

INAUGURAL MEDIUM TERM NOTE ISSUANCE

SYDNEY (Friday, 10 December 2021) - Centuria Industrial REIT (**ASX: CIP**) has priced a new \$350 million six-year Australian Dollar Medium Term Note (AMTN) issuance, at a fixed rate of 3.026%.

CIP swapped the fixed rate notes to a floating rate exposure and separately entered into a new three-year interest rate swap hedge, reducing the issuance cost of debt to 2.4% for the first three years. The issuance increases CIP's weighted average debt duration from 3.1 years at June 2021 to 4.6 years as at December 2021.

Jesse Curtis, CIP Fund Manager and Centuria's Head of Industrial, said, "We are pleased that our inaugural MTN issuance was well supported by both domestic and international investors. The issuance strengthens CIP's balance sheet, increasing debt duration and is illustrative of the REIT's improved access to a broader range of capital sources."

The notes will settle on 16 December 2021. Proceeds from the issuance will be used to refinance CIP's existing debt facilities.

– 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 200 Index. CIP's portfolio of high-quality industrial assets is situated in urban infill 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 more than \$18 billion in total assets under management and strong offerings across listed real estate investment trusts, unlisted real estate funds and investment bonds.

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