Centuria

FUND PAYMENT NOTICE IN RESPECT OF THE DISTRIBUTION FOR THE QUARTER ENDED 30 SEPTEMBER 2026

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 September 2026. 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 September 2026.

Details of the distribution for the quarter ended 30 September 2026 are as follows:

Record date	30 September 2026
Payment date	28 October 2026
Distribution per CIP unit	4.325000 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	2.161725
Total Fund Payment	**2.161725**
Interest Income	0.004331
Amounts not subject to Withholding Taxes	2.158944
Total Cash Distribution	**4.325000**

For the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the Act, this distribution includes a fund payment amount of 2.161725 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 2027.