

Successful completion of institutional placement

Not for release to U.S. wire services or distributed in the United States

Tuesday, 14 April 2020

Centuria Property Funds No.2 Limited (**CPF2L**), as Responsible Entity for Centuria Industrial REIT (**CIP**), is pleased to announce the successful completion of the fully underwritten institutional placement announced on Thursday, 9 April 2020 (**Placement**), raising approximately \$130.0 million through the issue of approximately 49.6 million new CIP units (**New Units**).

The New Units were issued at a price of \$2.62 per New Unit, reflecting:

- pricing at the upper end of the book build range;
- 5.1% discount to the last close price of \$2.76 on 8 April 2020; and
- 2.8% discount to the five day Volume Weighted Average Price (VWAP) to 8 April 2020

The New Units will settle on Thursday, 16 April 2020, with allotment and normal trading to occur on Friday, 17 April 2020. New Units issued under the Placement will rank equally with existing CIP units from the date of issue, and will be entitled to the distribution for the quarter ending 30 June 2020.

CIP confirms that, pursuant to ASX Listing Rule 7.1, the Placement is within CIP's existing 15% placement capacity and does not require unitholder approval.

The proceeds from the Equity Raising will be used to further strengthen CIP's balance sheet and provide funding flexibility to execute CIP's strategy of owning quality industrial assets located within infill markets close to major infrastructure. The reduction in pro forma gearing to 27.7%¹ will further increase headroom to CIP's debt covenants increasing the resilience of CIP's balance sheet whilst providing significant flexibility to pursue opportunities which are complementary to the portfolio.

CIP's Fund Manager, Mr Jesse Curtis, commented, "CIP has received strong demand from new and existing institutional investors. The success of the Equity Raising indicates a clear endorsement for CIP's strategy."

UNIT PURCHASE PLAN

CIP is also undertaking a non-underwritten unit purchase plan (**UPP**) to raise up to \$10.0 million². Eligible unitholders in Australia and New Zealand will be invited to subscribe for up to \$30,000 in additional units, free of any brokerage or transaction costs, at the same issue price as the Placement of \$2.62 per unit. New units issued under the UPP will rank equally with existing CIP units from the date of issue, and will be entitled to the distribution for the quarter ending 30 June 2020.

Further information on the UPP will be lodged with the ASX and sent to eligible unitholders on Monday, 20 April 2020.

RESUMPTION OF TRADING

CIP units are expected to resume trading on the ASX from market open today (Tuesday, 14 April 2020).

CIP's Fund Manager, Mr Jesse Curtis, commented, "This Equity Raising strengthens CIP's balance sheet and provides significant liquidity to pursue attractive transaction opportunities to increase the quality of the portfolio, allowing CIP to maintain and extend its position as Australia's largest pure-play industrial REIT."

– Ends –

For more information or to arrange an interview, please contact:

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Authorised for release by Anna Kovarik, Company Secretary

About Centuria Industrial REIT

CIP is Australia's largest domestic pure play industrial REIT and is included in the S&P/ASX 300 Index. CIP's portfolio of high-quality industrial assets is situated in key metropolitan locations throughout Australia and is underpinned by a quality and diverse tenant base. CIP is overseen by a hands on, active manager and provides investors with income and an opportunity for capital growth from a pure play portfolio of high quality Australian industrial assets.

Centuria Property Funds No. 2 Limited (CPF2L), is the Responsible Entity for the ASX-listed Centuria Industrial REIT (CIP). CPF2L, is a wholly owned subsidiary of Centuria Capital Group (CNI). CNI is an ASX-listed specialist investment manager with \$7.2 billion in total assets under management and strong offerings across listed real estate investment trusts, unlisted real estate funds and investment bonds.

www.centuria.com.au

Summary Information

The following disclaimer applies to this announcement and any information contained in it (the Information). The Information in this announcement is of general background and does not purport to be complete. It should be read in conjunction with CIP's other periodic and continuous disclosure announcements lodged with ASX Limited, which are available at www.asx.com.au. You are advised to read this disclaimer carefully before reading or making any other use of this announcement or any Information contained in this announcement. In accepting this announcement, you agree to be bound by the following terms and conditions including any modifications to them.

Forward Looking Statements

This announcement may include forward-looking statements. These forward-looking statements are based on CIP's expectations and beliefs concerning future events. Forward looking statements are necessarily subject to risks, uncertainties and other factors, many of which are outside the control of CIP, which could cause actual results to differ materially from such statements. CIP makes no undertaking to subsequently update or revise the forward-looking statements made in this announcement, to reflect the circumstances or events after the date of this announcement.

Centuria Industrial REIT (CIP)

ASX Announcement

Centuria

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¹ Excludes potential proceeds from the non-underwritten UPP

² CIP may (in its absolute discretion) in a situation where total demand exceeds \$10.0 million, decide to increase the amount to be raised under the UPP to reduce or eliminate the need for scaleback. CIP reserves the right to scale back applications under the UPP at its discretion