

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity: Centuria Property Funds No.2 Limited ABN 38 133 363 185 as the responsible entity of Centuria Industrial REIT ARSN 099 680 252
ARSN as above

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Roger Dobson
Date of last notice	15 August 2022

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Indirect
Nature of indirect interest (including registered holder) <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	Indirect holding in securities held by: 1. Jacqueline Jayne Dobson 2. Vandob Investments Pty Ltd
Date of change	1. 22 September 2023 2. 25 September 2023
No. of securities held prior to change	Direct: 1. 30,000 ordinary securities Indirect: 1. 32,703 ordinary securities held by Roger William Dobson <Dobson Super Fund A/C> 2. 8,000 ordinary securities held by Jacqueline Jayne Dobson
Class	Ordinary securities
Number acquired	1. 16,000 ordinary securities purchased by Jacqueline Jayne Dobson 2. 5,000 ordinary securities purchased by Vandob Investments Pty Ltd
Number disposed	Nil

+ See chapter 19 for defined terms.

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Value/Consideration <small>Note: If consideration is non-cash, provide details and estimated valuation</small>	1. \$3.06 per ordinary security 2. \$3.04 per ordinary security
No. of securities held after change	Direct: 1. 30,000 ordinary securities Indirect: 1. 32,703 ordinary securities held by Roger William Dobson <Dobson Super Fund A/C> 2. 24,000 ordinary securities held by Jacqueline Jayne Dobson 3. 5,000 ordinary securities purchased by Vandob Investments Pty Ltd
Nature of change <small>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</small>	On-market purchase of securities

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	N/A
Nature of interest	N/A
Name of registered holder (if issued securities)	N/A
Date of change	N/A
No. and class of securities to which interest related prior to change <small>Note: Details are only required for a contract in relation to which the interest has changed</small>	N/A
Interest acquired	N/A
Interest disposed	N/A
Value/Consideration <small>Note: If consideration is non-cash, provide details and an estimated valuation</small>	N/A
Interest after change	N/A

+ See chapter 19 for defined terms.

Part 3 – ⁺Closed period

Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

⁺ See chapter 19 for defined terms.