

Appendix 4E
CENTURIA METROPOLITAN REIT
For the year ended 30 June 2019

1.0 Reporting Period: Current reporting period: Previous reporting period:		12 Months to 30 June 2019 12 Months to 30 June 2018		
2.0 Results for announcement to the market		30 June 19 \$'000	30 June 18 \$'000	% Change
2.1 Total Revenue and other income		116,344	119,228	(2.42%)
2.2 Funds from operations		61,204	44,138	38.67%
2.3 Net profit for the period attributable to members		53,572	85,082	(37.03%)
2.4 Distributions		Amount per unit		Record date
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
Distribution declared for the March 2019 Quarter		4.358 cents		29-Mar-19
Distribution declared for the June 2019 Quarter		4.358 cents		28-Jun-19
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 2019 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		Date Paid	Amount per unit	Foreign Source Income
Distribution declared for the September 2018 Quarter		26-Oct-18	4.525 cents	n/a
Distribution declared for the December 2018 Quarter		31-Jan-19	4.358 cents	n/a
Distribution declared for the March 2019 Quarter		29-Apr-19	4.358 cents	n/a
Distribution declared for the June 2019 Quarter		9-Aug-19	4.358 cents	n/a
8.0 The Distribution Reinvestment Plan ("DRP") is currently suspended.				

9.0 Net Tangible Asset per Security	30 June 2019	30 June 2018
Number of Securities	356,291,397	242,792,166
Net Tangible Assets	888,212,000	604,116,000
Net Tangible Assets per Security	\$2.49	\$2.49
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 2019 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 2019 Annual Financial Report released concurrently with this Appendix 4E.		
15.0 The 2019 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.		