

Pendal Group Limited

Level 14, The Chifley Tower
2 Chifley Square
Sydney NSW 2000
Australia

ABN 28 126 385 822

PENDAL

Company Announcements Platform
Australian Securities Exchange Limited
20 Bridge Street
SYDNEY, NSW 2000

18 February 2021

Dear Sir/Madam,

Re: Notice of initial Substantial Holder

In accordance with section 671B of the Corporations Act 2001 (Cth), we attach a Notice of Initial Substantial Holder (Form 603) in respect of Centuria Industrial REIT (CIP).

Yours faithfully,



Joanne Hawkins
Company Secretary

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme CENTURIA INDUSTRIAL REIT (CIP)

ACN/ARSN ACN 090 939 192

1. Details of substantial holder(1)

Name PENDAL GROUP LIMITED (PDL)

ACN/ARSN (if applicable) ACN 126 385 822

The holder became a substantial holder on 16/02/2021

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)
Ordinary Shares	27,644,672	27,644,672	
Total	27,644,672	27,644,672	5.01%

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)	Number of securities	Class of securities
Pendal Fund Services Limited *	Pendal Fund Services Limited is the responsible entity of various managed investment schemes and, in that capacity, can exercise the power to vote or dispose of the shares.	16,882,993	Ordinary
Pendal Institutional Limited	Pendal Institutional Limited is the responsible entity of various managed investment schemes and, in that capacity, can exercise the power to vote or dispose of the shares.	10,761,679	Ordinary

*Pendal Fund Services Limited has appointed Pendal Institutional Limited to act as the investment manager of the trusts of which it is responsible entity, giving Pendal Institutional Limited the capacity to exercise the power to vote or dispose of the shares. Pendal Institutional Limited therefore also has a relevant interest in shares in which Pendal Fund Services Limited has a relevant interest.

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	Persons entitled to be registered as holder (8)	Class and number of securities
Pendal Fund Services Limited	State Street Australia Limited HSBC Custody Nominees (Australia) Limited.	See Annexure 'A'	16,882,993 Ordinary
Pendal Institutional Limited	HSBC Custody Nominees (Australia) Limited. National Nominees Limited State Street Australia Limited Citicorp Nominees Pty Limited	See Annexure 'A'	10,761,679 Ordinary

4. 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	

5. 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

6. Addresses

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

Name	Address
Pendal Group Limited (PDL)	Level 14, Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Pendal Fund Services Limited	Level 14, Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Pendal Institutional Limited	Level 14, Chifley Tower, 2 Chifley Square, Sydney NSW 2000
CENTURIA INDUSTRIAL REIT (CIP)	The Company Secretary, Level 41, Chifley Tower 2 Chifley Square Sydney NSW 2000

Signature

Print name Joanne Hawkins Capacity Company Secretary

Sign here  Date 18/02/2021

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (e.g. 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 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 with 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 (e.g. 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.

ANNEXURE A

This is annexure 'A' referred to in Form 603, Notice of initial substantial holder, lodged for Pendal Group Limited ACN 126 385 822.

Joanne Hawkins – Company Secretary, Pendal Group Limited 18/02/2021

TRANSACTION HISTORY

Sales & Purchases for the period :
18/09/2020 to 16/02/2021

SECURITY:
CIP

Pendal Fund Services Limited

Date	Registered Company	Nature of Change	Quantity	Consideration	Class of Securities	Person's votes affected
22/09/2020	HSBC Custody Nominees (Australia) Limited	Sell	-47,950	-151,761.75	Ordinary	47,950
22/09/2020	HSBC Custody Nominees (Australia) Limited	Sell	-6,003	-18,999.50	Ordinary	6,003
22/09/2020	HSBC Custody Nominees (Australia) Limited	Sell	-15,682	-49,633.53	Ordinary	15,682
23/09/2020	HSBC Custody Nominees (Australia) Limited	Sell	-34,309	-109,757.92	Ordinary	34,309
23/09/2020	HSBC Custody Nominees (Australia) Limited	Sell	-44,307	-141,742.52	Ordinary	44,307
1/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-23,311	-73,313.10	Ordinary	23,311
1/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-37,623	-118,523.74	Ordinary	37,623
1/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-17,050	-53,622.25	Ordinary	17,050
1/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-8,118	-25,574.14	Ordinary	8,118
1/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-19,400	-61,115.82	Ordinary	19,400
2/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-19,397	-60,507.00	Ordinary	19,397
2/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-9,957	-30,995.15	Ordinary	9,957
2/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-52,996	-164,971.25	Ordinary	52,996
2/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-14,187	-44,254.93	Ordinary	14,187
2/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-46,044	-143,330.37	Ordinary	46,044
5/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-63,645	-199,883.49	Ordinary	63,645
6/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-46,549	-146,191.79	Ordinary	46,549
8/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-60,271	-191,710.00	Ordinary	60,271
15/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-25,954	-84,610.04	Ordinary	25,954
28/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-18,192	-56,900.94	Ordinary	18,192
28/10/2020	HSBC Custody Nominees (Australia) Limited	Buy	5,954	18,636.02	Ordinary	5,954
29/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-18,468	-56,813.11	Ordinary	18,468
30/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-16,100	-49,478.52	Ordinary	16,100

30/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-2,368	-7,277.34	Ordinary	2,368
2/11/2020	HSBC Custody Nominees (Australia) Limited	Sell	-85,973	-263,524.44	Ordinary	85,973
3/11/2020	HSBC Custody Nominees (Australia) Limited	Sell	-20,982	-64,599.38	Ordinary	20,982
16/11/2020	HSBC Custody Nominees (Australia) Limited	Sell	-1,131	-3,540.03	Ordinary	1,131
16/11/2020	HSBC Custody Nominees (Australia) Limited	Sell	-879	-2,751.27	Ordinary	879
23/11/2020	HSBC Custody Nominees (Australia) Limited	Corporate Action	545,880	0.00	Ordinary	545,880
23/11/2020	HSBC Custody Nominees (Australia) Limited	Corporate Action	236,667	0.00	Ordinary	236,667
7/12/2020	HSBC Custody Nominees (Australia) Limited	Buy	61,976	191,914.88	Ordinary	61,976
9/12/2020	HSBC Custody Nominees (Australia) Limited	Buy	110,447	343,214.05	Ordinary	110,447
9/12/2020	HSBC Custody Nominees (Australia) Limited	Buy	74,699	232,127.14	Ordinary	74,699
11/12/2020	HSBC Custody Nominees (Australia) Limited	Sell	-75,301	-232,431.60	Ordinary	75,301
15/01/2021	HSBC Custody Nominees (Australia) Limited	Buy	71,429	210,794.12	Ordinary	71,429
15/01/2021	HSBC Custody Nominees (Australia) Limited	Buy	57,191	168,776.36	Ordinary	57,191
18/01/2021	HSBC Custody Nominees (Australia) Limited	Buy	91,660	272,303.53	Ordinary	91,660
18/01/2021	HSBC Custody Nominees (Australia) Limited	Buy	73,389	218,024.04	Ordinary	73,389
19/01/2021	HSBC Custody Nominees (Australia) Limited	Buy	103,126	309,718.32	Ordinary	103,126
19/01/2021	HSBC Custody Nominees (Australia) Limited	Buy	82,571	247,985.48	Ordinary	82,571
20/01/2021	HSBC Custody Nominees (Australia) Limited	Buy	37,960	115,003.62	Ordinary	37,960
28/01/2021	HSBC Custody Nominees (Australia) Limited	Buy	107,972	320,525.68	Ordinary	107,972
28/01/2021	HSBC Custody Nominees (Australia) Limited	Buy	46,810	138,960.17	Ordinary	46,810
5/02/2021	HSBC Custody Nominees (Australia) Limited	Sell	-56,745	-175,909.50	Ordinary	56,745
11/02/2021	HSBC Custody Nominees (Australia) Limited	Sell	-58,375	-179,888.40	Ordinary	58,375
12/02/2021	HSBC Custody Nominees (Australia) Limited	Sell	-43,668	-134,921.02	Ordinary	43,668
16/02/2021	HSBC Custody Nominees (Australia) Limited	Buy	17,522	54,412.82	Ordinary	17,522
16/02/2021	HSBC Custody Nominees (Australia) Limited	Buy	346,227	1,073,130.59	Ordinary	346,227
16/02/2021	HSBC Custody Nominees (Australia) Limited	Buy	12,774	39,668.38	Ordinary	12,774
16/02/2021	HSBC Custody Nominees (Australia) Limited	Buy	252,403	782,323.10	Ordinary	252,403
	Total		1,345,722	1,638,984.49		

Date	Registered Company	Nature of Change	Quantity	Consideration	Class of Securities	Person's votes affected
22/09/2020	State Street Bank & Trust Company	Sell	-946	-2,994.09	Ordinary	946
1/10/2020	State Street Bank & Trust Company	Sell	-34,499	-107,291.89	Ordinary	34,499
30/10/2020	State Street Bank & Trust Company	Buy	1,589	5,029.15	Ordinary	1,589
3/11/2020	State Street Bank & Trust Company	Sell	-36,485	-112,932.02	Ordinary	36,485
16/11/2020	State Street Bank & Trust Company	Sell	-20	-62.60	Ordinary	20
18/11/2020	State Street Bank & Trust Company	Buy	6,675	20,425.50	Ordinary	6,675
23/11/2020	State Street Bank & Trust Company	Corporate Action	6,675	20,425.50	Ordinary	6,675
23/11/2020	State Street Bank & Trust Company	Corporate Action	9,500	0.00	Ordinary	9,500
9/12/2020	State Street Bank & Trust Company	Buy	1,719	5,341.79	Ordinary	1,719
15/01/2021	State Street Bank & Trust Company	Buy	1,301	3,839.38	Ordinary	1,301

18/01/2021	State Street Bank & Trust Company	Buy	1,669	4,958.27	Ordinary	1,669
19/01/2021	State Street Bank & Trust Company	Buy	1,878	5,640.20	Ordinary	1,878
27/01/2021	State Street Bank & Trust Company	Buy	1,290	3,829.76	Ordinary	1,290
28/01/2021	State Street Bank & Trust Company	Buy	1,860	5,521.60	Ordinary	1,860
16/02/2021	State Street Bank & Trust Company	Buy	303	940.94	Ordinary	303
16/02/2021	State Street Bank & Trust Company	Buy	5,996	18,584.60	Ordinary	5,996
Total			-31,495	-128,743.92		

Pendal Fund Services Limited	1,314,227	1,510,240.57
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Pendal Institutional Limited

Date	Registered Company	Nature of Change	Quantity	Consideration	Class of Securities	Person's votes affected
22/09/2020	Citibank, N.A.	Sell	-24,988	-79,087.02	Ordinary	24,988
1/10/2020	Citibank, N.A.	Sell	-14,343	-45,108.74	Ordinary	14,343
2/10/2020	Citibank, N.A.	Sell	-23,149	-72,926.29	Ordinary	23,149
2/10/2020	Citibank, N.A.	Sell	-11,934	-37,226.92	Ordinary	11,934
2/10/2020	Citibank, N.A.	Sell	-38,735	-120,578.18	Ordinary	38,735
5/10/2020	Citibank, N.A.	Sell	-39,159	-122,982.76	Ordinary	39,159
28/10/2020	Citibank, N.A.	Sell	-11,275	-35,265.95	Ordinary	11,275
29/10/2020	Citibank, N.A.	Sell	-11,446	-35,211.33	Ordinary	11,446
30/10/2020	Citibank, N.A.	Sell	-11,446	-35,175.85	Ordinary	11,446
16/11/2020	Citibank, N.A.	Sell	-741	-2,319.33	Ordinary	741
23/11/2020	Citibank, N.A.	Corporate Action	338,776	0.00	Ordinary	338,776
7/12/2020	Citibank, N.A.	Buy	109,678	339,628.89	Ordinary	109,678
9/12/2020	Citibank, N.A.	Buy	70,101	217,838.86	Ordinary	70,101
15/01/2021	Citibank, N.A.	Buy	63,974	188,793.67	Ordinary	63,974
18/01/2021	Citibank, N.A.	Buy	82,092	243,878.91	Ordinary	82,092
19/01/2021	Citibank, N.A.	Buy	92,362	277,390.79	Ordinary	92,362
20/01/2021	Citibank, N.A.	Buy	27,224	82,477.83	Ordinary	27,224
28/01/2021	Citibank, N.A.	Buy	68,050	202,013.38	Ordinary	68,050
16/02/2021	Citibank, N.A.	Buy	11,450	35,556.83	Ordinary	11,450
16/02/2021	Citibank, N.A.	Buy	226,256	701,280.47	Ordinary	226,256
Total			902,747	1,702,977.29		

Date	Registered Company	Nature of Change	Quantity	Consideration	Class of Securities	Person's votes affected
22/09/2020	HSBC Custody Nominees (Australia) Limited	Sell	-4,431	-14,024.12	Ordinary	4,431
2/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-3,381	-10,633.25	Ordinary	3,381

2/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-5,458	-17,194.34	Ordinary	5,458
2/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-2,814	-8,777.99	Ordinary	2,814
2/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-9,131	-28,423.89	Ordinary	9,131
5/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-9,232	-28,994.02	Ordinary	9,232
6/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-4,260	-13,504.20	Ordinary	4,260
6/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-11,007	-34,892.19	Ordinary	11,007
28/10/2020	HSBC Custody Nominees (Australia) Limited	Sell	-5,954	-18,636.02	Ordinary	5,954
2/11/2020	HSBC Custody Nominees (Australia) Limited	Sell	-15,715	-48,169.62	Ordinary	15,715
3/11/2020	HSBC Custody Nominees (Australia) Limited	Sell	-5,122	-15,769.61	Ordinary	5,122
16/11/2020	HSBC Custody Nominees (Australia) Limited	Sell	-153	-478.89	Ordinary	153
23/11/2020	HSBC Custody Nominees (Australia) Limited	Corporate Action	47,144	0.00	Ordinary	47,144
9/12/2020	HSBC Custody Nominees (Australia) Limited	Buy	16,413	51,003.40	Ordinary	16,413
15/01/2021	HSBC Custody Nominees (Australia) Limited	Buy	7,793	22,997.92	Ordinary	7,793
18/01/2021	HSBC Custody Nominees (Australia) Limited	Buy	10,001	29,710.97	Ordinary	10,001
19/01/2021	HSBC Custody Nominees (Australia) Limited	Buy	11,252	33,793.13	Ordinary	11,252
28/01/2021	HSBC Custody Nominees (Australia) Limited	Buy	8,745	25,960.41	Ordinary	8,745
29/01/2021	HSBC Custody Nominees (Australia) Limited	Sell	-6,333	-19,580.37	Ordinary	6,333
11/02/2021	HSBC Custody Nominees (Australia) Limited	Sell	-13,008	-40,085.45	Ordinary	13,008
12/02/2021	HSBC Custody Nominees (Australia) Limited	Sell	-9,731	-30,065.87	Ordinary	9,731
16/02/2021	HSBC Custody Nominees (Australia) Limited	Buy	2,486	7,720.02	Ordinary	2,486
16/02/2021	HSBC Custody Nominees (Australia) Limited	Buy	49,118	152,241.24	Ordinary	49,118
Total			47,222	-5,802.73		

Date	Registered Company	Nature of Change	Quantity	Consideration	Class of Securities	Person's votes affected
29/09/2020	National Nominees Limited	Sell	-6,951	-21,826.14	Ordinary	6,951
2/11/2020	National Nominees Limited	Sell	-523	-1,603.10	Ordinary	523
3/11/2020	National Nominees Limited	Sell	-499	-1,536.32	Ordinary	499
5/01/2021	National Nominees Limited	Sell	-3,458	-10,685.22	Ordinary	3,458
11/02/2021	National Nominees Limited	Sell	-2,352	-7,247.92	Ordinary	2,352
12/02/2021	National Nominees Limited	Sell	-1,760	-5,437.87	Ordinary	1,760
Total			-15,543	-48,336.58		

Date	Registered Company	Nature of Change	Quantity	Consideration	Class of Securities	Person's votes affected
3/11/2020	State Street Bank & Trust Company	Sell	-2,845	-8,759.19	Ordinary	2,845
11/02/2021	State Street Bank & Trust Company	Sell	-2,781	-8,569.93	Ordinary	2,781
12/02/2021	State Street Bank & Trust Company	Sell	-2,080	-6,426.58	Ordinary	2,080
Total			-7,706	-23,755.69		

Pendal Institutional Limited	926,720	1,625,082.29
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