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Settlement of Upsized A\$325million Exchangeable Notes Due 2030

SYDNEY (Thursday, 4 September 2025) – Further to the announcements made to the Australian Securities Exchange on 27 August 2025 and 28 August 2025, Centuria Industrial REIT (**ASX: CIP**) is pleased to announce the settlement of:

- A\$325 million 3.50% guaranteed exchangeable notes offering due 2030 as launched on 27 August 2025 (ISIN: XS3170817665) (**New Notes**); and
- the concurrent repurchase of up to approximately A\$299.5 million of its existing A\$300 million 3.95% exchangeable notes due March 2028 (ISIN: XS2589248942) (**Existing Notes**), with such repurchased Existing Notes being cancelled in accordance with their terms and conditions.

The New Notes are listed on the Official List of the Singapore Exchange Securities Trading Limited (SGX-ST).

J.P. Morgan Securities plc, Jefferies (Australia) Pty Ltd and Morgan Stanley & Co. International Plc (**Joint Global Coordinators** and **Joint Dealer Managers**) acted 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.

Centuria Industrial REIT (CIP)

ASX Announcement

Centuria

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

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