

Appendix 4E
CENTURIA METROPOLITAN REIT
For the year ended 30 June 2017

1.0 Reporting Period: Current reporting period: Previous reporting period:	12 Months to 30 June 2017 12 Months to 30 June 2016		
2.0 Results for announcement to the market	30 June 17 \$'000	30 June 16 \$'000	% Change
2.1 Total Revenue and other income	60,998	62,859	(2.96%)
2.2 Distributable earnings ⁽ⁱ⁾	22,851	21,955	4.08%
2.3 Net profit for the period attributable to members	37,689	44,785	(15.84%)
⁽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 2017 Annual Financial Report.			
2.4 Distributions		Amount per unit	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
Distribution declared for the March 2017 Quarter		4.375 cents	30-Mar-17
Distribution declared for the June 2017 Quarter		4.375 cents	28-Jun-17
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 2017 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 2016 Quarter	28-Oct-16	4.375 cents	n/a
Distribution declared for the December 2016 Quarter	30-Jan-17	4.375 cents	n/a
Distribution declared for the March 2017 Quarter	28-Apr-17	4.375 cents	n/a
Distribution declared for the June 2017 Quarter	28-Jul-17	4.375 cents	n/a
8.0 The Distribution Reinvestment Plan ("DRP") is currently suspended.			

9.0 Net Tangible Asset per Security	<u>30 June 2017</u>	<u>30 June 2016</u>
Number of Securities	178,241,336	119,407,764
Net Tangible Assets	414,183,000	260,142,000
Net Tangible Assets per Security	\$2.32	\$2.18
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 2017 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 2017 Annual Financial Report released concurrently with this Appendix 4E.		
15.0 The 2017 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.		