

25 FEBRUARY 2025 | ASX:CIP

Centuria Industrial REIT

HY25 results

Centuria



SOUTHSIDE INDUSTRIAL ESTATE VIC

Speakers



Jesse Curtis

Head of Funds Management –
Centuria Capital Limited



Grant Nichols

Head of Listed Funds & Fund Manager –
Centuria Industrial REIT



Michael Ching

Assistant Fund Manager –
Centuria Industrial REIT

Acknowledgement of Country

Our Group manages property throughout Australia and New Zealand. Accordingly, Centuria pays its respects to the traditional owners of the land in each country, to their unique cultures and to their Elders past and present.

AGENDA

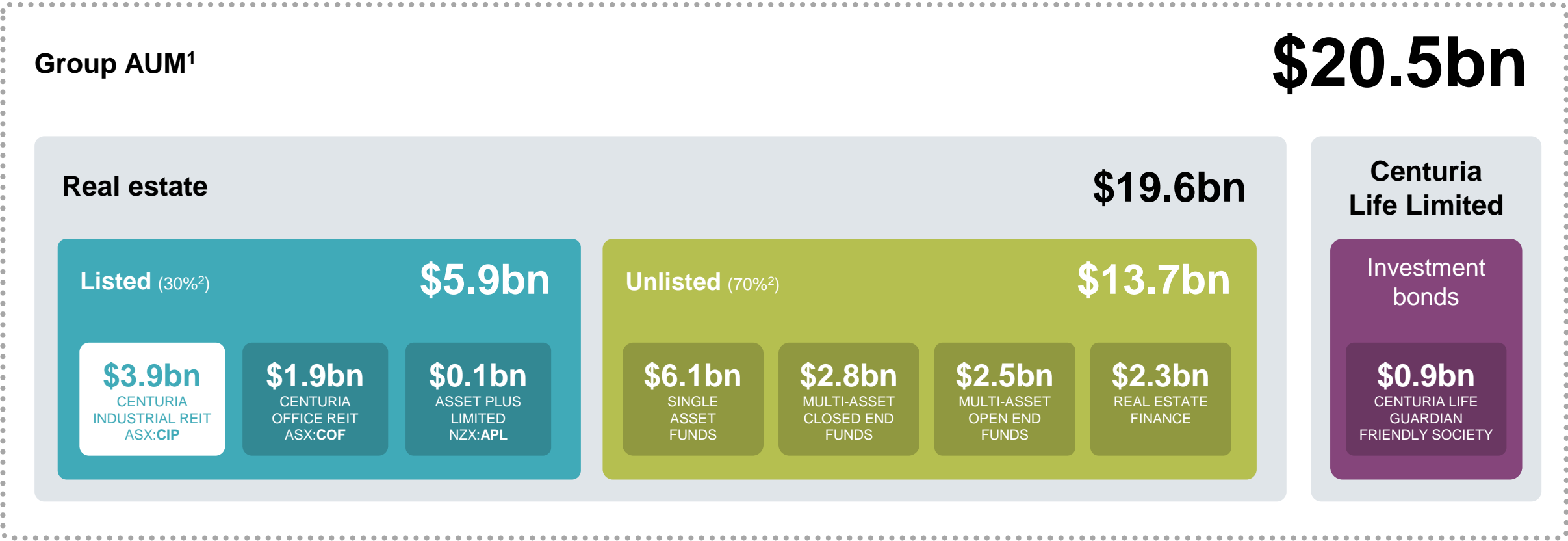
1. Overview
2. Financial results
3. Operational performance
4. Development
5. Outlook and guidance
6. Appendices



60-80 SOUTHLINK ROAD, PARKINSON QLD

Centuria Capital Group: A leading Australasian ASX 200 funds manager

CNI is the manager of CIP and is included in the S&P/ASX200 Index



Note: Assets under management (AUM) as at 31 December 2024. All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.0768 as at 31 December 2024).

Numbers presented may not add up precisely to the totals provided due to rounding.

1. AUM includes assets exchanged to be settled, cash and other assets and the impact of revaluations during the period.

2. Percentage of total real estate AUM.



ASX:CIP

Overview

SECTION ONE

12-13 & 14-17 DANSU COURT, HALAM VIC

Centuria

CIP: Vision, strategy and objectives

VISION

To be Australia's leading domestic pure play industrial REIT.

Centuria Industrial REIT (CIP)

Australia's largest domestic **ASX-listed pure play industrial REIT**. Overseen by an active management team with deep real estate expertise. Strongly supported by Centuria Capital Group.

A clear and simple strategy

Deliver income and capital growth to investors from a portfolio of high quality Australian industrial assets.

Key objectives



Portfolio construction

A portfolio of high quality Australian industrial assets diversified by geography, sub-sector, tenants and lease expiry.



Active management

Focus on 'fit for purpose' assets that align to the needs of our high-quality customers to ensure high retention and occupancy.



Capital management

A robust and diversified capital structure with appropriate gearing.



Maximise development opportunities

Unlock development potential or reposition assets to maximise returns for unitholders.

HY25 strategy execution

Leveraging market fundamentals, delivering income growth and proactive capital management

HY25 results

- Strong 6.4% like for like NOI growth.
- 8.9cpu of earnings delivered in HY25.
- Over 79,000sqm of leasing secured¹, delivering 50% re-leasing spreads.²
- \$60m of development commencements during the period, progressed planning on future development pipeline.

Portfolio profile

- 87% in urban infill industrial markets benefitting from strong rental growth, 90% east coast exposure.³
- c.37% of leases expire by FY28⁵, 99% net or triple net.
- 93% rental income underpinned by ASX listed, national and multinational tenant customers.
- \$47m portfolio valuation gains on a like for like basis⁴; 5.83% portfolio capitalisation rate.

Proactive capital management

- \$60m of strategic divestments during the period with proceeds used to repay debt. Average sale price 5% above book value.
- \$200m of interest rate hedging executed in HY25 at attractive pricing; \$100m of forward debt refinanced.
- 33.5% gearing, at the lower end of target gearing range; no debt maturities until FY26.⁵
- 85% of debt hedged as at HY25.⁶

FY25 guidance

- Reiterated FY25 FFO guidance of 17.5 cents per unit.⁷
- Reiterated FY25 distributions of 16.3 cents per unit⁷, 93% payout ratio.

1. By area, includes heads of agreement (HOA).

2. On a net rent basis compared to prior passing rents.

3. By value.

4. Reflects gross increase. Excludes capital expenditure incurred.

5. Gearing is defined as total interest-bearing liabilities divided by total assets

6. Includes the \$100m of forward dated interest rate swaps commencing March 2025

7. Guidance remains subject to unforeseen circumstances and material changes in operating conditions.

Key metrics

Australia's largest listed domestic pure-play industrial REIT

PORTFOLIO

87

High-quality assets

\$3.8bn

Portfolio book value¹

96.6%

Portfolio occupancy^{2,3}

7.3yrs

Portfolio WALE^{2,3}

FINANCIAL

6.4%

LFL NOI growth in HY25

\$3.89

Net tangible assets per unit⁵

33.5%

Gearing⁴

85%

Hedged debt⁶

Reiterated FY25 FFO
guidance⁷ of
17.5 cpu

HY25 average re-leasing
spreads⁸ of
50%

25% discount to NTA⁹

29 PENELOPE CR, ARNDELL PARK NSW

1. At CIP ownership share of joint venture assets.
2. By income.
3. Excludes assets that have been withdrawn and currently undergoing significant repositioning works, being 30 Fulton Drive, Derrimut Vic and an 8,364sqm cold storage tenancy at 102-128 Bridge Road, Keysborough Vic.
4. Gearing is defined as total interest-bearing liabilities divided by total assets.
5. NTA per unit is calculated as net assets divided by number of units on issue.
6. Includes the \$100m of forward dated interest rate swaps commencing March 2025
7. Guidance remains subject to unforeseen circumstances and material changes in operating conditions.
8. On a net rent basis compared to prior passing rents.
9. Based on NTA per unit of \$3.89 compared to unit price of \$2.93 on 21 February 2024

Growth drivers for industrial real estate

Key themes providing market tailwinds



Increased ecommerce adoption¹

- Each additional c.\$1bn of online sales requires c.300,000 – 350,000 sqm of specialised 3PL or fulfilment industrial facilities.
- Average annual demand of 1.5million sqm projected from 2025 to 2030 to support the growth in online retail penetration.



Demographics¹

- Recent population growth indicates c.5.5sqm of Australian industrial demand per capita
- Industrial market would need to expand by 20% to accommodate increased projected population growth by 2030, from current c.4.5sqm per capita
- Changing demographic shifts and technology advancements adding further complexity to space requirement.



Supply imbalance¹

- Higher construction costs, capital constraints and continued planning delays impacting supply.
- Only 16 million sqm of long-term future developments expected due to constraints on land availability.
- Only 5yrs of land supply available for development.



Fresh food and pharmaceutical demand¹

- Increased consumption of fresh produce and increased fresh food exports.
- An ageing population increasing pharmaceutical demand. Every \$1bn of health expenditure generates c.5,500 – 6,000sqm of temperature-controlled facilities.
- Australia has materially lower refrigerated warehouse capacity than comparable international markets.



Increased data centre demand

- Rapid growth by significant activity in generative AI related industries, cloud, content and gaming.
- Continued expansion by US based public cloud providers in Australia to further drive demand.



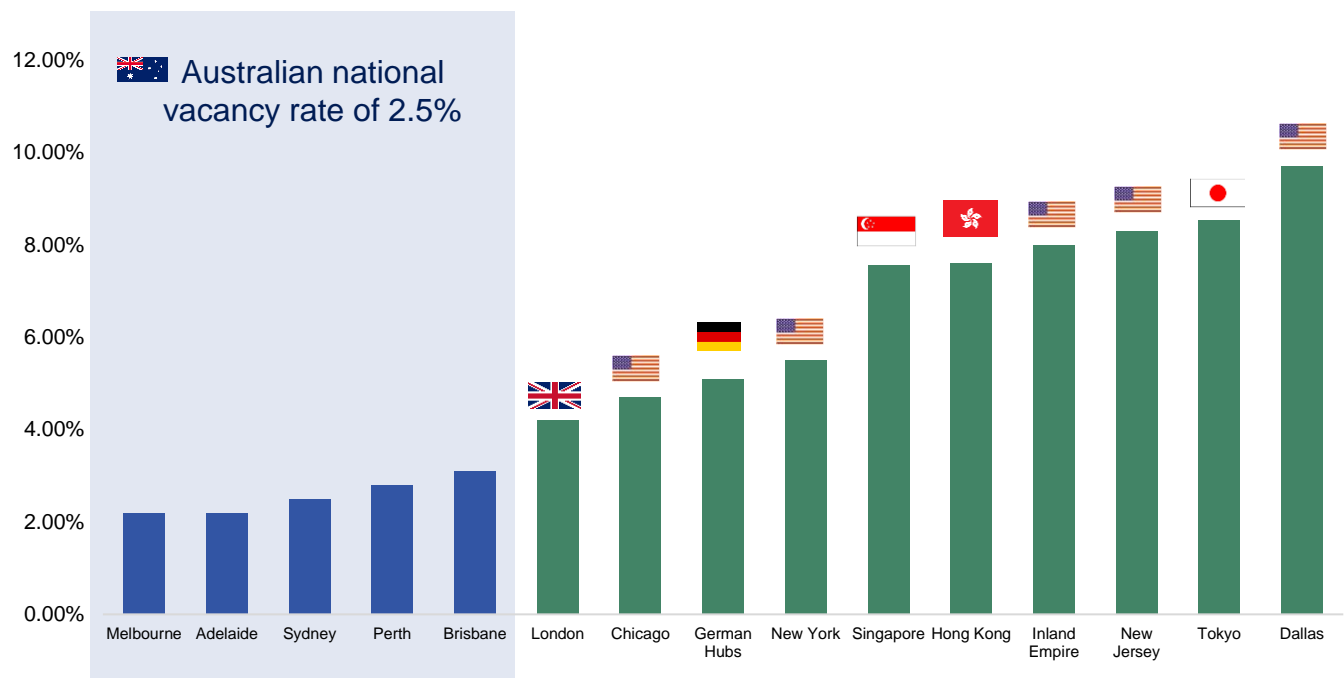
Onshoring

- Organisations continue to build supply chain resilience and reduce cost volatility through onshoring/reshoring elements of production and assembly.
- Advances in technology and automation making onshoring more efficient and cost effective.

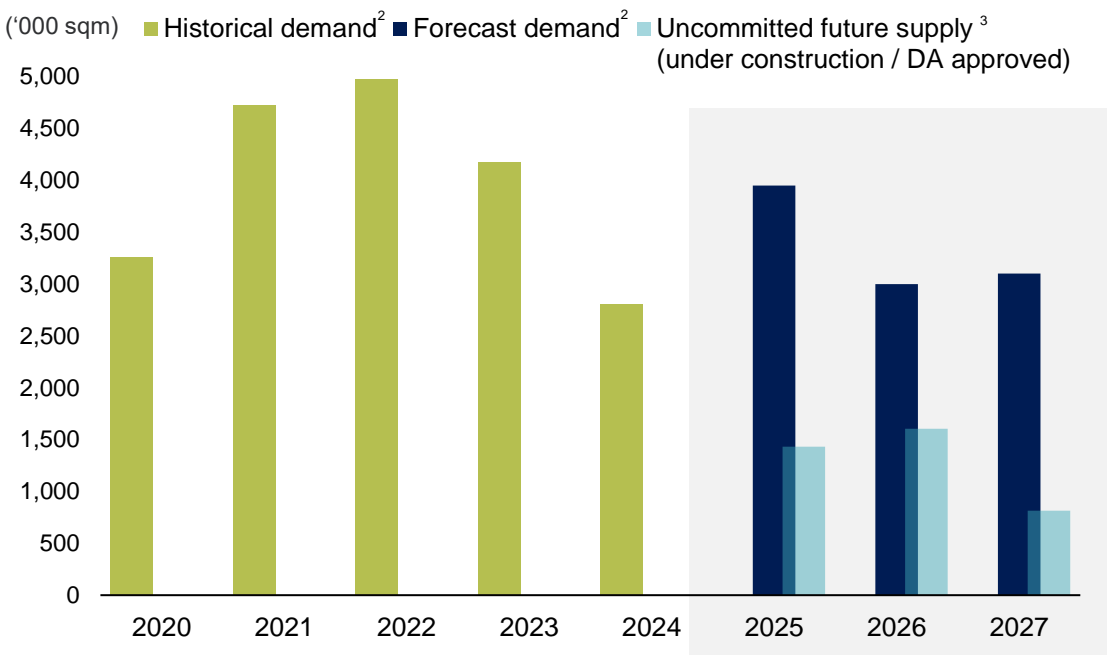
Fundamentals support strong industrial rent growth in Australia

Australia has prevailing low vacancy and medium-term demand is expected to exceed future supply

Global vacancy comparison¹



Industrial spaces supply-demand forecast

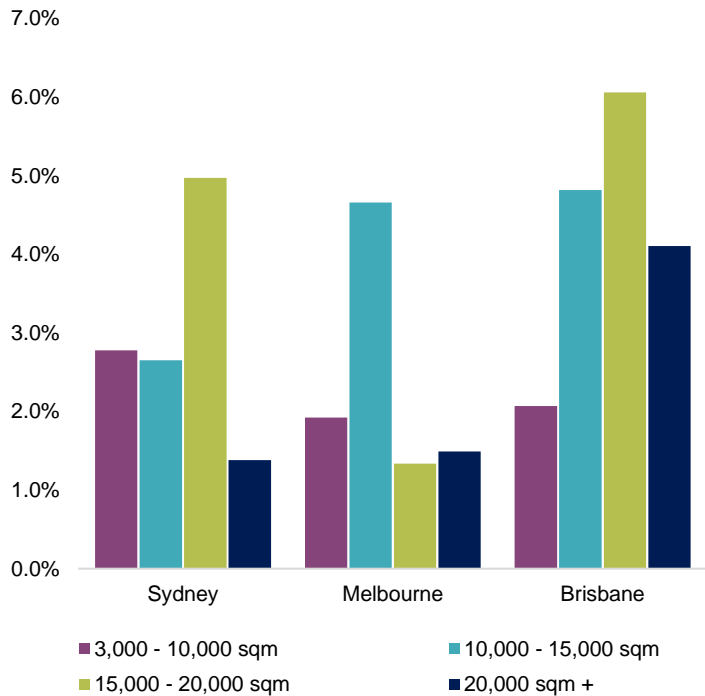


1. Source: Cushman & Wakefield Research: Australian Market Overview – Logistics and Industrial
2. Source: Colliers Research – The Essential Core of I&L Demand
3. Source: CBRE Research Q4 2024

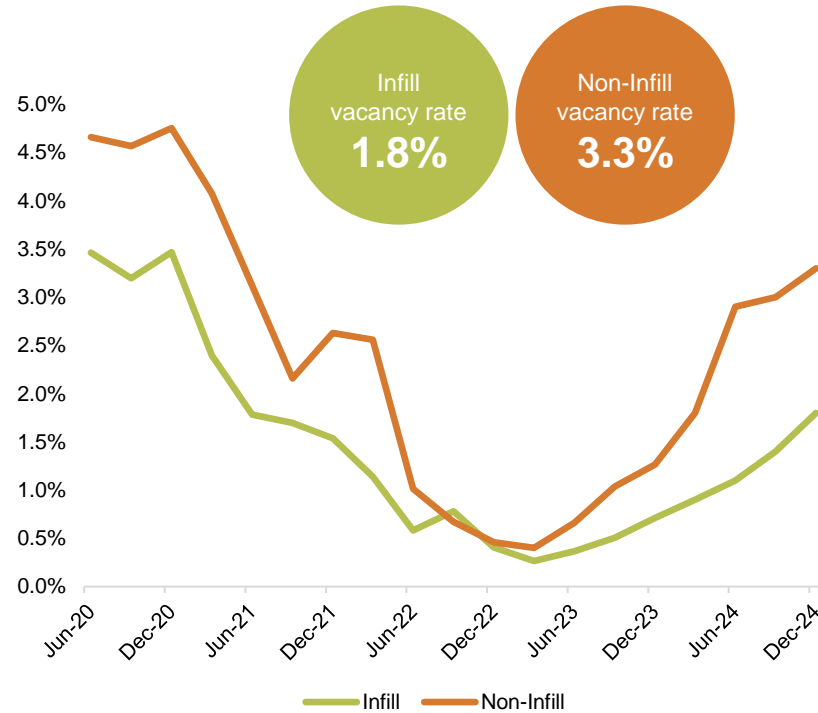
Industrial infill markets and smaller tenancy sizes are outperforming

30% of vacancy is for buildings above 20,000sqm¹

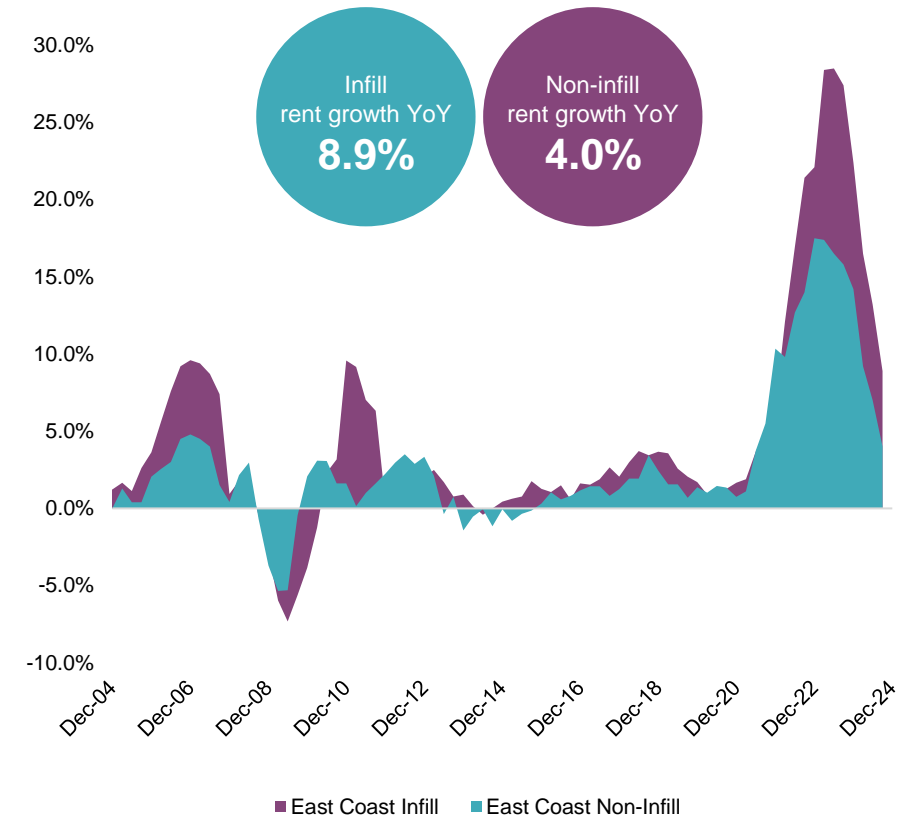
Vacancy rate by size bracket¹



Infill market vacancy¹



Infill market rent growth¹



- Vacancy concentrated among larger tenancies across all major markets.
- Rental growth highest in smaller tenancies, generally located in more urban infill markets.
- Infill markets continue to outperform urban fringe markets with increased demand and a lower vacancy rate.

CIP's infill portfolio construction capitalises on industry growth drivers



A predominantly infill portfolio

Providing tenants with proximity to customer bases and reliable, skilled workforce.



Lowering total supply chain costs

Transport and labour remains the most expensive elements of supply chain costs.



Well sized tenancies

Providing tenancy size options that see the highest velocity of leasing transactions.



Exposure to growth sub-sectors

Significant portfolio exposure to ecommerce, data centres and cold storage.



Critical mass in core markets

Ability to partner with tenants to expand their operations within core industrial markets.



Geographically diversified

Providing exposure to Australia's better performing industrial markets.

CIP portfolio strategic metrics

87%

Located in strategic infill locations¹

99%

Freehold ownership¹

c.7,800sqm

Avg. tenancy size

5.83%

Weighted average capitalisation rate (WACR)

\$37m

Avg. asset size across active portfolio²

1. By value.

2. CIP Active portfolio excludes assets with a WALE of greater than 15 years, being Telstra Data Centre, Clayton Vic and 46 Robinson Road East, Virginia Qld.

90-118 BOLINDA RD CAMPBELLFIELD VIC

CIP data centre exposure

- CIP manages over \$450 million of data centre properties
- Bluechip customers include Telstra and Fujitsu



- Power bank being assessed
- Infill assets which are in closer proximity to end users are better suited for data centres, reducing latency



- Centuria capability in data centres through 50% JV with data centre operator, ResetData



High-conviction secular AI and cloud megatrends

- Hyperscale cloud and enterprise co-location remains strong.
- AI will drive DC capacity and power requirements beyond traditional cloud and represents an unprecedented market opportunity.

Government investment and support

- Sovereign data policy requires data on Australian citizens to be captured and retained in Australia – significantly driving demand for domestic DC infrastructure.
- \$2.8bn investment in technology systems (2024 – 2025 Federal Budget) evidences support from public sector.

Corporate demand for sophisticated technology

- Enterprises increasing the use of data analytics processes to inform strategic decisions.
- Corporates driving growth in cloud hosting and data processing, with DCs central to this.

ASX:CIP

Financial results

SECTION TWO

Centuria

56-88 LISBON STREET, FAIRFIELD NSW



Funds From Operations (FFO)¹

Revenue		HY25	HY24	Variance
Gross property income	\$m	126.4	110.9	15.5
Other income	\$m	-	2.0	(2.0)
Share of net profit of equity accounted investments	\$m	1.7	3.9	(2.2)
Interest income	\$m	0.8	0.6	0.2
Total revenue	\$m	128.9	117.4	11.5
Expenses				
Direct property expenses	\$m	(30.3)	(21.9)	(8.4)
Responsible entity fees	\$m	(11.6)	(11.6)	0.0
Finance costs	\$m	(28.2)	(25.3)	(2.9)
Management and other administrative expenses	\$m	(2.2)	(2.0)	(0.2)
Total expenses	\$m	(72.2)	(60.8)	(11.4)
Funds From Operations¹	\$m	56.6	54.1	2.5
Weighted average units on issue	m	634.9	634.9	-
Funds From Operations per unit ¹	cpu	8.9	8.5	0.4
Distribution	\$m	51.7	50.8	0.9
Distribution per unit	cpu	8.15	8.00	0.15
Distribution yield ²	%	5.8	4.9	0.9
Payout ratio	%	93	94	(1)

Strong re-leasing spreads driving 6.4% like for like NOI growth

Divestments since FY24 impact gross property income and interest expense

Timing of direct property expenses expected to normalise over FY25

Reflects increase in cost of debt

Anticipated lower 2HFY25 FFO to reflect expected downtime and debt costs

Reiterating FFO guidance of 17.5cpu in FY25

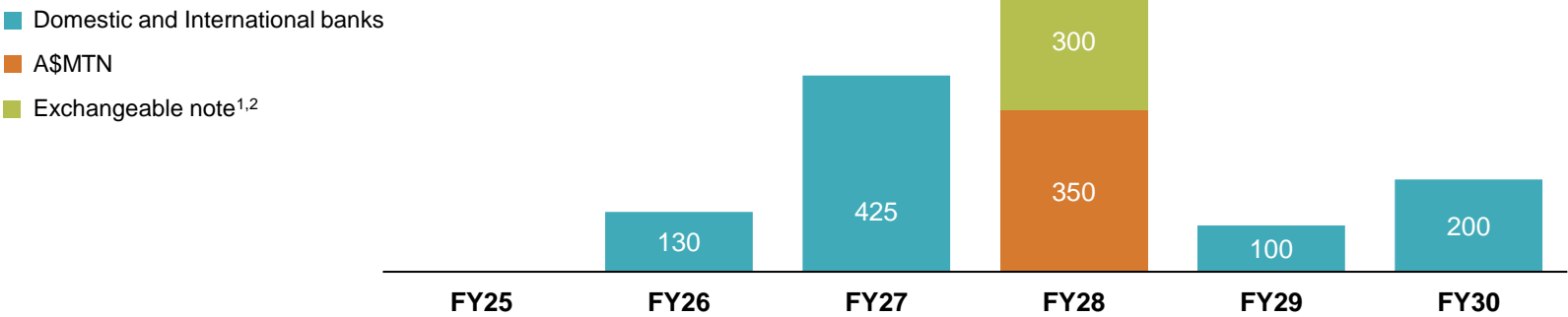
In line with guidance of 16.3cpu for FY25

1. FFO is CIP's underlying and recurring earnings from its operations. This is calculated as the statutory net profit adjusted for certain non-cash and other items
2. Annualised yield based on CIP unit closing price of 2.82 on 31 December 2024 and \$3.25 on 29 December 2023

Capital management

Strong balance sheet maintained with conservative gearing

Debt and hedge maturity profile (\$m)



Key debt metrics		HY25	FY24
Facility limit ¹	\$m	1,505	1,505
Drawn amount ¹	\$m	1,296	1,348
Headroom	\$m	209	157
Weighted average debt expiry ²	year	3.1	3.3
Proportion hedged	%	85 ³	93
Weighted average hedge maturity ^{2,3}	year	2.0	1.9
Interest cover ratio ⁴	times	2.8	2.9
Gearing ⁵	%	33.5	34.0 ⁷

1. Exchangeable Note at Face Value of \$300m. Fair value of \$293 million as at HY25 (FY24: \$289 million).
2. Exchangeable Note on a 5 year term. Noteholders have a one-off Put Option to redeem the notes in year 3 (March 2026) at 100% of the face value.
3. Includes a \$100m one-year forward dated interest rate swap commencing March 2025
4. Interest cover is defined as earnings before interest, tax depreciation and amortisation (EBITDA) divided by interest expense.
5. Gearing is defined as total interest bearing liabilities divided by total assets.

33.5%

Gearing⁵ at the lower end of target range of 30%-40% (covenant of 50%)

\$200m of hedging

Executed in HY25

85%

Hedging as at 31 December 2024³

\$233m liquidity

Cash and undrawn debt

\$200m refinance

Strong lender support on competitive terms

Baa2 stable

Moody's rating

c.4.6%

Forecast for all in cost of debt for FY25



ASX:CIP

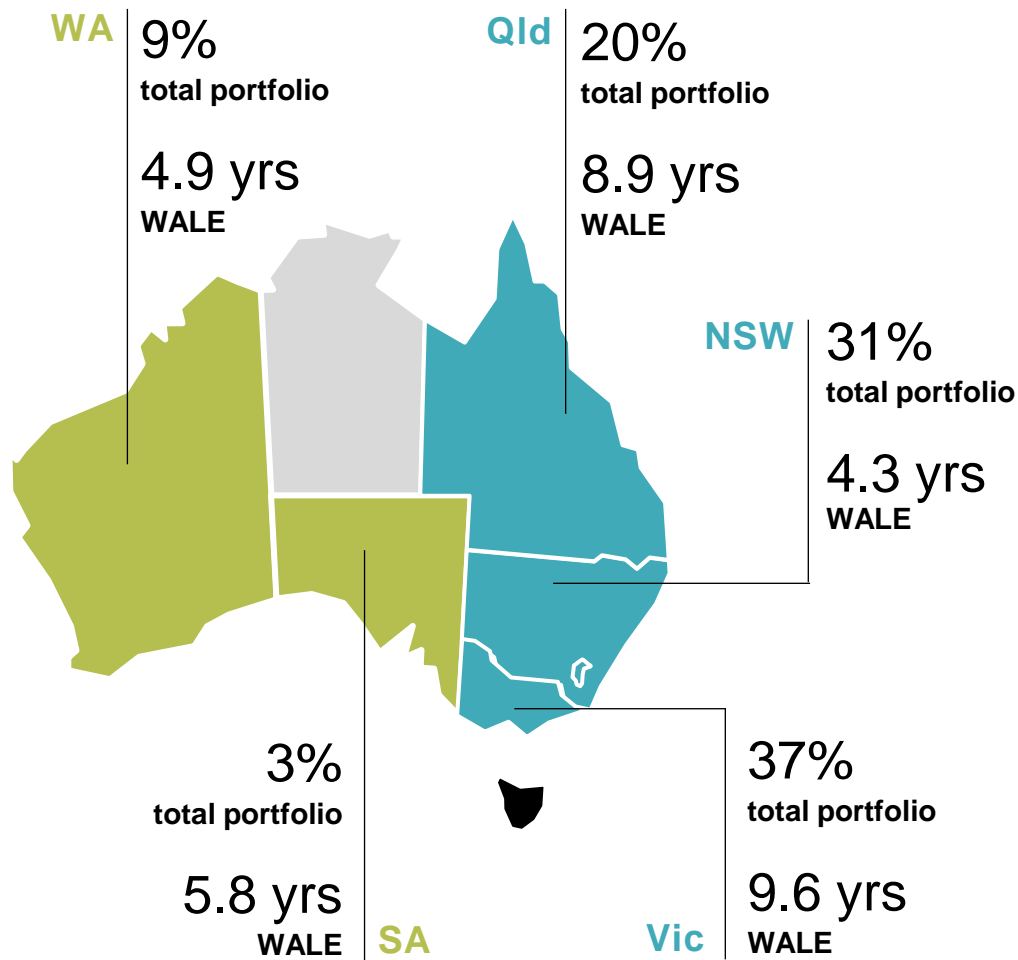
Operational performance

SECTION THREE

23-41 GALWAY AVE, MARLESTON SA

Centuria

Australia's largest listed domestic pure-play industrial REIT



100% exposure to Australian industrial property

Portfolio snapshot		HY25 ¹
Number of assets	#	87
Book value	\$m	3,803
WACR	%	5.83
GLA	sqm	1,284,938
Average asset size	sqm	14,769
Average tenancy size	sqm	7,384
Occupancy by income ²	%	96.6
WALE by income ²	years	7.3
Landholding ³	ha	295
Freehold ownership	%	99
Located in infill markets	%	87
Number of tenant customers	#	125

90%

Australian east coast exposure

87%

Located in core urban infill markets

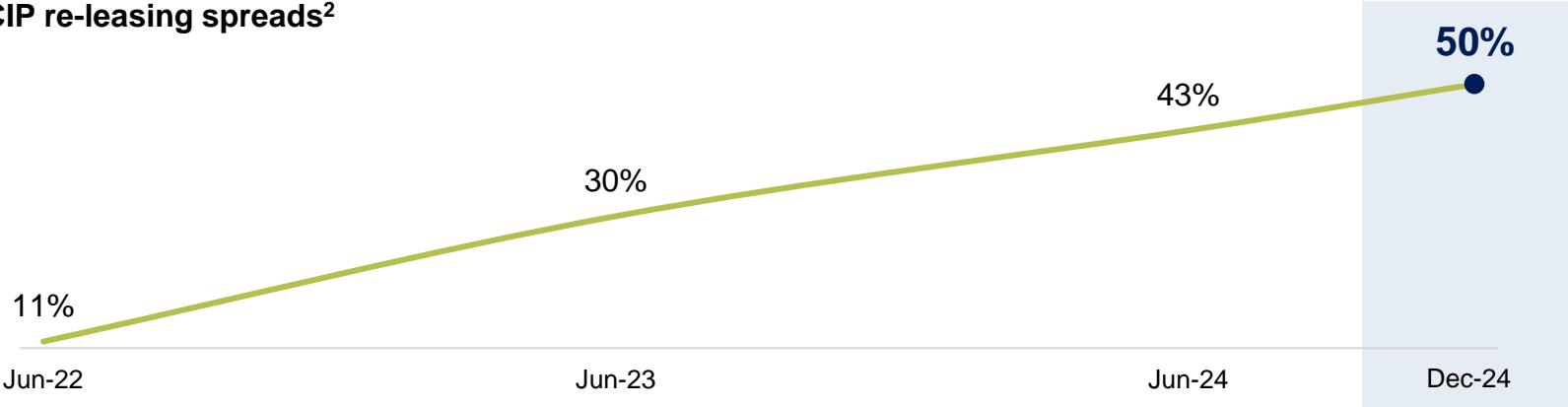
1. At CIP ownership share of joint venture assets.
 2. Excludes assets that have been withdrawn and currently undergoing significant repositioning works, being 30 Fulton Drive, Derrimut Vic and an 8,364sqm cold storage tenancy at 102-128 Bridge Road, Keysborough Vic.
 3. Includes landholding on development projects.

Accelerating re-leasing spreads achieved over the past three years

Over 79,038 sqm of leasing (7% of portfolio) secured in HY25¹

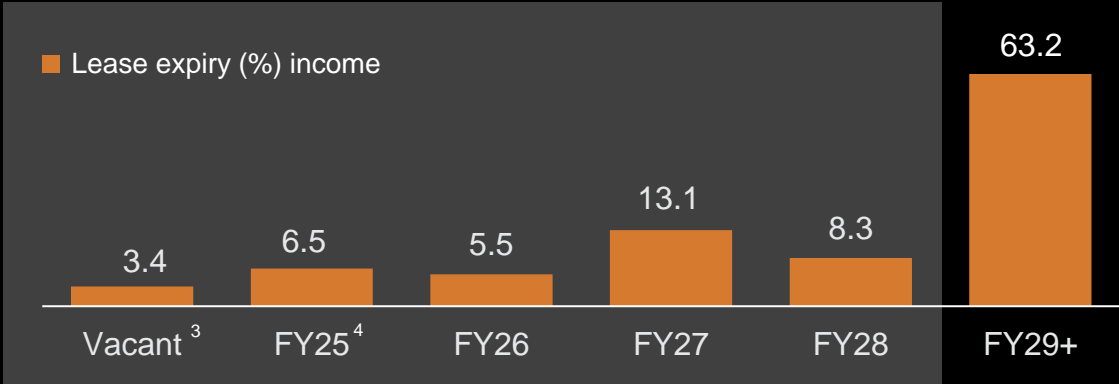
Select HY25 leasing outcomes

CIP re-leasing spreads²



Forward expiry

Mark to market opportunities with c.37% of portfolio by income expiring by FY28.

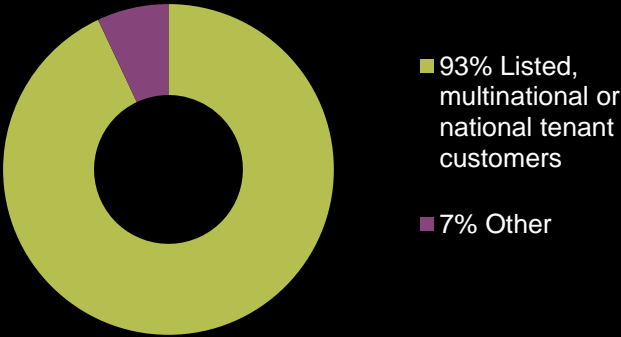


1. Includes heads of agreement (HOA).
2. On a net rent basis compared to prior passing rents.
3. Excludes assets that have been withdrawn and currently undergoing significant repositioning works, being 30 Fulton Drive, Derrimut Vic and an 8,364sqm cold storage tenancy at 102-128 Bridge Road, Keysborough Vic.
4. Excludes 74-94 Newton Road, Wetherill Park NSW which is earmarked for redevelopment.

High quality tenant customers

Secure income backed by 93% blue chip tenant customers

Tenant industry sector diversifications¹



Top 10 tenant customers	Income	Locations
Telstra	9%	1
Woolworths	7%	4
Arnott's	7%	2
AWH	4%	2
Visy	4%	2
Fantastic Furniture	2%	1
Green's General Foods	2%	2
API	2%	1
Bidfood Australia	2%	1
Opal ANZ	2%	2



Leveraging CIP's scale to generate a 'networking effect' to grow and service customers across multiple locations.

Strong relationships providing insights and visibility on future demand.

30% of portfolio GLA multi-location customers

99% of leases are net or triple net

1. By income

Strategic transactions in HY25

Direct market transactions underpin NTA

Divestments



75-95 & 105 CORIO QUAY ROAD, GEELONG VIC

- Divested for \$33.6m
- Acquired for \$22.8m in 2019
- c.19% IRR over ownership period



616 BOUNDARY ROAD, RICHLANDS QLD

- Divested for \$26.8m
- Acquired for \$15.9m in 2018
- c.16% IRR over ownership period

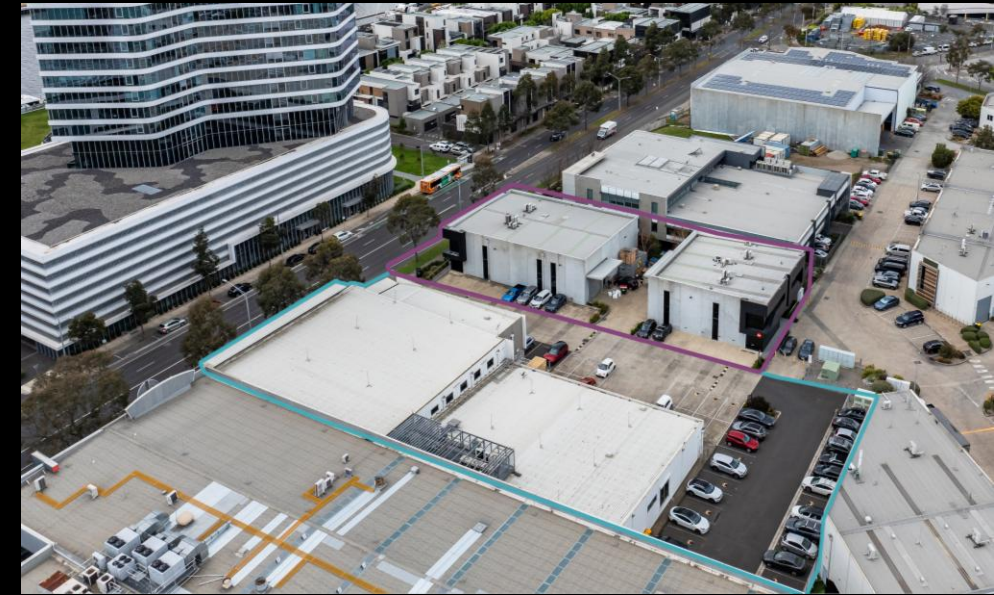
\$60m of divestments
at **5% premium**
to prior book
values

c.16% - 19% IRR
delivered on
divestments

Average asset value of
CIP active portfolio¹
\$37m **provides**
strong liquidity

1. CIP active portfolio excludes assets with a WALE of greater than 15 years, being Telstra Data Centre, Clayton Vic and 46 Robinson Road East, Virginia Qld.

Acquisitions



876 LORIMER STREET, PORT MELBOURNE VIC

- \$8m acquisition
- Adjoins CIP-owned 870 Lorimer Street, consolidating 0.5ha site
- Location provides medium-term opportunity to develop 160+ apartments

Portfolio valuations



c.56% of the portfolio by value externally revalued in December 2024



WACR² expanded to 5.83%

- Active portfolio 6.0%



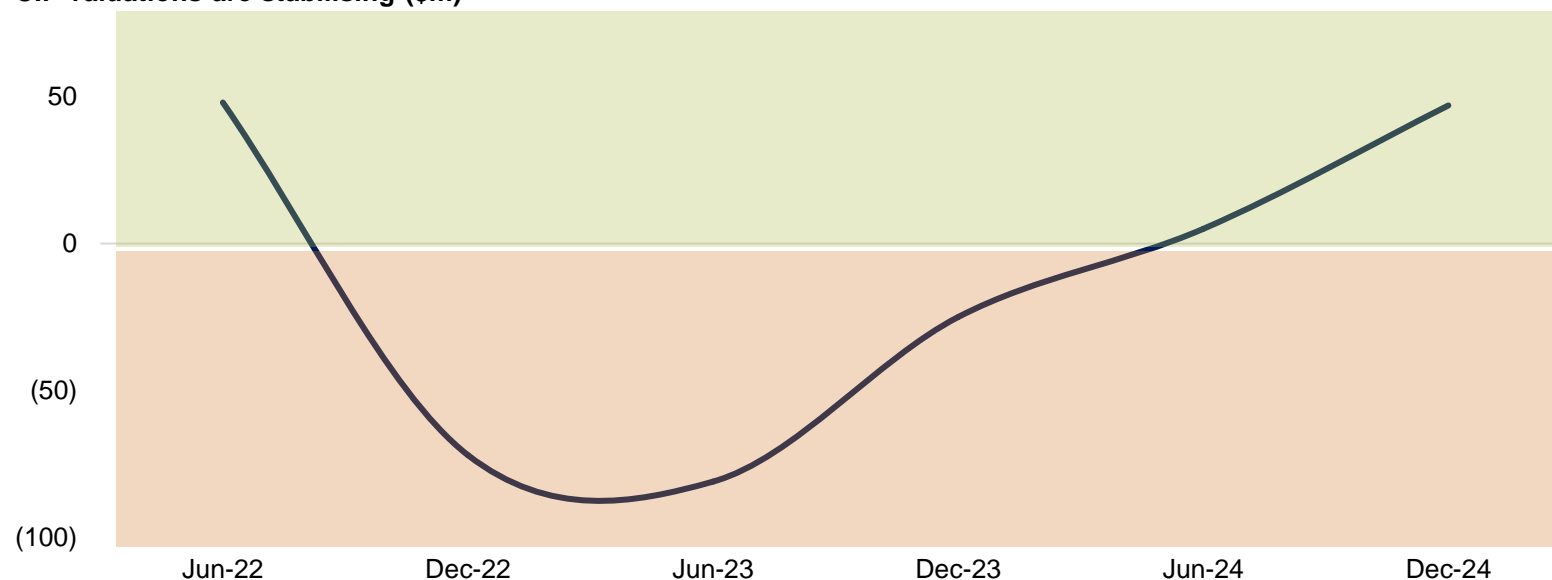
c.60% underpinned by land value⁵



Two assets divested in HY25 at or above book value. An average 5% premium demonstrates CIP portfolio valuations and NTA⁴

	HY25 valuation (\$'000)	HY24 valuation (\$'000)	Valuation movement ¹ (\$'000)	HY25 WACR ²	HY24 WACR ²	Movement WACR ²
Like for like portfolio/ weighted average summary^{3,4}	3,784	3,737	47	5.83%	5.79%	0.04%
Acquisitions	8	-	8	5.00%		
Divestments	-	86	(86)		6.57%	
Development	11	11	-			
Total portfolio/ weighted average	3,803	3,834	(31)	5.83%	5.81%	0.02%

CIP valuations are stabilising (\$m)



1. Reflects gross increase. Excludes capital expenditure incurred.
2. Weighted average capitalisation rate (WACR).
3. At CIP ownership share of joint venture assets.
4. Past performance is not a reliable indicator of future performance.
5. Based on management estimate of comparable land sales.

CIP ESG highlights

Climate change

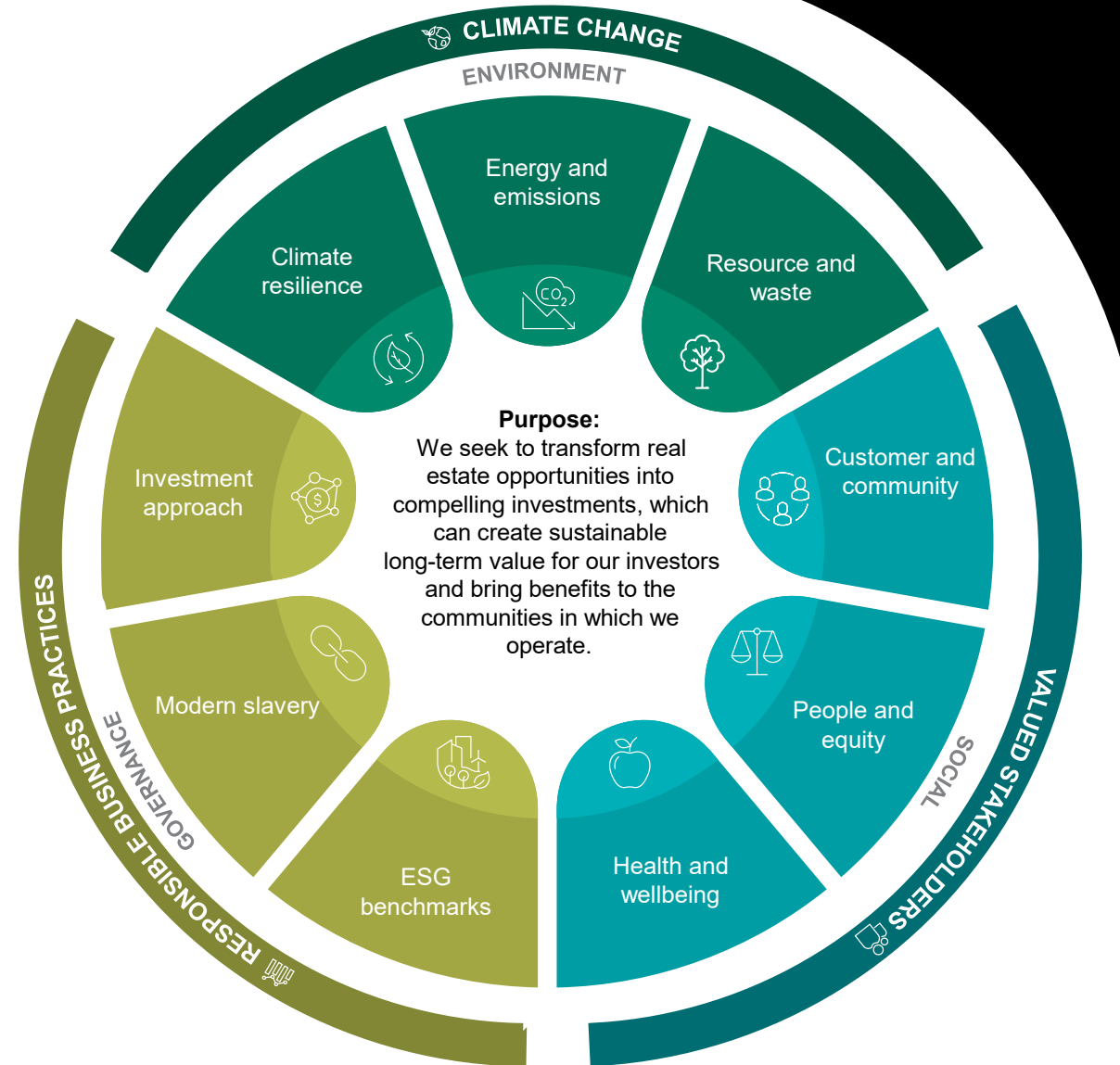
- **Targeting zero scope 2 emissions by 2028¹**
c.1,420 kW solar across the CIP portfolio.²
- FY24 Centuria voluntary climate-related disclosures published.

Valued stakeholders

- Raised c. \$185,000 at the annual Centuria trivia fund raising evening for St Lucy's school.
- 89% employees surveyed recommend Centuria as a great place to work.
- 50% female representation on CIP Board.³

Responsible business practices

- Centuria's revised Sustainability Framework launched.
- FY24 Centuria Sustainability Report released.
- 717 courses completed by Centuria staff across compliance competencies, risk and safety.
- Registered for portfolio-wide Green Star performance v2.0 rating.
- M80 Connect development⁴ achieved a 5 star Green Star Design & As Built v1.3 rating.



Centuria & CIP Memberships



Supporting partner



1. CIP will account for zero Scope 2 emissions by being powered by the equivalent of 100% renewable electricity through a combination of on-site solar and large-scale generation certificate deals which match our consumption.
 2. Approximately 1,420 kW of solar installed to date across CIP assets, excluding solar installations by our tenants.
 3. CPF2L is the Responsible Entity Board for CIP.
 4. M80 Connect, 90-118 Bolinda Road, Campbellfield Victoria, Australia.

ASX:CIP

Development

SECTION FOUR

Centuria



ARTIST'S IMPRESSION: 15-19 CARIBOU DRIVE, DIREK SA

Development capability

CIP has established a track record unlocking embedded value from infill sites

FY23 completions		FY24 completions	
\$m	GLA	\$m	GLA
103	40,544	147	57,722

HY25 commencements



15-19 Caribou Drive, Direk SA

Construction underway to develop a c.6,700sqm modern industrial facility to meet substantial demand in Adelaide. Adjoins CIP owned 9-13 Caribou Drive.

Expected practical completion Q1FY26.



50-64 Mirage Road, Direk SA

Site preparation works on c.21,000sqm development with flexible design, which can be split into three separate tenancies ranging from 4,000sqm to 10,000sqm.

Expected practical completion Q3FY26.

Committed		Future pipeline	
\$m	GLA	\$m	GLA
61 Est. value on completion ¹	c.27,600	c.1,100 Est. value on completion ¹	c.200,000

100%

of future development pipeline currently income producing providing optionality and timing flexibility.

100%

of future development pipeline is in infill markets where supply is severely constrained.

\$1.1bn expected end value requires **c.\$400-\$500m** funding, averaging **c.\$100m p.a.**

Development funding could be satisfied by ongoing limited asset sales alone

1. Estimated value on completion. Includes land, development cost and estimated development upside.

Unlocking embedded value within CIP's portfolio

\$1bn+ development pipeline¹ providing short to medium term value-add opportunities

Active repositioning projects



102-128 Bridge Road, Keysborough Vic

Reposition 8,364sqm cold storage facility to capitalise on increased demand from cold storage operators.

Expected completion in Q4FY25.
Secured 10-year lease from completion.



30 Fulton Drive, Derrimut Vic

Refurbish existing facility and expand c.2,700sqm of additional warehousing capacity.

Expected completion in Q4FY25.

Progressed development projects



74-94 Newton Road, Wetherill Park NSW

SSDA received on brownfield redevelopment opportunity to create a 59,500sqm multi-level industrial facility.



31 Hallum South Road, Hallam, Vic

DA received for c.8,300sqm Brownfield development in core infill market



346 Boundary Road, Derrimut, Vic

DA lodged for c.12,400sqm Brownfield development with c.5,500sqm of container rated hardstand.



Existing landholdings in core urban infill markets with limited supply which have experienced strong rental growth.



Consolidated landholdings that provide sites of scale.



Fit for purpose assets that will continue to generate rental income until redevelopments are executed.



Optionality to redevelop or reposition existing assets for best unitholder returns.

1. Estimated value on completion. Includes land, development cost and estimated development upside

ASX:CIP

Outlook and guidance

SECTION FIVE

Centuria



82 RODEO ROAD, GREGORY HILLS NSW

CIP positioned to harness strong market fundamentals

6.4%

Like for like income growth in HY25

50%

Re-leasing spreads

**Significant
under-renting¹**

25%

Discount to NTA²

c.60%

Valuations underpinned by land¹

Outlook for infill industrial property remains strong

Significant positive rental reversion still to be realised

Earnings growth expected to accelerate as WACD stabilises

Strong balance sheet with gearing at lower end of target range

Earnings and NTA accretive development pipeline

42 HOEPNER ROAD, BUNDAMBA QLD

1. Based on management estimate

2. Based on NTA per unit of \$3.89 compared to unit price of \$2.93 on 21 February 2024

FY25 guidance reiterated¹

FFO per unit¹

17.5c

Distribution per unit¹

16.3c

Distributions expected to be paid in quarterly instalments.

1. Guidance remains subject to unforeseen circumstances and material changes in operating conditions.



69 STUDLEY COURT, DERRIMUT VIC



204-208 BANNISTER ROAD, CANNING VALE WA

Cent

204 Bann
Cann

Centuria

ASX:CIP

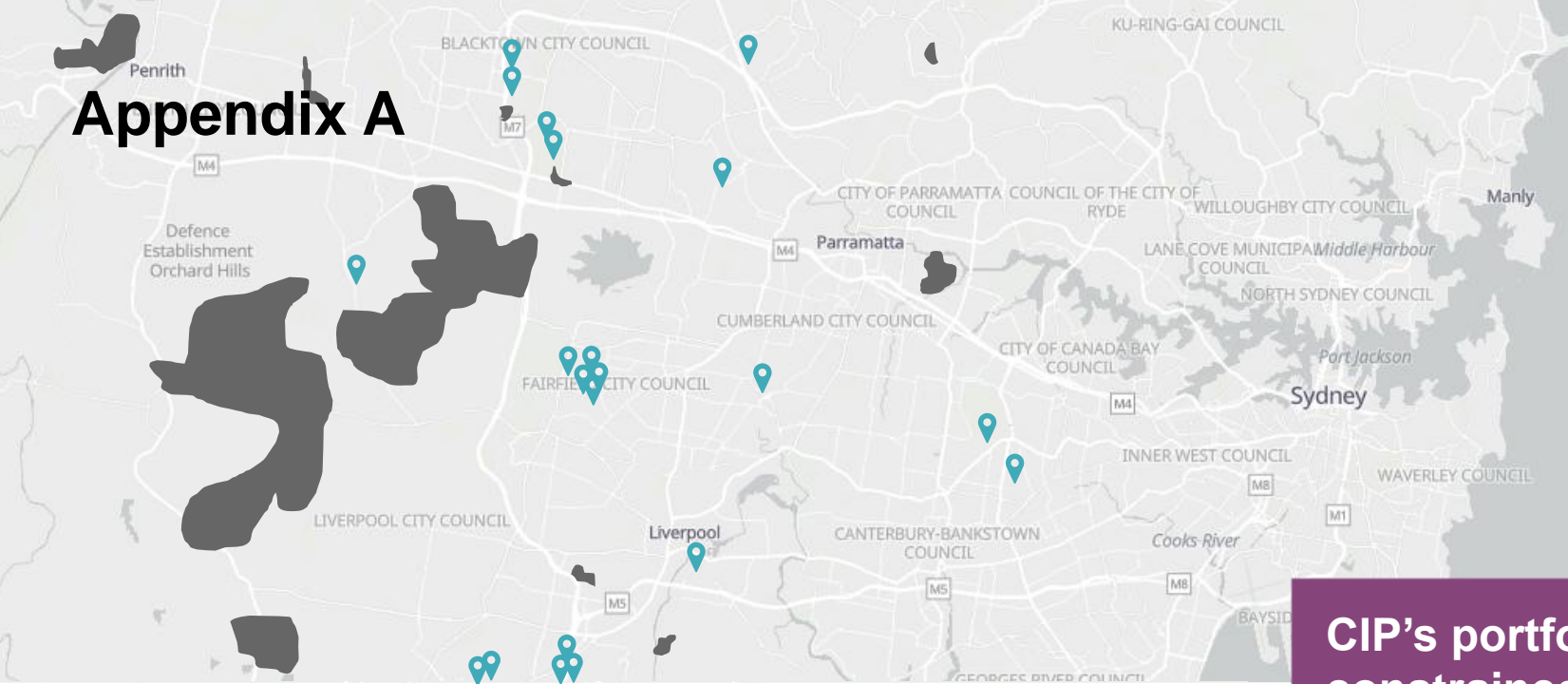
Appendices

SECTION SIX

Appendix A: Sydney and Melbourne industrial land supply
Appendix B: Exposure to the major industrial sub-sectors
Appendix C: CIP portfolio
Appendix D: Lease expiry by state
Appendix E: Key vacancies and upcoming expiries
Appendix F: Income statement
Appendix G: Balance sheet
Appendix H: Hedging profile
Appendix I: Portfolio valuation summary
Appendix J: Investment property portfolio

Centuria

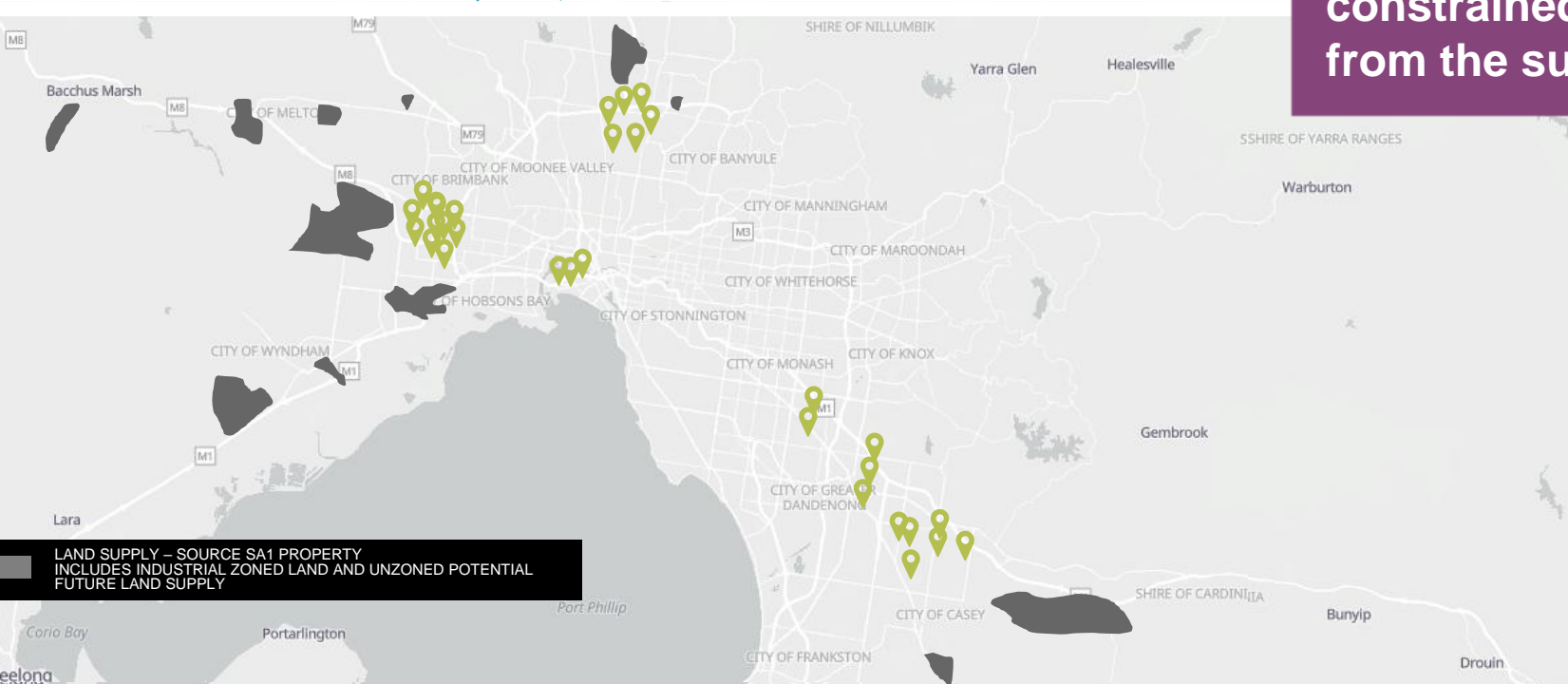
Appendix A



Sydney industrial land supply

- New land supply concentrated around the new Badgerys Creek Airport precinct, Kemps Creek and Eastern Creek.
- Current planning delays and increased infrastructure costs delaying new supply coming to market.

CIP's portfolio is well positioned in supply constrained urban infill markets and insulated from the supply response



Melbourne industrial land supply

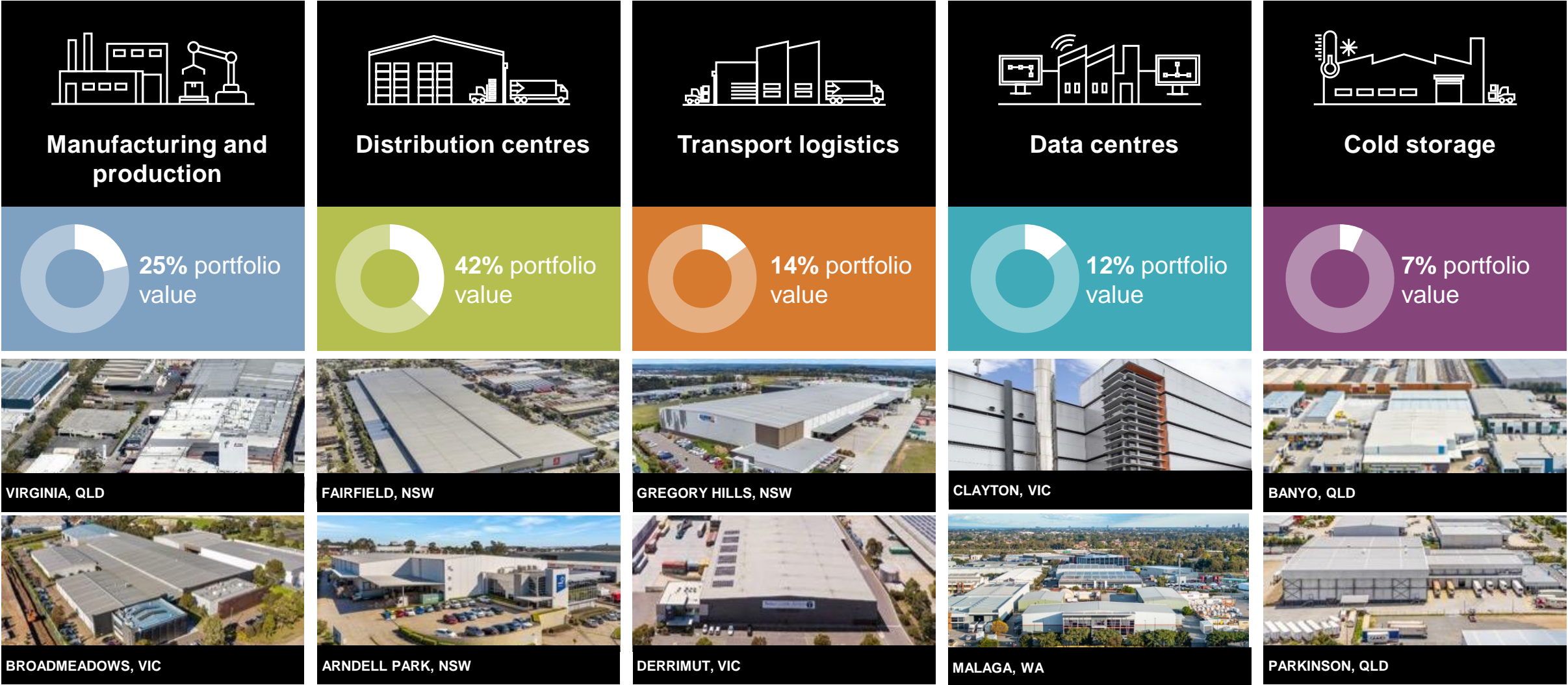
- Majority of urban infill markets currently built out with minimal supply response available.
- Urban fringe markets of Truganina and Ravenhall in the outer West and Pakenham in the outer south east provide the majority of Melbourne's industrial land supply.

 CIP assets

LAND SUPPLY – SOURCE SA1 PROPERTY
INCLUDES INDUSTRIAL ZONED LAND AND UNZONED POTENTIAL
FUTURE LAND SUPPLY

Appendix B: Exposure to the major industrial sub-sectors¹

A well-balanced portfolio across the major industrial sub-sectors



1. By value. 1% Development land

Appendix C: CIP portfolio

An active portfolio providing exposure to strong market rental growth and value-add opportunities

Active portfolio^{1,2}

85

assets

\$3,134m

Book value

6.0%

WACR

1,191,314 sqm

Gross lettable area

96.0%

Occupancy by income

4.1 years

WALE by income

285 ha

Long WALE portfolio

2

assets

\$670m

Book value

5.1%

WACR

71,719 sqm

Gross lettable area

100.0%

Occupancy by income

25.4 years

WALE by income

10 ha

Active portfolio

- An active portfolio providing exposure to strong market rental growth and value-add opportunities.
- Active portfolio: Short 4.5-year WALE with 43% of the portfolio providing mark to market opportunity to FY28.
- 293ha of land with 98% freehold ownership; Valuations substantially underpinned by an average land value of c.\$1,000/sqm.

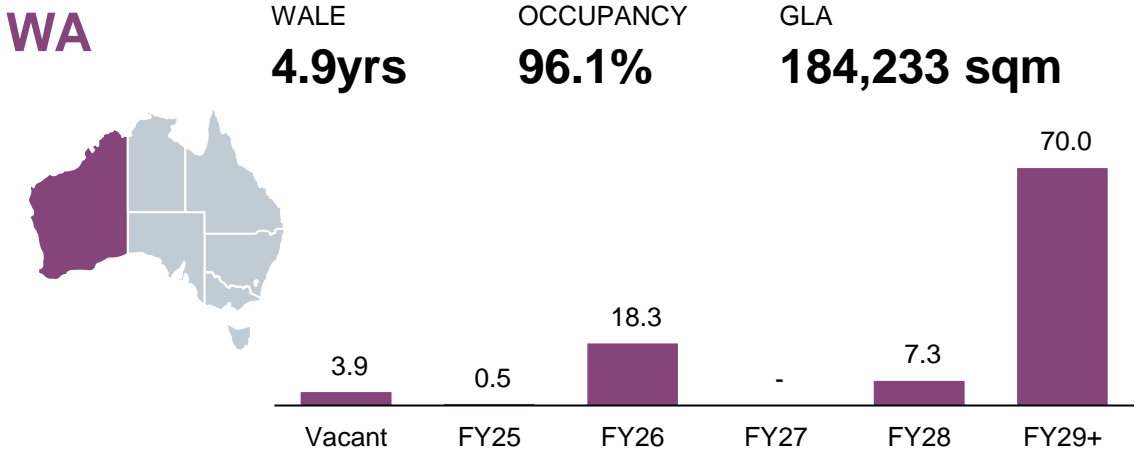
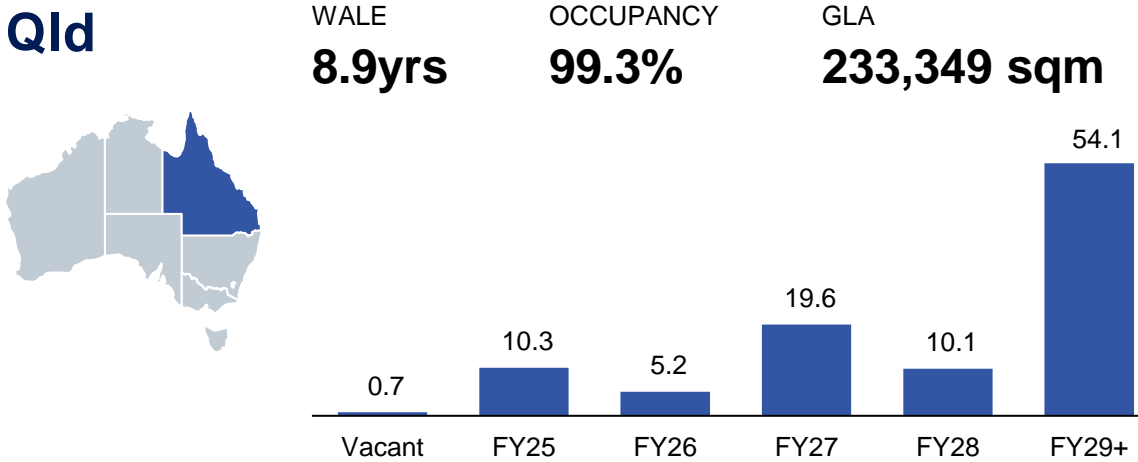
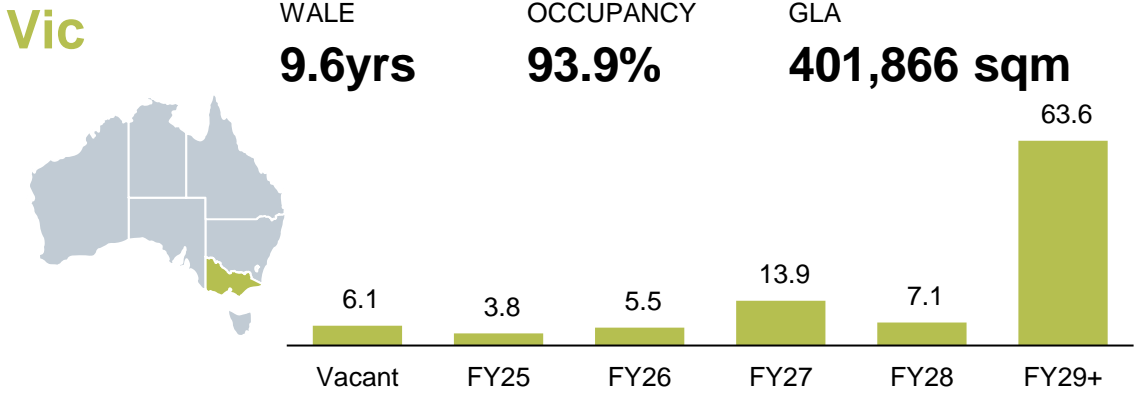
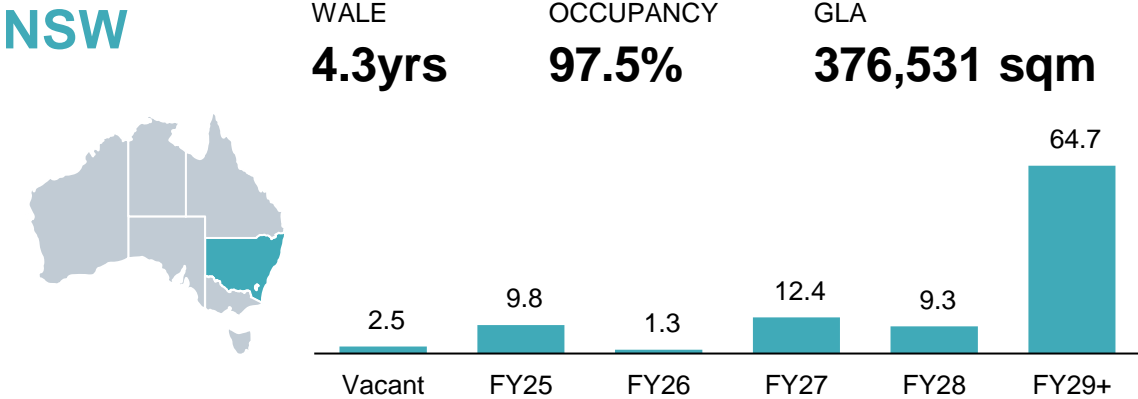
Long WALE portfolio

- Long WALE portfolio generates stable cashflow under triple net income streams; Leased to iconic Australian blue-chip brands, Telstra and Arnott's.
- Stable cashflows provide income ballast for CIP to undertake value-add and development opportunities across the active portfolio.
- Strong rental review profile 59% of long WALE income is linked to CPI indexation.

1. CIP Active portfolio excludes assets with a WALE of greater than 15 years, being Telstra Data Centre, Clayton Vic and 46 Robinson Road East, Virginia Qld.
2. At CIP ownership share of joint venture assets.

Appendix D: Leasing expiry by state

Sub portfolio expiry profile (% by income)



1. SA: WALE 5.8-years, occupancy 100%; GLA 51,677 sqm; 10% Expiry in FY27; 90% Expiry in FY29+



2 LEXINGTON DRIVE, BELLA VISTA NSW

Appendix E: Key vacancies and upcoming expiries

Current key vacancies ¹	GLA (SQM)	% of portfolio area
90 Bolinda Road, Campbellfield	19,848	1.6
164-166 Newton Road, Wetherill Park	6,392	0.5
48-54 Kewdale Road, Welshpool	6,373	0.5
102-128 Bridge Road, Keysborough	4,865	0.4
51 Musgrave Road, Coopers Plains	3,550	0.3
870 Lorimer Street, Port Melbourne	2,392	0.2

Upcoming key expiries ²	GLA (SQM)	% of portfolio area	Expiry period
56-88 Lisbon Street, Fairfield East	23,588	1.9	FY25
22 Hawkins Crescent, Bundamba	18,956	1.5	FY25
95-105 South Gippsland Highway, Dandenong South	13,604 ³	1.0 ³	FY26
680 Boundary Road, Richlands	12,633	1.0	FY26
16 Mulgul Rd, Malaga	6,561	0.5	FY26
164-166 Newton Road, Wetherill Park	5,491	0.4	FY25
51 Musgrave Road, Coopers Plains	5,293	0.4	FY25
48-54 Kewdale Road, Welshpool	4,598	0.4	FY26

1. Excludes assets that have been withdrawn and currently undergoing significant repositioning works, being 30 Fulton Drive, Derrimut Vic and 8,364sqm cold storage tenancy at 102-128 Bridge Road, Keysborough Vic.
2. Excludes 74-94 Newton Road, Wetherill Park NSW which is earmarked for redevelopment.
3. CIP owns 50% of this asset

Appendix F: Income statement

		HY25	HY24
Revenue			
Gross property income	\$'000	126,395	110,862
Other income	\$'000	0	2,026
Share of net profit of equity accounted investments	\$'000	1,701	3,894
Interest income	\$'000	832	646
Total revenue	\$'000	128,928	117,428
Expenses			
Direct property expenses	\$'000	(30,254)	(21,865)
Responsible entity fees	\$'000	(11,609)	(11,633)
Finance costs	\$'000	(28,193)	(25,267)
Management and other administrative expenses	\$'000	(2,181)	(2,017)
Total expenses	\$'000	(72,236)	(60,782)
Funds from operations (consolidated)	\$'000	56,691	56,644
Equity accounted investments	\$'000	(97)	(2,526)
Funds from operations¹	\$'000	56,594	54,120
Straight lining of rental income	\$'000	3,827	3,005
Net gain on fair value of investment properties	\$'000	21,238	(31,969)
Gain / (loss) on swap revaluation	\$'000	(4,520)	(7,840)
Rent free abatement	\$'000	(11,282)	(5,352)
Amortisation of incentives and leasing fees	\$'000	(3,311)	(2,274)
Other transaction related costs	\$'000	(44)	(38)
Non controlling interest - Statutory adjustment	\$'000	97	2,526
Statutory net profit (attributable to CIP)	\$'000	62,599	12,178

1. FFO is the Trust's underlying and recurring earnings from its operations. This is calculated as the statutory net profit adjusted for certain non-cash and other items.



Appendix G: Balance sheet

		HY25	FY24
Cash	\$'000	23,873	16,536
Investment properties	\$'000	3,732,950	3,764,000
Equity accounted investments	\$'000	71,900	71,015
Trade & other receivables	\$'000	12,947	19,488
Derivative financial instruments	\$'000	3,137	12,380
Total assets	\$'000	3,844,807	3,883,419
Interest bearing liabilities ¹	\$'000	1,286,419	1,334,878
Derivative financial instruments	\$'000	21,230	29,859
Other liabilities	\$'000	68,595	60,972
Total liabilities	\$'000	1,376,244	1,425,709
Net assets	\$'000	2,468,563	2,457,710
No. units on issues	'000	634,931	634,931
Net tangible assets per unit ²	\$	3.89	3.87
Gearing ³	%	33.5	34.0 ⁴

1. Drawn debt net of borrowing costs

2. NTA per unit is calculated as net assets less divided by number of units on issue

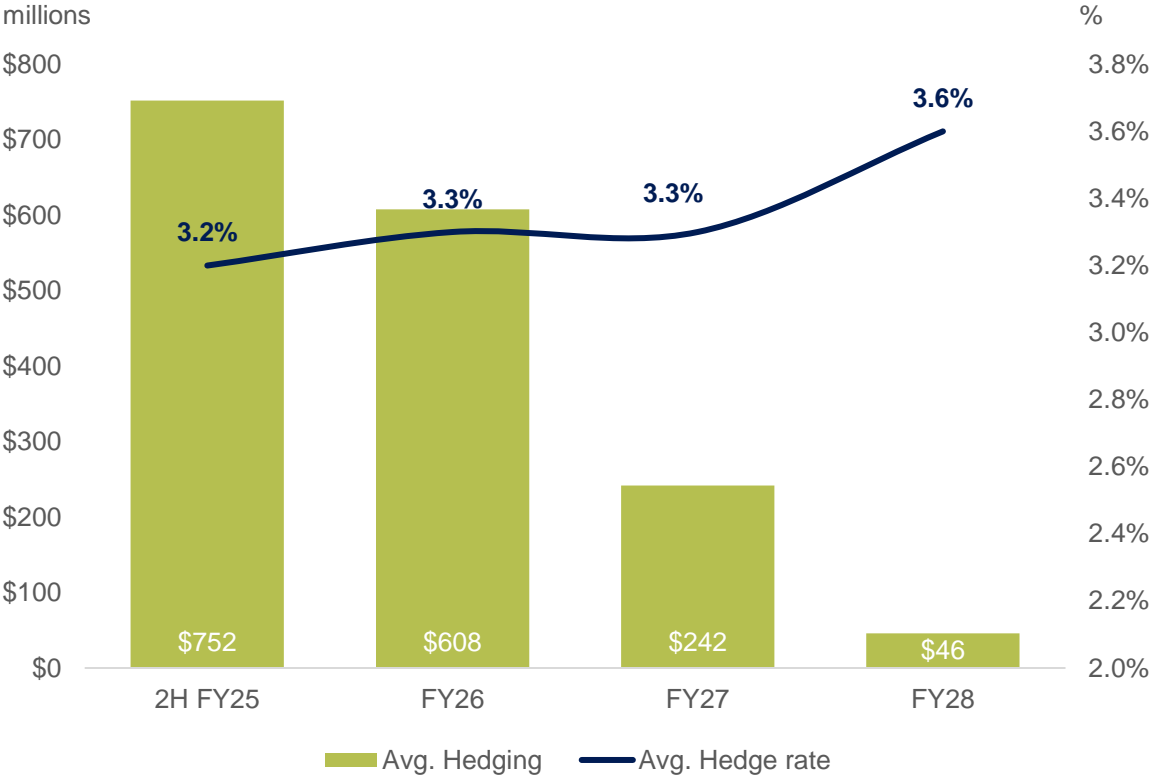
3. Gearing is defined as total interest-bearing liabilities divided by total assets

4. Proforma adjustment for the divestment of 54 Sawmill Circuit, Hume ACT for \$28.1m which was exchanged in July 2024



149 KERRY ROAD, ARCHERFIELD QLD

Appendix H: Hedging profile



Average hedging and hedge rate above excludes the \$300m Exchangeable Note issued with an all-in coupon of 3.95%



75 OWEN STREET, GLENDENNING NSW

Appendix I: Portfolio valuation summary^{1,2}

State	HY25 valuation (\$M)	FY24 valuation (\$M)	Valuation movement ³ (\$M)	(%)	HY25 WACR ⁴ (%)	FY24 WACR ⁴ (%)	Movement WACR ⁴ (BPS)
NSW	1,216	1,167	49	8.4%	5.76%	5.72%	0.04%
Vic	1,356	1,349	7	0.5%	5.55%	5.49%	0.06%
Qld	763	776	(13)	(1.6%)	6.00%	5.98%	0.02%
WA	352	349	3	0.9%	6.78%	6.76%	0.02%
SA	98	97	0	0.4%	5.82%	5.76%	0.06%
Like for like portfolio / weighted average	3,784	3,737	47	1.3%	5.83%	5.79%	0.04%
Acquisitions	8	-	8		5.00%		
Divestments	-	86	(86)			6.57%	
Development	11	11	-				
Total portfolio / weighted average	3,803	3,834	(31)	(0.8%)	5.83%	5.81%	0.02%



43-49 & 51-65 WHARF ROAD, PORT MELBOURNE VIC

1. Past performance is not a reliable indicator of future performance.
2. At CIP ownership share of joint venture assets.
3. Reflects gross increase. Excludes capital expenditure incurred.
4. Weighted average capitalisation rate.

Appendix J: Investment portfolio

Property	Ownership	Book value (\$m)	Cap rate	GLA (SQM)	WALE (YRS) ¹	Occupancy % ¹	Sub sector
NSW							
56-88 Lisbon Street, Fairfield East	100%	197.5	5.50%	60,223	0.8	100.0%	Distribution Centre
2 Woolworths Way, Warnervale	100%	105.0	6.25%	54,196	6.6	100.0%	Distribution Centre
10 Williamson Road, Ingleburn	100%	96.4	6.00%	27,377	5.6	100.0%	Manufacturing
92-98 Cosgrove Road, Enfield	100%	89.0	5.75%	20,051	5.3	100.0%	Transport Logistics
67-69 Mandoon Road, Girraween	100%	83.0	5.75%	25,418	2.9	100.0%	Cold Storage
37–51 Scrivener Street, Warwick Farm	100%	76.3	5.88%	28,629	7.5	100.0%	Manufacturing
82 Rodeo Road, Gregory Hills	100%	71.0	5.38%	22,481	6.0	100.0%	Transport Logistics
12 Williamson Road, Ingleburn	100%	68.9	5.75%	25,666	11.8	100.0%	Manufacturing
457 Waterloo Road, Chullora	100%	52.4	5.75%	16,051	5.8	100.0%	Transport Logistics
6 Macdonald Road, Ingleburn	100%	47.1	6.00%	12,370	4.3	100.0%	Transport Logistics
160 Newton Road, Wetherill Park	100%	41.3	6.00%	13,233	3.8	100.0%	Distribution Centre
164 Newton Road, Wetherill Park	100%	41.0	5.75%	11,883	0.1	46.2%	Distribution Centre
74-94 Newton Road, Wetherill Park	100%	39.5	6.25%	15,378	0.4	100.0%	Distribution Centre
29 Penelope Crescent, Arndell Park	100%	35.0	5.50%	9,419	1.9	100.0%	Distribution Centre
29 Glendenning Road, Glendenning	51%	33.7	5.75%	10,862	3.9	100.0%	Manufacturing
8 Penelope Crescent, Arndell Park	100%	32.9	5.50%	11,420	2.7	100.0%	Distribution Centre
144 Hartley Road, Smeaton Grange	100%	25.8	5.50%	8,710	5.3	100.0%	Distribution Centre
52-74 Quarry Road, Erskine Park	51%	19.7	5.50%	4,131	1.9	100.0%	Distribution Centre
8 Lexington Drive, Bella Vista	51%	17.1	5.50%	4,458	7.3	100.0%	Distribution Centre
75 Owen Street, Glendenning	100%	16.3	5.75%	4,670	1.3	100.0%	Distribution Centre
8 Hexham Place, Wetherill Park	100%	15.4	5.75%	3,217	3.9	100.0%	Distribution Centre
11 Hexham Place, Wetherill Park	100%	11.7	5.25%	2,066	4.9	100.0%	Distribution Centre
Vic							
Telstra Data centre, Clayton	100%	417.0	5.00%	26,934	25.7	100.0%	Data Centre
90-118 Bolinda Road, Campbellfield	100%	115.0	5.38%	45,422	2.4	56.3%	Distribution Centre
207-219 Browns Road, Noble Park	100%	74.3	6.25%	43,321	3.3	100.0%	Distribution Centre
324-332 Frankston-Dandenong Road, Dandenong South	100%	60.0	5.75%	28,651	2.5	100.0%	Distribution Centre
45 Fulton Drive, Derrimut	100%	59.5	5.50%	10,848	1.7	100.0%	Cold Storage
95-105 South Gippsland Highway, Dandenong South	50%	51.7	5.38%	20,265	3.0	100.0%	Distribution Centre
24-32 Stanley Drive, Somerton	100%	51.5	5.75%	24,350	10.6	100.0%	Manufacturing
102–128 Bridge Road, Keysborough	100%	50.7	6.38%	24,740	1.5	69.8%	Transport Logistics
110 Northcorp Boulevard, Broadmeadows	100%	40.0	5.50%	15,375	7.9	100.0%	Manufacturing
2 Keon Parade, Keon Park	100%	37.8	6.00%	18,805	6.6	100.0%	Manufacturing

1. By income

Appendix J: Investment portfolio

Property	Ownership	Book value (\$m)	Cap rate	GLA (SQM)	WALE (YRS) ¹	Occupancy % ¹	Sub sector
Vic (continued)							
14-17 Dansu Court, Hallam	100%	35.1	5.75%	17,070	4.8	100.0%	Transport Logistics
500 Princes Highway, Noble Park	100%	33.3	6.75%	13,943	2.4	100.0%	Transport Logistics
513 Mt Derrimut Rd, Derrimut	100%	28.5	6.00%	12,695	1.3	100.0%	Transport Logistics
590 Heatherton Road, Clayton South	100%	26.0	5.50%	9,575	7.0	100.0%	Distribution Centre
12-13 Dansu Court, Hallam	100%	25.5	5.75%	11,527	3.8	100.0%	Distribution Centre
30 Fulton Drive, Derrimut	100%	24.8	5.63%	13,271	-	0.0%	Distribution Centre
140 Fulton Drive, Derrimut	100%	23.0	6.00%	11,405	3.7	100.0%	Distribution Centre
69 Studley Court, Derrimut	50%	22.9	6.00%	7,183	5.0	100.0%	Transport Logistics
49 Temple Drive, Thomastown	100%	22.8	6.00%	12,668	1.9	100.0%	Manufacturing
51-65 Wharf Road, Port Melbourne	100%	22.3	5.25%	3,720	8.5	100.0%	Distribution Centre
159-169 Studley Court, Derrimut	100%	21.2	5.75%	7,725	3.3	100.0%	Distribution Centre
179 Studley Court, Derrimut	100%	19.6	6.00%	10,106	3.4	100.0%	Distribution Centre
119 Studley Court, Derrimut	100%	15.3	6.00%	5,497	3.7	100.0%	Distribution Centre
870 Lorimer Street, Port Melbourne	100%	14.4	5.25%	2,392	-	0.0%	Distribution Centre
95 Fulton Drive, Derrimut	100%	14.0	6.00%	5,331	2.0	100.0%	Distribution Centre
43-49 Wharf Road, Port Melbourne	100%	12.5	5.50%	2,378	4.3	100.0%	Distribution Centre
346 Boundary Road, Derrimut	100%	11.5	6.50%	4,213	0.3	100.0%	Transport Logistics
40 Scanlon Drive, Epping	50%	10.0	5.75%	4,685	1.1	100.0%	Distribution Centre
31-35 Hallam Road, Hallam	100%	8.0	6.25%	4,823	1.7	100.0%	Transport Logistics
85 Fulton Drive, Derrimut	100%	7.8	6.25%	3,419	2.6	100.0%	Distribution Centre
876 Lorimer Street, Port Melbourne	100%	8.0	5.00%	1,436	6.8	100.0%	Distribution Centre
Qld							
46 Robinson Road East, Virginia	100%	252.5	5.25%	44,785	25.0	100.0%	Manufacturing
60-80 Southlink Road, Parkinson	100%	54.9	6.00%	8,430	1.9	100.0%	Cold Storage
1 Lahrs Road, Ormeau	100%	52.0	6.00%	9,544	2.2	100.0%	Cold Storage
33-37 & 43-45 Mica Street, Carole Park	100%	42.1	6.50%	18,213	4.7	94.2%	Manufacturing
149 Kerry Road, Archerfield	100%	39.6	6.25%	13,774	4.5	100.0%	Manufacturing
69 Rivergate Place, Murarrie	100%	36.5	6.50%	11,353	3.4	100.0%	Distribution Centre
22 Hawkins Crescent, Bundamba	100%	35.0	6.75%	18,956	0.2	100.0%	Distribution Centre
46 Gosport Street, Hemmant	100%	35.0	6.50%	12,578	3.2	100.0%	Manufacturing

1. By income

Appendix J: Investment portfolio

Property	Ownership	Book value (\$m)	Cap rate	GLA (SQM)	WALE (YRS) ¹	Occupancy % ¹	Sub sector
Qld (continued)							
680 Boundary Road, Richlands	100%	31.0	5.75%	12,633	0.8	100.0%	Distribution Centre
21 Jay Street, Townsville	100%	28.3	7.25%	10,291	7.4	100.0%	Distribution Centre
1 Ashburn Road, Bundamba	50%	24.0	6.75%	13,314	5.1	100.0%	Distribution Centre
5/243 Bradman Street, Acacia Ridge	100%	23.0	6.50%	9,884	4.8	100.0%	Distribution Centre
51 Depot Street, Banyo	100%	21.3	5.63%	4,099	9.0	100.0%	Cold Storage
31 Gravel Pit Road, Darra	100%	19.9	6.00%	9,083	2.4	100.0%	Distribution Centre
55 Musgrave Road, Cooper Plains	100%	19.8	6.75%	10,962	2.5	100.0%	Transport Logistics
35 Cambridge Street, Coorparoo	100%	14.8	6.50%	5,902	3.5	100.0%	Manufacturing
24 West Link Place, Richlands	100%	13.0	6.50%	5,062	3.8	100.0%	Transport Logistics
42 Hoepner Road, Bundamba	50%	10.8	6.25%	5,001	2.3	100.0%	Distribution Centre
51 Musgrave Road, Cooper Plains	100%	9.8	7.50%	9,485	0.4	62.6%	Distribution Centre
WA							
310 Spearwood Avenue, Bibra Lake	100%	79.0	7.25%	59,565	7.6	100.0%	Distribution Centre
Lot 14 Sudlow Road, Bibra Lake	100%	49.5	7.25%	39,485	7.6	100.0%	Distribution Centre
48-54 Kewdale Road, Welshpool	100%	44.2	6.63%	19,029	1.8	66.5%	Distribution Centre
16 Mulgul Road, Malaga	100%	39.0	6.50%	6,561	0.8	100.0%	Data Centre
204-208 Bannister Road, Canning Vale	100%	33.8	6.25%	12,383	5.9	100.0%	Distribution Centre
103 Stirling Cres & 155 Lakes Rd, Hazelmere	100%	33.5	6.25%	9,970	2.7	100.0%	Manufacturing
23 Selkis Road, Bibra Lake	100%	32.0	6.50%	19,173	7.5	100.0%	Manufacturing
16-18 Baile Road, Canning Vale	100%	25.6	6.75%	11,048	3.7	100.0%	Transport Logistics
92 Robinson Avenue, Belmont	100%	15.8	7.00%	7,019	4.5	100.0%	Transport Logistics
SA							
23-41 Galway Avenue, Marleston	100%	40.0	5.75%	23,593	7.0	100.0%	Manufacturing
32-54 Kaurna Avenue, Edinburgh Park	100%	25.0	6.00%	12,825	7.0	100.0%	Manufacturing
27-30 Sharp Court, Cavan	100%	20.0	5.63%	8,232	2.8	100.0%	Distribution Centre
9-13 Caribou Drive, Direk	100%	12.8	6.00%	7,027	5.0	100.0%	Distribution Centre
TOTAL STABILISED		3,792.5	5.83%	1,284,938	7.3	96.6% ²	
50-64 Mirage Road, Direk	100%	8.4					Development land
15-19 Caribou Drive, Direk	100%	2.5					Development land
TOTAL PORTFOLIO		3,803.4	5.83%	1,284,938	7.3	96.6% ²	

1. By income.

2. Excludes assets that have been withdrawn and currently undergoing significant repositioning works, being 30 Fulton Drive, Derrimut Vic and 8,364sqm cold storage tenancy at 102-128 Bridge Road, Keysborough Vic.

Disclaimer

This presentation has been prepared by Centuria Property Funds No.2 Limited (ABN 38 133 363 185, AFSL 340304) (CPF2L) as responsible entity of Centuria Industrial REIT (ARSN 099 680 252) ('CIP' or the 'Trust').

This presentation contains selected summary information and does not purport to be all-inclusive or to contain all of the information that may be relevant, or which a prospective investor may require in evaluations for a possible investment in CIP. It should be read in conjunction with CIP's periodic and continuous disclosure announcements. The recipient acknowledges that circumstances may change and that this presentation may become outdated as a result. This presentation and the information in it are subject to change without notice and CPF2L is not obliged to update this presentation.

This presentation is provided for general information purposes only. It is not a product disclosure statement, pathfinder document or any other disclosure document for the purposes of the Corporations Act and has not been, and is not required to be, lodged with the Australian Securities & Investments Commission. It should not be relied upon by the recipient in considering the merits of CIP or the acquisition of securities in CIP. Nothing in this presentation constitutes investment, legal, tax, accounting or other advice and it is not to be relied upon in substitution for the recipient's own exercise of independent judgment with regard to the operations, financial condition and prospects of CIP. Past performance is not a reliable indicator of future performance.

The information contained in this presentation does not constitute financial product advice. Before making an investment decision, the recipient should consider their own financial situation, objectives and needs, and conduct their own independent investigation and assessment of the contents of this presentation, including obtaining investment, legal, tax, accounting and such other advice as they consider necessary or appropriate. This presentation has been prepared without taking account of any person's individual investment objectives, financial situation or particular needs. It is not an invitation or offer to buy or sell, or a solicitation to invest in or refrain from investing in, securities in CIP or any other investment product.

The information in this presentation has been obtained from and based on sources believed by CPF2L to be reliable.

To the maximum extent permitted by law, CPF2L and its related bodies corporate make no representation or warranty, express or implied, as to the accuracy, completeness, timeliness or reliability of the contents of this presentation. To the maximum extent permitted by law, CPF2L does not accept any liability (including, without limitation, any liability arising from fault or negligence) for any loss whatsoever arising from the use of this presentation or its contents or otherwise arising in connection with it.

This presentation may contain forward-looking statements, guidance, forecasts, estimates, prospects, projections or statements in relation to future matters ('Forward Statements'). Forward Statements can generally be identified by the use of forward looking words such as "anticipate", "estimates", "will", "should", "could", "may", "expects", "plans", "forecast", "target" or similar expressions. Forward Statements including indications, guidance or outlook on future revenues, distributions or financial position and performance or return or growth in underlying investments are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. No independent third party has reviewed the reasonableness of any such statements or assumptions. No member of CPF2L represents or warrants that such Forward Statements will be achieved or will prove to be correct or gives any warranty, express or implied, as to the accuracy, completeness, likelihood of achievement or reasonableness of any Forward Statement contained in this presentation. Except as required by law or regulation, CPF2L assumes no obligation to release updates or revisions to Forward Statements to reflect any changes. The reader should note that this presentation may also contain pro forma financial information.

Distributable earnings is a financial measure which is not prescribed by Australian Accounting Standards (AAS) and represents the profit under AAS adjusted for specific non-cash and significant items. The Directors consider that distributable earnings reflect the core earnings of the Trust.

All dollar values are in Australian dollars (\$) or A\$) unless stated otherwise.

Centuria

AUSTRALIA

Sydney (head office)

(02) 8923 8923
Level 41, Chifley Tower
2 Chifley Square
Sydney NSW 2000

Melbourne

(03) 9616 6500
Level 47
101 Collins Street
Melbourne CIP 3000

Brisbane

(07) 3905 7000
Level 2
348 Edward Street
Brisbane Qld 4000

Perth

(08) 9321 7133
Level 27
140 St Georges Terrace
Perth WA 6000

NEW ZEALAND

Auckland

+64 (9) 300 6161
Level 2, Bayleys House,
30 Gaunt Street,
Wynyard Quarter,
Auckland 1010