

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

<b>1.0 Reporting Period:</b> Current reporting period: Previous reporting period:	6 Months to 31 December 2021 6 Months to 31 December 2020		
<b>2.0 Results for announcement to the market</b>	<b>31 Dec 21</b> <b>\$'000</b>	<b>31 Dec 20</b> <b>\$'000</b>	<b>% Change</b>
<b>2.1</b> Total Revenue and other income	355,671	131,629	170.21%
<b>2.2</b> Funds from operations (refer 2.6 below)	53,949	42,830	25.96%
<b>2.3</b> Net profit for the period attributable to members	308,081	99,558	209.45%
<b>2.4 Distributions</b>	<b>Amount per unit</b> <b>Record date</b>		
Distribution declared for the September 2021 Quarter	4.325 cents      30-Sep-21		
Distribution declared for the December 2021 Quarter	4.325 cents      31-Dec-21		
<b>2.5 Record date for determining entitlement to distributions</b>	As above		
<b>2.6 Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood</b> Refer to the Interim Financial Report for the half-year ended 31 December 2021 for details of CIP's results for the period.			
<b>3.0 Net Tangible Assets and Net Assets per Stapled Security</b>	<b>31-Dec-21</b>	<b>31-Dec-20</b>	
Number of securities	632,913,458	550,679,760	
Net tangible assets (\$000's)	2,666,577	1,643,782	
Net tangible assets per share (\$)	\$4.21	\$2.99	
<b>4.0 Details of entities over which control has been gained or lost during the period</b>	Not applicable		
<b>5.0 Details of individual &amp; total distribution payments for Current period</b>	<b>Amount per unit</b>	<b>Total \$'000's</b>	
Paid 28 October 2021	4.325 cents	\$27,307	
Paid 28 January 2022	4.325 cents	\$27,374	
No part of these distributions relate to foreign sourced income			
<b>6.0</b> The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2021 and 31 December 2021. Units issued under the DRP rank equally with all other units on issue.  For the September 2021 quarter, the last date for receipt of an election notice for participation in DRP was 4 October 2021. 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 5 October 2021, less a discount of 1%.  For the December 2021 quarter, the last date for receipt of an election notice for participation in DRP was 5 January 2022. 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 2022, less a discount of 1%.			
<b>7.0 Details of associates and joint venture entities</b>	Not applicable		
<b>8.0 For foreign entities, accounting standards used in compiling the report</b>	Not applicable		
<b>9.0</b> 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.			