Appendix 4E CENTURIA INDUSTRIAL REIT

For the year ended 30 June 2023

1.0	Reporting Period:						
	Current reporting period:	12 Months to 30 June 2023 12 Months to 30 June 2022					
	Previous reporting period:						
2.0	Results for announcement to the market	30 June 23 \$'000	30 June 22 \$'000	% Change			
2.1	Total Revenue and other income	229,026	487,136	(52.99%)			
2.2	Funds from operations (refer 2.6 below)	108,087	111,694	(3.23%)			
2.3	Net profit for the period attributable to members	(76,608)	367,480	(120.85%)			
2.4	Distributions		Amount per unit	Record date			
	Distribution declared for the September 2022 Quarter		4.000 cents	30-Sep-22			
	Distribution declared for the December 2022 Quarter		4.000 cents	30-Dec-22			
	Distribution declared for the March 2023 Quarter		4.000 cents	31-Mar-23			
	Distribution declared for the June 2023 Quarter		4.000 cents	30-Jun-23			
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 2023 Annual Financial I for further information.	ial Report released concurrently with this Appendix 4E					
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 2022 Quarter	29-Sep-22	4.000 cents	n/a				
	Distribution declared for the December 2022 Quarter	31-Jan-23	4.000 cents	n/a				
	Distribution declared for the March 2023 Quarter	28-Apr-23	4.000 cents	n/a				
	Distribution declared for the June 2023 Quarter	18-Aug-23	4.000 cents	n/a				
8.0	The Distribution Reinvestment Plan ("DRP") was suspended for all distributions for the current period.							
9.0	Net Tangible Asset per Unit		30 June 2023	30 June 2022				
	Number of Units		634,930,635	634,930,635				
	Net Tangible Assets		2,511,149,000	2,689,345,000				
	Net Tangible Assets per Unit		\$3.96	\$4.24				
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 2023 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 2023 Annual Financial Report released concurrently with this Appendix 4E.							
15.0	The 2023 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.							