

Investor Day Presentation

SYDNEY (Tuesday, 16 June 2026) – Centuria Industrial REIT (**ASX: CIP**), provides the attached presentation that will be used as part of today's Investor Day.

– Ends –

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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 \$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

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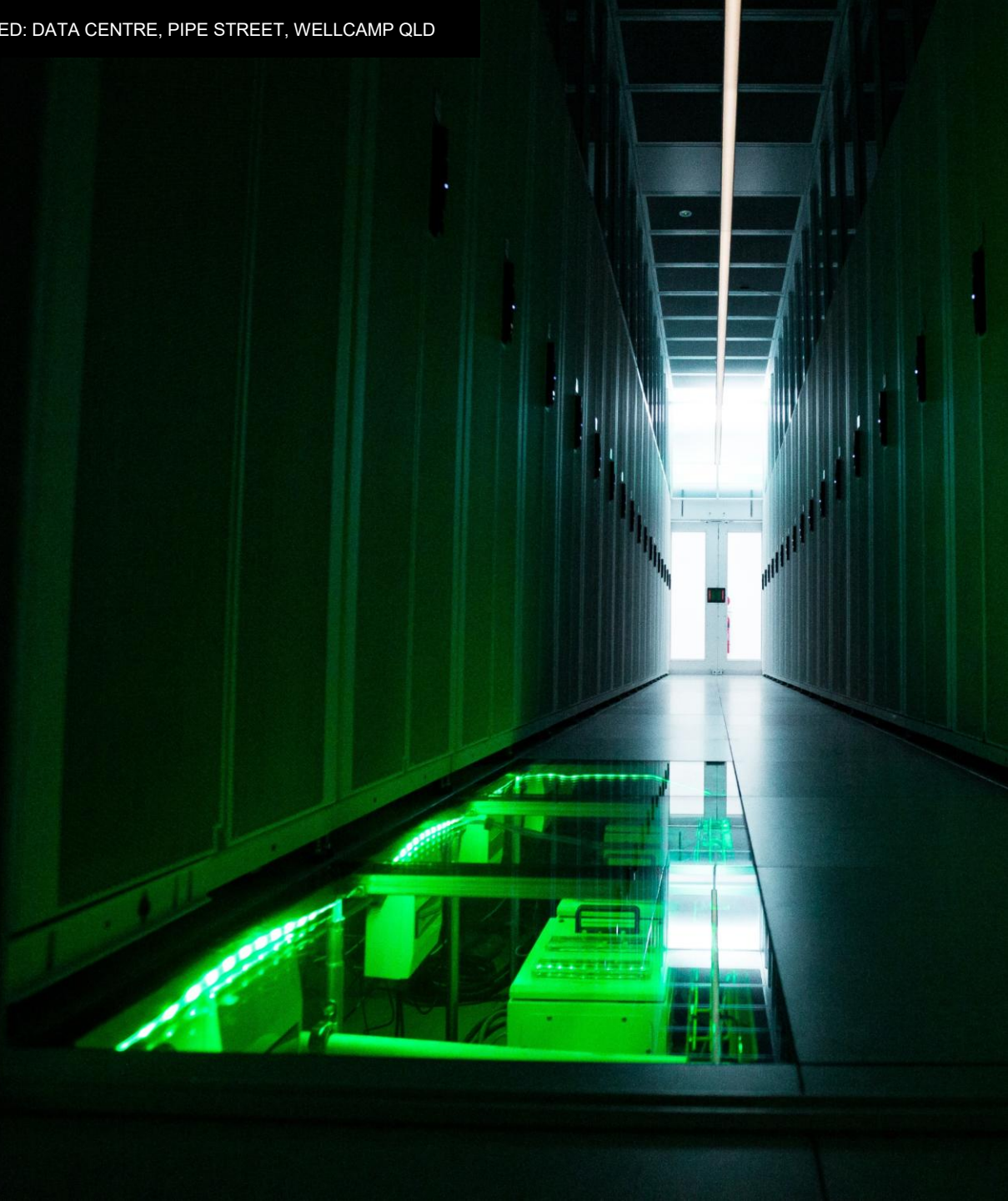
16 JUNE 2026 | ASX:CIP

Centuria Industrial REIT

Investor Day

CLAYTON DC, CLAYTON VIC

Centuria



Group overview and Centuria data centre vertically integrated capability

John McBain, Centuria Capital Joint CEO
Simon Holt, Centuria Capital CFO

Centuria: Founder-led, Australasian fund manager overseeing \$21Bn+ AUM¹

25+ year track record deploying capital into scalable investments

CENTURIA DIVISIONS

- Real estate equity
(Listed / unlisted funds)
- Real estate debt
(Private credit)
- **AI Factories
(ResetData)**

OPERATIONS

- ✓ Funds management
- ✓ Transactions
- ✓ Asset management
- ✓ Property management
- ✓ Facilities management
- ✓ **Data centre operations**
- ✓ Treasury
- ✓ Development
- ✓ Sustainability

*A fully resourced, vertically integrated
and scalable operations platform
(500+ staff with deep expertise)*

PLATFORM CAPITAL¹

- 150+ unlisted funds & loan SPVs
- 15,500 unlisted investors
- 1,200+ active advisers
- 8 institutional partners
- 24 domestic & international partner banks
- \$8.3Bn total lending facilities across the platform

Centuria has established vertically integrated data centre capability

DC owner



TELSTRA DATA CENTRE, CLAYTON VIC

DC developer



ARTIST IMPRESSION
DC EXPANSION, CLAYTON VIC

DC operator



WELLCAMP DC, TOOWOOMBA QLD

AI Factory operator



AI FACTORY 1

First acquisition in 2020.
DC real estate integrated across
Centuria platform (500+ staff)

Dedicated data centre development
team, within CNI's broader
development team.

Experienced DC operations team.
Credentials include: ISO9001,
ISO14001, ISO/IEC 27001,
ISO5001, DISP.

AI factories
ResetData 30+ employees
1 of 3 Australian NVIDIA NCPs

Centuria DC strategy	●	●	●	●
Traditional DC operators	●	●	●	
Traditional DC real estate owners	●	●	●	
AU neoclouds	●	●		●



Data centre market overview

Kate Mitchell, Fund Manager – Data centres

Centuria

What's real and what's not? Duplication and constraints on prospective supply

44GW

GW of connection requests received in the 2025 ISAR¹

30GW

Removed by NSP and AEMO screening for credibility¹

3.5GW

Expected capacity to be built by 2030².

Australia's installed capacity is currently only 1.5GW.

Despite strong demand, this is only expected to grow to 5GW by 2030² due to multiple constraints.

1. Source: Oxford Economics Australia, 'Estimating Data Centre Phantom Demand' (Jan 2026).

2. Source: McKinsey

Australia's competitive advantages are structural and strategic

Advantages

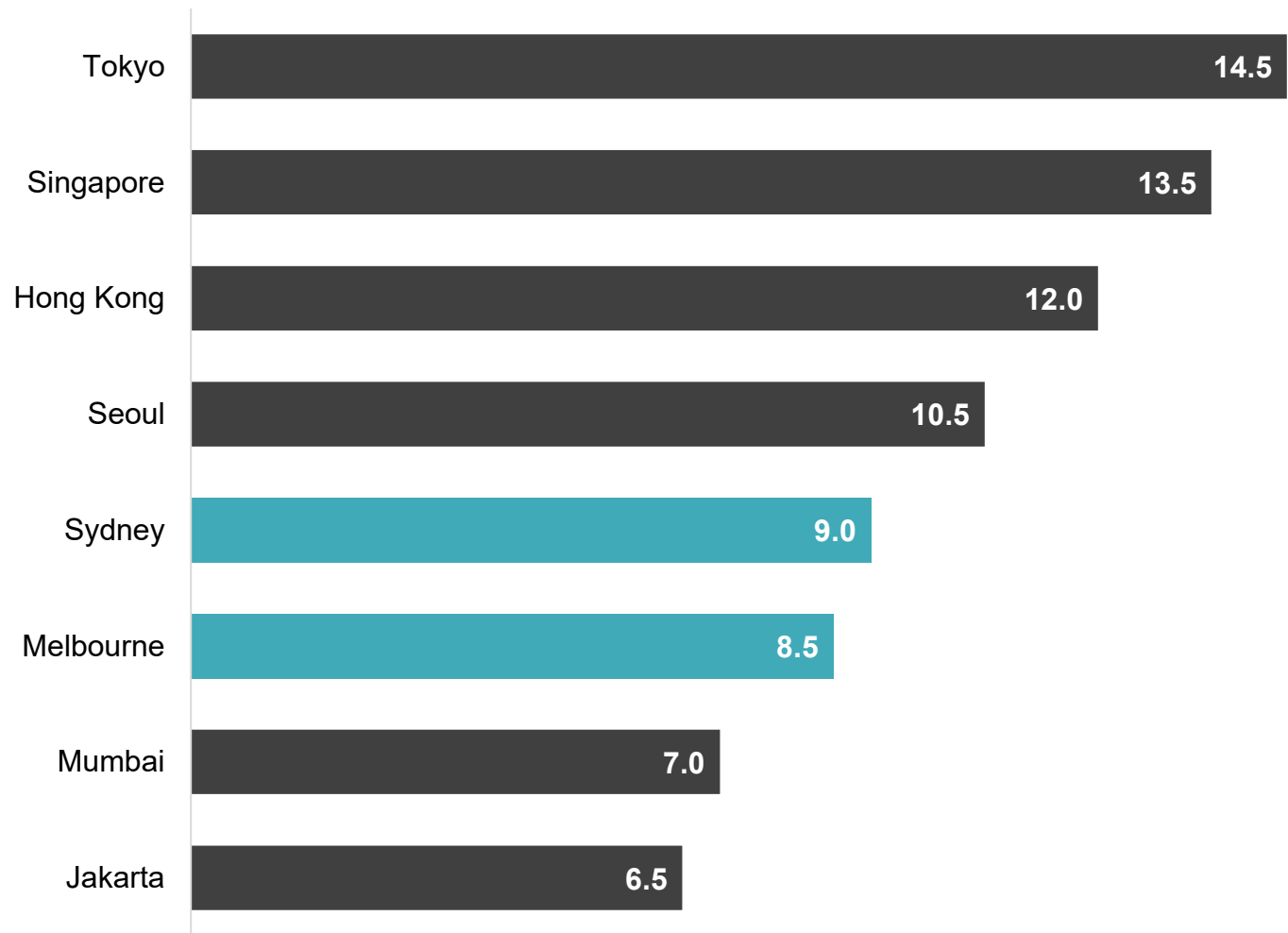
- Sovereign data and regulatory positioning
- Lower cost build vs North Asia¹
- Strong renewable energy pipeline
- Proximity to Asia with latency advantage
- National DC expectation framework

Capital market and investment momentum

- AWS US\$20Bn
- Microsoft AU\$25Bn

Supports Australia as an emerging regional compute hub

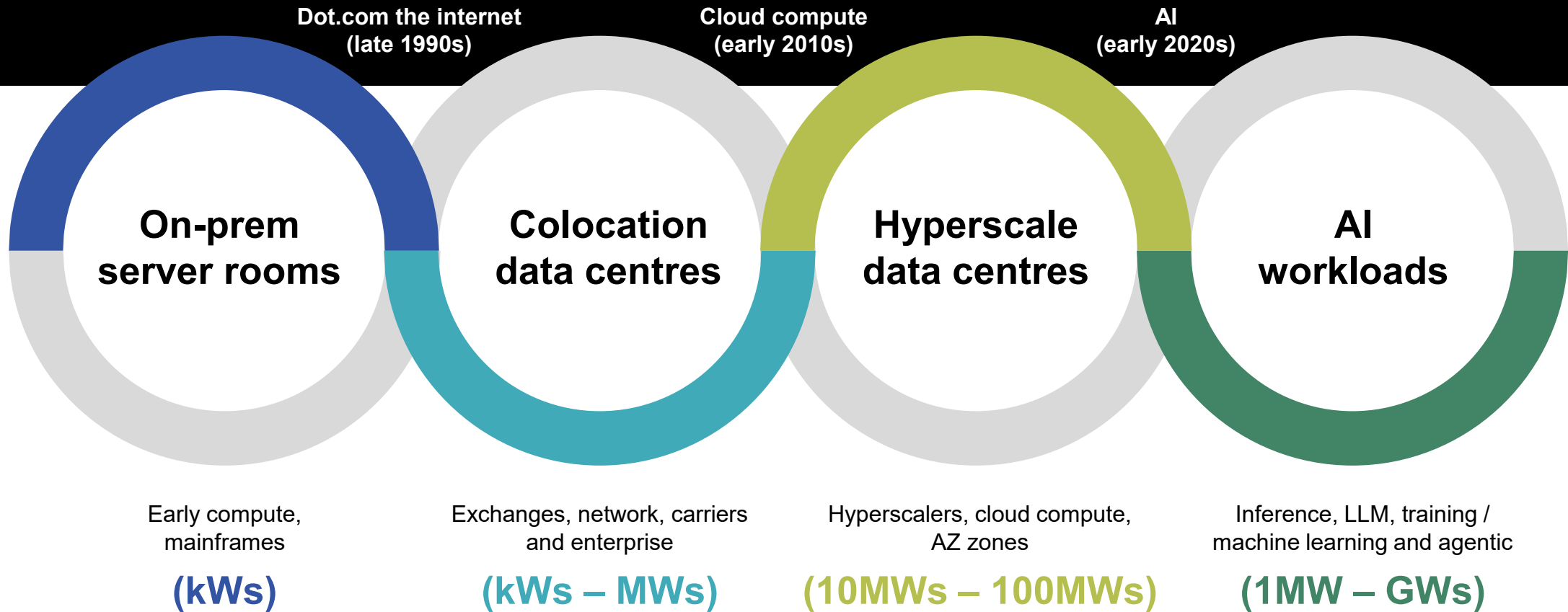
APAC data centre powered shell build cost estimates (\$USM / MW)¹



1. Source: Turner & Townsend Data Centre Construction Cost Index 2025–2026

Each digital wave has added to – rather than replaced – underlying demand

Industry evolution is not as much about excess data centre capacity; as it is the risk that AI value creation occurs offshore, leaving Australia positioned as a consumer of AI, not a producer of it.





Centuria DC: CIP's perspective

Grant Nichols, Head of Listed Funds & CIP Fund Manager

Centuria Industrial REIT (ASX: CIP) data centre strategy

Targeting real estate returns from data centres



Two different asset strategies

- Existing operational data centres provide long term leases, secure cashflow.
- Maximising the highest and best use from CIP's large, urban infill land holding by obtaining power allocations and planning approval for data centre conversion.



Targeting real estate returns

- The CIP data centre strategy is targeted at obtaining a real estate return from data centres.



No operating risk

- CIP cannot operate data centres but can lease assets to Centuria DC.



Development

- CIP has multiple development opportunities with the ability to provide new operational data centres by 2030.
- Further opportunities exist beyond 2030.



Asset conversions

- Data Centre conversion opportunities that may be considered by CIP:
 - Powered land leases
 - Powered shell leases
 - Fully fitted leases



Funding

- CIP remains cognisant of its funding capability and is open to various options to unlock the value of the data centre opportunities, including:
 - Powered land leases
 - Sale of land once power allocation and planning approval received
 - Capital partners
 - Joint ventures with DC operators
 - Demerger of CIP's DC assets

Clayton



Current

- CIP owned asset since 2020.
- Telstra have a triple net lease over an existing data centre until 2050.
- Under-utilised land provides opportunity for further data centre development.
- The existing Telstra data centre is not impacted by the future development potential.



ARTIST'S IMPRESSION

Future optionality

- Telstra has agreed to partially surrender one hectare of under-utilised land, providing an opportunity for a second data centre.
- The existing Telstra lease has not been materially impacted by the surrender.
- Due to Telstra's operations, the property has an excellent connectivity ecosystem (including Telstra's Aura Network), that is difficult to replicate.
- Power study completed, with development application submitted for 40MW.
- Site available from mid-2027, with a potential RFS (ready for service) capability in 2029.
- Power capacity, would suit a colocation data centre, or AI workloads.

Thomastown



Current

- Existing CIP landholding of 10.6 hectares.
- Two existing industrial facilities on site, with lease expiries of 2027 and 2031.
- Existing site cover of 28%.
- The site sits less than 100m from the existing Thomastown terminal station.



Future optionality

- Future optionality
- Power applications have been lodged to VicGrid and Ausnet.
- Significant power allocations considered likely.
- Staged development possible with RFS available from 2029.
- Would suit a range of data centre functionalities including hyperscale and AI workloads.

Toowoomba



Current

- Acquired by CIP in 2026.
- Centuria DC have a 15-year triple net lease over the facility.
- Existing operation is a 2.5MW colocation facility, with ~30 customers, including carriers, government, defence and enterprise customers.
- The existing facility has four data halls, with 3 not yet fully fitted, providing expansion opportunities.
- Facility adjoins CIP owned land, facilitating future growth.



Future optionality

- Power studies underway to increase power capacity.
- Proximity to renewable and gas energy, creates opportunity for significant power allocation and low-cost AI workloads.
- Densification of the existing facility can be delivered more economically and efficiently than building new.
- Adjoining land provides opportunity for more significant expansion, suiting AI workloads or expanded colocation facilities.

Other sites



Yarraville

Current

- Located within 10 kilometres of Melbourne city, leased to 2028.

Future optionality

- Located in the Western Melbourne availability zone, with numerous Hyperscalers and colocation operators within close proximity.
- Brooklyn terminal station approximately 500 metres to the south of the site.
- Microsoft Hyperscale staged development, adjacent to site.
- Feasibility study underway on existing power capacity.
- Expansion opportunity to local existing operations or AI workloads.



Malaga

Current

- Malaga - 100% leased to Fujitsu until October 2030 (with a 5-year option).

Future optionality

- Additional power and densification opportunities, post lease expiry.
- Would possibly suit continued colocation, or AI workloads.

Disclaimer

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All dollar values are in Australian dollars (\$) or A\$) unless stated otherwise.

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