

Tenant Update

SYDNEY (Monday, 6 March 2023) - Centuria Industrial REIT (**ASX: CIP**) notes recent reports about Scott's Refrigerated Logistics (SFR). SFR operates from CIP assets at 45 Fulton Drive, Derrimut, VIC and 60-80 Southlink Street, Parkinson, QLD under sub-lease arrangements.

The tenant of these assets is a 100% owned subsidiary of Eagers Automotive Limited (ASX: APE). The tenant is not in external administration and the relevant leases remain enforceable.

CIP also notes ASX Announcements from APE on 28 February 2023 and today.

– Ends –

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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 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) (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 \$21 billion in total assets under management (as at 31 December 2022) and strong offerings across listed real estate investment trusts, unlisted real estate funds and investment bonds.

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