

Investor Day Presentation

SYDNEY (Tuesday, 16 June 2026) – Centuria Industrial REIT (**ASX: CIP**), provides the attached presentation that will be used as part of today's Investor Day.

– Ends –

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Authorised for release by Anna Kovarik, Company Secretary.

About Centuria Industrial REIT

CIP is Australia's largest domestic pure play industrial REIT and is included in the S&P/ASX 200 Index. CIP's portfolio of high-quality industrial assets is situated in urban infill locations throughout Australia and is underpinned by a quality and diverse tenant base. CIP is overseen by a hands-on, active manager and provides investors with income and an opportunity for capital growth from a pure play portfolio of high quality Australian industrial assets.

Centuria Property Funds No. 2 Limited (CPF2L) is the Responsible Entity for the ASX-listed Centuria Industrial REIT (CIP) (ARSN 099 680 252). CPF2L is a wholly owned subsidiary of Centuria Capital Group (CNI). CNI is an ASX-listed specialist investment manager with \$21.8 billion in total assets under management (as at 31 December 2025) and strong offerings across listed real estate investment trusts, unlisted real estate funds and investment bonds.

www.centuria.com.au

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16 JUNE 2026 | ASX:CIP

Centuria Industrial REIT

Investor Day

CLAYTON DC, CLAYTON VIC

Centuria

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Group overview and Centuria data centre vertically integrated capability

John McBain, Centuria Capital Joint CEO
Simon Holt, Centuria Capital CFO

Centuria

Centuria: Founder-led, Australasian fund manager overseeing \$21Bn+ AUM¹

25+ year track record deploying capital into scalable investments

CENTURIA DIVISIONS

- Real estate equity
(Listed / unlisted funds)
- Real estate debt
(Private credit)
- **AI Factories
(ResetData)**

OPERATIONS

- ✓ Funds management
- ✓ Transactions
- ✓ Asset management
- ✓ Property management
- ✓ Facilities management
- ✓ **Data centre operations**
- ✓ Treasury
- ✓ Development
- ✓ Sustainability

*A fully resourced, vertically integrated
and scalable operations platform
(500+ staff with deep expertise)*

PLATFORM CAPITAL¹

- 150+ unlisted funds & loan SPVs
- 15,500 unlisted investors
- 1,200+ active advisers
- 8 institutional partners
- 24 domestic & international partner banks
- \$8.3Bn total lending facilities across the platform

Centuria has established vertically integrated data centre capability



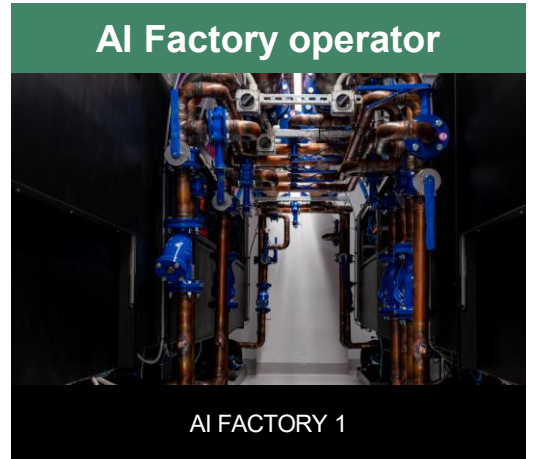
First acquisition in 2020.
DC real estate integrated across Centuria platform (500+ staff)



Dedicated data centre development team, within CNI's broader development team.



Experienced DC operations team.
Credentials include: ISO9001, ISO14001, ISO/IEC 27001, ISO5001, DISP.



AI factories
ResetData 30+ employees
1 of 3 Australian NVIDIA NCPs

Centuria DC strategy	●	●	●	●
Traditional DC operators	●	●	●	
Traditional DC real estate owners	●	●	●	
AU neoclods	●	●		●

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Data centre market overview

Kate Mitchell, Fund Manager – Data centres

Centuria

What's real and what's not? Duplication and constraints on prospective supply

44GW

GW of connection requests received in the 2025 ISAR¹

30GW

Removed by NSP and AEMO screening for credibility¹

3.5GW

Expected capacity to be built by 2030².

Australia's installed capacity is currently only 1.5GW.

Despite strong demand, this is only expected to grow to 5GW by 2030² due to multiple constraints.

1. Source: Oxford Economics Australia, 'Estimating Data Centre Phantom Demand' (Jan 2026).

2. Source: McKinsey

Australia's competitive advantages are structural and strategic

Advantages

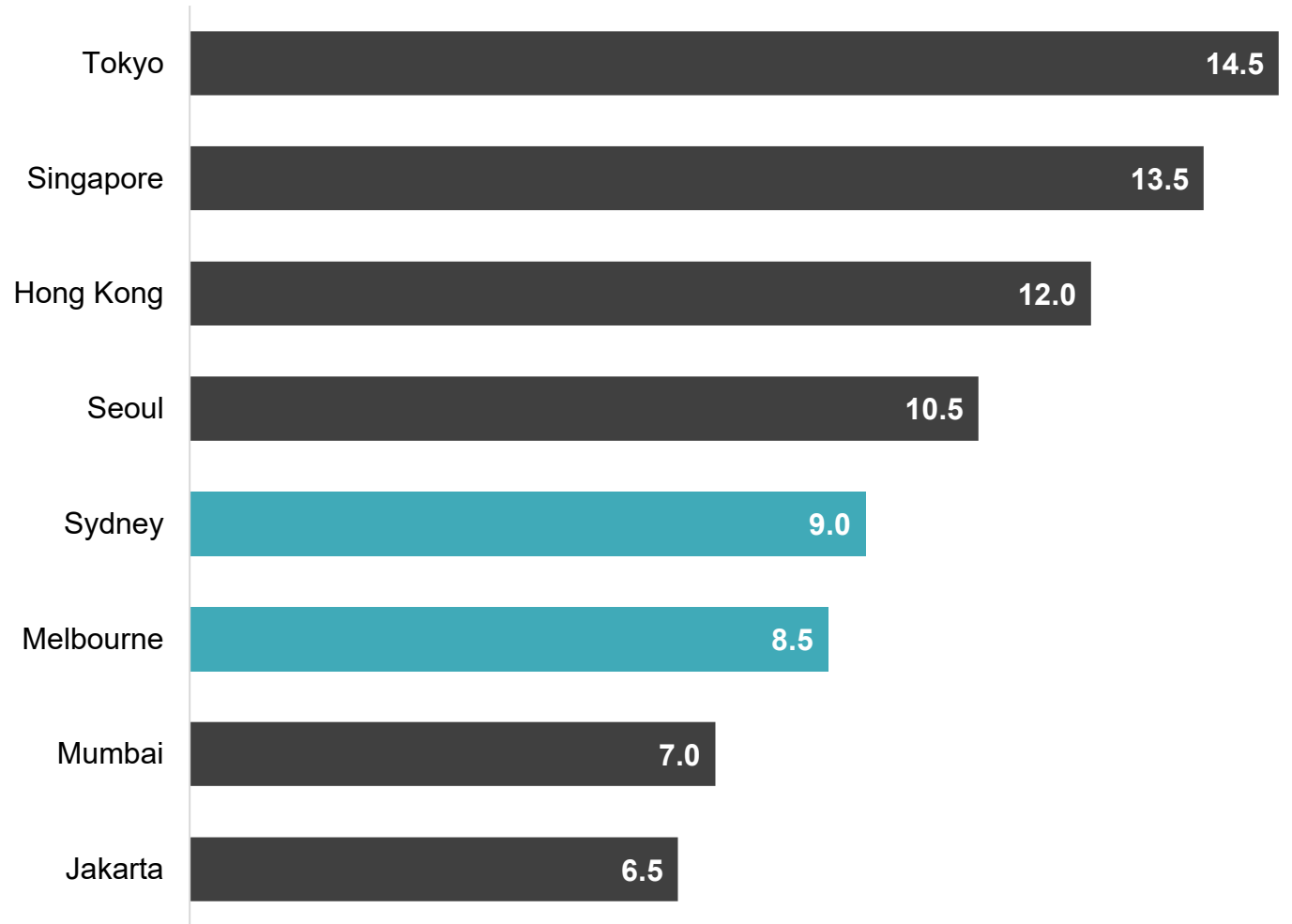
- Sovereign data and regulatory positioning
- Lower cost build vs North Asia¹
- Strong renewable energy pipeline
- Proximity to Asia with latency advantage
- National DC expectation framework

Capital market and investment momentum

- AWS US\$20Bn
- Microsoft AU\$25Bn

Supports Australia as an emerging regional compute hub

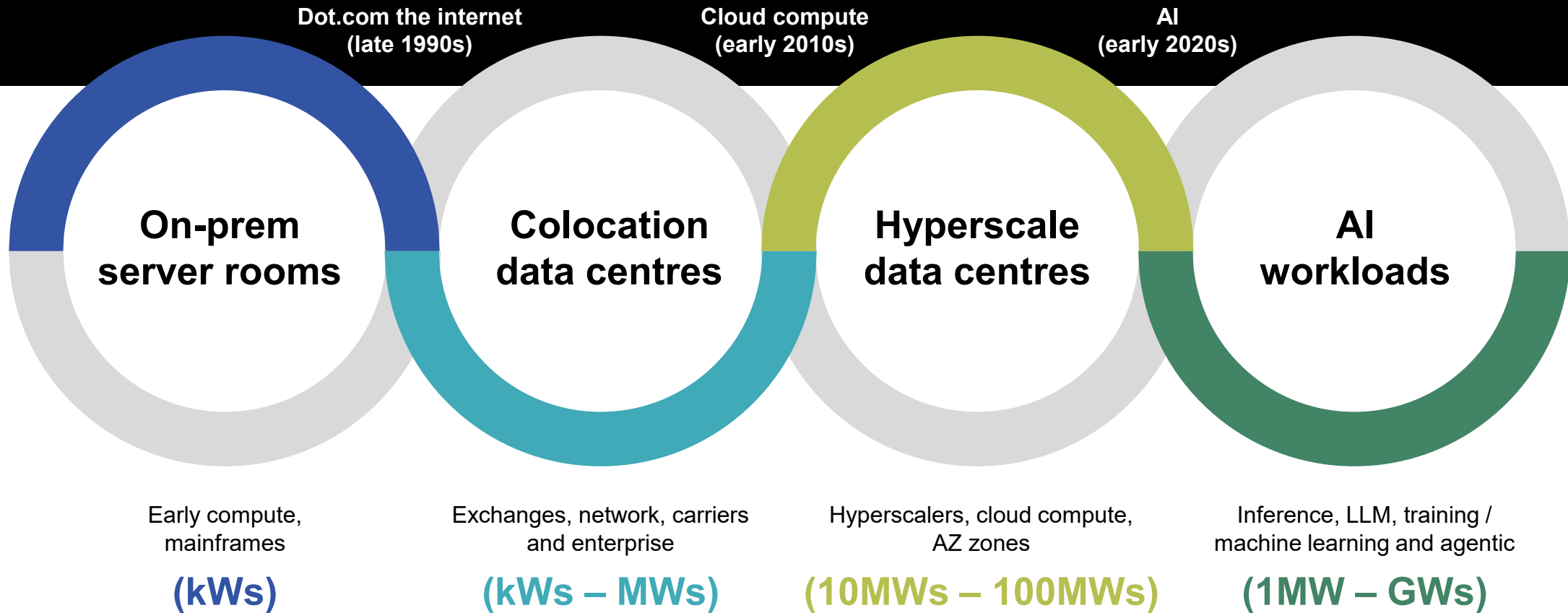
APAC data centre powered shell build cost estimates (\$USM / MW)¹



1. Source: Turner & Townsend Data Centre Construction Cost Index 2025–2026

Each digital wave has added to – rather than replaced – underlying demand

Industry evolution is not as much about excess data centre capacity; as it is the risk that AI value creation occurs offshore, leaving Australia positioned as a consumer of AI, not a producer of it.





Centuria DC: CIP's perspective

Grant Nichols, Head of Listed Funds & CIP Fund Manager

Centuria Industrial REIT (ASX: CIP) data centre strategy

Targeting real estate returns from data centres



Two different asset strategies

- Existing operational data centres provide long term leases, secure cashflow.
- Maximising the highest and best use from CIP's large, urban infill land holding by obtaining power allocations and planning approval for data centre conversion.



Targeting real estate returns

- The CIP data centre strategy is targeted at obtaining a real estate return from data centres.



No operating risk

- CIP cannot operate data centres but can lease assets to Centuria DC.



Development

- CIP has multiple development opportunities with the ability to provide new operational data centres by 2030.
- Further opportunities exist beyond 2030.



Asset conversions

- Data Centre conversion opportunities that may be considered by CIP:
 - Powered land leases
 - Powered shell leases
 - Fully fitted leases



Funding

- CIP remains cognisant of its funding capability and is open to various options to unlock the value of the data centre opportunities, including:
 - Powered land leases
 - Sale of land once power allocation and planning approval received
 - Capital partners
 - Joint ventures with DC operators
 - Demerger of CIP's DC assets

Clayton



Current

- CIP owned asset since 2020.
- Telstra have a triple net lease over an existing data centre until 2050.
- Under-utilised land provides opportunity for further data centre development.
- The existing Telstra data centre is not impacted by the future development potential.



ARTIST'S IMPRESSION

Future optionality

- Telstra has agreed to partially surrender one hectare of under-utilised land, providing an opportunity for a second data centre.
- The existing Telstra lease has not been materially impacted by the surrender.
- Due to Telstra's operations, the property has an excellent connectivity ecosystem (including Telstra's Aura Network), that is difficult to replicate.
- Power study completed, with development application submitted for 40MW.
- Site available from mid-2027, with a potential RFS (ready for service) capability in 2029.
- Power capacity, would suit a colocation data centre, or AI workloads.

Thomastown



Current

- Existing CIP landholding of 10.6 hectares.
- Two existing industrial facilities on site, with lease expiries of 2027 and 2031.
- Existing site cover of 28%.
- The site sits less than 100m from the existing Thomastown terminal station.



Future optionality

- Future optionality
- Power applications have been lodged to VicGrid and Ausnet.
- Significant power allocations considered likely.
- Staged development possible with RFS available from 2029.
- Would suit a range of data centre functionalities including hyperscale and AI workloads.

Toowoomba



Current

- Acquired by CIP in 2026.
- Centuria DC have a 15-year triple net lease over the facility.
- Existing operation is a 2.5MW colocation facility, with ~30 customers, including carriers, government, defence and enterprise customers.
- The existing facility has four data halls, with 3 not yet fully fitted, providing expansion opportunities.
- Facility adjoins CIP owned land, facilitating future growth.



Future optionality

- Power studies underway to increase power capacity.
- Proximity to renewable and gas energy, creates opportunity for significant power allocation and low-cost AI workloads.
- Densification of the existing facility can be delivered more economically and efficiently than building new.
- Adjoining land provides opportunity for more significant expansion, suiting AI workloads or expanded colocation facilities.

Other sites



Yarraville

Current

- Located within 10 kilometres of Melbourne city, leased to 2028.

Future optionality

- Located in the Western Melbourne availability zone, with numerous Hyperscalers and colocation operators within close proximity.
- Brooklyn terminal station approximately 500 metres to the south of the site.
- Microsoft Hyperscale staged development, adjacent to site.
- Feasibility study underway on existing power capacity.
- Expansion opportunity to local existing operations or AI workloads.



Malaga

Current

- Malaga - 100% leased to Fujitsu until October 2030 (with a 5-year option).

Future optionality

- Additional power and densification opportunities, post lease expiry.
- Would possibly suit continued colocation, or AI workloads.

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All dollar values are in Australian dollars (\$) or A\$) unless stated otherwise.

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