

Appendix 4D
CENTURIA INDUSTRIAL REIT ('CIP')
Interim Financial Report

1.0 Reporting Period: Current reporting period: Previous reporting period:	6 Months to 31 December 2018 6 Months to 31 December 2017		
2.0 Results for announcement to the market	31 Dec 18 \$'000	31 Dec 17 \$'000	% Change
2.1 Total Revenue and other income	75,053	70,276	6.80%
2.2 Operating profit attributable to unitholders (refer 2.6 below)	23,279	24,223	(3.90%)
2.3 Net profit for the period attributable to members	46,106	49,608	(7.06%)
2.4 Distributions Distribution declared for the September 2018 Quarter Distribution declared for the December 2018 Quarter		Amount per unit 4.600 cents 4.600 cents	Record date 28-Sep-18 31-Dec-18
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 and 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 Number of securities Net tangible assets (\$000's) Net tangible assets per share (\$)		31-Dec-18 266,756,947 709,094 \$2.66	31-Dec-17 248,013,112 610,941 \$2.46
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 Paid 26 October 2018 Paid 31 January 2019 No part of these distributions relate to foreign sourced income		Amount per unit 4.600 cents 4.600 cents	Total \$'000's \$11,424 \$12,271
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 Trust's auditors. The Interim Financial Report is not subject to a modified opinion, emphasis of matter or any other matter.			