

Appendix 4E
CENTURIA INDUSTRIAL REIT
For the year ended 30 June 2020

1.0 Reporting Period: Current reporting period: Previous reporting period:	12 Months to 30 June 2020 12 Months to 30 June 2019
2.0 Results for announcement to the market	30 June 20 \$'000
2.1 Total Revenue and other income	30 June 19 \$'000
2.2 Funds from operations (refer 2.6 below)	% Change
2.3 Net profit for the period attributable to members	136,362 148,468 (8.15%) 63,495 49,952 27.11% 75,337 88,828 (15.19%)
2.4 Distributions	Amount per unit
Distribution declared for the September 2019 Quarter	4.675 cents
Distribution declared for the December 2019 Quarter	4.675 cents
Distribution declared for the March 2020 Quarter	4.675 cents
Distribution declared for the June 2020 Quarter	4.675 cents
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 2020 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 2019 Quarter	30-Oct-19	4.675 cents	n/a											
Distribution declared for the December 2019 Quarter	24-Jan-20	4.675 cents	n/a												
Distribution declared for the March 2020 Quarter	29-Apr-20	4.675 cents	n/a												
Distribution declared for the June 2020 Quarter	10-Aug-20	4.675 cents	n/a												
<p>8.0 The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2019, 31 December 2019 and 30 June 2020. Units issued under the DRP rank equally with all other units on issue.</p> <p>For September 2019 quarter, the last date for receipt of an election notice for participation in DRP was 2 October 2019. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of CIP units traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive business days commencing on 3 October 2019, less a discount of 1%.</p> <p>For December 2019 quarter, the last date for receipt of an election notice for participation in DRP was 3 January 2020. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of CIP units traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive business days commencing on 6 January 2020, less a discount of 1%.</p> <p>For June 2020 quarter, the last date for receipt of an election notice for participation in DRP was 3 July 2020. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of CIP units traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive business days commencing on 3 July 2020, less a discount of 1%.</p>															
<p>9.0 Net Tangible Asset per Unit</p> <p>Number of Units</p> <p>Net Tangible Assets</p> <p>Net Tangible Assets per Unit</p>	<table border="1"> <thead> <tr> <th></th> <th>30 June 2020</th> <th>30 June 2019</th> </tr> </thead> <tbody> <tr> <td>Number of Units</td> <td>400,274,985</td> <td>270,846,704</td> </tr> <tr> <td>Net Tangible Assets</td> <td>1,128,542,000</td> <td>739,046,000</td> </tr> <tr> <td>Net Tangible Assets per Unit</td> <td>\$2.82</td> <td>\$2.73</td> </tr> </tbody> </table>				30 June 2020	30 June 2019	Number of Units	400,274,985	270,846,704	Net Tangible Assets	1,128,542,000	739,046,000	Net Tangible Assets per Unit	\$2.82	\$2.73
	30 June 2020	30 June 2019													
Number of Units	400,274,985	270,846,704													
Net Tangible Assets	1,128,542,000	739,046,000													
Net Tangible Assets per Unit	\$2.82	\$2.73													
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														
<p>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 2020 Annual Financial Report.</p>															
13.0 Foreign Entities accounting standards used	Not applicable														
<p>14.0 A commentary on the results for the period, as well as a for the corresponding previous period, are included in the 2020 Annual Financial Report released concurrently with this Appendix 4E.</p>															
<p>15.0 The 2020 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.</p>															