

Centuria

FUND PAYMENT NOTICE IN RESPECT OF THE DISTRIBUTION FOR THE QUARTER ENDED 30 JUNE 2025

Centuria Property Funds No. 2 Limited (**CPF2L**), as the responsible entity of Centuria Industrial REIT (the **Trust**), declares that the Trust is a withholding managed investment trust for the purposes of Subdivision 12-H of the *Taxation Administration Act 1953* (the **Act**), in respect of the quarter ended 30 June 2025. In addition, CPF2L declares that the Trust is an attribution managed investment trust (**AMIT**) for the purposes of Division 12A of the Act, in respect of the quarter ended 30 June 2025.

Details of the distribution for the quarter ended 30 June 2025 are as follows:

Record date	30 June 2025
Payment date	8 August, 2025
Distribution per CIP unit	4.075000 cents

The estimated taxation components below are provided solely for the purposes of complying with Subdivision 12-H and Division 12A of Schedule 1 of the Act and should not be used for any other purpose:

	Cents per unit
Australian Income – Other	0.10670
Capital Gains – Discount (Taxable Australian Real Property) grossed up value	1.98415
Capital Gains – Other method (Taxable Australian Real Property)	1.98415
Total Fund Payment	4.075000
Interest Income	-
Amounts not subject to Withholding Taxes	-
Total Cash Distribution	4.075000

For the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the Act, this distribution includes a fund payment amount of 0.10670 cents per unit.

Australian tax residents should not rely on this notice for the purposes of their income tax returns.

Details of the full year components of distributions will be provided in the Attribution Managed Investment Trust Member Annual (**AMMA**) statement which will be sent to unitholders post 30 June 2025.