

## Appendix 4E

### CENTURIA INDUSTRIAL REIT (ASX: CIP)

For the year ended 30 June 2025

<b>1.0 Reporting Period:</b> Current reporting period: Previous reporting period:	12 Months to 30 June 2025 12 Months to 30 June 2024		
<b>2.0 Results for announcement to the market</b> <b>2.1</b> Total Revenue and other income <b>2.2</b> Funds from operations (refer 2.6 below) <b>2.3</b> Net profit for the period attributable to members	<b>30 June 25</b> <b>\$'000</b>	<b>30 June 24</b> <b>\$'000</b>	<b>% Change</b>
<b>2.4 Distributions</b> Distribution declared for the June 2024 Quarter Distribution declared for the September 2024 Quarter Distribution declared for the December 2024 Quarter Distribution declared for the March 2025 Quarter Distribution declared for the June 2025 Quarter	<b>Date Paid / Payable</b>	<b>Amount per unit</b>	<b>Record date</b>
<b>2.5 Record date for determining entitlement to distributions</b>	Refer section 2.4		
<b>2.6</b> For a brief explanation of the figures above please refer to the 2025 Annual Financial Report released concurrently with this Appendix 4E for further information.			
<b>3.0</b> The consolidated statement of comprehensive income is attached together with notes, to this statement.			
<b>4.0</b> The consolidated statement of financial position is attached together with notes, to this statement.			
<b>5.0</b> The consolidated statement of cash flows is attached together with notes, to this statement.			
<b>6.0</b> The consolidated statement of changes in equity is attached together with notes, to this statement.			

<p><b>7.0 Details of individual &amp; total distribution payments</b></p> <p>Distribution declared for the June 2024 Quarter</p> <p>Distribution declared for the September 2024 Quarter</p> <p>Distribution declared for the December 2024 Quarter</p> <p>Distribution declared for the March 2025 Quarter</p> <p>Distribution declared for the June 2025 Quarter</p>	<table border="1"> <thead> <tr> <th data-bbox="1019 142 1182 247">Date Paid / Payable</th> <th data-bbox="1182 142 1344 247">Amount per unit</th> <th data-bbox="1344 142 1502 247">Foreign Source Income</th> </tr> </thead> <tbody> <tr> <td data-bbox="1019 247 1182 300">7-Aug-24</td> <td data-bbox="1182 247 1344 300">4.000 cents</td> <td data-bbox="1344 247 1502 300">N/A</td> </tr> <tr> <td data-bbox="1019 300 1182 352">28-Oct-24</td> <td data-bbox="1182 300 1344 352">4.075 cents</td> <td data-bbox="1344 300 1502 352">N/A</td> </tr> <tr> <td data-bbox="1019 352 1182 405">31-Jan-25</td> <td data-bbox="1182 352 1344 405">4.075 cents</td> <td data-bbox="1344 352 1502 405">N/A</td> </tr> <tr> <td data-bbox="1019 405 1182 457">30-Apr-25</td> <td data-bbox="1182 405 1344 457">4.075 cents</td> <td data-bbox="1344 405 1502 457">N/A</td> </tr> <tr> <td data-bbox="1019 457 1182 485">8-Aug-25</td> <td data-bbox="1182 457 1344 485">4.075 cents</td> <td data-bbox="1344 457 1502 485">N/A</td> </tr> </tbody> </table>	Date Paid / Payable	Amount per unit	Foreign Source Income	7-Aug-24	4.000 cents	N/A	28-Oct-24	4.075 cents	N/A	31-Jan-25	4.075 cents	N/A	30-Apr-25	4.075 cents	N/A	8-Aug-25	4.075 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 data-bbox="1019 558 1182 611"></th> <th data-bbox="1182 558 1344 611">30 June 2025</th> <th data-bbox="1344 558 1502 611">30 June 2024</th> </tr> </thead> <tbody> <tr> <td data-bbox="1019 611 1182 663">Number of Units</td> <td data-bbox="1182 611 1344 663">634,930,635</td> <td data-bbox="1344 611 1502 663">634,930,635</td> </tr> <tr> <td data-bbox="1019 663 1182 716">Net Tangible Assets</td> <td data-bbox="1182 663 1344 716">2,487,279,000</td> <td data-bbox="1344 663 1502 716">2,457,710,000</td> </tr> <tr> <td data-bbox="1019 716 1182 768">Net Tangible Assets per Unit</td> <td data-bbox="1182 716 1344 768">\$3.92</td> <td data-bbox="1344 716 1502 768">\$3.87</td> </tr> </tbody> </table>		30 June 2025	30 June 2024	Number of Units	634,930,635	634,930,635	Net Tangible Assets	2,487,279,000	2,457,710,000	Net Tangible Assets per Unit	\$3.92	\$3.87						
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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 936 1344 989">Associates</th> <th data-bbox="1344 936 1502 989">Ownership interest %</th> </tr> </thead> <tbody> <tr> <td data-bbox="1019 989 1344 1020">AIR Erskine Park Trust</td> <td data-bbox="1344 989 1502 1020">51</td> </tr> <tr> <td data-bbox="1019 1020 1344 1052">AIR Glendenning 2 Trust</td> <td data-bbox="1344 1020 1502 1052">51</td> </tr> <tr> <td data-bbox="1019 1052 1344 1083">CIP Sub Trust No. 33</td> <td data-bbox="1344 1052 1502 1083">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 2025 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 2025 Annual Financial Report released concurrently with this Appendix 4E.</p>																			
<p><b>15.0</b> The 2025 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>																			

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