

Appendix 4D
CENTURIA METROPOLITAN REIT ('CMA')
Interim Financial Report

1.0 Reporting Period: Current reporting period: Previous reporting period:	6 Months to 31 December 2019 6 Months to 31 December 2018																
2.0 Results for announcement to the market	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: center; border-bottom: 1px solid black;">31 Dec 19 \$'000</th> <th style="text-align: center; border-bottom: 1px solid black;">31 Dec 18 \$'000</th> <th style="text-align: center; border-bottom: 1px solid black;">% Change</th> </tr> </thead> <tbody> <tr> <td>2.1 Total Revenue and other income</td> <td style="text-align: center;">66,432</td> <td style="text-align: center;">47,097</td> <td style="text-align: center;">41.05%</td> </tr> <tr> <td>2.2 Funds from operations (refer 2.6 below)</td> <td style="text-align: center;">39,022</td> <td style="text-align: center;">26,511</td> <td style="text-align: center;">47.19%</td> </tr> <tr> <td>2.3 Net profit for the period attributable to members</td> <td style="text-align: center;">24,697</td> <td style="text-align: center;">14,655</td> <td style="text-align: center;">68.52%</td> </tr> </tbody> </table>		31 Dec 19 \$'000	31 Dec 18 \$'000	% Change	2.1 Total Revenue and other income	66,432	47,097	41.05%	2.2 Funds from operations (refer 2.6 below)	39,022	26,511	47.19%	2.3 Net profit for the period attributable to members	24,697	14,655	68.52%
	31 Dec 19 \$'000	31 Dec 18 \$'000	% Change														
2.1 Total Revenue and other income	66,432	47,097	41.05%														
2.2 Funds from operations (refer 2.6 below)	39,022	26,511	47.19%														
2.3 Net profit for the period attributable to members	24,697	14,655	68.52%														
2.4 Distributions Distribution declared for the September 2019 Quarter Distribution declared for the December 2019 Quarter	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: center; border-bottom: 1px solid black;">Amount per unit</th> <th style="text-align: center; border-bottom: 1px solid black;">Record date</th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: center;">4.45 cents</td> <td style="text-align: center;">30-Sep-19</td> </tr> <tr> <td></td> <td style="text-align: center;">4.45 cents</td> <td style="text-align: center;">31-Dec-19</td> </tr> </tbody> </table>		Amount per unit	Record date		4.45 cents	30-Sep-19		4.45 cents	31-Dec-19							
	Amount per unit	Record date															
	4.45 cents	30-Sep-19															
	4.45 cents	31-Dec-19															
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 2019 for details of CMA's results for the period.																	
3.0 Net Tangible Assets and Net Assets per Security Number of securities Net tangible assets (\$000's) Net tangible assets per share (\$)	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: center; border-bottom: 1px solid black;">31-Dec-19</th> <th style="text-align: center; border-bottom: 1px solid black;">31-Dec-18</th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: center;">513,239,302</td> <td style="text-align: center;">356,291,397</td> </tr> <tr> <td></td> <td style="text-align: center;">1,320,205</td> <td style="text-align: center;">880,346</td> </tr> <tr> <td></td> <td style="text-align: center;">\$2.57</td> <td style="text-align: center;">\$2.47</td> </tr> </tbody> </table>		31-Dec-19	31-Dec-18		513,239,302	356,291,397		1,320,205	880,346		\$2.57	\$2.47				
	31-Dec-19	31-Dec-18															
	513,239,302	356,291,397															
	1,320,205	880,346															
	\$2.57	\$2.47															
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 30 October 2019 Paid 24 January 2020 No part of these distributions relate to foreign sourced income	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: center; border-bottom: 1px solid black;">Amount per unit</th> <th style="text-align: center; border-bottom: 1px solid black;">Total \$'000's</th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: center;">4.45 cents</td> <td style="text-align: center;">\$15,855</td> </tr> <tr> <td></td> <td style="text-align: center;">4.45 cents</td> <td style="text-align: center;">\$22,839</td> </tr> </tbody> </table>		Amount per unit	Total \$'000's		4.45 cents	\$15,855		4.45 cents	\$22,839							
	Amount per unit	Total \$'000's															
	4.45 cents	\$15,855															
	4.45 cents	\$22,839															
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.																	