

September 2023 Distribution Declaration

SYDNEY (Friday, 8 September 2023) - Centuria Industrial REIT (**ASX: CIP**), Australia's largest domestic pure play industrial REIT, confirms that the distribution for the quarter ending 30 September 2023 will be 4.00 cents per unit.

CIP's Distribution Reinvestment Plan (DRP) will be suspended for the September 2023 quarter distribution.

The key dates for the September 2023 distribution are:

Event	Date
Ex-distribution date	Thursday, 28 September 2023
Record date	Friday, 29 September 2023
Distribution payment date ¹	Friday, 27 October 2023

– Ends –

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

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Authorised for release by Anna Kovarik, Company Secretary.

About Centuria Industrial REIT

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

Centuria Property Funds No. 2 Limited (CPF2L), is the Responsible Entity for the ASX-listed Centuria Industrial REIT (CIP) (ARSN 099 680 252). CPF2L is a wholly owned subsidiary of Centuria Capital Group (CNI). CNI is an ASX-listed specialist investment manager with \$21 billion in total assets under management (as at 30 June 2023) and strong offerings across listed real estate investment trusts, unlisted real estate funds and investment bonds.

www.centuria.com.au

¹ Payment date is indicative only and subject to change



Announcement Summary

Entity name

CENTURIA INDUSTRIAL REIT

Security on which the Distribution will be paid

CIP - ORDINARY UNITS FULLY PAID

Announcement Type

New announcement

Date of this announcement

8/9/2023

Distribution Amount

AUD 0.04000000

Ex Date

28/9/2023

Record Date

29/9/2023

Payment Date

27/10/2023

Refer to below for full details of the announcement



Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

CENTURIA INDUSTRIAL REIT

1.2 Registered Number Type

ARSN

Registration Number

099680252

1.3 ASX issuer code

CIP

1.4 The announcement is

☒ New announcement

1.5 Date of this announcement

8/9/2023

1.6 ASX +Security Code

CIP

ASX +Security Description

ORDINARY UNITS FULLY PAID

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

☒ Ordinary

2A.2 The Dividend/distribution:

relates to a period of one quarter

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

30/9/2023

2A.4 +Record Date

29/9/2023

2A.5 Ex Date

28/9/2023



2A.6 Payment Date

27/10/2023

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

☒ No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

Estimated or Actual?

☒ Actual

AUD 0.04000000

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

☒ No

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

☒ We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

☒ No

2A.12 Does the +entity have tax component information apart from franking?

☒ No

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

☒ No

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD

3A.1b Ordinary Dividend/distribution amount per security

AUD 0.04000000

3A.2 Is the ordinary dividend/distribution franked?

☒ No



3A.3 Percentage of ordinary dividend/distribution that is franked

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.04000000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

5.2 Additional information for inclusion in the Announcement Summary