



Announcement Summary

Name of entity

CENTURIA INDUSTRIAL REIT

Announcement type

Update announcement

Type of update

Daily buy-back notification

Date of this announcement

21/11/2025

Reason for update

Daily buy-back notification

ASX Security code and description of the class of +securities the subject of the buy-back

CIP : ORDINARY UNITS FULLY PAID

The type of buy-back is:

On market buy-back

Total number of +securities bought back before previous day

8,857,576

Total number of +securities bought back on previous day

145,000

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

1.1 Name of entity

CENTURIA INDUSTRIAL REIT

We (the entity named above) provide the following information about our buy-back.

1.2 Registration number type

ARSN

Registration number

099680252

1.3 ASX issuer code

CIP

1.4 The announcement is

Update/amendment to previous announcement

1.4a Type of update

Daily buy-back notification

1.4b Reason for update

Daily buy-back notification

1.4c Date of initial notification of buy-back

6/8/2025

1.4d Date of previous announcement to this update

20/11/2025

1.5 Date of this announcement

21/11/2025

1.6 ASX Security code and description of the class of +securities the subject of the buy-back

CIP : ORDINARY UNITS FULLY PAID



Part 2 - Type of buy-back

2.1 The type of buy-back is:

On market buy-back



Part 3 - Buy-back details

Part 3A - Details of +securities, price and reason

3A.1 Total number of +securities on issue in the class of +securities to be bought back

634,930,635

3A.4 Does the entity intend to buy back a minimum number of +securities

No

3A.5 Does the entity intend to buy back a maximum number of securities

No

3A.6 Name of broker or brokers who will offer to buy back +securities on the entity's behalf

Broker name:

UBS Securities Australia Limited

3A.9 Are the +securities being bought back for a cash consideration?

Yes

3A.9a Is the price to be paid for +securities bought back known?

No

3A.9a.1 In what currency will the buy-back consideration be paid?

AUD - Australian Dollar

Part 3B - Buy-back restrictions and conditions

3B.1 Does the buy-back require security holder approval?

No



Part 3C - Key dates

On-market buy-back

3C.2 Proposed buy-back start date

19/8/2025

3C.3 Proposed buy-back end date

5/8/2026

Part 3D - Other Information

3D.1 Any other information the entity wishes to notify to ASX about the buy-back

CIP intends to buy-back up to a maximum of \$60 million in value of its ordinary units. CIP reserves the right to suspend or terminate the buy-back at any time. The buy-back of units will be within the 10/12 limit. The responsible entity of CIP does not hold any interests in CIP units. Associates of the responsible entity that hold interests in CIP units are disclosed on page 32 of the CIP FY25 Financial Report. Units bought back will be funded by existing cash and debt facilities.

**Part 4 - Daily buy-back notification**

A daily buy-back notification must be submitted for Employee share scheme, On-market, Equal access share scheme and Other buy-backs at least half an hour before the commencement of trading on the +business day after any day on which +securities are bought back (per listing rule 3.8A)

Please verify if the pre-populated values are accurate as they are only indicative based on previous online submissions. The pre-populated values may not be accurate if previous online submissions are still in-flight or in case of announcements made via a MS Word form.

Whilst you may over-ride a pre-populated value, once over-ridden it will not be possible to retrieve the previously pre-populated value.

4.1 Date of this notification

21/11/2025

4.2 Previous day on which +securities were bought back

20/11/2025

	Before previous day	On previous day
4.3 Total number of +securities bought back, or in relation to which acceptances have been received	8,857,576	145,000
4.4 Total consideration paid or payable for the +securities	AUD 30,636,235.73000	AUD 497,493.26000
4.5 Highest price paid	AUD 3.59000000	AUD 3.46000000
	Date highest price was paid:	
	29/10/2025	
4.6 Lowest price paid	AUD 3.26000000	AUD 3.40000000
	Date lowest price was paid:	
	4/9/2025	

4.7 Highest price allowed to be paid by entity on the previous day under listing rule 7.33:

AUD 3.62300000

4.8 If the entity has disclosed an intention to buy back a maximum number of +securities, the remaining number of +securities to be bought back as at the end of the previous day