

Appendix 4D
CENTURIA METROPOLITAN REIT
Interim Financial Report

1.0 Reporting Period: Current reporting period: Previous reporting period:	6 Months to 31 December 2016 6 Months to 31 December 2015		
2.0 Results for announcement to the market	31 Dec 16	31 Dec 15	
	\$'000	\$'000	% Change
2.1 Total Revenue and other income	36,701	26,967	36.10%
2.2 Operating profit attributable to unitholders (refer 2.6 below)	10,327	10,159	1.7%
2.3 Net profit for the period attributable to members	27,104	19,324	40.26%
2.4 Distributions	Amount per security		Record date
Distribution declared for the September 2016 Quarter	4.375 cents		30-Sep-16
Distribution declared for the December 2016 Quarter	4.375 cents		30-Dec-16
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-16	31-Dec-15	
Number of stapled securities	119,407,764	119,407,764	
Net tangible assets (\$'000's)	276,798	244,830	
Net tangible assets per share (\$)	\$2.32	\$2.05	
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 28 October 2016	4.375 cents	\$5,224	
Paid 30 January 2017	4.375 cents	\$5,224	
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.			