



Update Summary

Entity name

CENTURIA INDUSTRIAL REIT

Announcement Type

Update to previous announcement

Date of this announcement

Thursday November 13, 2025

Reason for the update

The announcement made on 4 September 2025 incorrectly stated the number of securities as 16,250. The correct number of exchangeable notes due September 2030 is 1,625.

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

1.1 Name of entity

CENTURIA INDUSTRIAL REIT

We (the entity named above) give notice of the issue, conversion or payment up of the following unquoted +securities.

1.2 Registered number type

ARSN

Registration number

099680252

1.3 ASX issuer code

CIP

1.4 The announcement is

Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

The announcement made on 4 September 2025 incorrectly stated the number of securities as 16,250. The correct number of exchangeable notes due September 2030 is 1,625.

1.4b Date of previous announcement to this update

4/9/2025

1.5 Date of this announcement

13/11/2025



Part 2 - Issue details

2.1 The +securities the subject of this notification are:
+Securities issued as part of a transaction or transactions previously announced to the market in an Appendix 3B that are not quoted, and are not intended to be quoted, on ASX

Previous Appendix 3B details:

Announcement Date and Time	Announcement Title	Selected Appendix 3B to submit quotation request
02-Sep-2025 17:06	New - Proposed issue of securities - CIP	A placement or other type of issue

2.3a.2 Are there any further issues of +securities yet to take place to complete the transaction(s) referred to in the Appendix 3B?
Yes

2.3a.3 Please provide details of the further issues of +securities yet to take place to complete the transaction(s) referred to in the Appendix 3B

1,625 exchangeable notes due September 2030 as announced on 27 August 2025 will be issued on 3 September 2025 and will be quoted on the Official list of the Singapore Exchange Securities Trading Limited.



Part 3A - number and type of +securities the subject of this notification (existing class or new class) where issue has previously been notified to ASX in an Appendix 3B

Placement Details

ASX +security code and description

new unquoted class of security

Date the +securities the subject of this notification were issued

3/9/2025

Any other information the entity wishes to provide about the +securities the subject of this notification

1,625 notes which are exchangeable into a max. of 81,250,000 CIP units (based on initial exchange price of \$4.00) subject to any adjustments in accordance with the terms and conditions of the notes.

Issue details

Number of +securities

1,625

Were the +securities issued for a cash consideration?

Yes

In what currency was the cash consideration being paid?

AUD - Australian Dollar

What was the issue price per +security?

AUD 1.00000000



Part 3C - number and type of +securities the subject of this notification (new class)

ASX +security code

New class - code to be confirmed

+Security description

Notes exchangeable into fully paid ordinary CIP units due on 3 September 2030

+Security type

+Convertible debt securities

ISIN code

Date the +securities the subject of this notification were issued

3/9/2025

Will all the +securities issued in this class rank equally in all respects from their issue date?

Yes

Have you received confirmation from ASX that the terms of the +securities are appropriate and equitable under listing rule 6.1?

Yes

Please provide a URL link for a document lodged with ASX setting out the material terms of the +securities being issued.

<https://cdn-api.markitdigital.com/apiman-gateway/ASX/asx-research/1.0/file/2924-02984933-2A1617073&v=4a466cc3f899e00730cfbfcd5ab8940c41f474b6>

+Convertible debt securities Details

Type of +security

Convertible note or bond

+Security currency

AUD - Australian Dollar

Face value

AUD 325,000,000.00000000

Interest rate type

Fixed rate

Frequency of coupon/interest payments per year

Quarterly

First interest payment date

3/12/2025

Interest rate per annum

3.50 %

Is the interest rate per annum estimated at this time?

No

s128F of the Income Tax Assessment Act status applicable to the +security

s128F exempt

Is the +security perpetual (i.e. no maturity)?

No

Maturity date

3/9/2030

Select other feature(s) applicable to the +security

Exchangeable

Is there a first trigger date on which a right of conversion, redemption, call or put can be exercised (whichever is first)?

Yes

If yes, what is the first trigger date?

3/9/2028



Details of the existing class of +security that will be issued if the securities are converted, transformed or exchanged

CIP : ORDINARY UNITS FULLY PAID

Any other information the entity wishes to provide about the +securities the subject of this notification

1,625 notes which are exchangeable into a max. of 81,250,000 CIP units (based on initial exchange price of \$4.00) subject to any adjustments in accordance with the terms and conditions of the notes.

Issue details

Number of +securities

1,625

Part 4 - +Securities on issue

Following the issue, conversion or payment up of the +securities the subject of this notification, the +securities of the entity will comprise:

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

4.1 Quoted +securities (Total number of each +class of +securities issued and quoted on ASX)

ASX +security code and description	Total number of +securities on issue
CIP : ORDINARY UNITS FULLY PAID	627,212,054

4.2 Unquoted +securities (Total number of each +class of +securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
CIPAN : EXCHANGEABLE NOTES	16,250
New class - code to be confirmed : Notes exchangeable into fully paid ordinary CIP units due on 3 September 2030	1,625