Appendix 4E

CENTURIA INDUSTRIAL REIT (ASX: CIP)

For the year ended 30 June 2026

1.0	**Reporting Period:**			
	Current reporting period:	12 Months to 30 June 2026		
	Previous reporting period:	12 Months to 30 June 2025		
2.0	**Results for announcement to the market**	**30 June 26 $'000**	**30 June 25 $'000**	**% Change**
2.1	Total Revenue and other income	328,755	285,564	15.12%
2.2	Funds from operations (refer 2.6 below)	114,103	110,890	2.90%
2.3	Net profit for the period attributable to members	160,382	133,061	20.53%
2.4	**Distributions**	**Date Paid / Payable**	**Amount per unit**	**Record date**
	Distribution declared for the June 2025 Quarter	8-Aug-25	4.075 cents	27-Jun-25
	Distribution declared for the September 2025 Quarter	28-Oct-25	4.200 cents	30-Sep-25
	Distribution declared for the December 2025 Quarter	30-Jan-26	4.200 cents	31-Dec-25
	Distribution declared for the March 2026 Quarter	30-Apr-26	4.200 cents	31-Mar-26
	Distribution declared for the June 2026 Quarter	14-Aug-26	4.200 cents	30-Jun-26
2.5	**Record date for determining entitlement to distributions**	Refer section 2.4		
2.6	For a brief explanation of the figures above please refer to the 2026 Annual Financial Report released concurrently with this Appendix 4E for further information.			
3.0	The consolidated statement of comprehensive income is attached together with notes, to this statement.			
4.0	The consolidated statement of financial position is attached together with notes, to this statement.			
5.0	The consolidated statement of cash flows is attached together with notes, to this statement.			
6.0	The consolidated statement of changes in equity is attached together with notes, to this statement.			

		Date Paid / Payable	Amount per unit	Foreign Source Income
7.0	**Details of individual & total distribution payments**			
	Distribution declared for the June 2025 Quarter	8-Aug-25	4.075 cents	N/A
	Distribution declared for the September 2025 Quarter	28-Oct-25	4.200 cents	N/A
	Distribution declared for the December 2025 Quarter	30-Jan-26	4.200 cents	N/A
	Distribution declared for the March 2026 Quarter	30-Apr-26	4.200 cents	N/A
	Distribution declared for the June 2026 Quarter	14-Aug-26	4.200 cents	N/A

8.0 The Distribution Reinvestment Plan ("DRP") was suspended for all distributions for the current period.

		30 June 2026	30 June 2025
9.0	**Net Tangible Asset per Unit**		
	Number of Units	624,388,071	634,930,635
	Net Tangible Assets ($000's)	2,506,000	2,487,279
	Net Tangible Assets per Unit	$4.01	$3.92

10.0 Details of entities over which control has been gained or lost during the period — Not applicable

11.0 Details of associates and joint venture entities

At the end of the year, 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

12.0 Any other significant information needed to make an informed assessment of the entity's financial performance and financial position are included elsewhere in this Appendix 4E or is in the 30 June 2026 Annual Financial Report.

13.0 Foreign Entities accounting standards used — Not applicable

14.0 A commentary on the results for the period, as well as a for the corresponding previous period, are included in the 2026 Annual Financial Report released concurrently with this Appendix 4E.

15.0 The 2026 Annual Financial Report has been audited and contains an independent audit report that is not subject to a modified opinion, emphasis of matter or any other matter paragraph.