Centuria Industrial REIT (CIP)

ASX Announcement

Centuria

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CIP Funding Pty Limited
A$325 million 3.50 per cent. Exchangeable Notes due 2030 (Notes)
(ISIN: XS3170817665; Common Code: 317081766)

Notice to Noteholders

SYDNEY (2 July 2026) **–** 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 Extraordinary Distribution of A$0.042 payable on 14 August 2026 to Unitholders of record on 30 June 2026, pursuant to Conditions 6(a) and 6(b)(iii)(B), the Calculation Agent has determined that the Exchange Price is adjusted from A$3.9383 per Unit to A$3.8845, with an Effective Date of 29 June 2026.

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.*

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) (ARSN 099 680 252). CPF2L is a wholly owned subsidiary of Centuria Capital Group (CNI). CNI is an ASX-listed specialist investment manager with $21.8 billion in total assets under management (as at 31 December 2025) and strong offerings across listed real estate investment trusts, unlisted real estate funds and investment bonds. 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.

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