Appendix 4D

CENTURIA METROPOLITAN REIT ('CMA')

Interim Financial Report

1.0	**Reporting Period:**			
	Current reporting period:		6 Months to 31 December 2018	
	Previous reporting period:		6 Months to 31 December 2017	

		31 Dec 18 $'000	31 Dec 17 $'000	% Change
2.0	**Results for announcement to the market**			
2.1	Total Revenue and other income	47,097	54,858	-14.15%
2.2	Operating profit attributable to unitholders (refer 2.6 below)	25,318	20,136	25.74%
2.3	Net profit for the period attributable to members	14,655	39,174	-62.59%

		Amount per unit	Record date
2.4	**Distributions**		
	Distribution declared for the September 2018 Quarter	4.525 cents	28-Sep-18
	Distribution declared for the December 2018 Quarter	4.358 cents	31-Dec-18

2.5	**Record date for determining entitlement to distributions**	As above

2.6	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.

		31-Dec-18	31-Dec-17
3.0	**Net Tangible Assets and Net Assets per Security**		
	Number of securities	356,291,397	242,237,394
	Net tangible assets ($000's)	880,346	579,047
	Net tangible assets per share ($)	$2.47	$2.39

4.0	**Details of entities over which control has been gained or lost during the period**	Not applicable

		Amount per unit	Total $'000's
5.0	**Details of individual & total distribution payments for Current period**		
	Paid 26 October 2018	4.525 cents	$11,000
	Paid 31 January 2018	4.358 cents	$15,527
	No part of these distributions relate to foreign sourced income		

6.0	**Dividend Reinvestment Plan**	Not applicable

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.