

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

1.0 Reporting Period: Current reporting period: Previous reporting period:	6 Months to 31 December 2019 6 Months to 31 December 2018		
2.0 Results for announcement to the market	31 Dec 19 \$'000	31 Dec 18 \$'000	% Change
2.1 Total Revenue and other income	57,509	75,053	(23.38%)
2.2 Funds from operations (refer 2.6 below)	30,010	23,948	25.31%
2.3 Net profit for the period attributable to members	31,493	46,106	(31.69%)
2.4 Distributions	Amount per unit Record date		
Distribution declared for the September 2019 Quarter	4.675 cents 30-Sep-19		
Distribution declared for the December 2019 Quarter	4.675 cents 31-Dec-19		
2.5 Record date for determining entitlement to distributions	As above		
2.6 Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood Refer to the Interim Financial Report for the half-year ended 31 December 2019 for details of CIP's results for the period.			
3.0 Net Tangible Assets and Net Assets per Stapled Security	31-Dec-19 31-Dec-18		
Number of securities	347,054,868 266,756,947		
Net tangible assets (\$000's)	982,874 709,094		
Net tangible assets per share (\$)	\$2.83 \$2.66		
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 30 October 2019	4.675 cents \$14,086		
Paid 24 January 2020	4.675 cents \$16,225		
No part of these distributions relate to foreign sourced income			
6.0 The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2019 and 31 December 2019. Units issued under the DRP rank equally with all other units on issue. For September 2019 quarter, the last date for receipt of an election notice for participation in DRP was 3 October 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 trading days commencing on 3 October 2019, less a discount of 1%. For December 2019 quarter, the last date for receipt of an election notice for participation in DRP was 6 January 2020. 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 trading days commencing on 6 January 2020, less a discount of 1%.			
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.			