

**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 2018 6 Months to 31 December 2017		
<b>2.0 Results for announcement to the market</b>	<b>31 Dec 18</b> <b>\$'000</b>	<b>31 Dec 17</b> <b>\$'000</b>	<b>% Change</b>
<b>2.1</b> Total Revenue and other income	75,053	70,276	6.80%
<b>2.2</b> Operating profit attributable to unitholders (refer 2.6 below)	23,279	24,223	(3.90%)
<b>2.3</b> Net profit for the period attributable to members	46,106	49,608	(7.06%)
<b>2.4 Distributions</b> Distribution declared for the September 2018 Quarter Distribution declared for the December 2018 Quarter		<b>Amount per unit</b> 4.600 cents 4.600 cents	<b>Record date</b> 28-Sep-18 31-Dec-18
<b>2.5 Record date for determining entitlement to distributions</b>	As above		
<b>2.6</b> The Operating profit attributable to unitholders is calculated by adjusting statutory net profit, less transaction costs and certain non-cash items, which includes: Straightlining of leases and fair value adjustments to derivatives and investment properties.			
<b>3.0 Net Tangible Assets and Net Assets per Stapled Security</b> Number of securities Net tangible assets (\$000's) Net tangible assets per share (\$)		<b>31-Dec-18</b> 266,756,947 709,094 \$2.66	<b>31-Dec-17</b> 248,013,112 610,941 \$2.46
<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> Paid 26 October 2018 Paid 31 January 2019 No part of these distributions relate to foreign sourced income		<b>Amount per unit</b> 4.600 cents 4.600 cents	<b>Total \$'000's</b> \$11,424 \$12,271
<b>6.0 The Dividend Reinvestment Plan</b>	Currently suspended		
<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.			