



Announcement Summary

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**Name of entity**  
CENTURIA INDUSTRIAL REIT

**Announcement type**  
Update announcement

**Type of update**  
Daily buy-back notification

**Date of this announcement**  
30/9/2025

**Reason for update**

|                             |
|-----------------------------|
| Daily buy-back notification |
|-----------------------------|

**ASX Security code and description of the class of +securities the subject of the buy-back**  
CIP : ORDINARY UNITS FULLY PAID

**The type of buy-back is:**  
On market buy-back

**Total number of +securities bought back before previous day**  
4,078,503

**Total number of +securities bought back on previous day**  
141,547

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

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**1.1 Name of entity**

CENTURIA INDUSTRIAL REIT

We (the entity named above) provide the following information about our buy-back.

**1.2 Registration number type**

ARSN

**Registration number**

099680252

**1.3 ASX issuer code**

CIP

**1.4 The announcement is**

Update/amendment to previous announcement

**1.4a Type of update**

Daily buy-back notification

**1.4b Reason for update**

Daily buy-back notification

**1.4c Date of initial notification of buy-back**

6/8/2025

**1.4d Date of previous announcement to this update**

29/9/2025

**1.5 Date of this announcement**

30/9/2025

**1.6 ASX Security code and description of the class of +securities the subject of the buy-back**

CIP : ORDINARY UNITS FULLY PAID



## Part 2 - Type of buy-back

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### **2.1 The type of buy-back is:**

On market buy-back



## Part 3 - Buy-back details

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### Part 3A - Details of +securities, price and reason

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**3A.1 Total number of +securities on issue in the class of +securities to be bought back**

634,930,635

**3A.4 Does the entity intend to buy back a minimum number of +securities**

No

**3A.5 Does the entity intend to buy back a maximum number of securities**

No

3A.6 Name of broker or brokers who will offer to buy back +securities on the entity's behalf

**Broker name:**

UBS Securities Australia Limited

**3A.9 Are the +securities being bought back for a cash consideration?**

Yes

**3A.9a Is the price to be paid for +securities bought back known?**

No

**3A.9a.1 In what currency will the buy-back consideration be paid?**

AUD - Australian Dollar

### Part 3B - Buy-back restrictions and conditions

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**3B.1 Does the buy-back require security holder approval?**

No



## Part 3C - Key dates

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### On-market buy-back

#### 3C.2 Proposed buy-back start date

19/8/2025

#### 3C.3 Proposed buy-back end date

5/8/2026

## Part 3D - Other Information

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### 3D.1 Any other information the entity wishes to notify to ASX about the buy-back

CIP intends to buy-back up to a maximum of \$60 million in value of its ordinary units. CIP reserves the right to suspend or terminate the buy-back at any time. The buy-back of units will be within the 10/12 limit. The responsible entity of CIP does not hold any interests in CIP units. Associates of the responsible entity that hold interests in CIP units are disclosed on page 32 of the CIP FY25 Financial Report. Units bought back will be funded by existing cash and debt facilities.

**Part 4 - Daily buy-back notification**

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A daily buy-back notification must be submitted for Employee share scheme, On-market, Equal access share scheme and Other buy-backs at least half an hour before the commencement of trading on the +business day after any day on which +securities are bought back (per listing rule 3.8A)

Please verify if the pre-populated values are accurate as they are only indicative based on previous online submissions. The pre-populated values may not be accurate if previous online submissions are still in-flight or in case of announcements made via a MS Word form.

Whilst you may over-ride a pre-populated value, once over-ridden it will not be possible to retrieve the previously pre-populated value.

**4.1 Date of this notification**

30/9/2025

**4.2 Previous day on which +securities were bought back**

29/9/2025

|                                                                                                     | Before previous day                 | On previous day   |
|-----------------------------------------------------------------------------------------------------|-------------------------------------|-------------------|
| 4.3 Total number of +securities bought back, or in relation to which acceptances have been received | 4,078,503                           | 141,547           |
| 4.4 Total consideration paid or payable for the +securities                                         | AUD 13,980,920.81000                | AUD 493,516.21000 |
| 4.5 Highest price paid                                                                              | AUD 3.59000000                      | AUD 3.54000000    |
|                                                                                                     | <b>Date highest price was paid:</b> |                   |
|                                                                                                     | 25/9/2025                           |                   |
| 4.6 Lowest price paid                                                                               | AUD 3.26000000                      | AUD 3.47000000    |
|                                                                                                     | <b>Date lowest price was paid:</b>  |                   |
|                                                                                                     | 4/9/2025                            |                   |

**4.7 Highest price allowed to be paid by entity on the previous day under listing rule 7.33:**

AUD 3.72000000

**4.8 If the entity has disclosed an intention to buy back a maximum number of +securities, the remaining number of +securities to be bought back as at the end of the previous day**