

Appendix 4E
CENTURIA INDUSTRIAL REIT
For the year ended 30 June 2019

| | | | |
|--|---------------------------|-------------------|--------------------|
| 1.0 Reporting Period: | | | |
| Current reporting period: | 12 Months to 30 June 2019 | | |
| Previous reporting period: | 12 Months to 30 June 2018 | | |
| 2.0 Results for announcement to the market | 30 June 19 | 30 June 18 | |
| | \$'000 | \$'000 | % Change |
| 2.1 Total Revenue and other income | 148,468 | 142,894 | 3.90% |
| 2.2 Distributable earnings ⁽ⁱ⁾ | 48,696 | 47,588 | 2.33% |
| 2.3 Net profit for the period attributable to members | 88,828 | 98,895 | (10.18%) |
| ⁽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 2019 Annual Financial Report. | | | |
| 2.4 Distributions | Amount per unit | | Record date |
| Distribution declared for the September 2018 Quarter | 4.60 cents | | 28-Sep-18 |
| Distribution declared for the December 2018 Quarter | 4.60 cents | | 31-Dec-18 |
| Distribution declared for the March 2019 Quarter | 4.60 cents | | 29-Mar-19 |
| Distribution declared for the June 2019 Quarter | 4.60 cents | | 28-Jun-19 |
| 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 2019 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 2018 Quarter | 26-Oct-18 | 4.60 cents | n/a | | | | | | | | | | | | |
| Distribution declared for the December 2018 Quarter | 31-Jan-19 | 4.60 cents | n/a | | | | | | | | | | | | |
| Distribution declared for the March 2019 Quarter | 29-Apr-19 | 4.60 cents | n/a | | | | | | | | | | | | |
| Distribution declared for the June 2019 Quarter | 9-Aug-19 | 4.60 cents | n/a | | | | | | | | | | | | |
| <p>8.0 The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 31 March 2019 and 30 June 2019. Units issued under the DRP rank equally with all other units on issue.</p> <p>For March 2019 quarter, the last date for receipt of an election notice for participation in DRP was 3 April 2019. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of CIP units traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive business days commencing on 3 April 2019, less a discount of 1%.</p> <p>For June 2019 quarter, the last date for receipt of an election notice for participation in DRP was 2 July 2019. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of CIP units traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive business days commencing on 3 July 2019, less a discount of 1%.</p> | | | | | | | | | | | | | | | |
| 9.0 Net Tangible Asset per Unit | <table border="1"> <thead> <tr> <th></th> <th>30 June 2019</th> <th>30 June 2018</th> </tr> </thead> <tbody> <tr> <td>Number of Units</td> <td>270,846,704</td> <td>248,357,166</td> </tr> <tr> <td>Net Tangible Assets</td> <td>739,046,000</td> <td>636,989,000</td> </tr> <tr> <td>Net Tangible Assets per Unit</td> <td>\$2.73</td> <td>\$2.56</td> </tr> </tbody> </table> | | | | 30 June 2019 | 30 June 2018 | Number of Units | 270,846,704 | 248,357,166 | Net Tangible Assets | 739,046,000 | 636,989,000 | Net Tangible Assets per Unit | \$2.73 | \$2.56 |
| | 30 June 2019 | 30 June 2018 | | | | | | | | | | | | | |
| Number of Units | 270,846,704 | 248,357,166 | | | | | | | | | | | | | |
| Net Tangible Assets | 739,046,000 | 636,989,000 | | | | | | | | | | | | | |
| Net Tangible Assets per Unit | \$2.73 | \$2.56 | | | | | | | | | | | | | |
| 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 2019 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 2019 Annual Financial Report released concurrently with this Appendix 4E. | | | | | | | | | | | | | | | |
| 15.0 The 2019 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. | | | | | | | | | | | | | | | |