

Appendix 4E
CENTURIA INDUSTRIAL REIT (ASX: CIP)
For the year ended 30 June 2025

1.0 Reporting Period: Current reporting period: Previous reporting period:	12 Months to 30 June 2025 12 Months to 30 June 2024		
2.0 Results for announcement to the market	30 June 25 \$'000	30 June 24 \$'000	% Change
2.1 Total Revenue and other income	285,564	227,930	25.29%
2.2 Funds from operations (refer 2.6 below)	110,890	109,258	1.49%
2.3 Net profit for the period attributable to members	133,061	48,149	176.35%
2.4 Distributions	Date Paid / Payable	Amount per unit	Record date
Distribution declared for the June 2024 Quarter	7-Aug-24	4.000 cents	28-Jun-24
Distribution declared for the September 2024 Quarter	28-Oct-24	4.075 cents	30-Sep-24
Distribution declared for the December 2024 Quarter	31-Jan-25	4.075 cents	31-Dec-24
Distribution declared for the March 2025 Quarter	30-Apr-25	4.075 cents	31-Mar-25
Distribution declared for the June 2025 Quarter	8-Aug-25	4.075 cents	27-Jun-25
2.5 Record date for determining entitlement to distributions	Refer section 2.4		
2.6 For a brief explanation of the figures above please refer to the 2025 Annual Financial Report released concurrently with this Appendix 4E for further information.			
3.0 The consolidated statement of comprehensive income is attached together with notes, to this statement.			
4.0 The consolidated statement of financial position is attached together with notes, to this statement.			
5.0 The consolidated statement of cash flows is attached together with notes, to this statement.			
6.0 The consolidated statement of changes in equity is attached together with notes, to this statement.			

7.0 Details of individual & total distribution payments		Date Paid / Payable	Amount per unit	Foreign Source Income
Distribution declared for the June 2024 Quarter		7-Aug-24	4.000 cents	N/A
Distribution declared for the September 2024 Quarter		28-Oct-24	4.075 cents	N/A
Distribution declared for the December 2024 Quarter		31-Jan-25	4.075 cents	N/A
Distribution declared for the March 2025 Quarter		30-Apr-25	4.075 cents	N/A
Distribution declared for the June 2025 Quarter		8-Aug-25	4.075 cents	N/A
8.0 The Distribution Reinvestment Plan ("DRP") was suspended for all distributions for the current period.				
9.0 Net Tangible Asset per Unit		30 June 2025		30 June 2024
Number of Units		634,930,635		634,930,635
Net Tangible Assets		2,487,279,000		2,457,710,000
Net Tangible Assets per Unit		\$3.92		\$3.87
10.0 Details of entities over which control has been gained or lost during the period		Not applicable		
11.0 Details of associates and joint venture entities		At the end of the year, CIP held an interest in the following associates:		
		Associates		Ownership interest %
		AIR Erskine Park Trust		51
		AIR Glendenning 2 Trust		51
		CIP Sub Trust No. 33		51
12.0 Any other significant information needed to make an informed assessment of the entity's financial performance and financial position are included elsewhere in this Appendix 4E or is in the 30 June 2025 Annual Financial Report.				
13.0 Foreign Entities accounting standards used		Not applicable		
14.0 A commentary on the results for the period, as well as a for the corresponding previous period, are included in the 2025 Annual Financial Report released concurrently with this Appendix 4E.				
15.0 The 2025 Annual Financial Report has been audited and contains an independent audit report that is not subject to a modified opinion, emphasis of matter or any other matter paragraph.				