

Appendix 4D
CENTURIA METROPOLITAN REIT ('CMA')
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	47,097	54,858	-14.15%
2.2 Operating profit attributable to unitholders (refer 2.6 below)	25,318	20,136	25.74%
2.3 Net profit for the period attributable to members	14,655	39,174	-62.59%
2.4 Distributions	Amount per unit Record date		
Distribution declared for the September 2018 Quarter	4.525 cents 28-Sep-18		
Distribution declared for the December 2018 Quarter	4.358 cents 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 Security	31-Dec-18	31-Dec-17	
Number of securities	356,291,397	242,237,394	
Net tangible assets (\$000's)	880,346	579,047	
Net tangible assets per share (\$)	\$2.47	\$2.39	
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 26 October 2018	4.525 cents	\$11,000	
Paid 31 January 2018	4.358 cents	\$15,527	
No part of these distributions relate to foreign sourced income			
6.0 Dividend Reinvestment Plan	Not applicable		
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.			