



September 1, 2023

Centurion Asset Management Inc. (the "Asset Manager") is pleased to announce that it has updated the Asset Management Agreement of Centurion Financial Trust ("CFIT"), effective September 1, 2023 (the "Updated Asset Management Agreement").

The current term of the Asset Management Agreement would have ended on December 31st, 2026. The market standard for asset management arrangements has changed since the inception of CFIT, and the Asset Manager believes that this is the time to refresh the Asset Management Agreement to reflect current investment management trends.

In connection with the Updated Asset Management Agreement, the Asset Manager will:

- No longer charge transaction fees for either acquisitions or mortgage or equity joint venture originations. CFIT will now earn the borrower-paid mortgage and equity joint venture fees that were previously retained by the Asset Manager;
- The Class M CFIT Units will be redesignated as Class A CFIT Units on a one-for-one basis and there will be no further entitlements in respect of the Class M CFIT Units, eliminating any further unitholder equity dilution from the Class M CFIT Units and simplifying the fee structure in a way that is better understood by investors; and
- Assume the cost of all asset management staff.

Instead, CFIT will be charged a 1.5% per annum asset management fee based on Net Asset Value and bear a carry of 15% based on the units producing a return in excess of a 7.25% hurdle, subject to a full catch-up and high water mark.

The Updated Asset Management Agreement is for an indefinite term commencing on September 1, 2023 and continuing until the Asset Management Agreement terminates in accordance with the provisions in the agreement.

The Asset Manager was advised by Sera Global and Cassels Brock & Blackwell LLP.

The Offering Memorandum for CFIT has been updated to reflect the changes and posted to the website of the Asset Manager and to Sedar.

With assets of over \$6.7 billion, the Asset Manager believes that these modifications to the Asset Management Agreement will provide CFIT with an up-to-date, market-leading, cost-competitive structure that also increases alignment between the Asset Manager and Unitholders. The changes are also expected to drive continued strong performance and are conducive to continuing to grow the CFIT by attracting and retaining investor capital and management talent.