

Successful completion of institutional placement

Not for release to U.S. wire services or distributed in the United States

Thursday, 12 December 2019

Centuria Property Funds No.2 Limited (**CPF2L**), as Responsible Entity for Centuria Industrial REIT (**CIP**), is pleased to announce the successful completion of the fully underwritten institutional placement announced on Wednesday, 11 December 2019 (**Placement**), raising approximately \$154.4 million through the issue of approximately 45.3 million new CIP units (**New Units**) at an issue price of \$3.41 per New Unit.

The New Units will settle on Monday, 16 December 2019, with allotment and normal trading to occur on Tuesday, 17 December 2019. New Units issued under the Placement will rank equally with existing CIP units from the date of issue, and will be entitled to the distribution for the quarter ending 31 December 2019 of 4.675 cents per unit (**cpu**).

CIP confirms that, pursuant to ASX Listing Rule 7.1, the Placement is within CIP's existing 15% placement capacity and does not require unitholder approval.

Proceeds of the Placement will be used for the acquisition of two high quality industrial assets via sale and leaseback with Arnott's for a combined value of \$236.2 million (excluding costs), representing an initial yield of 5.9% and weighted average cap rate of 5.2%, and are supported by independent valuations. The Arnott's properties feature long term, triple net leases with a combined WALE of 27.7 years and fixed annual reviews supporting CIP's future income streams.

RESUMPTION OF TRADING

CIP units are expected to resume trading on the ASX from market open today (Thursday, 12 December 2019).

CIP's Fund Manager, Mr Jesse Curtis, commented, "CIP has received strong demand from new and existing institutional investors to increase their holding in CIP, which was largely driven by the attractiveness of the two Arnott's properties. CIP was also pleased with the level of participation of new offshore institutional investment in CIP units as part of the Placement.

"This acquisition exemplifies CIP's objective to identify compelling opportunities to grow our portfolio with high quality, strategic assets, and strengthens our position as Australia's largest pure-play industrial REIT."

– Ends –

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About Centuria Industrial REIT

CIP is Australia's largest domestic pure play industrial REIT and is included in the S&P/ASX 300 Index. CIP's portfolio of high-quality industrial assets is situated in key metropolitan 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). CPF2L, is a wholly owned subsidiary of Centuria Capital Group (CNI). CNI is an ASX-listed specialist investment manager with \$7.2 billion in total assets under management and strong offerings across listed real estate investment trusts, unlisted real estate funds and investment bonds.

www.centuria.com.au

Summary Information

The following disclaimer applies to this announcement and any information contained in it (the Information). The Information in this announcement is of general background and does not purport to be complete. It should be read in conjunction with CIP's other periodic and continuous disclosure announcements lodged with ASX Limited, which are available at www.asx.com.au. You are advised to read this disclaimer carefully before reading or making any other use of this announcement or any Information contained in this announcement. In accepting this announcement, you agree to be bound by the following terms and conditions including any modifications to them.

Forward Looking Statements

This announcement may include forward-looking statements. These forward-looking statements are based on CIP's expectations and beliefs concerning future events. Forward looking statements are necessarily subject to risks, uncertainties and other factors, many of which are outside the control of CIP, which could cause actual results to differ materially from such statements. CIP makes no undertaking to subsequently update or revise the forward-looking statements made in this announcement, to reflect the circumstances or events after the date of this announcement.

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