

17 April 2020

Ms Melissa Lim
Listings Compliance (Sydney)
ASX Compliance Pty Ltd
20 Bridge Street
Sydney NSW 2000

Dear Ms Lim

Centuria Industrial REIT (ASX Code: CIP) - Notice under section 1012DA(5)(e) of the Corporations Act 2001 (Cth)

This notice is given by Centuria Property Funds No. 2 Limited ACN 133 363 185 (**CPF2L**) as responsible entity of Centuria Industrial REIT (ARSN 099 680 252) (**CIP**) under section 1012DA(5)(e) of the *Corporations Act 2001* (Cth) (**Act**).

CPF2L has undertaken a placement to institutional investors and raised approximately \$130 million and as announced on 9 April 2020, is undertaking a unit purchase plan to existing unitholders to raise approximately \$10 million.

CPF2L has today issued 49,618,321 units in CIP (**Placement Securities**) at a price of \$2.62 per unit.

CPF2L advises that:

- (a) the Placement Securities were issued without a product disclosure statement for the Placement Securities being prepared;
- (b) this notice is being given under section 1012DA(5)(e) of the Act;
- (c) as a disclosing entity, CPF2L is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, CPF2L has complied with:
 - (i) the provisions of Chapter 2M of the Act as they apply to CIP; and
 - (ii) section 674 of the Act as it applies to CIP; and
- (e) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DA(7) and 1012DA(8) of the Act that needs to be set out in this notice.

Yours faithfully,



Anna Kovarik
Company Secretary