

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

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