

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 31 Dec 24 \$'000 \$'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 Number of securities Net tangible assets (\$'000's) Net tangible assets per share (\$)	31-Dec-25 31-Dec-24 624,388,071 634,930,635 2,466,999 2,468,563 \$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 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	Date Paid Amount per unit Total \$'000's 8-Aug-25 4.075 cents \$25,873 28-Oct-25 4.200 cents \$26,497 30-Jan-26 4.200 cents \$26,225
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.	