

Centuria Industrial REIT (CIP)

ASX Announcement

Centuria

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Pricing of Upsized A\$325million Exchangeable Notes Offering

SYDNEY (28 August 2025) – Centuria Industrial REIT (**ASX: CIP**) is pleased to announce that the fully underwritten guaranteed exchangeable notes offering that launched on 27 August 2025 (**New Notes**) has priced overnight and has been upsized from A\$300m to A\$325m due to strong demand.

The New Notes to be issued by CIP Funding Pty Ltd (**Issuer**), will pay a fixed coupon of 3.5% per annum and are exchangeable into ordinary units of CIP at an initial exchange price of A\$4.00 (subject to standard exchange price adjustments), representing a 21.5% premium to the reference price of A\$3.29 and a 2.0% premium to last reported NTA¹ of \$3.92 per unit as at 30 June 2025. Any Notes not exchanged before their maturity will be redeemed by the Issuer at 100% of their principal amount on the maturity date.

Under the reverse bookbuilding process announced by CIP on 27 August 2025 (**Repurchase**), the Issuer has completed the reverse bookbuilding process and will concurrently repurchase approximately A\$299.5m of its existing A\$300m 3.95% exchangeable notes due March 2028 (ISIN: XS2589248942) (**Existing Notes**). Further details in relation to the Repurchase, including the calculation of the purchase price are set out in the Issuer's announcement to the SGX-ST dated 28 August 2025.

Settlement of the New Notes and Repurchase is expected on 3 September 2025, subject to satisfaction of customary conditions precedent. The Existing Notes that are to be repurchased will be cancelled in accordance with their terms and conditions, following which there will be less than 15% in aggregate principal amount outstanding. The Issuer may exercise its call option to redeem the outstanding amount of Existing Notes in accordance with their terms and conditions.

J.P. Morgan Securities plc, Jefferies (Australia) Pty Ltd and Morgan Stanley & Co. International Plc (**Joint Global Coordinators** and **Joint Dealer Managers**) are acting as Joint Global Coordinators, bookrunners and underwriters to the issue of the New Notes and as Joint Dealer Managers on the repurchase of the Existing Notes.

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Authorised for release by Anna Kovarik, Company Secretary.

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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**). CPF2L is a wholly owned subsidiary of Centuria Capital Group (**CNI**). CNI is an ASX-listed specialist investment manager with \$20.6 billion in total assets under management as at 30 June 2025 and strong offerings across listed real estate investment trusts, unlisted real estate funds and investment notes.

www.centuria.com.au

Summary Information

The following disclaimer applies to this announcement and any information contained in it (the Information). The Information in this announcement is of general background and does not purport to be complete. It should be read in conjunction with CIP's other periodic and continuous disclosure announcements lodged with ASX Limited, which are available at www.asx.com.au. You are advised to read this disclaimer carefully before reading or making any other use of this announcement or any Information contained in this announcement. In accepting this announcement, you agree to be bound by the following terms and conditions including any modifications to them.

Forward Looking Statements

This announcement may include forward-looking statements. These forward-looking statements are based on CIP's expectations and beliefs concerning future events. Forward looking statements are necessarily subject to risks, uncertainties and other factors, many of which are outside the control of CIP, which could cause actual results to differ materially from such statements. CIP makes no undertaking to subsequently update or revise the forward-looking statements made in this announcement, to reflect the circumstances or events after the date of this announcement.

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This release does not constitute an offer to sell, or the solicitation of an offer to buy, any securities in the United States or to any "U.S. person" (as defined in Regulation S under the U.S. Securities Act of 1933, as amended (the Securities Act)) (U.S. Person) and may not be distributed or released in the United States or to, or for the account or benefit of, any U.S. Person. The Notes to be offered and sold have not been and will not be registered under the Securities Act, or under the securities laws of any state or other jurisdiction of the United States and may not be offered or sold, directly or indirectly, in the United States or to, or for the account of any U.S. Person, except in compliance with the registration requirements of the Securities Act and any other applicable securities laws of any state or other jurisdiction of the United States or pursuant to an exemption from, or in a transaction exempt from or not subject to, such registration requirements and any other applicable securities laws.

This release is also not for distribution, directly or indirectly, in or into the European Economic Area (**EEA**) or the United Kingdom (**UK**). The Notes are not being offered or sold, and may not be offered or sold, directly or indirectly, to or into the EEA or the UK.

¹ NTA per unit is calculated as net assets divided by number of units on issue