

Settlement of industrial assets, portfolio expands to \$2.1 billion

SYDNEY (Monday 31 August 2020) - Centuria Property Funds No. 2 Limited (**CPF2L**), as Responsible Entity of Centuria Industrial REIT (**ASX: CIP**), has announced the settlement of two industrial assets that include the Telstra Data Centre, Clayton, VIC and 51-73 Lambeck Drive, Tullamarine, VIC.

The Telstra Data Centre was acquired for \$416.7m and 51-73 Lambeck Drive, Tullamarine, for \$14.0m. Details relating to these recent acquisitions were previously announced on Wednesday, 5 August 2020.

These completed transactions, along with other recently announced acquisitions at 144 Hartley Road, Smeaton Grange (Sydney), 140 Fulton Drive, Derrimut (Melbourne) and 35 Cambridge Street, Coorparoo (Brisbane) for \$48.9m¹, increase the size of CIP's portfolio to 55 high-quality industrial assets with a combined value of \$2.1bn.

Jesse Curtis, CIP Fund Manager, said "The acquisition of Telstra's Data Centre along with four additional high quality industrial assets has generated strong momentum through the first quarter of FY21. CIP's portfolio has grown to over \$2 billion, marking another major milestone and further cementing CIP's position as Australia's largest domestic pure play industrial REIT. We will continue to actively manage CIP's portfolio as well as pursue acquisition opportunities where we believe they are complimentary to CIP's strategy."

– Ends –

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

Jesse Curtis

Fund Manager - CIP

Centuria Industrial REIT

Phone: 02 8923 8923

Email: jesse.curtis@centuria.com.au

Tim Mitchell

Group Head of Investor Relations

Centuria Capital Limited

Phone: 02 8923 8923

Email: tim.mitchell@centuria.com.au

Alexandra Koolman

Senior Manager Corporate Communications

Centuria Capital Limited

Phone: 02 8923 8923

Email: alexandra.koolman@centuria.com.au

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 200 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 \$9.5 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

¹ Acquisitions unconditionally exchanged. Settlement expected by October 2020