

Appendix 4E
CENTURIA METROPOLITAN REIT
For the year ended 30 June 2016

1.0 Reporting Period:			
Current reporting period:	12 Months to 30 June 2016		
Previous reporting period:	12 Months to 30 June 2015		
2.0 Results for announcement to the market	30 June 16	30 June 15	
	\$'000	\$'000	% Change
2.1 Total Revenue and other income	62,859	19,359	224.70%
2.2 Distributable earnings ⁽ⁱ⁾	21,955	9,678	126.86%
2.3 Net profit for the period attributable to members	44,785	8,931	401.44%
⁽ⁱ⁾ Distributable earnings is a financial measure which is not prescribed by Australian Accounting Standards ("AAS") and represents the profit under AAS adjusted for specific non-cash and significant items. The Directors consider that distributable earnings reflect the core earnings of the Fund. A reconciliation of statutory net profit to distributable earnings is included in the Directors' report of the 2015 Annual Financial Report.			
2.4 Distributions	Amount per unit		Record date
Distribution declared for the September 2015 Quarter	4.25 cents		30-Sep-15
Distribution declared for the December 2015 Quarter	4.25 cents		31-Dec-15
Distribution declared for the March 2016 Quarter	4.25 cents		31-Mar-16
Distribution declared for the June 2016 Quarter	4.25 cents		30-Jun-16
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 2016 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.		
7.0 Details of individual & total distribution payments	Date Paid	Amount per unit	Foreign Source Income
Distribution declared for the September 2015 Quarter	11-Nov-15	4.25 cents	n/a
Distribution declared for the December 2015 Quarter	12-Feb-16	4.25 cents	n/a
Distribution declared for the March 2016 Quarter	12-May-16	4.25 cents	n/a
Distribution declared for the June 2016 Quarter	12-Aug-16	4.25 cents	n/a
8.0	The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 June 2015. The last date for receipt of an election notice for participation in the DRP was 1 July 2015. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of CMA stapled securities traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive business days from and including the third ASX Trading Day after 30 June 2015, less a discount of 1%. Stapled securities issued under the DRP rank equally with all other stapled securities on issue. The DRP was suspended for the September 2015, December 2015, March 2016 and June 2016 quarter distributions.		

9.0 Net Tangible Asset per Stapled Security	<u>30 June 2016</u>	<u>30 June 2015</u>
Number of Stapled Securities	119,407,764	119,167,316
Net Tangible Assets	260,142,000	235,256,360
Net Tangible Assets per Stapled Security	\$2.18	\$1.97
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	Not applicable	
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 2016 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 2016 Annual Financial Report released concurrently with this Appendix 4E.		
15.0 The 2016 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.		