

Form 605

Corporations Act 2001
Section 671B

Notice of ceasing to be a substantial holder

To Company Name/Scheme CENTURIA INDUSTRIAL REIT

ACN/ARSN 099 680 252

1. Details of substantial holder (1)

Name JPMorgan Chase & Co. and its affiliates

ACN (if applicable) NA

The holder ceased to be a
Substantial holder on 21/June/2019

The previous notice was given to the company on 20/June/2019

The previous notice was dated 18/June/2019

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
See Appendix	J.P. Morgan Securities Australia Limited	Purchase and sales of shares in its capacity as Principal/Proprietary	See Appendix	17,637 (ordinary)	17,637 (ordinary)
See Appendix	J.P. Morgan Securities Australia Limited	J.P. Morgan ceased to have a relevant interest in Centuria Industrial REIT units to the extent arising under Block Trade Agreement between J.P. Morgan Securities Australia Limited and Propertylink Investment Management Limited as trustee for the Propertylink Trust, as arising under section 608(8) of the Corporations Act 2001 (Cth) (See block trade agreement provided with Form 603 lodged on 20 Jun 2019)	See Appendix	44,696,343 (ordinary)	44,696,343 (ordinary)

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN (if applicable)	Nature of association
J.P. Morgan Securities Australia Limited	Subsidiary of JPMorgan Chase & Co.

4. Addresses

The addresses of persons named in this form are as follows:

Name	Address
JPMorgan Chase & Co.	383 Madison Avenue, New York, New York, NY, 10179, United States
J.P. MORGAN SECURITIES PLC	25 Bank Street, Canary Wharf, London, E14 5JP, England
J.P. MORGAN SECURITIES AUSTRALIA LIMITED	LEVEL 18, 83-85 CASTLEREAGH STREET, SYDNEY, NS, NSW 2000, Australia
JPMORGAN CHASE BANK, N.A.	1111 Polaris Parkway, Columbus, Delaware, OH, 43240, United States

Signature

Print name Frederick Lee Capacity JPMorgan Chase Bank, N.A.

Sign here  date 25/June/2019

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 4 of the form.
- (2) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Law.
- (3) See the definition of "associate" in section 9 of the Corporations Law.
- (4) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).See the definition of "relevant agreement" in section 9 of the Corporations Law.
- (5) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (6) The voting shares of a company constitute one class unless divided into separate classes.
- (7) Given details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

TRADES FOR RELEVANT PERIOD						Appendix
Transaction Date	Entity	Product Type	Type of Transaction	Quantity	Price (AUD)	Consideration
Balance at start of relevant period				46,502,309		
19-Jun-19	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Equity	Purchase	742	3.07	\$ 2,274.72
19-Jun-19	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Equity	Purchase	9,700	3.07	\$ 29,764.50
19-Jun-19	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Equity	Sale	(1,630)	3.08	\$ 5,017.67
20-Jun-19	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Equity	Purchase	1,667	3.11	\$ 5,189.00
20-Jun-19	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Equity	Purchase	1,200	3.11	\$ 3,726.00
20-Jun-19	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Equity	Sale	(1,223)	3.11	\$ 3,806.00
20-Jun-19	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Equity	Purchase	3,804	3.09	\$ 11,754.36
21-Jun-19	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Equity	Sale	(1,868)	3.19	\$ 5,968.23
21-Jun-19	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Equity	Purchase	4,729	3.19	\$ 15,062.55
21-Jun-19	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Equity	Sale	(1,123)	3.20	\$ 3,593.60
21-Jun-19	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Equity	Purchase	1,639	3.20	\$ 5,244.80
21-Jun-19	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Equity	J.P. Morgan ceased to have a relevant interest in Centuria Industrial REIT units to the extent arising under Block Trade Agreement between J.P. Morgan Securities Australia Limited and Propertylink Investment Management Limited as trustee for the Propertylink Trust, as arising under section 608(8) of the Corporations Act 2001 (Cth) (See block trade agreement provided with Form 603 lodged on 20 Jun 2019)	(44,696,343)	3.02	\$134,982,955.86
Balance at end of relevant period				1,823,603		