

Centuria Industrial REIT Ordinary Units Fully Paid Periodic Statement

Subregister: CHESS
Investor number: *****
Tax reference: Quoted
Statement period: 01 July 2021 to 30 June 2022

TABLE A
Transaction List - Security Movement

Date	Transaction	Number of securities	Price per security ¹ (\$)	Total value ² (\$)	Balance of securities
01/07/2021	Opening Balance	17,155	\$3.7200	\$63,816.60	17,155
29/10/2021	Securities Purchase Plan	1,330	\$3.7568	\$5,000.00	18,485
30/06/2022	Closing Balance	18,485	\$2.8100	\$51,942.85	18,485

- 1 The amounts shown assume a price per security taken as the market closing price for the date of each transaction. This statement does not show the market price at which you executed a transaction on the ASX (or the total dollar value of your transaction) as this information is not provided to us. The market price of your transaction should have been provided to you by the broker who effected your transaction.
- 2 The value of your investment shown for the balance is equal to the number of units multiplied by the market closing price for the relevant date.

TABLE B
Fund distribution summary

Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	Distribution Plan Allotment
30/09/2021	28/10/2021	Centuria Industrial REIT September 2021 Quarterly Distribution	\$741.95	\$0.00	\$741.95	0
31/12/2021	28/01/2022	Centuria Industrial REIT December 2021 Quarterly Distribution	\$799.48	\$0.00	\$799.48	0
31/03/2022	04/05/2022	Centuria Industrial REIT March 2022 Quarterly Distribution	\$799.48	\$0.00	\$799.48	0
30/06/2022	05/08/2022	Centuria Industrial REIT June 2022 Quarterly Distribution	\$799.48	\$0.00	\$799.48	0
Total for statement period			\$3,140.39	\$0.00	\$3,140.39	0

TABLE C
Fees and Costs Summary

Type of Fee	Amount (\$)
Fees deducted directly from your account This amount has been deducted directly from your account (reflected in the transactions listed on this statement).	\$0.00
Fees and costs deducted from your investment³ This approximate amount has been deducted from your investment and covers amounts that have reduced the return on your investment and that are not reflected as transactions listed on this statement or in the Additional explanation of fees and costs.	\$324.16
TOTAL FEES AND COSTS YOU PAID This approximate amount includes all the fees and costs that affected your investment during the period.	\$324.16

³ This is the amount of fees and costs that are attributed to you and include management fees and costs, performance fees and transaction costs on any applicable transactions throughout the period. It is an apportioned amount that has been calculated by multiplying your daily account balance over the period by the Cost of Product. The Cost of Product is calculated by dividing the Fund's management costs and expenses, performance fees and transaction costs on applicable transactions by the Fund's average net assets over the period.

TABLE D
Calculation of your Net Investment Return ⁴

Calculation of the Investment Return	Amount (\$)	Amount sourced from
Closing Balance	\$51,942.85	Table A
Add: withdrawal payment	\$0.00	Table A
Less: opening balance	\$63,816.60	Table A
Less: applications/allotments	\$5,000.00	Table A
Less: fees deducted directly from your account	\$0.00	Table C
Change in market value (growth return) ⁵	-\$16,873.75	
Add: gross distribution amounts (distribution return)	\$3,140.39	Table B
Net Investment return (total return)	-\$13,733.36	

⁴ This is not a statement for tax purposes. We send a separate tax statement which contains all the information about your investment that you need to complete your tax return.

⁵ The 'growth return' is the change in the value of your investment in the period, taking into account transactions and excluding distributions. This amount is only for reporting purposes.

Further Information

You can access information regarding your investments through www.CenturiaInvestor.com. If you have questions about the periodic statement or any administrative queries, please contact Centuria Investor Services team on 1800 182 257. For more information about other investment options, please call Centuria directly on 02 8923 8923, or email contactus@centuria.com.au.

Handling Complaints

If you have a complaint, please let us know by contacting our Investor Services Team on 1300 22 44 24, or emailing: compliance@centuria.com.au or writing to us at Centuria Complaints Resolution Process, Level 41, Chifley Tower, 2 Chifley Square, Sydney NSW 2000. We aim to resolve your concerns at the time of your first contact with us. If this is not possible, we will acknowledge your complaint as soon as possible and will investigate, properly consider and decide on the action to take and communicate this to you within 30 days. For further information on the complaints handling process, please go to centuria.com.au/contact-us/complaints.

If you are not satisfied with our response to the matter, you may be able to refer the matter to the Australian Financial Complaints Authority (AFCA) on telephone: **1800 931 678** or write to AFCA at: GPO Box 3, Melbourne VIC 3001, Australia or email: info@afca.org.au

Disclaimer

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