

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

1.0 Reporting Period: Current reporting period: Previous reporting period:	6 Months to 31 December 2022 6 Months to 31 December 2021		
2.0 Results for announcement to the market	31 Dec 22 \$'000	31 Dec 21 \$'000	% Change
2.1 Total Revenue and other income	113,245	355,671	(68.16%)
2.2 Funds from operations (refer 2.6 below)	54,106	53,949	0.29%
2.3 Net (loss)/profit for the period attributable to members	(45,646)	308,081	(114.82%)
2.4 Distributions Distribution declared for the September 2022 Quarter Distribution declared for the December 2022 Quarter		Amount per unit 4.000 cents 4.000 cents	Record date 30-Sep-22 30-Dec-22
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 2022 for details of CIP's results for the period.			
3.0 Net Tangible Assets and Net Assets per Stapled Security Number of securities Net tangible assets (\$000's) Net tangible assets per share (\$)		31-Dec-22 634,930,635 2,592,891 \$4.08	31-Dec-21 632,913,458 2,666,577 \$4.21
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 Paid 28 October 2022 Paid 31 January 2023 No part of these distributions relate to foreign sourced income		Amount per unit 4.000 cents 4.000 cents	Total \$'000's \$25,397 \$25,397
6.0 The Distribution Reinvestment Plan ("DRP") is currently suspended.			
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.			