

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme Centuria Property Funds No.2 Limited ACN 133 363 185 as responsible entity of Centuria Industrial REIT ARSN 099 680 252 (**CIP**)

ACN/ARSN As above

1. Details of substantial shareholder(1)

Name Centuria Capital Limited ACN 095 454 336 and Centuria Funds Management Limited ACN 607 153 588 as responsible entity of Centuria Capital Fund ARSN 613 856 358, a listed stapled entity (**CNI**) and each of the persons listed in Annexure A (**Centuria Capital Group**)

ACN/ARSN (if applicable) As above

There was a change in the interests of the substantial holder on 16 / 12 / 2019

The previous notice was given to the company on 05 / 07 / 2019

The previous notice was dated 03 / 07 / 2019

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary units (CIP Units)	65,404,646	22.26%	69,165,888	19.93%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company 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
16/12/2019	Centuria Investment Holdings Pty Limited as trustee of Centuria Capital No. 2 Industrial Fund	On market purchase	\$11,288,924.09 (that is \$3.4474 per CIP unit)	3,274,602 CIP units	3,274,602
17/12/2019	Centuria Investment Holdings Pty Limited as trustee of Centuria Capital No. 2 Industrial Fund	On market purchase	\$1,687,786.42 (that is 3.4682 per CIP unit)	486,640 CIP units	486,640
On the dates referred to above	Centuria Capital Group	As a result of the above acquisitions	As a result of the above acquisitions	3,761,242 CIP Units, being the sum of the relevant interests referred to above in this column	3,761,242

4. Present relevant interests

Particulars of each relevant interest of the substantial shareholder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Centuria Investment Holdings Pty Limited as trustee of Centuria Capital No. 2 Industrial Fund	Centuria Investment Holdings Pty Limited as trustee of Centuria Capital No. 2 Industrial Fund	Centuria Investment Holdings Pty Limited as trustee of Centuria Capital No. 2 Industrial Fund	Holder of units (s608(1)(a)) Person having power to exercise, or control the exercise, of a right to vote attached to the units and/or the power to dispose of, or control the exercise of a power to dispose of, the units (s608(1)(b) and (c))	48,898,176 CIP Units	48,898,176
Centuria Investment Holdings Pty Limited as trustee for Centuria Capital No. 5 Fund	Centuria Investment Holdings Pty Limited as trustee for Centuria Capital No. 5 Fund	Centuria Investment Holdings Pty Limited as trustee for Centuria Capital No. 5 Fund	Holder of units (s608(1)(a)) Person having power to exercise, or control the exercise, of a right to vote attached to the units and/or the power to dispose of, or control the exercise of a power to dispose of, the units (s608(1)(b) and (c))	16,999,400 CIP units	16,999,400
Centuria Property Funds No.2 Limited	Centuria Property Funds No.2 Limited	Centuria Property Funds No.2 Limited	Holder of units (s608(1)(a)) Person having power to exercise, or control the exercise, of a right to vote attached to the units and/or the power to dispose of, or control the exercise of a power to dispose of, the units (s608(1)(b) and (c))	2,181,086 CIP units	2,181,086
Centuria Life Limited	HSBC Custody Nominees (Australia) Limited	HSBC Custody Nominees (Australia) Limited	Holder of units (s608(1)(a)) Person having power to exercise, or control the exercise, of a right to vote attached to the units and/or the power to dispose of, or control the exercise of a power to dispose of, the units (s608(1)(b) and (c))	1,087,226 CIP Units	1,087,226
Centuria Capital Group as the holding company of Centuria Investment Holdings Pty Limited, Centuria Property Funds No. 2 Limited and Centuria Life Limited	The three entities referred to above in this column	The three entities referred to above in this column	Relevant interest under s608(3) as the holding company of Centuria Investment Holdings Pty Limited as trustee of Centuria Capital No. 2 Industrial Fund, Centuria Investment Holdings Pty Limited as trustee of Centuria Capital No. 5 Fund, Centuria Property Funds No. 2 Limited and Centuria Life Limited	69,165,888 CIP Units, being the sum of the holdings referred to above in this column	69,165,888

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 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B (7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) 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 Act 2001.
- (7) 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 acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Annexure A

Centuria Capital Limited ACN 095 454 336 and Centuria Funds Management Limited ACN 607 153 588 as responsible entity of Centuria Capital Fund ARSN 613 856 358

This is Annexure 'A' of 2 pages referred to in Form 604 - Notice of change of interests of substantial holder.

Signed by

Anna Kovarik - Company Secretary

Dated: 18 December 2019

Name	Address
Centuria Capital Limited ACN 095 454 336	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
23-25 Young Street Pty Limited ACN 631 830 254	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
357-359 Mann Street Pty Limited ACN 631 830 405	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
80 Grenfell Street St Pty Ltd ACN 625 888 655	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
ACN 062 671 872 Pty Limited	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Belmont Road Development Pty Limited ACN 603 347 815	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Belmont Road Management Pty Limited ACN 602 287 276	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Canberra No. 3 Pty Limited ACN 074 469 042	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Capital Private Limited	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Developments (Cardiff) Pty Limited ACN 631 427 846	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Developments (Mann Street) Pty Limited ACN 631 783 018	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Developments (Mayfield) Pty Limited ACN 631 458 190	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Developments (Young Street) Pty Limited ACN 631 783 956	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Developments Pty Limited ACN 631 427 453	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Employee Share Fund Pty Limited ACN 148 816 666	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000

Name	Address
Centuria Finance Pty Limited ACN 095 179 356	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Funds Management Limited ACN 607 153 588	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Industrial Property Services Pty Limited ACN 627 850 284	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Institutional Investment No. 3 Pty Limited ACN 118 020 527	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Investment Holdings Pty Limited ACN 116 455 862	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Investment Holdings No. 4 Pty Limited ACN 623 550 701	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Investment Management (CDPF) Pty Ltd ACN 631 754 151	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Investment Services Pty Limited ACN 095 364 917	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Life Limited ACN 087 649 054	Level 32, 120 Collins Street, Melbourne VIC 3000
Centuria Nominees No. 3 Pty Limited ACN 062 671 845	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Platform Investments Pty Ltd ACN 633 214 892	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Properties No. 3 Limited ACN 082 352 083	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Property Funds Limited ACN 086 553 639	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Property Funds No. 2 Limited ACN 133 363 185	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Property Services Pty Limited ACN 092 526 924	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Centuria Subco Pty Limited ACN 627 849 825	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Over Fifty Capital Pty Ltd ACN 007 108 509	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Over Fifty Funds Management Pty Ltd ACN 103 265 649	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Over Fifty Guardian Friendly Society Limited ACN 087 649 063	Level 32, 120 Collins Street, Melbourne VIC 3000
Over Fifty Investments Pty Ltd ACN 100 169 186	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Over Fifty Seniors Equity Release Pty Ltd ACN 095 362 388	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Zimara Enterprises Pty Ltd ACN 095 347 112	Level 41 Chifley Tower, 2 Chifley Square, Sydney NSW 2000