

Appendix 4E
CENTURIA INDUSTRIAL REIT
For the year ended 30 June 2023

1.0 Reporting Period: Current reporting period: Previous reporting period:	12 Months to 30 June 2023 12 Months to 30 June 2022		
2.0 Results for announcement to the market	30 June 23 \$'000	30 June 22 \$'000	% Change
2.1 Total Revenue and other income	229,026	487,136	(52.99%)
2.2 Funds from operations (refer 2.6 below)	108,087	111,694	(3.23%)
2.3 Net profit for the period attributable to members	(76,608)	367,480	(120.85%)
2.4 Distributions	Amount per unit	Record date	
Distribution declared for the September 2022 Quarter	4.000 cents	30-Sep-22	
Distribution declared for the December 2022 Quarter	4.000 cents	30-Dec-22	
Distribution declared for the March 2023 Quarter	4.000 cents	31-Mar-23	
Distribution declared for the June 2023 Quarter	4.000 cents	30-Jun-23	
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 2023 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 Distribution declared for the September 2022 Quarter Distribution declared for the December 2022 Quarter Distribution declared for the March 2023 Quarter Distribution declared for the June 2023 Quarter	Date Paid	Amount per unit	Foreign Source Income
	29-Sep-22	4.000 cents	n/a
	31-Jan-23	4.000 cents	n/a
	28-Apr-23	4.000 cents	n/a
	18-Aug-23	4.000 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 Number of Units Net Tangible Assets Net Tangible Assets per Unit	<u>30 June 2023</u> <u>30 June 2022</u>		
	634,930,635 634,930,635		
	2,511,149,000 2,689,345,000		
	\$3.96 \$4.24		
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 2023 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 2023 Annual Financial Report released concurrently with this Appendix 4E.			
15.0 The 2023 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.			