

## Appendix 4E

### CENTURIA INDUSTRIAL REIT (ASX: CIP)

For the year ended 30 June 2024

<p><b>1.0 Reporting Period:</b> Current reporting period: Previous reporting period:</p>	<p>12 Months to 30 June 2024 12 Months to 30 June 2023</p>		
<p><b>2.0 Results for announcement to the market</b></p> <p><b>2.1</b> Total Revenue and other income</p> <p><b>2.2</b> Funds from operations (refer 2.6 below)</p> <p><b>2.3</b> Net profit for the period attributable to members</p>	<p><b>30 June 24</b> <b>\$'000</b></p>	<p><b>30 June 23</b> <b>\$'000</b></p>	<p><b>% Change</b></p>
	<p>227,930</p>	<p>229,026</p>	<p>(0.48%)</p>
	<p>109,258</p>	<p>108,087</p>	<p>1.08%</p>
	<p>48,149</p>	<p>(76,608)</p>	<p>162.85%</p>
<p><b>2.4 Distributions</b></p> <p>Distribution declared for the June 2023 Quarter</p> <p>Distribution declared for the September 2023 Quarter</p> <p>Distribution declared for the December 2023 Quarter</p> <p>Distribution declared for the March 2024 Quarter</p> <p>Distribution declared for the June 2024 Quarter</p>	<p><b>Date Paid / Payable</b></p>	<p><b>Amount per unit</b></p>	<p><b>Record date</b></p>
	<p>18-Aug-23</p>	<p>4.000 cents</p>	<p>30-Jun-23</p>
	<p>27-Oct-23</p>	<p>4.000 cents</p>	<p>29-Sep-23</p>
	<p>31-Jan-24</p>	<p>4.000 cents</p>	<p>29-Dec-23</p>
	<p>30-Apr-24</p>	<p>4.000 cents</p>	<p>28-Mar-24</p>
	<p>7-Aug-24</p>	<p>4.000 cents</p>	<p>28-Jun-24</p>
<p><b>2.5 Record date for determining entitlement to distributions</b></p>	<p>Refer section 2.4</p>		
<p><b>2.6</b> For a brief explanation of the figures above please refer to the 2024 Annual Financial Report released concurrently with this Appendix 4E for further information.</p>			
<p><b>3.0</b> The consolidated statement of comprehensive income is attached together with notes, to this statement.</p>			
<p><b>4.0</b> The consolidated statement of financial position is attached together with notes, to this statement.</p>			
<p><b>5.0</b> The consolidated statement of cash flows is attached together with notes, to this statement.</p>			
<p><b>6.0</b> The consolidated statement of changes in equity is attached together with notes, to this statement.</p>			

<p><b>7.0 Details of individual &amp; total distribution payments</b></p> <p>Distribution declared for the June 2023 Quarter</p> <p>Distribution declared for the September 2023 Quarter</p> <p>Distribution declared for the December 2023 Quarter</p> <p>Distribution declared for the March 2024 Quarter</p> <p>Distribution declared for the June 2024 Quarter</p>	<table border="1"> <thead> <tr> <th data-bbox="1019 142 1182 254">Date Paid / Payable</th> <th data-bbox="1182 142 1349 254">Amount per unit</th> <th data-bbox="1349 142 1502 254">Foreign Source Income</th> </tr> </thead> <tbody> <tr> <td data-bbox="1019 254 1182 310">18-Aug-23</td> <td data-bbox="1182 254 1349 310">4.000 cents</td> <td data-bbox="1349 254 1502 310">N/A</td> </tr> <tr> <td data-bbox="1019 310 1182 367">27-Oct-23</td> <td data-bbox="1182 310 1349 367">4.000 cents</td> <td data-bbox="1349 310 1502 367">N/A</td> </tr> <tr> <td data-bbox="1019 367 1182 424">31-Jan-24</td> <td data-bbox="1182 367 1349 424">4.000 cents</td> <td data-bbox="1349 367 1502 424">N/A</td> </tr> <tr> <td data-bbox="1019 424 1182 480">30-Apr-24</td> <td data-bbox="1182 424 1349 480">4.000 cents</td> <td data-bbox="1349 424 1502 480">N/A</td> </tr> <tr> <td data-bbox="1019 480 1182 483">7-Aug-24</td> <td data-bbox="1182 480 1349 483">4.000 cents</td> <td data-bbox="1349 480 1502 483">N/A</td> </tr> </tbody> </table>	Date Paid / Payable	Amount per unit	Foreign Source Income	18-Aug-23	4.000 cents	N/A	27-Oct-23	4.000 cents	N/A	31-Jan-24	4.000 cents	N/A	30-Apr-24	4.000 cents	N/A	7-Aug-24	4.000 cents	N/A
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<p><b>8.0</b> The Distribution Reinvestment Plan ("DRP") was suspended for all distributions for the current period.</p>																			
<p><b>9.0 Net Tangible Asset per Unit</b></p> <p>Number of Units</p> <p>Net Tangible Assets</p> <p>Net Tangible Assets per Unit</p>	<table border="1"> <thead> <tr> <th></th> <th data-bbox="1182 583 1344 611">30 June 2024</th> <th data-bbox="1349 583 1502 611">30 June 2023</th> </tr> </thead> <tbody> <tr> <td data-bbox="1019 611 1182 667">Number of Units</td> <td data-bbox="1182 611 1344 667">634,930,635</td> <td data-bbox="1349 611 1502 667">634,930,635</td> </tr> <tr> <td data-bbox="1019 667 1182 724">Net Tangible Assets</td> <td data-bbox="1182 667 1344 724">2,457,710,000</td> <td data-bbox="1349 667 1502 724">2,511,149,000</td> </tr> <tr> <td data-bbox="1019 724 1182 766">Net Tangible Assets per Unit</td> <td data-bbox="1182 724 1344 766">\$3.87</td> <td data-bbox="1349 724 1502 766">\$3.96</td> </tr> </tbody> </table>			30 June 2024	30 June 2023	Number of Units	634,930,635	634,930,635	Net Tangible Assets	2,457,710,000	2,511,149,000	Net Tangible Assets per Unit	\$3.87	\$3.96					
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<p><b>10.0 Details of entities over which control has been gained or lost during the period</b></p>	<p>Not applicable</p>																		
<p><b>11.0 Details of associates and joint venture entities</b></p>	<p>At the end of the year, CIP held an interest in the following associates:</p> <table border="1"> <thead> <tr> <th data-bbox="1019 940 1344 982">Associates</th> <th data-bbox="1349 940 1502 982">Ownership interest %</th> </tr> </thead> <tbody> <tr> <td data-bbox="1019 982 1344 1024">AIR Erskine Park Trust</td> <td data-bbox="1349 982 1502 1024">51</td> </tr> <tr> <td data-bbox="1019 1024 1344 1066">AIR Glendenning 2 Trust</td> <td data-bbox="1349 1024 1502 1066">51</td> </tr> <tr> <td data-bbox="1019 1066 1344 1102">CIP Sub Trust No. 33</td> <td data-bbox="1349 1066 1502 1102">51</td> </tr> </tbody> </table>		Associates	Ownership interest %	AIR Erskine Park Trust	51	AIR Glendenning 2 Trust	51	CIP Sub Trust No. 33	51									
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<p><b>12.0</b> Any other significant information needed to make an informed assessment of the entity's financial performance and financial position are included elsewhere in this Appendix 4E or is in the 30 June 2024 Annual Financial Report.</p>																			
<p><b>13.0 Foreign Entities accounting standards used</b></p>	<p>Not applicable</p>																		
<p><b>14.0</b> A commentary on the results for the period, as well as a for the corresponding previous period, are included in the 2024 Annual Financial Report released concurrently with this Appendix 4E.</p>																			
<p><b>15.0</b> The 2024 Annual Financial Report has been audited and contains an independent audit report that is not subject to a modified opinion, emphasis of matter or any other matter paragraph.</p>																			