

Centuria Industrial REIT (CIP)

ASX Announcement

Centuria

NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, DIRECTLY OR INDIRECTLY, IN OR INTO THE UNITED STATES, EUROPEAN ECONOMIC AREA OR THE UNITED KINGDOM, OR ANY OTHER JURISDICTION IN WHICH SUCH DISTRIBUTION WOULD BE ILLEGAL

CIP Funding Pty Limited

A\$300 million 3.95 per cent. Exchangeable Notes due 2028 (Notes)

(ISIN: XS2589248942; Common Code: 258924894)

Notice to Noteholders

SYDNEY (11 April 2025) – CIP Funding Pty Limited, a wholly owned subsidiary of Centuria Property Funds No. 2 Limited, as responsible entity of Centuria Industrial REIT hereby gives notice to Noteholders that, as a result of the Extraordinary Distribution of A\$0.04075 payable to Unitholders of record on 31 March 2025, pursuant to Conditions 6(a) and 6(b)(iii)(B), the Issuer has determined that the Exchange Price is adjusted from A\$4.0628 per Unit to A\$4.0048, with an Effective Date of 28 March 2025.

Capitalised terms not otherwise defined here shall have the meanings given to them in the terms and conditions of the Notes (**Conditions**).

– Ends –

For more information or to arrange an interview, please contact:

Grant Nichols

CIP Fund Manager

Centuria Industrial REIT

Phone: 02 8923 8923

Email: grant.nichols@centuria.com.au

Tim Mitchell

Group Head of Investor Relations

Centuria Capital Limited

Phone: 02 8923 8923

Email: tim.mitchell@centuria.com.au

Alexandra Koolman

General Manager – Communications

Centuria Capital Limited

Phone: 02 8923 8923

Email: alexandra.koolman@centuria.com.au

Authorised for release by Anna Kovarik, Company Secretary.

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) (ARSN 099 680 252). CPF2L is a wholly owned subsidiary of Centuria Capital Group (CNI). CNI is an ASX-listed specialist investment manager with \$20.5 billion in total assets under management (as at 31 December 2024) and strong offerings across listed real estate investment trusts, unlisted real estate funds and investment bonds. 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.

Not for Release or Distribution in the United States

This release does not constitute an offer to sell, or the solicitation of an offer to buy, any securities in the United States and may not be distributed or released in the United States. 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, 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.