

Centuria Industrial REIT (CIP) ASX Announcement

Centuria

ASX and SGX-ST Announcement

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CIP Funding Pty Limited A\$500,000 3.95 per cent. Exchangeable Notes due 2028 (Notes) (ISIN: XS2589248942; Common Code: 258924894)

Notice to Noteholders

SYDNEY (29 September 2025) – CIP Funding Pty Limited, a wholly owned subsidiary of Centuria Property Funds No. 2 Limited, as responsible entity of Centuria Industrial REIT (**Issuer**) hereby gives notice to Noteholders that, as a result of the repurchase and cancellation of up to A\$299.5 million of its A\$300 million 3.95 per cent. Exchangeable Notes due 2028 as announced on 4 September 2025 (**Repurchase**), the Repurchase has been effected in respect of more than 85 per cent. in principal amount of the Notes originally issued and therefore the Issuer is exercising its call option under Condition 7(b)(ii) of the Notes (*Redemption at the Option of the Issuer*) to redeem all of the outstanding Notes in the principal amount of A\$500,000 (**Outstanding Notes**) on 7 November 2025 (the **Optional Redemption Date**).

The Outstanding Notes will be redeemed in full by the Issuer on the Optional Redemption Date at their principal amount, together with accrued but unpaid interest to (but excluding) the Optional Redemption Date in accordance with the Conditions.

On the Optional Redemption Date, the Outstanding Notes will be cancelled in accordance with the Conditions.

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:

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Authorised for release by Anna Kovarik, Company Secretary.

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About Centuria Industrial REIT

CIP is Australia's largest domestic pure play industrial REIT and is included in the S&P/ASX 200 Index. CIP's portfolio of high-quality industrial assets is situated in key metropolitan locations throughout Australia and is underpinned by a quality and diverse tenant base. CIP is overseen by a hands on, active manager and provides investors with income and an opportunity for capital growth from a pure play portfolio of high-quality Australian industrial assets.

Centuria Property Funds No. 2 Limited (**CPF2L**), is the Responsible Entity for the ASX-listed Centuria Industrial REIT (**CIP**). CPF2L is a wholly owned subsidiary of Centuria Capital Group (**CNI**). CNI is an ASX-listed specialist investment manager with \$20.6 billion in total assets under management as at 30 June 2025 and strong offerings across listed real estate investment trusts, unlisted real estate funds and investment notes.

www.centuria.com.au

Summary Information

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.

Forward Looking Statements

This announcement may include forward-looking statements. These forward-looking statements are based on CIP's expectations and beliefs concerning future events. Forward looking statements are necessarily subject to risks, uncertainties and other factors, many of which are outside the control of CIP, which could cause actual results to differ materially from such statements. CIP makes no undertaking to subsequently update or revise the forward-looking statements made in this announcement, to reflect the circumstances or events after the date of this announcement.

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 or to any "U.S. person" (as defined in Regulation S under the U.S. Securities Act of 1933, as amended (the Securities Act)) (U.S. Person) and may not be distributed or released in the United States or to, or for the account or benefit of, any U.S. Person. 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 or to, or for the account of any U.S. Person, 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.

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