

Appendix 4D
CENTURIA METROPOLITAN REIT
Interim Financial Report

1.0 Reporting Period: Current reporting period: Previous reporting period:	6 Months to 31 December 2015 6 Months to 31 December 2014		
2.0 Results for announcement to the market	31 Dec 15	31 Dec 14	
	\$'000	\$'000	% Change
2.1 Total Revenue and other income	26,967	7,229	273.03%
2.2 Operating profit attributable to unitholders (refer 2.6 below)	10,159	1,785	469.24%
2.3 Net profit for the period attributable to members	19,324	(1,847)	1146.31%
2.4 Distributions	Amount per security		Record date
Distribution declared for the September 2015 Quarter	4.25 cents		30-Jun-15
Distribution declared for the December 2015 Quarter	4.25 cents		31-Dec-15
2.5 Record date for determining entitlement to distributions	As above		
2.6 The Operating profit attributable to unitholders is calculated by adjusting statutory net profit, less transaction costs, for certain non-cash items, which includes: Straightlining of leases and fair value adjustments to derivatives and investment properties.			
3.0 Net Tangible Assets and Net Assets per Stapled Security	31-Dec-15		31-Dec-14
Number of stapled securities	119,407,764		71,500,158
Net tangible assets (\$'000's)	244,830		136,362
Net tangible assets per share (\$)	\$2.05		\$1.91
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 payments for Current period	Amount per unit		Total '\$'000's
Paid 11 November 2015	4.25 cents		\$5,075
Payable 12 February 2016	4.25 cents		\$5,075
No part of these distributions relate to foreign sourced income			
6.0 The Dividend Reinvestment Plan	Currently suspended		
7.0 Details of associates and joint venture entities	Not applicable		
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 Group's auditors. The Interim Financial Report is not subject to a modified opinion, emphasis of matter or any other matter.			