely to be a material change in the value of the property. This will usually arise where the directors identify a material change during the process of completing a directors' valuation. All external valuers engaged to conduct an Independent Valuation must be approved valuers on Centuria's valuation panel and can only be appointed to the panel if they meet criteria in relation to qualifications, experience and independence. Centuria's valuation panel is also designed to provide a diversity of valuers.</p> <p>Centuria's policy requires adequate rotation of valuers such that no valuer may perform an Independent</p>	

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<p>there has been a material change in the value of the property</p>	<p>Valuation more than three times consecutively. A valuer appointed from the valuation panel must also have no conflicting interests.</p> <p>Valuations are conducted on an 'as is' basis using either a Discounted Cash Flow or Capitalisation Approach. The Capitalisation Approach is the primary method and involves dividing the annual fully leased net income of a property by the appropriate capitalisation rate. The capitalisation rate is determined by analysing recent sales with similar characteristics to the subject property, and calculating what the annual net market income of the property is as a percentage of the sale price. The Discounted Cash Flow Analysis, which complements the Capitalisation Approach and essentially acts as a check method, allows an investor or owner to make an assessment of the property's current value and likely long-term return based on rental and capital growth assumptions over an assumed investment horizon, which is generally 10 years.</p>	

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<p>Related Party Transactions (Disclosure Principle 5 and Benchmark 5)</p> <p>This Principle and Benchmark relates to Centuria’s Policy for related party transaction and how this is disclosed to investors.</p> <p>ASIC’s Benchmark 5 requires Centuria to maintain and comply with a written policy on related party transactions, including the assessment and approval processes for such transaction and arrangement to manage conflicts of interest.</p> <p>A conflict of interest may arise where there is the potential for the interests of the Responsible Entity (and its related entities) and the interests of unitholders to conflict.</p>	<p>Centuria meets ASIC Benchmark 5</p> <p>Centuria has a Group wide Conflicts of Interest Policy that governs the way in which conflicts of interest are managed. The primary examples of the conflicts of interest that applies to Centuria’s property funds is the appointment of related parties to perform property management services and investments in Centuria unlisted property funds.</p> <p>The conflict of interest policy requires these conflicts to be assessed and steps implemented by Centuria’s compliance department to manage the conflict. The Board of the Responsible Entity must also approve any conflict of interest measures.</p> <p>Where a conflict arises, Centuria’s conflict measures are to ensure that the appointment is in the best interest of members and on arm’s length commercial terms.</p>	<p>Related Party Transactions</p> <p>The Fund invests in unlisted property schemes, managed by related parties of Centuria. All of these transactions are subject to Centuria’s Conflicts of Interest Policy.</p> <p>Details of these investments are noted in the Quarterly Fund Updates or on the continuous disclosure section of the Fund’s website.</p> <p>To assist the Fund, Centuria Capital Group will support acquisitions by investing into the Fund via special class acquisition units or ordinary units.</p> <p>The acquisition units acquired by the Centuria Capital Group rank equally with ordinary units in terms of distributions and price per unit, except that acquisition units carry a priority for redemption over ordinary units but only from the proceeds of the issue of new ordinary units. Both the issue price and the withdrawal price of these acquisition units are at the prevailing unit price of ordinary units at the relevant times.</p>

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		<p>The details are disclosed to investors on the Fund's RG46 continuous disclosure website located at centuria.com.au/diversified-property-fund/home/.</p> <p>Centuria Property Services Pty Limited ABN 95 092 526 924 (CPS) and Centuria Business Services Pty Ltd ABN 33 628 669 750 (CBS) have also been appointed to offer various services for the direct assets held by the Fund including property and facilities management, leasing, development, project management services and administrative services. The appointment of CPS and CBS is conducted in line with Centuria's Conflicts of Interest Policy on arm's length commercial terms.</p> <p>As disclosed in the 31 December 2025 Financial Report for the Fund, the combined fees that CPS and CBS earned for these services was \$230,014 for the year to 31 December 2025.</p> <p>CPS and CBS are appointed in accordance with Centuria's Conflict of Interest Policy and Centuria regularly appraise any fees against</p>

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		other providers to ensure that the engagement remains on arm’s length commercial terms.
<p>Distribution Practices (Disclosure Principle 6 and Benchmark 6)</p> <p>ASIC’s Benchmark 6 requires the Fund to only pay distributions from its cash from operations (excluding borrowings) available for distribution.</p> <p>Some property schemes make distributions partly or wholly from unrealised revaluation gains, capital, borrowings, or support facilities arranged by the responsible entity, rather than solely from cash from operations available for distribution. This may not be commercially sustainable over the longer term, particularly when property values are not increasing.</p>	<p>Centuria does not comply with ASIC Benchmark 6</p> <p>The Manager pays distributions from Funds from Operations (‘FFO’). The Fund's FFO is the net profit of the Fund adjusted for certain non-cash and other items such as unrealised gains or losses, amortisation of tenant incentives, rent straight lining, and other unrealised one-off items.</p> <p>Whilst the Manager predominantly pays distributions based on the Fund's FFO, some distributions to Investors may comprise a component of capital. This is because the Manager may apply some cash from outstanding tenant incentives and from amounts held to support property vendor rental guarantees to assist in paying distributions (which is in line with FFO distribution practice). The Manager expects that whilst some distributions may include an amount of capital, this amount will not be material.</p>	<p>The Fund’s monthly Fact Sheets include details on distributions paid under the ‘Monthly Distribution’ table located at centuria.com.au/diversified-property-fund/home/.</p> <p>Distributions for the Financial Year are paid from Funds From Operations (FFO). The Fund’s distribution payout ratio is below 100% of FFO. Working capital is retained to support ongoing fund requirements, including capital expenditure, leasing costs and lease incentives.</p> <p>From time to time, the Fund may make a partial payment of distributions from accumulated working capital to smooth distributions between periods. This approach will reduce the amount of accumulated working capital available in the Fund. The Fund may also draw upon the debt facility to pay for</p>

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		<p>various items including capital works, leasing fees, and lease incentives.</p> <p>Distributions are forecast on an annual basis at the commencement of each Financial Year and confirmed annually in the June Quarterly Report.</p>
<p>Withdrawal arrangements (Disclosure Principle 7)</p> <p>This Disclosure Principle addresses disclosure of withdrawal arrangements within the Fund.</p> <p>Often property schemes will have limited or no withdrawal rights. This means that they are usually difficult to exit.</p>	<p>The Fund's PDS provides for two types of liquidity for investors, both of which are entirely optional:</p> <ul style="list-style-type: none"> • Limited quarterly withdrawal facility: <p>Limited quarterly withdrawals of up to 2.5% of the Fund's net asset value per quarter, capped at 10% p.a. It is expected that this will be satisfied from the Fund's cash and/or realisation of the Fund's listed A-REIT investments.</p> <ul style="list-style-type: none"> • Five-year liquidity events: Periodic five-year liquidity events (Liquidity Event). The Fund's first such Liquidity Event closed in December 2025. The Liquidity Event offers all investors the flexibility to remain invested in the Fund, or apply to redeem part of their 	<p>Limited quarterly withdrawal facility:</p> <p>The limited quarterly withdrawal facility is currently paused following the Fund's five year Liquidity Event that closed on 12 December 2025.</p> <p>The limited quarterly withdrawal facility will remain paused until all withdrawal requests from the Liquidity Event have been paid in full.</p> <p>The Manager intends to offer Investors the opportunity to withdraw their investment from the Fund each quarter on a limited basis (March, June, September and December) once all withdrawals from the Liquidity Event have been paid in full.</p>

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	existing holding or fully exit their investment— participation is entirely optional.	<p>The minimum withdrawal amount is \$10,000. The Manager may vary the minimum withdrawal amount at its discretion from time to time.</p> <p>Once withdrawal requests under the Liquidity Event have been paid in full and the limited quarterly withdrawal facility is open again, the amount available to meet withdrawal requests for the quarter is up to 2.5% of the Net Asset Value of the Fund, as calculated in accordance with the Constitutions as at the last Business Day before the withdrawals are processed, and is capped at 10% p.a.</p> <p>Five-year Liquidity Events:</p> <p>Withdrawals from the Liquidity Event are being satisfied on a staged basis, funded through a combination of debt drawdowns and asset divestments. Payments are being made by instalments, with timing subject to market conditions and available cash, in accordance with the Fund’s constitution.</p>

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		<p>The Manager will seek to satisfy withdrawal requests within a 6 month period following the close of the Liquidity Event offer (although under the Constitutions, the Manager has up to 365 days after the close of the offer to use their reasonable endeavours to meet the requests, if needed). This may mean that withdrawal requests are satisfied in one or more instalments. In each case the amount received by Investors will be determined using the Withdrawal Price prevailing on the day their withdrawal is processed.</p> <p>The next periodic Liquidity Event is expected to occur in or around December 2030.</p> <p>Withdrawals Generally</p> <p>Withdrawals may be suspended in certain circumstances or generally if the satisfaction of all withdrawal requests would compromise the operation of the Fund, if it is impracticable or impossible for Centuria to calculate the withdrawal price, or when Centuria otherwise</p>

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		<p>determines it to be in the best interests of all Investors.</p> <p>In addition, Centuria must at all times ensure Investors are not unfairly treated by any withdrawal facility offered. Centuria may therefore vary the terms and conditions of any withdrawal facility to ensure the fair and equal treatment of all Investors. Any suspension or variation of the withdrawal facility will be communicated to Investors on Centuria's website at centuria.com.au/cdpf.</p> <p>The Fund will notify Investors via its website should the liquidity facility be withdrawn. The Fund's Continuous Disclosure website has included information relating to any scale backs associated with the Fund's limited quarterly liquidity facility.</p>
<p>Net Tangible Assets (Disclosure Principle 8)</p> <p>This Disclosure Principle addresses disclosure of the net tangible asset (NTA) backing per unit of the Fund.</p>	<p>Centuria has implemented written procedures that governs the timing and calculation of Net Tangible Asset Backing per unit (referred to by Centuria as Net Asset Backing or NAB).</p>	<p>The current NAB of the Fund is detailed in the latest audited financial accounts, which is available to download via the Centuria Investor online portal.</p>

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<p>The net tangible asset (NTA) backing of a scheme gives investors information about the value of the tangible or physical assets of the scheme. The ongoing NTA backing may be affected by various factors, including fees and charges paid up-front for the purchase of properties, costs associated with capital raising, or fees paid to the responsible entity or other parties.</p>	<p>NAB calculations are updated after the completion of audited half year and full year financial statements.</p>	<p>The NAB of the Fund is calculated in accordance with RG46 by dividing the net assets less intangible assets of the Fund (with any adjustments) by the number of Units in the Fund on issue. The NAB of the Fund is disclosed in the Fund’s RG46 disclosure statement which is available on the Fund’s website at centuria.com.au/cdpf.</p> <p>The Unit Price is different to the NTA of the Fund. The Unit Price is the prevailing Net Asset Value of the Fund, plus adjustments relating to the unamortised value of acquisition costs, divided by the number of Units on issue. As a result of these adjustments, the Unit Price will generally be higher than the NTA per Unit.</p> <p>The Unit Price includes an allowance for any accrued distributable income from the commencement of the relevant distribution period. The Unit Price will therefore decrease immediately after a distribution is declared at the end of a month.</p>

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		<p>The Fund's daily unit price is available on the Fund's website at centuria.com.au/cdpf.</p> <p>Full unit price history is available on the Fund's website.</p> <p>http://centuria.com.au/diversified-fund/investor-centre/unit-price-history/</p>
<p>Continuous Disclosure (ASIC Regulatory Guide 198)</p> <p>The Fund is subject to the requirements of continuous disclosure whereby Centuria is required continually keep investors apprised of material information likely to affect the value of the Fund.</p>	<p>Centuria achieves compliance with the continuous disclosure requirements by the publishing and updating the following information of the Fund's webpage:</p> <ul style="list-style-type: none"> • Continuous disclosure notes • Unit price history • Portfolio information 	<p>The Fund has a continuous disclosure page on the Fund's website.</p> <p>https://centuria.com.au/diversified-property-fund/investor-centre/</p>