

SGX-ST RELEASE

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Pricing of Upsized A\$325 million Exchangeable Notes Offering and Repurchase Offer

SYDNEY (28 August 2025) – Centuria Industrial REIT (**ASX: CIP**) is pleased to announce that the fully underwritten guaranteed exchangeable notes offering that launched on 27 August 2025 (**New Notes**) has priced overnight and has been upsized from A\$300m to A\$325m due to strong demand.

The New Notes to be issued by CIP Funding Pty Ltd (**Issuer**), will pay a fixed coupon of 3.5% per annum and are exchangeable into ordinary units of CIP at an initial exchange price of A\$4.00 (subject to standard exchange price adjustments), representing a 21.5% premium to the reference price of A\$3.29 and a 2.0% premium to last reported NTA¹ of \$3.92 per unit as at 30 June 2025. Any Notes not exchanged before their maturity will be redeemed by the Issuer at 100% of their principal amount on the maturity date.

Under the reverse bookbuilding process announced by CIP on 27 August 2025 (**Repurchase**), the Issuer has completed the reverse bookbuilding process and will concurrently repurchase approximately A\$299.5m of its existing A\$300m 3.95% exchangeable notes due March 2028 (ISIN: XS2589248942) (**Existing Notes**). Further details in relation to the Repurchase are set out in the term sheet annexed to this announcement.

Settlement of the New Notes and Repurchase is expected on 3 September 2025, subject to satisfaction of customary conditions precedent. The Existing Notes that are to be repurchased will be cancelled in accordance with their terms and conditions, following which there will be less than 15% in aggregate principal amount outstanding. The Issuer may exercise its call option to redeem the outstanding amount of Existing Notes in accordance with their terms and conditions.

J.P. Morgan Securities plc, Jefferies (Australia) Pty Ltd and Morgan Stanley & Co. International Plc (**Joint Global Coordinators** and **Joint Dealer Managers**) are acting as Joint Global Coordinators, bookrunners and underwriters to the issue of the New Notes and as Joint Dealer Managers on the repurchase of the Existing Notes.

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

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Authorised for release by Anna Kovarik, Company Secretary.

¹ NTA per unit is calculated as net assets divided by number of units on issue

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.

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.

ANNEXURE – TERM SHEET

Exchangeable Notes: Summary Terms and Conditions	
Issuer	CIP Funding Pty Limited (ACN: 654 243 928) (100% owned subsidiary of Centuria Property Funds No. 2 Limited (ABN 38 133 363 185, AFSL 340304) as responsible entity of Centuria Industrial REIT (ARSN 099 680 252))
Securities Offered	Australian Dollar denominated 3.50% Guaranteed Exchangeable Notes due 2030 (the “ New Notes ”), exchangeable into the Units of Centuria Industrial REIT listed on ASX Limited (“ ASX ”) under the code “CIP”
Guarantors	The Guarantors (as at the date of this Term Sheet) are listed in Schedule I to this Term Sheet and are the same Guarantors as for the Issuer’s existing A\$300,000,000 3.95 per cent. Guaranteed Exchangeable Notes due 2028 (ISIN: XS2589248942) (“ Existing Notes ”) and includes Centuria Property Funds No. 2 Limited (ABN 38 133 363 185, AFSL 340304) as responsible entity of Centuria Industrial REIT (ARSN 099 680 252)
Rating of Centuria Industrial REIT	Baa2 by Moody’s
Notes Rating	The New Notes are rated Baa2 by Moody’s
Use of Proceeds	To provide financial accommodation to the Group for the following purposes: (a) repurchase and repay Existing Notes; (b) repay existing debt facilities; and (c) for general corporate purposes.
Currency	Australian Dollars (“ AUD ”)
Status	Direct, unconditional, unsubordinated and unsecured obligations of the Issuer and the Guarantors (<i>pari passu</i> with all other unsecured and unsubordinated obligations of the Issuer and the Guarantors, other than those mandatorily preferred by law) For the avoidance of doubt, the New Notes will be <i>pari passu</i> to the existing Australian Dollar MTNs
Form	Registered only
Denomination	AUD 200,000 per Note and integral multiples of AUD 100,000 in excess thereof
Issue Size	AUD 325 million
Maturity Date	On or about 3 September 2030 (5 years from the Settlement Date)
Investor Put Option	On or about 3 September 2028 (3 years from the Settlement Date)
Issue Price	100.00% of the principal amount
Coupon	3.50% per annum, payable on a quarterly basis in arrear
Yield to Put/Maturity	3.50% per annum, calculated on a quarterly basis
Put/Maturity Price	100.00% of the principal amount
Exchange Premium	21.5% above the Reference Price
Reference Price	AUD 3.29 (being the Concurrent Delta Placement Price)
Initial Exchange Price	AUD 4.00
Initial Exchange Ratio	25,000 Units per each AUD 100,000 in principal amount of the New Notes at the Initial Exchange Price
Delta Placement	The Joint Bookrunners and/or their designated affiliates will run a delta placement to facilitate some or all of the hedging activities that may be executed by eligible investors in the Notes offering (the “ Delta Placement ”). The clearing price of the Delta Placement will be used as the Reference Price to determine the Initial Exchange Price of the Notes. The manner of conducting the Delta Placement will be determined by the Joint Bookrunners in consultation with the Issuer
Exchange Right	Holders of New Notes may exchange their New Notes into Units during the Exchange Period at the Exchange Price in effect on the relevant Exchange Date
Exchange Period	Exchangeable at any time on or after 41 days from the Settlement Date until 10 days prior to the Maturity Date (excluding closed periods), unless previously redeemed, exchanged, or repurchased and cancelled or the Trustee has called an Event of Default.
Cash Alternative Election	Yes, the Issuer may, in full or in part, elect to make payment of the Cash Alternative Amount (as defined in the Terms and Conditions) to exchanging holders of New Notes in lieu of delivering Units
Redemption at the Option of the Issuer	Issuer Soft Call - Yes, at any time after 18 September 2028, the Issuer may redeem all and not some only of the New Notes, at their principal amount plus any accrued and unpaid interest, if the Volume Weighted Average Price of the Units for each of any 20 out of 30 consecutive dealing days, the last of which occurs not more than 5 dealing days prior to the date upon which notice of such redemption is published, is at least 130% of the applicable Exchange Price Clean Up Call – Yes, the Issuer may redeem all and not some only of the New Notes, at their principal amount plus any accrued and unpaid interest, if the aggregate principal amount of the New Notes outstanding is less than 15% of the aggregate principal amount originally issued (which for these purposes include any further notes consolidated and forming a single series with the New Notes) Tax Call - Yes, the Issuer may redeem all and not some only of the New Notes, at their principal amount plus any accrued and unpaid interest if additional amounts are payable as a result of any change in the laws or regulations of the Commonwealth of Australia. Holders of New Notes have the right to elect for their New Notes not to be redeemed but with no entitlement to any additional amounts

Redemption at the Option of Noteholders	Noteholder Put – Yes, on or about 3 September 2028 (3 years from the Settlement Date) at 100.0% of the principal amount of the New Notes, plus accrued but unpaid interest up to (but excluding) such date. Change of Control Put - Yes, following the occurrence of a Change of Control, the Noteholders have the option to require the Issuer to redeem all or some only of their New Notes at their principal amount plus any accrued but unpaid interest up to (but excluding) the relevant Change of Control Put Date. The Issuer shall give notice to the holders of New Notes that a Change of Control has occurred (the “Change of Control Notice”) within 7 days following the occurrence of such Change of Control Delisting/Suspension of Trading Put - Yes, holders of New Notes have the option to require the Issuer to redeem all or some only of their New Notes at their principal amount plus any accrued but unpaid interest up to (but excluding) the relevant redemption date if the Units officially cease to be listed or admitted for trading or are suspended from trading for a period equal to or exceeding 30 consecutive Trading Days on the ASX
Adjustment upon Change of Control	If a Change of Control occurs, then upon any exercise of Exchange Rights where the Exchange Date falls during the period commencing on the date of occurrence of the Change of Control and ending on the earlier of (i) the date falling 30 days following the Change of Control or, if later, 30 days following the date on which a Change of Control Notice is given and (ii) the last day of the Exchange Period (such period, the “Change of Control Period”), the Exchange Price to be used solely for the purpose of such exercise of Exchange Rights (the “Change of Control Exchange Price”) shall be as determined pursuant to the following formula: $COCEP = OEP / (1 + (EP \times c/t))$ where: COCEP = the Change of Control Exchange Price; OEP = the Exchange Price in effect on the relevant exchange date; EP = the exchange premium of 21.5 per cent. (expressed as a fraction); c = the number of days from (and including) the date the Change of Control occurs to (but excluding) the Maturity Date; t = the number of days from (and including) the Settlement Date to (but excluding) the Maturity Date
Change of Control	A “Change of Control” occurs if: either: an offer is made to all (or as nearly as may be practicable all) Unitholders (or all (or as nearly as may be practicable all) Unitholders other than the offeror and/or any associate (as defined in section 12 of the Corporations Act) of the offeror) to acquire the whole or any part of the issued Units (an “Offer”); or any person proposes a Scheme of Arrangement (including an informal scheme or similar arrangement involving the Issuer or each Guarantor) with regard to such acquisition (a “Scheme”) (other than as part of an Exempt Newco Scheme (as defined in the Terms and Conditions)), and such Offer or Scheme of Arrangement (including an informal scheme or similar arrangement involving the Issuer or each Guarantor) having become or been declared unconditional in all respects, and the offeror has acquired at any time during the relevant offer period a relevant interest in more than 50 per cent. of the Units in issue, or the Scheme of Arrangement if approved and implemented will result in a person acquiring a relevant interest in more than 50 per cent. of the Units that will be in issue after the Scheme of Arrangement is implemented; or an event occurs which has a like or similar effect to sub-paragraph (A) above, including if CIP, the Issuer or the RE consolidates with or merges into or sells or transfers all or substantially all of CIP’s, the Issuer’s or, as the case may be, the RE’s assets to any other person (other than any member of the Group, which shall include any trusts which any member of the Group is the trustee or responsible entity for), unless the consolidation, merger, sale or transfer will not result in any person or persons, acting together, acquiring control over CIP, the Issuer, the RE or any of their respective successor entities
Adjustment to Exchange Price	Standard provisions protecting against, inter alia, declaration of consolidation, reclassification, redesignation or subdivision, capitalisation of profits or reserves, distribution (subject as provided under “Distribution Protection” below in the case of Cash Distributions (as defined in the Terms and Conditions)), rights issue of units or options over units at less than 95% of the Current Market Price, rights issue of other securities, issues at less than 95% of the Current Market Price, other issues at less than 95% of the Current Market Price, modification of rights of exchange at less than 95% of the Current Market Price, other offers to Unitholders at less than 95% of the Current Market Price, and certain other dilutive events, as detailed in the Terms and Conditions. “Current Market Price” means, on the relevant date as set out in the Terms and Conditions, the arithmetic average of the Volume Weighted Average Price of a Unit on each of the 5 consecutive dealing days ending on, and including, the dealing day immediately preceding such date
Distribution Protection	The Exchange Price will be adjusted downwards if the aggregate amount of Cash Distributions made in respect of any given fiscal year of CIP exceeds A\$0.08 on a per Unit basis (the “Threshold”), with such Threshold being subject to adjustment <i>pro rata</i> to any adjustment to the Exchange Price (excluding any adjustment made in respect of any Cash Distribution or a Change of Control)
Negative Pledge	Yes, standard negative pledge, applicable to the Issuer and the Guarantors
Tax Gross-up	The Issuer will gross up for any withholding tax applicable to any payment under the New Notes, subject to customary exceptions. The Issuer intends the New Notes to be offered such that they will have the benefit of an exemption from Australian interest withholding tax pursuant to section 128F of the Income Tax Assessment Act 1936 of Australia
Cross Default	AUD 25 million or its equivalent
Day Count Convention	ACT / 365
Events of Default	Standard events of default consistent with Issuer’s existing securities

Selling Restrictions / Alternative Investment Fund Managers Directive ("AIFMD")	Standard selling restrictions for Australia, Japan, Hong Kong, Singapore, Switzerland. U.S.: Reg S, Category 1 EU: NO SALES ARE PERMITTED INTO THE EUROPEAN ECONOMIC AREA OTHER THAN INTO JURISDICTIONS WHERE CENTURIA INDUSTRIAL REIT HAS BEEN REGISTERED FOR MARKETING. CENTURIA INDUSTRIAL REIT MAY BE CONSTRUED AS AN ALTERNATIVE INVESTMENT FUND PURSUANT TO THE ALTERNATIVE INVESTMENT FUND MANAGERS DIRECTIVE
Lock-up	From Pricing Date until 90 days after the Settlement Date, for the Issuer, the Guarantors and CIP
Governing Law	English law
Trustee	DB Trustees (Hong Kong) Limited
Principal Paying Agent, Exchange Agent, Transfer Agent, Registrar	Deutsche Bank AG, Hong Kong Branch
Listing	SGX
Pricing / Trade Date	On or about 27 August 2025
Issue / Closing / Settlement Date	On or about 3 September 2025
Settlement	Euroclear and Clearstream
Joint Global Coordinators & Joint Bookrunners	Jefferies (Australia) Pty Ltd, J.P. Morgan Securities plc, Morgan Stanley & Co. International plc (<i>in alphabetical order</i>)
Settlement Bank	Morgan Stanley & Co. International plc
Calculation Agent	Conv-Ex Advisors Limited
LEI Code	984500BC42HADCCXBN23
Security Codes	ISIN: XS3170817665 Common Code: 317081766

Concurrent Repurchase of the Existing Notes: Summary Terms and Conditions		
Existing Notes to be repurchased	AUD 300 million Exchangeable Notes due 2028 (ISIN: XS2589248942), with current outstanding amount of AUD 300 million (the " Existing Notes ")	
Concurrent Repurchase of the Existing Notes	Concurrently with the offering of the New Notes, the Issuer (as the "Purchaser") is carrying out a reverse bookbuilding process to receive indications of interest from holders of the Existing Notes (that are (1) not persons located or resident in the United States or (2) not persons acting on behalf of a beneficial owner of Existing Notes located or resident in the United States of America or acting for the account or benefit of any person located or resident in the United States of America), willing to sell and for Purchaser to purchase for cash of up to the aggregate principal amount outstanding of the Existing Notes (the "Concurrent Repurchase"). All the indication of interest should be made to the Joint Dealer Managers. All such indications, once made, shall be binding and irrevocable. The Purchaser is not under any obligation to accept any offer of Existing Notes for repurchase pursuant to the Concurrent Repurchase. Offers of Existing Notes for repurchase may be rejected in the sole discretion of the Purchaser for any reason and none of the Purchaser or the Joint Dealer Managers are under any obligation to holders of Existing Notes to furnish any reason or justification for refusing to accept an offer of Existing Notes for repurchase or the termination of the Concurrent Repurchase. Acceptance by the Purchaser of any offer of Existing Notes and settlement of the Repurchase Price is conditional on the New Notes being able to be issued by the Purchaser, including the receipt by the Purchaser of all regulatory approvals from ASIC and ASX required for the issue of the New Notes ("New Notes Condition"). The Purchaser, in its sole and absolute discretion, to the extent permitted by law, may waive the New Notes Condition at any time. The Purchaser will retain absolute discretion on repurchase allocations and may preferentially allocate those investors who participate in the New Notes. To the extent any Existing Notes offered by the holders thereof are accepted for purchase by the Purchaser, the trading markets for the Existing Notes that remain outstanding may be significantly more limited	
Concurrent Repurchase Price	Holdings of the Existing Notes accepting the invitation to tender their notes pursuant to the Concurrent Repurchase will be eligible for cash consideration per AUD 100,000 in principal amount of Existing Notes calculated as follows (the "Repurchase Price"): Repurchase Price per AUD 100,000 = Ask Price (AUD) + Repurchase Premium (AUD) Where: "Ask Price" is the ask price of the Existing Notes, such price being AUD 102,250 per AUD 100,000 on the day of announcement of the Concurrent Repurchase (such date being 27 August 2025) "Repurchase Premium" = 1.5%, corresponding to AUD 1,500 per AUD 100,000 In addition, the Purchaser will pay, in respect of Existing Notes accepted for purchase pursuant to the Concurrent Repurchase, a cash amount representing interest accrued but unpaid on the Existing Notes from and including 2 September 2025, being the immediately preceding interest payment date prior to the Concurrent Repurchase to but excluding the Settlement Date of the Concurrent Repurchase ("Accrued Interest"). Such Accrued Interest is expected to be AUD 10.82 per AUD 100,000 in principal amount calculated based on the currently contemplated Closing Date of the New Notes and the Concurrent Repurchase	
Offer and Distribution Restrictions related to Concurrent Repurchase	The Concurrent Repurchase is not being made within the United States or to persons located or resident in the United States or persons acting on behalf of a beneficial owner of Existing Notes located or resident in the United States or acting for the account or benefit of any person located or resident in the United States. No action has been or will be taken by the Joint Dealer Managers or the Purchaser that would, to the best of their knowledge, permit the possession or distribution of any offering or publicity material relating to the Concurrent Repurchase in any country or jurisdiction where action for that purpose is required. Any materials in connection with the Concurrent Repurchase will be distributed in accordance with all applicable securities laws and regulations in such country or jurisdiction. Holders of Existing Notes wishing to participate in the Concurrent Repurchase and/or to submit indications of interest must only do so in compliance with all applicable securities laws and regulations.	
Indicative Timetable (Indicative only and subject to change)	27 August 2025	Australia ASX market closes: launch of the offering of the New Notes and the Concurrent Repurchase of the Existing Notes On an overnight basis: conduct bookbuilding for the New Notes and the Concurrent

		Repurchase of the Existing Notes Before open of Australia ASX market on 28 August 2025: finalise pricing of the New Notes and agree on the amount of Existing Notes to be repurchased at the Repurchase Price
	3 September 2025	Clearing Systems business hours: settlement and delivery of the New Notes On an overnight basis: settlement of the Concurrent Repurchase of Existing Notes (“ Settlement Date ”)
Closing Condition for the Concurrent Repurchase	The Closing of the Concurrent Repurchase is subject to the settlement of the New Notes	
Joint Dealer Managers	Jefferies (Australia) Pty Ltd, J.P. Morgan Securities plc, Morgan Stanley & Co. International plc <i>(in alphabetical order)</i>	
Settlement Bank	Morgan Stanley & Co. International plc	

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Schedule 1 Guarantors

Each of the following entities in the trust or custodian capacities described below (as applicable) are intended to be Guarantors.

Name	ACN/Registration Number	Trust / Custodian Capacity
Centuria Property Funds No. 2 Limited	ACN 133 363 185	in its capacity as trustee of: - Centuria Industrial REIT (ARSN 099 680 252) - Australian Industrial REIT (ABN 37 382 993 355)
Centuria Property Funds No. 2 Limited	ACN 133 363 185	in its capacity as custodian of the assets for: - BIPT Preston No. 1 Sub Trust (ABN 32 177 350 068) - BIPT Marple Ave Holding Trust (ABN 22 964 366 835) - BIPT Marple Ave Sub Trust (ABN 88 596 095 944) - BIPT Clarinda Rd Holding Trust (ABN 95 752 477 669) - BIPT Clarinda Rd Sub Trust (ABN 58 660 221 841) - BIF Noble Park Holding Trust (ABN 28 533 092 703) - BIF Noble Park Sub Trust (ABN 96 868 062 072) - BIF Scrivener Street Holding Trust - BIF Scrivener Street Sub Trust (ABN 56 710 918 673) - CIP Sub Trust No. 1 (ABN 82 779 340 452) - CIP Sub Trust No. 2 (ABN 13 424 482 559) - CIP Sub Trust No. 3 (ABN 16 794 056 327) - CIP Sub Trust No. 4 (ABN 37 385 098 950) - CIP Sub Trust No. 5 (ABN 93 206 867 082) - CIP Sub Trust No. 6 (ABN 95 926 977 368) - CIP Sub Trust No. 7 (ABN 64 729 133 098) - CIP Sub Trust No. 8 (ABN 32 265 698 971) - CIP Sub Trust No. 9 (ABN 87 847 207 361) - CIP Sub Trust No. 10 (ABN 71 959 415 379) - CIP Sub Trust No. 11 (ABN 83 207 275 234) - CIP Sub Trust No. 12 (ABN 28 824 799 731) - CIP Sub Trust No. 13 (ABN 16 371 839 361) - CIP Sub Trust No. 14 (ABN 97 650 650 160) - CIP Sub Trust No. 15 (ABN 21 921 431 495) - CIP Sub Trust No. 16 (ABN 80 606 900 450) - CIP Sub Trust No. 17 (ABN 92 183 920 868) - CIP Sub Trust No. 18 (ABN 90 569 628 668) - CIP Sub Trust No. 19 (ABN 13 544 727 940) - CIP Sub Trust No. 20 (ABN 14 503 618 441) - CIP Sub Trust No. 21 (ABN 18 327 672 246) - CIP Sub Trust No. 22 (ABN 97 758 275 394) - CIP Sub Trust No. 23 (ABN 26 438 772 136) - CIP Sub Trust No. 24 (ABN 93 349 664 434) - CIP Sub Trust No. 25 (ABN 30 917 984 408) - CIP Sub Trust No. 26 (ABN 68 365 731 557) - CIP Sub Trust No. 27 (ABN 30 590 304 065) - CIP Sub Trust No. 28 (ABN 13 438 711 565) - CIP Sub Trust No. 29 (ABN 68 586 312 680) - CIP Sub Trust No. 30 (ABN 25 255 329 633) - CIP Sub Trust No. 31 (ABN 46 220 501 234)

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Centuria Institutional Investment No. 3 Pty Limited	ACN 118 020 527	in its capacity as trustee for: • BIPT Preston No. 1 Sub Trust (ABN 32 177 350 068) • BIPT Marple Ave Holding Trust (ABN 22 954 366 835) • BIPT Clarinda Rd Holding Trust (ABN 95 752 477 669) • BIF Noble Park Holding Trust (ABN 28 533 092 703) • BIF Scrivener Street Holding Trust • CIP Sub Trust No. 1 (ABN 82 779 340 452) • CIP Sub Trust No. 2 (ABN 13 424 482 559) • CIP Sub Trust No. 3 (ABN 16 794 056 327) • CIP Sub Trust No. 4 (ABN 37 385 098 950) • CIP Sub Trust No. 5 (ABN 93 206 867 082) • CIP Sub Trust No. 7 (ABN 64 729 133 098) • CIP Sub Trust No. 8 (ABN 32 265 698 971) • CIP Sub Trust No. 9 (ABN 87 847 207 361) • CIP Sub Trust No. 10 (ABN 71 959 415 379) • CIP Sub Trust No. 11 (ABN 83 207 275 234) • CIP Sub Trust No. 12 (ABN 28 824 799 731) • CIP Sub Trust No. 13 (ABN 16 371 839 361) • CIP Sub Trust No. 14 (ABN 97 650 650 160) • CIP Sub Trust No. 15 (ABN 21 921 431 495) • CIP Sub Trust No. 16 (ABN 80 606 900 450) • CIP Sub Trust No. 17 (ABN 92 183 920 868) • CIP Sub Trust No. 18 (ABN 90 569 628 668) • CIP Sub Trust No. 19 (ABN 13 544 727 940) • CIP Sub Trust No. 20 (ABN 14 503 618 441) • CIP Sub Trust No. 21 (ABN 18 327 672 246) • CIP Sub Trust No. 22 (ABN 97 758 275 394) • CIP Sub Trust No. 23 (ABN 26 438 772 136) • CIP Sub Trust No. 24 (ABN 93 349 664 434) • CIP Sub Trust No. 25 (ABN 30 917 984 408) • CIP Sub Trust No. 26 (ABN 68 365 731 557) • CIP Sub Trust No. 27 (ABN 30 590 304 065) • CIP Sub Trust No. 28 (ABN 13 438 711 565) • CIP Sub Trust No. 29 (ABN 68 586 312 680) • CIP Sub Trust No. 30 (ABN 25 255 329 633) • CIP Sub Trust No. 31 (ABN 46 220 501 234) • AIR Somerton Trust (ABN 53 534 487 106) • AIR Wetherill Park Trust (ABN 78 203 898 758) • AIR Glendenning Trust (ABN 12 496 815 917) • AIR Ingleburn Trust (ABN 49 344 223 704) • AIR Ingleburn 2 Trust (ABN 73 541 960 358) • AIR Ingleburn 3 Trust (ABN 20 558 673 952) • AIR Eastern Creek Trust (ABN 46 680 715 101) • AIR Enfield Trust (ABN 21 920 352 575) • AIR Bibra Lake Trust (ABN 50 719 349 521) • AIR Dandenong South Trust (ABN 83 124 483 514) • AIR Henderson Trust (ABN 73 390 560 909) • AIR Thomastown Trust (ABN 89 219 960 806) • AIR Tullamarine Trust (ABN 12 268 867 742) • AIR ST1 Trust
ACN 062 671 872 Pty Ltd	ACN 062 671 872	in its capacity as trustee for: • BIPT Marple Ave Sub Trust (ABN 88 596 095 944) • BIPT Clarinda Rd Sub Trust (ABN 58 660 221 841) • BIF Noble Park Sub Trust (ABN 96 868 062 072) • BIF Scrivener Street Sub Trust (ABN 56 710 918 673)
Centuria Investment Management (CIP) Pty Ltd	ACN 649 072 659	in its capacity as trustee for CIP Sub Trust No. 6 (ABN 95 926 977 368)

Centuria Industrial REIT (CIP)

ASX Announcement

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The Trust Company (Australia) Limited	ACN 000 000 993	in its capacity as custodian for the assets of: • Australian Industrial REIT (ABN 37 382 993 355) • AIR Somerton Trust (ABN 53 534 487 106) • AIR Wetherill Park Trust (ABN 78 203 898 758) • AIR Glendenning Trust (ABN 12 496 815 917) • AIR Ingleburn Trust (ABN 49 344 223 704) • AIR Ingleburn 2 Trust (ABN 73 541 960 358) • AIR Ingleburn 3 Trust (ABN 20 558 673 952) • AIR Eastern Creek Trust (ABN 46 680 715 101) • AIR Enfield Trust (ABN 21 920 352 575) • AIR Bibra Lake Trust (ABN 50 719 349 521) • AIR Dandenong South Trust (ABN 83 124 483 514) • AIR Henderson Trust (ABN 73 390 560 909) • AIR Thomastown Trust (ABN 89 219 960 806) • AIR Tullamarine Trust (ABN 12 268 867 742) • AIR ST1 Trust
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