

Appendix 4E
CENTURIA METROPOLITAN 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 \$'000	30 June 17 \$'000	% Change
2.1 Total Revenue and other income	118,558	60,998	94.36%
2.2 Distributable earnings ⁽ⁱ⁾	42,368	22,791	85.90%
2.3 Net profit for the period attributable to members	85,082	37,689	125.75%
⁽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		4.525 cents	29-Sep-17
Distribution declared for the December 2017 Quarter		4.525 cents	29-Dec-17
Distribution declared for the March 2018 Quarter		4.525 cents	29-Mar-18
Distribution declared for the June 2018 Quarter		4.525 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.			
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 2017 Quarter	31-Oct-17	4.525 cents	n/a
Distribution declared for the December 2017 Quarter	31-Jan-18	4.525 cents	n/a
Distribution declared for the March 2018 Quarter	27-Apr-18	4.525 cents	n/a
Distribution declared for the June 2018 Quarter	27-Jul-18	4.525 cents	n/a
8.0 The Distribution Reinvestment Plan ("DRP") is currently suspended.			

9.0 Net Tangible Asset per Security	30 June 2018	30 June 2017
Number of Securities	242,792,166	178,241,336
Net Tangible Assets	604,116,000	414,183,000
Net Tangible Assets per Security	\$2.49	\$2.32
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.		