

**Form 604**

**Corporations Act 2001  
Section 671B**

**Notice of change of interests of substantial holder**

**To Company Name/Scheme** CENTURIA INDUSTRIAL REIT

**ACN/ARSN/ABN** 099 680 252

**1. Details of substantial holder (1)**

**Name** JPMorgan Chase & Co. and its affiliates

**ACN/ARSN (if applicable)** NA

There was a change in the interests of the substantial holder on 17/02/2023

The previous notice was given to the company on 20/02/2023

The previous notice was dated 16/02/2023

**2. Previous and present voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

| Class of securities (4) | Previous notice |                  | Present notice |                  |
|-------------------------|-----------------|------------------|----------------|------------------|
|                         | Person's votes  | Voting power (5) | Person's votes | Voting power (5) |
| Ordinary                | 38,913,863      | 6.13%            | 45,943,771     | 7.24%            |

**3. Changes in relevant interests**

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

| Date of change | Person whose relevant interest changed   | Nature of change (6)   | Consideration given in relation to change (7) | Class and number of securities affected | Person's votes affected |
|----------------|--|--|---|---|-------------------------|
| See Appendix   | JPMORGAN CHASE BANK,N.A                  | Securities on Loan as Agent Lender   | See Appendix                                  | 2,001,000 (Ordinary)                    | 2,001,000 (Ordinary)    |
| See Appendix   | J.P. MORGAN SECURITIES PLC               | Holder of securities subject to an obligation to return under a securities lending agreement | See Appendix                                  | 5,000,000 (Ordinary)                    | 5,000,000 (Ordinary)    |
| See Appendix   | J.P. MORGAN SECURITIES PLC               | Purchase and sales of securities in its capacity as Principal/Proprietary                    | See Appendix                                  | 989 (Ordinary)                          | 989 (Ordinary)          |
| See Appendix   | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Purchase and sales of securities in its capacity as Principal/Proprietary                    | See Appendix                                  | 29,897 (Ordinary)                       | 29,897 (Ordinary)       |

#### 4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

| Holder of relevant interest              | Registered holder of securities    | Person entitled to be registered as holder (8)           | Nature of relevant interest (6)  | Class and number of securities | Person's votes        |
|--|------------------------------------|--|--|--------------------------------|-----------------------|
| JPMORGAN CHASE BANK,N.A                  | JPM Nominees Australia Pty Limited | Various Borrowers under the Securities Lending Agreement | Securities on Loan as Agent Lender   | 32,196,608 (Ordinary)          | 32,196,608 (Ordinary) |
| JPMORGAN CHASE BANK, N.A.                | JPMORGAN CHASE BANK, N.A.          | JPMORGAN CHASE BANK, N.A.                                | Purchase and sales of securities in its capacity as Principal/Proprietary                    | 80 (Ordinary)                  | 80 (Ordinary)         |
| J.P. MORGAN SECURITIES PLC               | JPM Nominees Australia Pty Limited | JPM Nominees Australia Pty Limited                       | Holder of securities subject to an obligation to return under a securities lending agreement | 7,223,855 (Ordinary)           | 7,223,855 (Ordinary)  |
| J.P. MORGAN SECURITIES PLC               | JPM Nominees Australia Pty Limited | J.P. MORGAN SECURITIES PLC                               | Purchase and sales of securities in its capacity as Principal/Proprietary                    | 426,938 (Ordinary)             | 426,938 (Ordinary)    |
| J.P. MORGAN SECURITIES LLC               | Citi Australia                     | Citi Australia   | Holder of securities subject to an obligation to return under a securities lending agreement | 2,600,000 (Ordinary)           | 2,600,000 (Ordinary)  |
| J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Ecapital Nominees Pty Ltd          | J.P. MORGAN SECURITIES AUSTRALIA LIMITED                 | Purchase and sales of securities in its capacity as Principal/Proprietary                    | 978,100 (Ordinary)             | 978,100 (Ordinary)    |
| J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Ecapital Nominees Pty Ltd          | Ecapital Nominees Pty Ltd                                | Holder of securities subject to an obligation to return under a securities lending agreement | 2,480,000 (Ordinary)           | 2,480,000 (Ordinary)  |
| J.P. MORGAN INVESTMENT MANAGEMENT INC.   | STATE STREET GLOBAL MARKETS LLC    | Various Clients and Custodians                           | In its capacity as investment manager or in various other related capacities                 | 38,190 (Ordinary)              | 38,190 (Ordinary)     |

#### 5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

| Name and ACN/ARSN (if applicable)        | Nature of association              |
|--|------------------------------------|
| JPMORGAN CHASE BANK,N.A                  | Subsidiary of JPMorgan Chase & Co. |
| J.P. MORGAN SECURITIES PLC               | Subsidiary of JPMorgan Chase & Co. |
| J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Subsidiary of JPMorgan Chase & Co. |



| TRADES FOR RELEVANT PERIOD                 |  |              |                     |                   |             | Appendix      |            |
|--|--|--------------|---------------------|-------------------|-------------|---------------|------------|
| Transaction Date                           | Entity                                   | Product Type | Type of Transaction | Quantity          | Price (AUD) | Consideration |            |
| <b>Balance at start of relevant period</b> |  |              |                     | <b>38,913,863</b> |             |               |            |
| 17-Feb-23                                  | J.P. MORGAN SECURITIES PLC               | REIT         | Sell                | (989)             | 3.27        | \$            | 3,234.03   |
| 17-Feb-23                                  | J.P. MORGAN SECURITIES PLC               | REIT         | Borrow              | 5,000,000         | -           | \$            | -          |
| 17-Feb-23                                  | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | REIT         | Buy                 | 29,148            | 3.28        | \$            | 95,684.81  |
| 17-Feb-23                                  | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | REIT         | Sell                | (115,959)         | 3.47        | \$            | 402,377.73 |
| 17-Feb-23                                  | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | REIT         | Buy                 | 115,959           | 3.47        | \$            | 402,377.73 |
| 17-Feb-23                                  | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | REIT         | Sell                | (2,277)           | 3.47        | \$            | 7,901.19   |
| 17-Feb-23                                  | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | REIT         | Buy                 | 176               | 3.47        | \$            | 610.72     |
| 17-Feb-23                                  | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | REIT         | Sell                | (15,639)          | 3.27        | \$            | 51,139.53  |
| 17-Feb-23                                  | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | REIT         | Buy                 | 29,422            | 3.27        | \$            | 96,209.94  |
| 17-Feb-23                                  | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | REIT         | Buy                 | 52                | 3.29        | \$            | 171.09     |
| 17-Feb-23                                  | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | REIT         | Sell                | (13,262)          | 3.27        | \$            | 43,366.74  |
| 17-Feb-23                                  | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | REIT         | Sell                | (29,148)          | 3.27        | \$            | 95,313.96  |
| 17-Feb-23                                  | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | REIT         | Buy                 | 29,148            | 3.27        | \$            | 95,313.96  |
| 17-Feb-23                                  | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | REIT         | Buy                 | 2,277             | 3.27        | \$            | 7,445.79   |
| 17-Feb-23                                  | JPMORGAN CHASE BANK, N.A.                | REIT         | Borrow              | 1,000             | -           | \$            | -          |
| 17-Feb-23                                  | JPMORGAN CHASE BANK, N.A.                | REIT         | Borrow              | 2,000,000         | -           | \$            | -          |
| <b>Balance at end of relevant period</b>   |  |              |                     | <b>45,943,771</b> |             |               |            |

**Appendix: Prescribed information pursuant to securities lending arrangement disclosed under the substantial shareholding notice filed with ASX.**

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|--|--|
| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIP0   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Global Master Securities Lending Agreement ("GMSLA")   |
| <b>Parties to agreement</b>                              | JPMorgan Chase Bank, N.A. (acting as agent) ("lender") and BNP Paribas Arbitrage SNC (Borrower)  |
| <b>Transfer date</b>                                     | <b>Settlement Date</b><br>14-Sep-2022<br>21-Sep-2022<br>28-Oct-2022<br>08-Dec-2022<br>22-Dec-2022<br>06-Feb-2023   |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| <b>If yes, detail</b>                                    | The borrower undertakes to use its best endeavors to arrange for the voting rights to be exercised in accordance with the instructions of the lender, provided that the lender uses its best endeavors to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 6.6 of the standard form GMSLA.   |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| <b>If yes, detail</b>                                    | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| <b>If yes, detail</b>                                    | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered (and where there is a difference between the settlement time for sales and purchases on the relevant exchange or clearing organisation, the standard settlement time shall be the shorter of the two times). The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions. |
| <b>Will the securities be returned on settlement?</b>    | Yes  |
| <b>If yes, detail any exceptions</b>                     | No exceptions  |
| <b>Statement</b>   | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.   |

**Appendix: Prescribed information pursuant to securities lending arrangement disclosed under the substantial shareholding notice filed with ASX.**

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|--|--|
| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIPO   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Australian Master Securities Lending Agreement ("AMSLA")   |
| <b>Parties to agreement</b>                              | JPMorgan Chase Bank, N.A. (acting as agent) ("lender") and Citigroup Global Markets Australia Pty Limited (Borrower)   |
| <b>Transfer date</b>                                     | <b>Settlement Date</b><br>24-Jan-2023  |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| <b>If yes, detail</b>                                    | The borrower undertakes to use its best endeavors to arrange for the voting rights to be exercised in accordance with the instructions of the lender, provided that the lender uses its best endeavors to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 4.3 of the standard form AMSLA.   |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| <b>If yes, detail</b>                                    | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| <b>If yes, detail</b>                                    | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered (and where there is a difference between the settlement time for sales and purchases on the relevant exchange or clearing organisation, the standard settlement time shall be the shorter of the two times). The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions. |
| <b>Will the securities be returned on settlement?</b>    | Yes  |

|                                      |  |
|--------------------------------------|--|
| <b>If yes, detail any exceptions</b> | No exceptions  |
| <b>Statement</b>                     | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC. |

**Appendix: Prescribed information pursuant to securities lending arrangement disclosed under the substantial shareholding notice filed with ASX.**

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|--|--|
| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIP0   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Global Master Securities Lending Agreement ("GMSLA")   |
| <b>Parties to agreement</b>                              | JPMorgan Chase Bank, N.A. (acting as agent) ("lender") and Citigroup Global Markets Limited (Borrower)   |
| <b>Transfer date</b>                                     | <b>Settlement Date</b><br>19-Sep-2022<br>05-Oct-2022<br>08-Nov-2022<br>27-Jan-2023<br>31-Jan-2023<br>10-Feb-2023<br>15-Feb-2023<br>20-Feb-2023   |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| <b>If yes, detail</b>                                    | The borrower undertakes to use its best endeavors to arrange for the voting rights to be exercised in accordance with the instructions of the lender, provided that the lender uses its best endeavors to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 6.6 of the standard form GMSLA.   |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| <b>If yes, detail</b>                                    | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| <b>If yes, detail</b>                                    | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered (and where there is a difference between the settlement time for sales and purchases on the relevant exchange or clearing organisation, the standard settlement time shall be the shorter of the two times). The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions. |
| <b>Will the securities be returned on settlement?</b>    | Yes  |
| <b>If yes, detail any exceptions</b>                     | No exceptions  |
| <b>Statement</b>   | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.   |



**Appendix: Prescribed information pursuant to securities lending arrangement disclosed under the substantial shareholding notice filed with ASX.**

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| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIP0   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Australian Master Securities Lending Agreement ("AMSLA")   |
| <b>Parties to agreement</b>                              | JPMorgan Chase Bank, N.A. (acting as agent) ("lender") and Credit Suisse Equities (Australia) Limited(Borrower)  |
| <b>Transfer date</b>                                     | <u>Settlement Date</u><br>16-Feb-2023<br>20-Feb-2023   |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| <b>If yes, detail</b>                                    | The borrower undertakes to use its best endeavors to arrange for the voting rights to be exercised in accordance with the instructions of the lender, provided that the lender uses its best endeavors to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 4.3 of the standard form AMSLA.   |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| <b>If yes, detail</b>                                    | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| <b>If yes, detail</b>                                    | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered (and where there is a difference between the settlement time for sales and purchases on the relevant exchange or clearing organisation, the standard settlement time shall be the shorter of the two times). The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions. |
| <b>Will the securities be returned on settlement?</b>    | Yes  |
| <b>If yes, detail any exceptions</b>                     | No exceptions  |
| <b>Statement</b>   | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.   |

**Appendix: Prescribed information pursuant to securities lending arrangement disclosed under the substantial shareholding notice filed with ASX.**

|  |  |
|--|--|
| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIP0   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Overseas Securities Lending Agreement ("OSLA")   |
| <b>Parties to agreement</b>                              | JPMorgan Chase Bank, N.A. (acting as agent) ("lender") and Credit Suisse AG, Singapore Branch (Borrower)   |
| <b>Transfer date</b>                                     | <b>Settlement Date</b><br>07-Feb-2023<br>08-Feb-2023<br>17-Feb-2023  |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| If yes, detail   | The borrower undertakes to use its best endeavors to arrange for the voting rights to be exercised in accordance with the instructions of the lender, provided that the lender uses its best endeavors to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 4(B)(vi) of the standard form OSLA.   |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| If yes, detail   | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| If yes, detail   | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered (and where there is a difference between the settlement time for sales and purchases on the relevant exchange or clearing organisation, the standard settlement time shall be the shorter of the two times). The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions. |
| <b>Will the securities be returned on settlement?</b>    | Yes  |
| If yes, detail any exceptions                            | No exceptions  |
| <b>Statement</b>   | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.   |

**Appendix: Prescribed information pursuant to securities lending arrangement disclosed under the substantial shareholding notice filed with ASX.**

|  |  |
|--|--|
| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIP0   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Global Master Securities Lending Agreement ("GMSLA")   |
| <b>Parties to agreement</b>                              | JPMorgan Chase Bank, N.A. (acting as agent) ("lender") and Goldman Sachs International (Borrower)  |
| <b>Transfer date</b>                                     | <b>Settlement Date</b><br>20-Feb-2023  |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| <b>If yes, detail</b>                                    | The borrower undertakes to use its best endeavors to arrange for the voting rights to be exercised in accordance with the instructions of the lender, provided that the lender uses its best endeavors to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 6.6 of the standard form GMSLA.   |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| <b>If yes, detail</b>                                    | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| <b>If yes, detail</b>                                    | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered (and where there is a difference between the settlement time for sales and purchases on the relevant exchange or clearing organisation, the standard settlement time shall be the shorter of the two times). The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions. |
| <b>Will the securities be returned on settlement?</b>    | Yes  |
| <b>If yes, detail any exceptions</b>                     | No exceptions  |
| <b>Statement</b>   | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.   |

**Appendix: Prescribed information pursuant to securities lending arrangement disclosed under the substantial shareholding notice filed with ASX.**

|  |  |
|--|--|
| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIPO   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Global Master Securities Lending Agreement ("GMSLA")   |
| <b>Parties to agreement</b>                              | JPMorgan Chase Bank, N.A. (acting as agent) ("lender") and Merrill Lynch International(Borrower)   |
| <b>Transfer date</b>                                     | <b>Settlement Date</b><br>28-Jan-2022<br>22-Mar-2022<br>19-Sep-2022<br>20-Sep-2022<br>30-Sep-2022<br>03-Oct-2022<br>05-Dec-2022<br>09-Dec-2022<br>30-Dec-2022<br>15-Feb-2023<br>20-Feb-2023  |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| <b>If yes, detail</b>                                    | The borrower undertakes to use its best endeavors to arrange for the voting rights to be exercised in accordance with the instructions of the lender, provided that the lender uses its best endeavors to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 6.6 of the standard form GMSLA.   |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| <b>If yes, detail</b>                                    | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| <b>If yes, detail</b>                                    | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered (and where there is a difference between the settlement time for sales and purchases on the relevant exchange or clearing organisation, the standard settlement time shall be the shorter of the two times). The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions. |
| <b>Will the securities be returned on settlement?</b>    | Yes  |

|                                      |  |
|--------------------------------------|--|
| <b>If yes, detail any exceptions</b> | No exceptions  |
| <b>Statement</b>                     | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC. |

**Appendix: Prescribed information pursuant to securities lending arrangement disclosed under the substantial shareholding notice filed with ASX.**

|  |  |
|--|--|
| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIP0   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Global Master Securities Lending Agreement ("GMSLA")   |
| <b>Parties to agreement</b>                              | JPMorgan Chase Bank, N.A. (acting as agent) ("lender") and Morgan Stanley & Co. International Plc (Borrower)   |
| <b>Transfer date</b>                                     | <b>Settlement Date</b><br>01-Feb-2023<br>02-Feb-2023<br>03-Feb-2023  |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| If yes, detail   | The borrower undertakes to use its best endeavors to arrange for the voting rights to be exercised in accordance with the instructions of the lender, provided that the lender uses its best endeavors to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 6.6 of the standard form GMSLA.   |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| If yes, detail   | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| If yes, detail   | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered (and where there is a difference between the settlement time for sales and purchases on the relevant exchange or clearing organisation, the standard settlement time shall be the shorter of the two times). The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions. |
| <b>Will the securities be returned on settlement?</b>    | Yes  |
| If yes, detail any exceptions                            | No exceptions  |
| <b>Statement</b>   | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.   |

**Appendix: Prescribed information pursuant to securities lending arrangement disclosed under the substantial shareholding notice filed with ASX.**

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| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIPO   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Australian Master Securities Lending Agreement ("AMSLA")   |
| <b>Parties to agreement</b>                              | JPMorgan Chase Bank, N.A. (acting as agent) ("lender") and Morgan Stanley Australia Securities Limited (Borrower)  |
| <b>Transfer date</b>                                     | <b>Settlement Date</b><br>20-Feb-2023  |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| <b>If yes, detail</b>                                    | The borrower undertakes to use its best endeavors to arrange for the voting rights to be exercised in accordance with the instructions of the lender, provided that the lender uses its best endeavors to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 4.3 of the standard form AMSLA.   |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| <b>If yes, detail</b>                                    | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| <b>If yes, detail</b>                                    | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered (and where there is a difference between the settlement time for sales and purchases on the relevant exchange or clearing organisation, the standard settlement time shall be the shorter of the two times). The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions. |
| <b>Will the securities be returned on settlement?</b>    | Yes  |
| <b>If yes, detail any exceptions</b>                     | No exceptions  |
| <b>Statement</b>   | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.   |

**Appendix: Prescribed information pursuant to securities lending arrangement disclosed under the substantial shareholding notice filed with ASX.**

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| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIP0   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Australian Master Securities Lending Agreement ("AMSLA")   |
| <b>Parties to agreement</b>                              | JPMorgan Chase Bank, N.A. (acting as agent) ("lender") and UBS Securities Australia Ltd (Borrower)   |
| <b>Transfer date</b>                                     | <u>Settlement Date</u><br>23-Dec-2022<br>21-Feb-2023   |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| <b>If yes, detail</b>                                    | The borrower undertakes to use its best endeavors to arrange for the voting rights to be exercised in accordance with the instructions of the lender, provided that the lender uses its best endeavors to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 4.3 of the standard form AMSLA.   |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| <b>If yes, detail</b>                                    | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| <b>If yes, detail</b>                                    | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered (and where there is a difference between the settlement time for sales and purchases on the relevant exchange or clearing organisation, the standard settlement time shall be the shorter of the two times). The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions. |
| <b>Will the securities be returned on settlement?</b>    | Yes  |
| <b>If yes, detail any exceptions</b>                     | No exceptions  |
| <b>Statement</b>   | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.   |

**Appendix: Prescribed information pursuant to securities lending transaction disclosed under the substantial shareholding notice filed with ASX.**

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| <b>Date:</b>   | 21-Feb-2023   |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT  |
| <b>ISIN:</b>   | AU000000CIP0  |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023   |
| <b>Schedule</b>  |   |
| <b>Type of agreement</b>                                 | Institutional Account Agreement   |
| <b>Parties to agreement</b>                              | JP Morgan Securities LLC for itself and as agent and trustee for the other J.P. Morgan Entities and NATIONAL FINANCIAL SERVICES LLC - AS AGENT and BROWN BROTHERS HARRIMAN & CO(AS AGENT) (herein referred to as " <b>JPMS</b> "). " J.P. Morgan Entities" means, as the context may require or permit, any and all of JPMSL, JPMorgan Chase Bank, N.A., J.P. Morgan Securities LLC., J.P. Morgan Markets Limited, J.P. Morgan Securities Australia Limited, J.P. Morgan Securities (Asia Pacific) Limited, J.P. Morgan Securities Japan Co., Ltd and J.P. Morgan Prime Nominees Limited and any additional entity notified to the Company from time to time. |
| <b>Transfer date</b>                                     | <b>Settlement Date:</b><br>16-Feb-2023  |
| <b>Holder of voting rights</b>                           | JPMS is the holder of the voting rights from the time at which it exercises its right to borrow. Notwithstanding this, please note that the Company has the right to recall equivalent securities if it wishes to exercise its voting rights in respect of the securities.  |
| <b>Are there any restriction on voting rights</b>        | Yes   |
| <b>If yes, detail</b>                                    | JPMS will not be able to exercise voting rights in circumstances where the Company has recalled equivalent securities from JPMS before the voting rights have been exercised. In these circumstances, JPMS must return the securities to the Company and the Company holds the voting rights.   |
| <b>Scheduled return date (if any)</b>                    | N/A. There is no term to the loan of securities.  |
| <b>Does the borrower have the right to return early?</b> | Yes.  |
| <b>If yes, detail</b>                                    | JPMS has the right to return all and any securities or equivalent securities early at any time.   |
| <b>Does the lender have the right to recall early?</b>   | Yes.  |
| <b>If yes, detail</b>                                    | The Company has the right to recall all or any equivalent securities on demand.   |
| <b>Will the securities be returned on settlement?</b>    | Yes. Settlement of the loan will occur when JPMS returns equivalent securities to the Company. There is no term to the loan of securities.  |
| <b>If yes, detail any exceptions</b>                     |   |
| <b>Statement</b>   | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.  |

**Appendix: Prescribed information pursuant to securities lending transaction disclosed under the substantial shareholding notice filed with ASX.**

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| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIPO   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Overseas Securities Lender's Agreement ("OSLA")  |
| <b>Parties to agreement</b>                              | The Bank of New York Mellon Corporation (formerly known as The Bank of New York) (acting as agent) ("lender"), J.P. Morgan Securities Plc ("borrower")   |
| <b>Transfer date</b>                                     | <b>Settlement Date:</b><br>20-Feb-2023   |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| <b>If yes, detail</b>                                    | The borrower undertakes to use its best endeavours to arrange for the voting rights to be exercised in accordance with the instructions of the lender, provided that the lender uses its best endeavours to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 4(B)(ii) of the standard form OSLA. |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| <b>If yes, detail</b>                                    | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| <b>If yes, detail</b>                                    | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange. The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions.  |
| <b>Will the securities be returned on settlement?</b>    | Yes  |
| <b>If yes, detail any exceptions</b>                     | No exceptions  |
| <b>Statement</b>   | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.   |

**Appendix: Prescribed information pursuant to securities lending transaction disclosed under the substantial shareholding notice filed with ASX.**

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| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIP0   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Exclusive Securities Lending Agreement dated November 17, 2020 to the Global Master Securities Lending Agreement   |
| <b>Parties to agreement</b>                              | SFT ("lending agent") - CALIFORNIA STATE TEACHERS' RETIREMENT SYSTEM ("lender") and J.P. Morgan Securities Plc ("borrower")  |
| <b>Transfer date</b>                                     | <u><b>Settlement date</b></u><br>31-Aug-2022<br>1-Sep-2022<br>2-Sep-2022<br>7-Sep-2022<br>16-Sep-2022<br>23-Sep-2022<br>4-Oct-2022<br>7-Oct-2022<br>24-Oct-2022<br>4-Nov-2022<br>20-Feb-2023   |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| <b>If yes, detail</b>                                    | The borrower shall have no obligation to arrange for voting rights to be exercised in accordance with the instructions of the other party, unless otherwise agreed between the parties.  |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| <b>If yes, detail</b>                                    | Borrower has the right to terminate a loan and redeliver all and any equivalent securities due and outstanding to the lender in accordance with lender's instructions and lender shall accept such redelivery.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| <b>If yes, detail</b>                                    | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered. The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions. |
| <b>Will the securities be returned on settlement?</b>    | Yes  |
| <b>If yes, detail any exceptions</b>                     | No exceptions  |

**Statement**

If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.

**Appendix: Prescribed information pursuant to securities lending transaction disclosed under the substantial shareholding notice filed with ASX.**

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| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIPO   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Overseas Securities Lender's Agreement ("OSLA")  |
| <b>Parties to agreement</b>                              | J.P. Morgan Securities Plc ("borrower") and Citibank N.A. acting as Agent ("lender")   |
| <b>Transfer date</b>                                     | <b>Settlement Date:</b><br>20-Feb-2023   |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| <b>If yes, detail</b>                                    | The borrower undertakes to use its best endeavours to arrange for the voting rights to be exercised in accordance with the instructions of the lender, provided that the lender uses its best endeavours to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 4(B)(vi) of the standard form OSLA. |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| <b>If yes, detail</b>                                    | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| <b>If yes, detail</b>                                    | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered. The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions.                         |
| <b>Will the securities be returned on settlement?</b>    | Yes  |
| <b>If yes, detail any exceptions</b>                     | No exceptions  |
| <b>Statement</b>   | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.   |

**Appendix: Prescribed information pursuant to securities lending transaction disclosed under the substantial shareholding notice filed with ASX.**

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| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIPO   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Overseas Securities Lender's Agreement ("OSLA")  |
| <b>Parties to agreement</b>                              | JPMorgan Chase Bank, N.A. (acting as agent) ("lender") J.P. Morgan Securities plc ("borrower")   |
| <b>Transfer date</b>                                     | <b>Settlement date</b><br>20-Feb-2023  |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| <b>If yes, detail</b>                                    | The borrower undertakes to use its best endeavors to arrange for the voting rights to be exercised in accordance with the instructions of the lender, provided that the lender uses its best endeavors to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 4(B)(vi) of the standard form OSLA.   |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| <b>If yes, detail</b>                                    | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| <b>If yes, detail</b>                                    | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered (and where there is a difference between the settlement time for sales and purchases on the relevant exchange or clearing organisation, the standard settlement time shall be the shorter of the two times). The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions. |
| <b>Will the securities be returned on settlement?</b>    | Yes  |
| <b>If yes, detail any exceptions</b>                     | No exceptions  |
| <b>Statement</b>   | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.   |

**Appendix: Prescribed information pursuant to securities lending transaction disclosed under the substantial shareholding notice filed with ASX.**

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|--|--|
| <b>Date:</b>   | 21-Feb-2023  |
| <b>Company's name:</b>                                   | CENTURIA INDUSTRIAL REIT   |
| <b>ISIN:</b>   | AU000000CIP0   |
| <b>Date of change of relevant interests:</b>             | 17-Feb-2023  |
| <b>Schedule</b>  |  |
| <b>Type of agreement</b>                                 | Australian Master Securities Lending Agreement ("AMSLA")   |
| <b>Parties to agreement</b>                              | BNP Paribas Fund Securities Services S.C.A. ("lender"), J.P. Morgan Securities Australia Limited ("borrower")  |
| <b>Transfer date</b>                                     | <u>Settlement Date</u><br>20-Feb-2023  |
| <b>Holder of voting rights</b>                           | Borrower   |
| <b>Are there any restriction on voting rights</b>        | Yes  |
| <b>If yes, detail</b>                                    | The borrower undertakes to use its best endeavours to arrange for the voting rights to be exercised in accordance with the instructions of the other lender, provided that the lender uses its best endeavours to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 4.3 of the standard form AMSLA. |
| <b>Scheduled return date (if any)</b>                    | None   |
| <b>Does the borrower have the right to return early?</b> | Yes  |
| <b>If yes, detail</b>                                    | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions.   |
| <b>Does the lender have the right to recall early?</b>   | Yes  |
| <b>If yes, detail</b>                                    | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day as agreed by the parties. The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions.  |
| <b>Will the securities be returned on settlement?</b>    | Yes  |
| <b>If yes, detail any exceptions</b>                     | No exceptions  |
| <b>Statement</b>   | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.   |