

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme CENTURIA INDUSTRIAL REIT

ACN/ARSN 099 680 252

1. Details of substantial holder (1)

Name BlackRock Group (BlackRock Inc. and subsidiaries named in Annexures
ACN/ARSN (if applicable) to this form)

The holder became a substantial holder on 18 /02 /2026

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
ORD	31,240,782	31,240,782	5.00

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Annexure A & D		

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
see Annexure A			

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
see Annexure B				

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
see Annexure A	

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
see Annexure C	

Signature

print name Jack Tuberosa

capacity Authorised Signatory*

sign here

date 20 / 02 / 2026

* At a meeting of the Board on 22 November 2013, the Directors resolved to approve the delegation of the preparation and lodgement of substantial shareholder notices on behalf of BlackRock Investment Management (Australia) Limited.

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

20-Feb-26

Jack Tuberosa,
Authorised Signatory

Date

3. Details of Relevant Interests

4. Details of present registered holders

6. Associates

Holder of Relevant Interests Name and ACN / ARSN (if applicable)	Nature of Relevant Interest	Registered Holder of Securities	Person entitled to be registered as holder	Class and number of Securities	Person's votes	Nature of Association
BlackRock Advisors (UK) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	BNYM-BONY DUBLIN		ORD 1,005,888	1,005,888	subsidiary of BlackRock Inc.
BlackRock Advisors (UK) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	JPM-JPM CHASE - LONDON		ORD 487,979	487,979	subsidiary of BlackRock Inc.
BlackRock Advisors (UK) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	SSB-STATE STREET DUBLIN		ORD 677,477	677,477	subsidiary of BlackRock Inc.
BlackRock Advisors (UK) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	STATE STREET BANK, MUNICH, ZURICH BRANCH		ORD 97,814	97,814	subsidiary of BlackRock Inc.
BlackRock Advisors, LLC	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	SSB-STATE STREET MUTUAL FUNDS - BOSTON		ORD 92,436	92,436	subsidiary of BlackRock Inc.
BlackRock Asset Management Canada Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	JPM-JP MORGAN CHASE - NEW YORK		ORD 944,787	944,787	subsidiary of BlackRock Inc.
BlackRock Asset Management Canada Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	SSB-STATE STREET SACRAMENTO		ORD 538,827	538,827	subsidiary of BlackRock Inc.
BlackRock Capital Management, Inc.	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	STATE STREET BANK, MUNICH, ZURICH BRANCH		ORD 303,801	303,801	subsidiary of BlackRock Inc.
BlackRock Financial Management, Inc.	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	SSB-SSB NEW YORK INSTITUTIONAL		ORD 290,124	290,124	subsidiary of BlackRock Inc.
BlackRock Fund Advisors	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	CITI-CITIBANK - NEW YORK		ORD 6,145,197	6,145,197	subsidiary of BlackRock Inc.
BlackRock Fund Advisors	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	SSB-STATE STREET BANK, BOSTON		ORD 154,644	154,644	subsidiary of BlackRock Inc.
BlackRock Fund Advisors	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	SSB-STATE STREET SACRAMENTO		ORD 2,071,786	2,071,786	subsidiary of BlackRock Inc.
BlackRock Institutional Trust Company, National Association	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	BNYM-THE BANK OF NEW YORK		ORD 150,234	150,234	subsidiary of BlackRock Inc.
BlackRock Institutional Trust Company, National Association	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	JPM-JP MORGAN CHASE - NEW YORK		ORD 5,238,740	5,238,740	subsidiary of BlackRock Inc.
BlackRock Institutional Trust Company, National Association	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	SSB-SSB NEW YORK INSTITUTIONAL		ORD 127,678	127,678	subsidiary of BlackRock Inc.
BlackRock Institutional Trust Company, National Association	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	SSB-STATE STREET SACRAMENTO		ORD 1,845	1,845	subsidiary of BlackRock Inc.
BlackRock Investment Management (Australia) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	BNP-BNP PARIBAS AUSTRALIA - COGENT		ORD 989,209	989,209	subsidiary of BlackRock Inc.
BlackRock Investment Management (Australia) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, responsible entity or trustee.	CITI-CITIBANK, HONG KONG		ORD 622,918	622,918	subsidiary of BlackRock Inc.

Holder of Relevant Interests Name and ACN / ARSN (if applicable)	Nature of Relevant Interest	Registered Holder of Securities	Person entitled to be registered as holder	Class and number of Securities	Person's votes	Nature of Association
BlackRock Investment Management (Australia) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, reponsible entity or trustee.	JPM-JPM CHASE - SYDNEY		ORD 8,140,205	8,140,205	subsidiary of BlackRock Inc.
BlackRock Investment Management (Australia) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, reponsible entity or trustee.	Northern Trust Singapore		ORD 983,517	983,517	subsidiary of BlackRock Inc.
BlackRock Investment Management (UK) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, reponsible entity or trustee.	BNYM-BANK OF NY BRUS		ORD 310,464	310,464	subsidiary of BlackRock Inc.
BlackRock Investment Management (UK) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, reponsible entity or trustee.	BNYM-BONY EUROPE - LONDON		ORD 1,280,755	1,280,755	subsidiary of BlackRock Inc.
BlackRock Investment Management (UK) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, reponsible entity or trustee.	BNYM-BONY LUXEMBOURG		ORD 19,890	19,890	subsidiary of BlackRock Inc.
BlackRock Investment Management (UK) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, reponsible entity or trustee.	JPM-JP MORGAN CHASE - NEW YORK		ORD 109,703	109,703	subsidiary of BlackRock Inc.
BlackRock Investment Management (UK) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, reponsible entity or trustee.	Northern Trust Luxembourg		ORD 165,570	165,570	subsidiary of BlackRock Inc.
BlackRock Investment Management (UK) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, reponsible entity or trustee.	NT-NORTHERN TRUST UK		ORD 86,603	86,603	subsidiary of BlackRock Inc.
BlackRock Investment Management (UK) Limited	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, reponsible entity or trustee.	SSB-STATE STREET LONDON		ORD 174,957	174,957	subsidiary of BlackRock Inc.
BlackRock Japan Co., Ltd.	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, reponsible entity or trustee.	JPM-JP MORGAN CHASE - NEW YORK		ORD 15,374	15,374	subsidiary of BlackRock Inc.
BlackRock Japan Co., Ltd.	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities held in its capacity as investment manager, reponsible entity or trustee.	Mitsubishi UFJ Investor Services & Banking Lux S.A		ORD 12,360	12,360	subsidiary of BlackRock Inc.

This is Annexure B of 5 pages referred to in form 603 Notice of initial substantial shareholder

20-Feb-26

Jack Tuberosa,
Authorised Signatory

Date

5. Consideration

CENTURIA INDUSTRIAL REIT (CIP)

Holder of Relevant Interest	Date of Acquisition / Trans on a prescribed fin'l mkt		Consideration			Class and number of securities affected	Person's votes affected	
			Cash	Non-cash	CCY			
BlackRock Fund Advisors	21-Oct-25	no	n/a	in specie	AUD	ORD	3,270	3,270
BlackRock Investment Management (Australia) Limited	21-Oct-25	yes	3.49	on mkt buy	AUD	ORD	2,805	2,805
BlackRock Advisors (UK) Limited	21-Oct-25	yes	3.49	on mkt buy	AUD	ORD	5,024	5,024
BlackRock Advisors (UK) Limited	22-Oct-25	yes	3.49	on mkt buy	AUD	ORD	2,265	2,265
BlackRock Fund Advisors	22-Oct-25	no	n/a	in specie	AUD	ORD	12,565	12,565
BlackRock Fund Advisors	23-Oct-25	no	n/a	in specie	AUD	ORD	4,380	4,380
BlackRock Fund Advisors	23-Oct-25	no	n/a	in specie	AUD	ORD	4,380	4,380
BlackRock Fund Advisors	23-Oct-25	no	n/a	in specie	AUD	ORD	50,260	50,260
BlackRock Investment Management (Australia) Limited	24-Oct-25	yes	3.55	on mkt buy	AUD	ORD	1,052	1,052
BlackRock Investment Management (Australia) Limited	24-Oct-25	yes	3.55	on mkt buy	AUD	ORD	5,260	5,260
BlackRock Investment Management (Australia) Limited	24-Oct-25	yes	3.55	on mkt buy	AUD	ORD	3,752	3,752
BlackRock Investment Management (Australia) Limited	27-Oct-25	yes	3.54	on mkt buy	AUD	ORD	9,172	9,172
BlackRock Investment Management (Australia) Limited	28-Oct-25	yes	3.53	on mkt buy	AUD	ORD	4,208	4,208
BlackRock Investment Management (UK) Limited	28-Oct-25	yes	3.53	on mkt buy	AUD	ORD	36,793	36,793
BlackRock Fund Advisors	29-Oct-25	no	n/a	in specie	AUD	ORD	37,470	37,470
BlackRock Investment Management (Australia) Limited	29-Oct-25	yes	3.57	on mkt buy	AUD	ORD	5,706	5,706
BlackRock Advisors (UK) Limited	29-Oct-25	yes	3.57	on mkt buy	AUD	ORD	2,514	2,514
BlackRock Investment Management (Australia) Limited	29-Oct-25	yes	3.57	on mkt buy	AUD	ORD	52,413	52,413
BlackRock Investment Management (Australia) Limited	30-Oct-25	yes	3.49	on mkt buy	AUD	ORD	1,685	1,685
BlackRock Institutional Trust Company, National Association	30-Oct-25	yes	3.49	on mkt buy	AUD	ORD	22,870	22,870
BlackRock Investment Management (Australia) Limited	31-Oct-25	yes	3.54	on mkt buy	AUD	ORD	5,260	5,260
BlackRock Institutional Trust Company, National Association	31-Oct-25	yes	3.54	on mkt buy	AUD	ORD	17,039	17,039
BlackRock Investment Management (Australia) Limited	03-Nov-25	yes	3.51	on mkt buy	AUD	ORD	1,052	1,052
BlackRock Fund Advisors	03-Nov-25	no	n/a	in specie	AUD	ORD	9,738	9,738
BlackRock Fund Advisors	03-Nov-25	no	n/a	in specie	AUD	ORD	29,988	29,988
BlackRock Investment Management (Australia) Limited	04-Nov-25	yes	3.51	on mkt buy	AUD	ORD	1,578	1,578
BlackRock Institutional Trust Company, National Association	04-Nov-25	yes	3.51	on mkt buy	AUD	ORD	2,861	2,861
BlackRock Institutional Trust Company, National Association	04-Nov-25	yes	3.51	on mkt buy	AUD	ORD	15,635	15,635
BlackRock Advisors, LLC	04-Nov-25	yes	3.51	on mkt buy	AUD	ORD	833	833
BlackRock Advisors, LLC	04-Nov-25	yes	3.51	on mkt buy	AUD	ORD	4,559	4,559
BlackRock Fund Advisors	04-Nov-25	no	n/a	in specie	AUD	ORD	90,000	90,000
BlackRock Advisors (UK) Limited	05-Nov-25	yes	3.52	on mkt buy	AUD	ORD	453	453
BlackRock Fund Advisors	06-Nov-25	no	n/a	in specie	AUD	ORD	7,560	7,560
BlackRock Institutional Trust Company, National Association	06-Nov-25	yes	3.55	on mkt buy	AUD	ORD	5,829	5,829
BlackRock Institutional Trust Company, National Association	06-Nov-25	yes	3.55	on mkt buy	AUD	ORD	8,699	8,699
BlackRock Fund Advisors	07-Nov-25	no	n/a	in specie	AUD	ORD	10,076	10,076
BlackRock Fund Advisors	07-Nov-25	no	n/a	in specie	AUD	ORD	9,540	9,540
BlackRock Fund Advisors	10-Nov-25	no	n/a	in specie	AUD	ORD	11,193	11,193
BlackRock Investment Management (Australia) Limited	11-Nov-25	yes	3.57	on mkt buy	AUD	ORD	1,685	1,685
BlackRock Advisors (UK) Limited	11-Nov-25	yes	3.57	on mkt buy	AUD	ORD	418	418
BlackRock Fund Advisors	12-Nov-25	no	n/a	in specie	AUD	ORD	20,160	20,160

Holder of Relevant Interest	Date of Acquisition / Trans on a prescribed fin'l mkt		Consideration			Class and number of securities affected	Person's votes affected
			Cash	Non-cash	CCY		
BlackRock Fund Advisors	12-Nov-25	no	n/a	in specie	AUD	ORD 11,902	11,902
BlackRock Fund Advisors	12-Nov-25	no	n/a	in specie	AUD	ORD 7,574	7,574
BlackRock Fund Advisors	13-Nov-25	no	n/a	in specie	AUD	ORD 7,560	7,560
BlackRock Investment Management (Australia) Limited	13-Nov-25	yes	3.48	on mkt buy	AUD	ORD 1,578	1,578
BlackRock Investment Management (Australia) Limited	14-Nov-25	yes	3.47	on mkt buy	AUD	ORD 1,578	1,578
BlackRock Investment Management (Australia) Limited	17-Nov-25	yes	3.45	on mkt buy	AUD	ORD 22,824	22,824
BlackRock Investment Management (Australia) Limited	17-Nov-25	yes	3.45	on mkt buy	AUD	ORD 14,265	14,265
BlackRock Investment Management (Australia) Limited	17-Nov-25	yes	3.45	on mkt buy	AUD	ORD 11,412	11,412
BlackRock Investment Management (Australia) Limited	17-Nov-25	yes	3.45	on mkt buy	AUD	ORD 34,236	34,236
BlackRock Investment Management (Australia) Limited	18-Nov-25	yes	3.43	on mkt buy	AUD	ORD 2,853	2,853
BlackRock Investment Management (Australia) Limited	18-Nov-25	yes	3.43	on mkt buy	AUD	ORD 4,208	4,208
BlackRock Investment Management (Australia) Limited	19-Nov-25	yes	3.41	on mkt buy	AUD	ORD 3,370	3,370
BlackRock Investment Management (Australia) Limited	19-Nov-25	yes	3.41	on mkt buy	AUD	ORD 1,578	1,578
BlackRock Advisors (UK) Limited	19-Nov-25	yes	3.41	on mkt buy	AUD	ORD 40,380	40,380
BlackRock Investment Management (Australia) Limited	20-Nov-25	yes	3.43	on mkt buy	AUD	ORD 1,578	1,578
BlackRock Advisors (UK) Limited	20-Nov-25	yes	3.43	on mkt buy	AUD	ORD 4,032	4,032
BlackRock Investment Management (Australia) Limited	20-Nov-25	yes	3.43	on mkt buy	AUD	ORD 7,710	7,710
BlackRock Investment Management (Australia) Limited	21-Nov-25	yes	3.41	on mkt buy	AUD	ORD 8,559	8,559
BlackRock Fund Advisors	24-Nov-25	no	n/a	in specie	AUD	ORD 4,850	4,850
BlackRock Investment Management (Australia) Limited	24-Nov-25	yes	3.49	on mkt buy	AUD	ORD 2,104	2,104
BlackRock Advisors (UK) Limited	24-Nov-25	yes	3.49	on mkt buy	AUD	ORD 5,398	5,398
BlackRock Advisors (UK) Limited	24-Nov-25	no	n/a	collateral transfer	AUD	ORD 45,627	45,627
BlackRock Investment Management (Australia) Limited	26-Nov-25	yes	3.47	on mkt buy	AUD	ORD 1,578	1,578
BlackRock Investment Management (Australia) Limited	28-Nov-25	no	n/a	in specie	AUD	ORD 21,118	21,118
BlackRock Investment Management (Australia) Limited	28-Nov-25	yes	3.43	on mkt buy	AUD	ORD 5,260	5,260
BlackRock Investment Management (Australia) Limited	28-Nov-25	yes	3.43	on mkt buy	AUD	ORD 7,203	7,203
BlackRock Institutional Trust Company, National Association	28-Nov-25	yes	3.43	on mkt buy	AUD	ORD 4,430	4,430
BlackRock Advisors (UK) Limited	01-Dec-25	yes	3.44	on mkt buy	AUD	ORD 41,060	41,060
BlackRock Investment Management (Australia) Limited	02-Dec-25	yes	3.46	on mkt buy	AUD	ORD 16,721	16,721
BlackRock Fund Advisors	03-Dec-25	no	n/a	in specie	AUD	ORD 37,191	37,191
BlackRock Investment Management (Australia) Limited	03-Dec-25	yes	3.46	on mkt buy	AUD	ORD 6,312	6,312
BlackRock Fund Advisors	04-Dec-25	no	n/a	in specie	AUD	ORD 33,327	33,327
BlackRock Institutional Trust Company, National Association	04-Dec-25	yes	3.39	on mkt buy	AUD	ORD 7,595	7,595
BlackRock Fund Advisors	05-Dec-25	no	n/a	in specie	AUD	ORD 15,939	15,939
BlackRock Fund Advisors	05-Dec-25	no	n/a	in specie	AUD	ORD 28,980	28,980
BlackRock Institutional Trust Company, National Association	08-Dec-25	no	n/a	in specie	AUD	ORD 21,417	21,417
BlackRock Investment Management (Australia) Limited	11-Dec-25	yes	3.32	on mkt buy	AUD	ORD 6,312	6,312
BlackRock Investment Management (Australia) Limited	11-Dec-25	yes	3.32	on mkt buy	AUD	ORD 13,894	13,894
BlackRock Advisors (UK) Limited	12-Dec-25	yes	3.35	on mkt buy	AUD	ORD 6,365	6,365
BlackRock Institutional Trust Company, National Association	12-Dec-25	yes	3.35	on mkt buy	AUD	ORD 6,719	6,719
BlackRock Investment Management (Australia) Limited	15-Dec-25	yes	3.33	on mkt buy	AUD	ORD 1,713	1,713
BlackRock Advisors (UK) Limited	16-Dec-25	yes	3.35	on mkt buy	AUD	ORD 3,837	3,837
BlackRock Investment Management (Australia) Limited	16-Dec-25	yes	3.35	on mkt buy	AUD	ORD 6,900	6,900
BlackRock Fund Advisors	16-Dec-25	no	n/a	in specie	AUD	ORD 19,360	19,360
BlackRock Fund Advisors	17-Dec-25	no	n/a	in specie	AUD	ORD 4,380	4,380
BlackRock Fund Advisors	17-Dec-25	no	n/a	in specie	AUD	ORD 4,380	4,380

Holder of Relevant Interest	Date of Acquisition / Trans on a prescribed fin'l mkt		Consideration			Class and number of securities affected		Person's votes affected
			Cash	Non-cash	CCY			
BlackRock Investment Management (Australia) Limited	18-Dec-25	yes	3.38	on mkt buy	AUD	ORD	5,907	5,907
BlackRock Investment Management (Australia) Limited	18-Dec-25	yes	3.38	on mkt buy	AUD	ORD	56,700	56,700
BlackRock Advisors (UK) Limited	18-Dec-25	no	n/a	collateral transfer	AUD	ORD	430,681	430,681
BlackRock Investment Management (Australia) Limited	19-Dec-25	yes	3.35	on mkt buy	AUD	ORD	1,685	1,685
BlackRock Advisors (UK) Limited	19-Dec-25	yes	3.35	on mkt buy	AUD	ORD	432	432
BlackRock Investment Management (Australia) Limited	19-Dec-25	yes	3.35	on mkt buy	AUD	ORD	10,530	10,530
BlackRock Fund Advisors	19-Dec-25	yes	3.35	on mkt buy	AUD	ORD	1,462	1,462
BlackRock Investment Management (Australia) Limited	22-Dec-25	yes	3.35	on mkt buy	AUD	ORD	1,651	1,651
BlackRock Investment Management (Australia) Limited	22-Dec-25	yes	3.37	on mkt buy	AUD	ORD	4,208	4,208
BlackRock Investment Management (Australia) Limited	22-Dec-25	yes	3.37	on mkt buy	AUD	ORD	2,630	2,630
BlackRock Advisors (UK) Limited	22-Dec-25	yes	3.37	on mkt buy	AUD	ORD	430	430
BlackRock Investment Management (Australia) Limited	29-Dec-25	yes	3.34	on mkt buy	AUD	ORD	1,578	1,578
BlackRock Advisors, LLC	31-Dec-25	yes	3.31	on mkt buy	AUD	ORD	5,967	5,967
BlackRock Investment Management (Australia) Limited	02-Jan-26	yes	3.32	on mkt buy	AUD	ORD	34,519	34,519
BlackRock Investment Management (Australia) Limited	02-Jan-26	yes	3.32	on mkt buy	AUD	ORD	1,970	1,970
BlackRock Investment Management (Australia) Limited	02-Jan-26	yes	3.30	on mkt buy	AUD	ORD	4,734	4,734
BlackRock Fund Advisors	05-Jan-26	no	n/a	in specie	AUD	ORD	12,528	12,528
BlackRock Fund Advisors	05-Jan-26	no	n/a	in specie	AUD	ORD	24,075	24,075
BlackRock Fund Advisors	05-Jan-26	no	n/a	in specie	AUD	ORD	4,815	4,815
BlackRock Investment Management (Australia) Limited	05-Jan-26	yes	3.32	on mkt buy	AUD	ORD	1,468	1,468
BlackRock Institutional Trust Company, National Association	05-Jan-26	yes	3.32	on mkt buy	AUD	ORD	2,209	2,209
BlackRock Fund Advisors	06-Jan-26	no	n/a	in specie	AUD	ORD	1,803	1,803
BlackRock Investment Management (Australia) Limited	06-Jan-26	yes	3.28	on mkt buy	AUD	ORD	4,208	4,208
BlackRock Investment Management (Australia) Limited	06-Jan-26	yes	3.28	on mkt buy	AUD	ORD	1,685	1,685
BlackRock Advisors (UK) Limited	06-Jan-26	yes	3.28	on mkt buy	AUD	ORD	1,804	1,804
BlackRock Fund Advisors	07-Jan-26	no	n/a	in specie	AUD	ORD	2,320	2,320
BlackRock Fund Advisors	07-Jan-26	no	n/a	in specie	AUD	ORD	11,770	11,770
BlackRock Fund Advisors	08-Jan-26	no	n/a	in specie	AUD	ORD	8,932	8,932
BlackRock Investment Management (Australia) Limited	08-Jan-26	yes	3.34	on mkt buy	AUD	ORD	1,578	1,578
BlackRock Advisors (UK) Limited	08-Jan-26	yes	3.34	on mkt buy	AUD	ORD	1,264	1,264
BlackRock Advisors (UK) Limited	13-Jan-26	yes	3.38	on mkt buy	AUD	ORD	426	426
BlackRock Fund Advisors	14-Jan-26	no	n/a	in specie	AUD	ORD	9,848	9,848
BlackRock Fund Advisors	16-Jan-26	no	n/a	in specie	AUD	ORD	6,032	6,032
BlackRock Investment Management (UK) Limited	16-Jan-26	yes	3.34	on mkt buy	AUD	ORD	161,408	161,408
BlackRock Investment Management (Australia) Limited	16-Jan-26	yes	3.33	on mkt buy	AUD	ORD	5,260	5,260
BlackRock Investment Management (Australia) Limited	16-Jan-26	yes	3.33	on mkt buy	AUD	ORD	2,630	2,630
BlackRock Investment Management (Australia) Limited	19-Jan-26	yes	3.34	on mkt buy	AUD	ORD	7,546	7,546
BlackRock Investment Management (Australia) Limited	19-Jan-26	yes	3.34	on mkt buy	AUD	ORD	96,351	96,351
BlackRock Fund Advisors	20-Jan-26	yes	3.30	on mkt buy	AUD	ORD	44,960	44,960
BlackRock Advisors (UK) Limited	20-Jan-26	yes	3.30	on mkt buy	AUD	ORD	850	850
BlackRock Advisors (UK) Limited	20-Jan-26	yes	3.30	on mkt buy	AUD	ORD	2,528	2,528
BlackRock Fund Advisors	21-Jan-26	no	n/a	in specie	AUD	ORD	9,844	9,844
BlackRock Fund Advisors	21-Jan-26	no	n/a	in specie	AUD	ORD	4,466	4,466
BlackRock Investment Management (Australia) Limited	21-Jan-26	yes	3.29	on mkt buy	AUD	ORD	5,381	5,381
BlackRock Investment Management (Australia) Limited	21-Jan-26	yes	3.29	on mkt buy	AUD	ORD	30,777	30,777
BlackRock Fund Advisors	22-Jan-26	no	n/a	in specie	AUD	ORD	12,310	12,310
BlackRock Asset Management Canada Limited	22-Jan-26	yes	3.31	on mkt buy	AUD	ORD	77,598	77,598
BlackRock Capital Management, Inc.	22-Jan-26	yes	3.30	on mkt buy	AUD	ORD	6,494	6,494
BlackRock Investment Management (Australia) Limited	22-Jan-26	yes	3.30	on mkt buy	AUD	ORD	526	526

Holder of Relevant Interest	Date of Acquisition / Trans on a prescribed fin'l mkt		Consideration			Class and number of securities affected	Person's votes affected		
			Cash	Non-cash	CCY				
BlackRock Investment Management (Australia) Limited	23-Jan-26	yes		3.27	on mkt buy	AUD	ORD	1,578	1,578
BlackRock Investment Management (Australia) Limited	23-Jan-26	yes		3.27	on mkt buy	AUD	ORD	8,200	8,200
BlackRock Fund Advisors	27-Jan-26	no	n/a		in specie	AUD	ORD	4,466	4,466
BlackRock Advisors (UK) Limited	27-Jan-26	yes		3.27	on mkt buy	AUD	ORD	848	848
BlackRock Advisors (UK) Limited	27-Jan-26	yes		3.27	on mkt buy	AUD	ORD	1,264	1,264
BlackRock Investment Management (Australia) Limited	28-Jan-26	yes		3.27	on mkt buy	AUD	ORD	1,684	1,684
BlackRock Investment Management (Australia) Limited	28-Jan-26	yes		3.27	on mkt buy	AUD	ORD	29,172	29,172
BlackRock Institutional Trust Company, National Association	28-Jan-26	no	n/a		in specie	AUD	ORD	16,929	16,929
BlackRock Fund Advisors	29-Jan-26	no	n/a		in specie	AUD	ORD	4,466	4,466
BlackRock Capital Management, Inc.	29-Jan-26	yes		3.24	on mkt buy	AUD	ORD	31,259	31,259
BlackRock Investment Management (Australia) Limited	29-Jan-26	yes		3.24	on mkt buy	AUD	ORD	14,948	14,948
BlackRock Investment Management (Australia) Limited	29-Jan-26	yes		3.24	on mkt buy	AUD	ORD	186,841	186,841
BlackRock Investment Management (Australia) Limited	30-Jan-26	yes		3.25	on mkt buy	AUD	ORD	62,353	62,353
BlackRock Investment Management (Australia) Limited	30-Jan-26	yes		3.25	on mkt buy	AUD	ORD	31,462	31,462
BlackRock Investment Management (Australia) Limited	30-Jan-26	yes		3.25	on mkt buy	AUD	ORD	9,296	9,296
BlackRock Institutional Trust Company, National Association	30-Jan-26	yes		3.25	on mkt buy	AUD	ORD	45,366	45,366
BlackRock Fund Advisors	30-Jan-26	no	n/a		in specie	AUD	ORD	7,338	7,338
BlackRock Capital Management, Inc.	02-Feb-26	yes		3.20	on mkt buy	AUD	ORD	66,993	66,993
BlackRock Investment Management (Australia) Limited	02-Feb-26	yes		3.20	on mkt buy	AUD	ORD	1,578	1,578
BlackRock Investment Management (Australia) Limited	03-Feb-26	yes		3.21	on mkt buy	AUD	ORD	12,856	12,856
BlackRock Investment Management (Australia) Limited	04-Feb-26	yes		3.22	on mkt buy	AUD	ORD	4,208	4,208
BlackRock Investment Management (Australia) Limited	04-Feb-26	yes		3.23	on mkt buy	AUD	ORD	4,304	4,304
BlackRock Investment Management (Australia) Limited	04-Feb-26	yes		3.23	on mkt buy	AUD	ORD	9,513	9,513
BlackRock Investment Management (Australia) Limited	04-Feb-26	yes		3.22	on mkt buy	AUD	ORD	5,260	5,260
BlackRock Advisors (UK) Limited	04-Feb-26	yes		3.22	on mkt buy	AUD	ORD	1,572	1,572
BlackRock Fund Advisors	05-Feb-26	no	n/a		in specie	AUD	ORD	4,466	4,466
BlackRock Capital Management, Inc.	05-Feb-26	yes		3.23	on mkt buy	AUD	ORD	67,997	67,997
BlackRock Investment Management (Australia) Limited	05-Feb-26	yes		3.23	on mkt buy	AUD	ORD	14,883	14,883
BlackRock Investment Management (Australia) Limited	05-Feb-26	yes		3.23	on mkt buy	AUD	ORD	186,044	186,044
BlackRock Advisors (UK) Limited	05-Feb-26	yes		3.23	on mkt buy	AUD	ORD	3,807	3,807
BlackRock Investment Management (Australia) Limited	06-Feb-26	yes		3.15	on mkt buy	AUD	ORD	193,344	193,344
BlackRock Investment Management (Australia) Limited	06-Feb-26	yes		3.15	on mkt buy	AUD	ORD	141,290	141,290
BlackRock Investment Management (Australia) Limited	06-Feb-26	yes		3.15	on mkt buy	AUD	ORD	37,182	37,182
BlackRock Investment Management (Australia) Limited	06-Feb-26	yes		3.15	on mkt buy	AUD	ORD	1,578	1,578
BlackRock Advisors (UK) Limited	06-Feb-26	yes		3.15	on mkt buy	AUD	ORD	2,548	2,548
BlackRock Fund Advisors	09-Feb-26	no	n/a		in specie	AUD	ORD	22,330	22,330
BlackRock Fund Advisors	09-Feb-26	no	n/a		in specie	AUD	ORD	49,126	49,126
BlackRock Capital Management, Inc.	09-Feb-26	yes		3.19	on mkt buy	AUD	ORD	23,794	23,794
BlackRock Investment Management (Australia) Limited	09-Feb-26	yes		3.19	on mkt buy	AUD	ORD	14,860	14,860
BlackRock Investment Management (Australia) Limited	09-Feb-26	yes		3.19	on mkt buy	AUD	ORD	185,759	185,759
BlackRock Asset Management Canada Limited	09-Feb-26	yes		3.20	on mkt buy	AUD	ORD	416,517	416,517
BlackRock Investment Management (Australia) Limited	09-Feb-26	yes		3.20	on mkt buy	AUD	ORD	2,800	2,800
BlackRock Advisors (UK) Limited	09-Feb-26	yes		3.20	on mkt buy	AUD	ORD	4,483	4,483
BlackRock Fund Advisors	10-Feb-26	no	n/a		in specie	AUD	ORD	6,678	6,678
BlackRock Fund Advisors	10-Feb-26	no	n/a		in specie	AUD	ORD	2,862	2,862
BlackRock Fund Advisors	10-Feb-26	no	n/a		in specie	AUD	ORD	49,126	49,126
BlackRock Investment Management (Australia) Limited	10-Feb-26	yes		3.19	on mkt buy	AUD	ORD	2,104	2,104

Holder of Relevant Interest	Date of Acquisition / Trans on a prescribed fin'l mkt		Consideration			Class and number of securities affected	Person's votes affected	
			Cash	Non-cash	CCY			
BlackRock Advisors (UK) Limited	10-Feb-26	yes	3.19	on mkt buy	AUD	ORD	1,265	1,265
BlackRock Fund Advisors	11-Feb-26	no	n/a	in specie	AUD	ORD	49,126	49,126
BlackRock Investment Management (Australia) Limited	11-Feb-26	yes	3.22	on mkt buy	AUD	ORD	56,842	56,842
BlackRock Investment Management (Australia) Limited	11-Feb-26	yes	3.22	on mkt buy	AUD	ORD	80,595	80,595
BlackRock Investment Management (Australia) Limited	11-Feb-26	yes	3.22	on mkt buy	AUD	ORD	12,377	12,377
BlackRock Investment Management (Australia) Limited	11-Feb-26	yes	3.24	on mkt buy	AUD	ORD	5,260	5,260
BlackRock Capital Management, Inc.	12-Feb-26	yes	3.17	on mkt buy	AUD	ORD	33,523	33,523
BlackRock Investment Management (Australia) Limited	12-Feb-26	yes	3.17	on mkt buy	AUD	ORD	14,862	14,862
BlackRock Investment Management (Australia) Limited	12-Feb-26	yes	3.17	on mkt buy	AUD	ORD	185,777	185,777
BlackRock Fund Advisors	12-Feb-26	no	n/a	in specie	AUD	ORD	17,234	17,234
BlackRock Fund Advisors	12-Feb-26	no	n/a	in specie	AUD	ORD	6,201	6,201
BlackRock Investment Management (Australia) Limited	12-Feb-26	yes	3.16	on mkt buy	AUD	ORD	1,052	1,052
BlackRock Advisors (UK) Limited	12-Feb-26	yes	3.16	on mkt buy	AUD	ORD	2,530	2,530
BlackRock Fund Advisors	13-Feb-26	no	n/a	in specie	AUD	ORD	1,686	1,686
BlackRock Fund Advisors	13-Feb-26	no	n/a	in specie	AUD	ORD	4,466	4,466
BlackRock Investment Management (Australia) Limited	13-Feb-26	yes	3.21	on mkt buy	AUD	ORD	114,822	114,822
BlackRock Investment Management (Australia) Limited	13-Feb-26	yes	3.21	on mkt buy	AUD	ORD	141,240	141,240
BlackRock Investment Management (Australia) Limited	13-Feb-26	yes	3.21	on mkt buy	AUD	ORD	37,167	37,167
BlackRock Investment Management (UK) Limited	13-Feb-26	yes	3.21	on mkt buy	AUD	ORD	176,372	176,372
BlackRock Fund Advisors	13-Feb-26	no	n/a	in specie	AUD	ORD	3,816	3,816
BlackRock Investment Management (Australia) Limited	13-Feb-26	yes	3.21	on mkt buy	AUD	ORD	4,208	4,208
BlackRock Capital Management, Inc.	16-Feb-26	yes	3.22	on mkt buy	AUD	ORD	73,741	73,741
BlackRock Investment Management (Australia) Limited	16-Feb-26	yes	3.20	on mkt buy	AUD	ORD	15,780	15,780
BlackRock Fund Advisors	17-Feb-26	no	n/a	in specie	AUD	ORD	4,466	4,466
BlackRock Advisors (UK) Limited	17-Feb-26	yes	3.16	on mkt buy	AUD	ORD	426	426
BlackRock Investment Management (Australia) Limited	18-Feb-26	yes	3.20	on mkt buy	AUD	ORD	86,716	86,716
BlackRock Investment Management (Australia) Limited	18-Feb-26	yes	3.20	on mkt buy	AUD	ORD	116,442	116,442
BlackRock Investment Management (Australia) Limited	18-Feb-26	yes	3.20	on mkt buy	AUD	ORD	20,690	20,690

This is Annexure C of 1 page referred to in form 603 Notice of initial substantial shareholder

20-Feb-26

Jack Tuberosa,
Authorised Signatory

Date

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
BlackRock Group	
BlackRock Inc.	50 Hudson Yards New York, NY 10001 USA
BlackRock Advisors (UK) Limited	12 Throgmorton Avenue. London, EC2N 2DL, United Kingdom
BlackRock Advisors, LLC	251 Little Falls Dr Wilmington, DE 19808-1674
BlackRock Asset Management Canada Limited	161 Bay Street, Suite 2500 Toronto, Ontario M5J 2S1 Canada
BlackRock Capital Management, Inc.	251 Little Falls Dr Wilmington, DE 19808-1674
BlackRock Financial Management, Inc.	251 Little Falls Dr Wilmington, DE 19808-1674
BlackRock Fund Advisors	400 Howard Street San Francisco, CA, 94105 United States
BlackRock Institutional Trust Company, National Association	1225 17th Street, Suite 300, Denver, CO 80202 (Colorado, USA)
BlackRock Investment Management (Australia) Limited	Level 37 Chifley Tower, 2 Chifley Square, Sydney NSW 2000 Australia
BlackRock Investment Management (UK) Limited	12 Throgmorton Avenue London EC2N 2DL United Kingdom
BlackRock Japan Co., Ltd.	Marunouchi Trust Tower Main, 1-8-3 Marunouchi, Chiyoda-ku, Tokyo 100-8217 (Japan)

This is Annexure D of 3 pages referred to in form 603 Notice of initial substantial shareholder

Jack Tuberosa, Authorised Signatory 20-Feb-2026
Date

Type of agreement:	Global Master Securities Lending Agreement, Overseas Securities Lending Agreement or Master Securities Lending Agreement.
Parties to agreement:	The relevant counterparty as described in the lists of Securities Lending Agreements entered into by BlackRock Advisors Limited and BlackRock Institutional Trust Corporation, N.A., respectively, on the following page.
Transfer date:	The date of the relevant transaction identified as a collateral transfer referred to in Annexure B.
Holder of voting rights:	The Borrower.
Are there any restrictions on voting rights? If yes, detail	Yes. Collateral is held through a tripartite structure under which the triparty collateral manager will not act in respect of voting rights unless it receives instructions to do so from the Borrower.
Scheduled return date (if any):	The date of the relevant transaction referred to in Annexure B.
Does the borrower have the right to return early? If yes, detail	Yes. The Borrower is entitled to substitute existing collateral with other equities at any time.
Does the lender have the right to recall early? If yes, detail	Yes, at notice.
Will the securities be returned on settlement? If yes, detail any exceptions	Yes.

A copy of the relevant agreement will be provided to CENTURIA INDUSTRIAL REIT or the Australian Securities and Investments Commission upon request.

Securities Lending Agreements

Agreements entered into between BlackRock Advisors Limited and each of the following counterparties:

- (a) Bank of Nova Scotia, London Branch GMSLA, 25 August 2011
- (b) Barclays Bank plc GMSLA, 9 April 2104
- (c) Barclays Capital Securities Limited GMSLA, 2 December 2012
- (d) BNP Paribas Arbitrage GMSLA, 30 May 2013
- (e) BNP Paribas GMSLA, 8 May 2007
- (f) Citigroup Global Markets Limited GMSLA, 18 January 2007
- (g) Credit Suisse AG, Dublin Branch GMSLA, 28 September 2015
- (h) Credit Suisse International GMSLA, 10 March 2014
- (i) Credit Suisse Securities (Europe) Limited GMSLA, 26 August 2015
- (j) Deutsche Bank AG, London Branch GMSLA, 25 August 2017
- (k) Goldman Sachs International GMSLA, 2nd August 2022
- (l) HSBC Bank plc GMSLA GMSLA, 27 October 2016
- (m) ING Bank N.V. GMSLA, 12 November 2018
- (n) J.P. Morgan Securities plc GMSLA, 12 July 2011
- (o) Macquarie Bank Limited GMSLA, 18 August 2014
- (p) Merrill Lynch International GMSLA, 3 February 2020
- (q) Morgan Stanley & Co International plc GMSLA, 9 June 2021
- (r) Natixis SA GMSLA, 29 January 2018
- (s) Nomura International plc GMSLA, 2 November 2011
- (t) Royal Bank of Canada Europe Limited GMSLA, 3 February 2017
- (u) Royal Bank of Scotland plc (renamed to Natwest Markets Plc) GMSLA, 1 April 2011
- (v) Santander UK Plc GMSLA, 25 January 2019
- (w) Societe Generale GMSLA, 27 January 2012
- (x) UBS AG GMSLA, 28 April 2016
- (y) UBS Europe SE GMSLA, 1 February 2019
- (z) BAL/Banco Santander, S.A. GMSLA, 30 April 2019
- (aa) Canadian Imperial Bank of Commerce, London Branch GMSLA, 21 June 2019
- (bb) Zürcher Kantonalbank GMSLA, 30 October 2019
- (cc) The Hongkong and Shanghai Banking Corporation Limited GMSLA, 7 February 2020
- (dd) BNP Paribas Prime Brokerage International Limited GMSLA 19 October 2021
- (ee) Jefferies International Limited GMLSA 22 June 2023

Agreements entered into by BlackRock Institutional Trust Corporation, N.A. and each of the following counterparties:

- a. Bank of Nova Scotia GMSLA, December 6, 2016
- b. Barclays Bank plc GMSLA, April 24, 2017
- c. Barclays Capital Securities Limited GMSLA, March 15, 2017
- d. BNP Paribas Arbitrage GMSLA, June 5, 2017
- e. Citigroup Global Markets Limited GMSLA, June 3, 2015
- f. Credit Suisse AG, Dublin Branch GMSLA, October 14, 2015
- g. Credit Suisse International GMSLA, April 4, 2020
- h. Credit Suisse Securities (Europe) Limited GMSLA, October 2, 2015
- i. Deutsche Bank AG, London Branch GMSLA, June 7, 2017
- j. Goldman Sachs International GMSLA, February 20, 2023
- k. HSBC Bank plc GMSLA, February 12, 2013
- l. J.P. Morgan Securities plc GMSLA, October 4, 2016
- m. J.P. Morgan Securities plc GMSLA (Pledge), July 1, 2020
- n. Macquarie Bank Limited GMSLA, October 3, 2016
- o. Merrill Lynch International GMSLA, February 19, 2014
- p. Morgan Stanley & Co International plc GMSLA, November 16, 2021
- q. Nomura International plc GMSLA 03 August 2018
- r. Societe Generale GMSLA, September 28, 2016
- s. UBS AG GMSLA, May 26, 2016
- t. UBS AG GMSLA (Pledge), June 2, 2020
- u. UBS Europe SE GMSLA, 1 February 2019
- v. The Hongkong and Shanghai Banking Corporation Limited GMSLA, 22 February 2019
- w. RBC Europe Limited GMSLA, 4 February 2019
- x. ING BANK N.V. GMSLA, 27 February, 2019
- y. BANCO SANTANDER, S.A. GMSLA, 11 September, 2019
- z. Credit Suisse A.G., Singapore Branch GMSLA, 25 October, 2019

- aa. Natixis S.A. GMSLA, November 21, 2019.
- bb. CREDIT SUISSE INTERNATIONAL GMSLA, 4 April 2020
- cc. BNP Paribas Prime Brokerage International Limited GMSLA 22 November 2021

These counterparties do not pledge Australian equities:

- (a) Merrill Lynch, Pierce, Fenner Smith Incorporated

These counterparties do not have any business with us anymore although may have done previously:

- (a) Morgan Stanley Securities Limited (No Business) OSLA 15 March 1999

Royal Bank of Scotland N.V. **GMSLA, 12 October 2011 – No Business, superseded by Royal Bank of Scotland PLC**