

Appendix 4E
CENTURIA INDUSTRIAL REIT
For the year ended 30 June 2018

1.0 Reporting Period: Current reporting period: Previous reporting period:	12 Months to 30 June 2018 12 Months to 30 June 2017
2.0 Results for announcement to the market	30 June 18 30 June 17 \$'000 \$'000 % Change
2.1 Total Revenue and other income	142,894 88,418 61.61%
2.2 Distributable earnings ⁽ⁱ⁾	47,588 43,511 9.37%
2.3 Net profit for the period attributable to members	98,895 50,817 94.61%
⁽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 2018 Annual Financial Report.	
2.4 Distributions	Amount per unit Record date
Distribution declared for the September 2017 Quarter	4.85 cents 29-Sep-17
Distribution declared for the December 2017 Quarter	4.85 cents 29-Dec-17
Distribution declared for the March 2018 Quarter	4.85 cents 29-Mar-18
Distribution declared for the June 2018 Quarter	4.85 cents 29-Jun-18
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 2018 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.	

The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2017, 31 December 2017 and 31 March 2018. Units issued under the DRP rank equally with all other units on issue.

For September 2017 quarter, the last date for receipt of an election notice for participation in DRP was 2 October 2017. 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 4 October 2017, less a discount of 1%.

6.0 For December 2017 quarter, the last date for receipt of an election notice for participation in DRP was 2 January 2018. 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 4 January 2018, less a discount of 1%.

For March 2018 quarter, the last date for receipt of an election notice for participation in DRP was 3 April 2018. 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 5 April 2018, less a discount of 1%.

7.0 Details of individual & total distribution payments	Date Paid	Amount per unit	Foreign Source Income
	Distribution declared for the September 2017 Quarter	31-Oct-17	4.85 cents
Distribution declared for the December 2017 Quarter	31-Jan-18	4.85 cents	n/a
Distribution declared for the March 2018 Quarter	30-Apr-18	4.85 cents	n/a
Distribution declared for the June 2018 Quarter	27-Jul-18	4.85 cents	n/a
8.0 The Distribution Reinvestment Plan ("DRP") was suspended for all distributions for the current period.			
9.0 Net Tangible Asset per Unit	30 June 2018		30 June 2017
	Number of Units	248,357,166	211,957,288
	Net Tangible Assets	636,989,109	498,460,715
	Net Tangible Assets per Unit	\$2.56	\$2.35
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 2018 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 2018 Annual Financial Report released concurrently with this Appendix 4E.			
15.0 The 2018 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.			