

December 2025 Distribution Declaration

SYDNEY (Friday, 5 December 2025) – Centuria Industrial REIT (**ASX: CIP**), Australia's largest domestic pure-play industrial REIT, confirms that the distribution for the quarter ending 31 December 2025 will be 4.2000 cents per unit.

CIP's Distribution Reinvestment Plan (DRP) will remain suspended for the December 2025 quarter distribution.

The key dates for the December 2025 distribution are:

Event	Date
Ex-distribution date	Tuesday, 30 December 2025
Record date	Wednesday, 31 December 2025
Distribution payment date ¹	Friday, 30 January 2026

– 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 urban infill 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) (ARSN 099 680 252). 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 bonds.

www.centuria.com.au

¹ Payment date is indicative only and subject to change