

Settlement of Strategic Partnership

SYDNEY (Thursday, 15 December 2022) – Centuria Industrial REIT (ASX: CIP) today announced the settlement of a c.50% interest in a portfolio of eight existing CIP assets for \$180.9million to an investment vehicle sponsored by Morgan Stanley Real Estate Investing.

The portfolio includes the following properties:

- 8 Lexington Drive, Bella Vista NSW¹
- 29 Glendenning Road, Glendenning NSW¹
- 52-74 Quarry Road, Erskine Park NSW¹
- 95-105 South Gippsland Hwy, Dandenong South VIC²
- 40 Scanlan Drive, Epping VIC²
- 69 Studley Court, Derrimut VIC²
- 42 Hoepner Road, Bundamba QLD²
- 1 Ashburn Road, Bundamba QLD²

Details of the transaction were previously announced on 8 December 2022.

– 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) (ARSN 099 680 252). CPF2L is a wholly owned subsidiary of Centuria Capital Group (CNI). CNI is an ASX-listed specialist investment manager with more than \$20 billion in total assets under management (as at 30 June 2022) and strong offerings across listed real estate investment trusts, unlisted real estate funds and investment bonds.

www.centuria.com.au

¹ 49% ownership interest divested

² 50% ownership interest divested