

**Appendix 4D**  
**CENTURIA INDUSTRIAL REIT ('CIP')**  
**Interim Financial Report**

<b>1.0 Reporting Period:</b>  Current reporting period: Previous reporting period:		6 Months to 31 December 2025 6 Months to 31 December 2024										
<b>2.0 Results for announcement to the market</b>		<b>31 Dec 25 \$'000</b>	<b>31 Dec 24 \$'000</b>	<b>% Change</b>								
<b>2.1</b> Total Revenue and other income		171,803	142,712	20.38%								
<b>2.2</b> Funds from operations (refer to 2.6 below)		57,270	56,594	1.19%								
<b>2.3</b> Net profit for the period attributable to members		68,931	62,599	10.12%								
<b>2.4 Distributions</b> Distribution declared for the June 2025 Quarter Distribution declared for the September 2025 Quarter Distribution declared for the December 2025 Quarter		<b>Date Paid</b> 8-Aug-25 28-Oct-25 30-Jan-26	<b>Amount per unit</b> 4.075 cents 4.200 cents 4.200 cents	<b>Record date</b> 27-Jun-25 30-Sep-25 31-Dec-25								
<b>2.5 Record date for determining entitlement to distributions</b>		As above										
<b>2.6 Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood</b> Refer to the Interim Financial Report for the half-year ended 31 December 2025 for details of CIP's results for the period.												
<b>3.0 Net Tangible Assets and Net Assets per Security</b>  Number of securities Net tangible assets (\$000's) Net tangible assets per share (\$)			<b>31-Dec-25</b> 624,388,071 2,466,999 \$3.95	<b>31-Dec-24</b> 634,930,635 2,468,563 \$3.89								
<b>4.0 Details of entities over which control has been gained or lost during the period</b>		Not applicable										
<b>5.0 Details of individual &amp; total distribution paid and payable for current period</b>  Distribution declared for the June 2025 Quarter Distribution declared for the September 2025 Quarter Distribution declared for the December 2025 Quarter No part of these distributions relate to foreign sourced income		<b>Date Paid</b> 8-Aug-25 28-Oct-25 30-Jan-26	<b>Amount per unit</b> 4.075 cents 4.200 cents 4.200 cents	<b>Total \$'000's</b> \$25,873 \$26,497 \$26,225								
<b>6.0</b> The Distribution Reinvestment Plan ("DRP") is currently suspended.												
<b>7.0 Details of associates and joint venture entities</b>		At the end of the period, CIP held an interest in the following associates: <table><tr><th>Associates</th><th>Ownership interest %</th></tr><tr><td>AIR Erskine Park Trust</td><td>51</td></tr><tr><td>AIR Glendenning 2 Trust</td><td>51</td></tr><tr><td>CIP Sub Trust No. 33</td><td>51</td></tr></table>			Associates	Ownership interest %	AIR Erskine Park Trust	51	AIR Glendenning 2 Trust	51	CIP Sub Trust No. 33	51
Associates	Ownership interest %											
AIR Erskine Park Trust	51											
AIR Glendenning 2 Trust	51											
CIP Sub Trust No. 33	51											
<b>8.0 For foreign entities, accounting standards used in compiling the report</b>		Not applicable										
<b>9.0</b> The Appendix 4D is based on an Interim Financial Report which has been reviewed by the Trust's auditors. The Interim Financial Report is not subject to a modified opinion, emphasis of matter or any other matter.												