

**Appendix 4D**  
**CENTURIA INDUSTRIAL REIT ('CIP')**  
**Interim Financial Report**

<b>1.0 Reporting Period:</b> Current reporting period: Previous reporting period:	6 Months to 31 December 2023 6 Months to 31 December 2022		
<b>2.0 Results for announcement to the market</b>	<b>31 Dec 23</b> <b>\$'000</b>	<b>31 Dec 22</b> <b>\$'000</b>	<b>% Change</b>
<b>2.1</b> Total Revenue and other income	115,081	113,245	1.62%
<b>2.2</b> Funds from operations (refer to 2.6 below)	54,120	54,106	0.03%
<b>2.3</b> Net profit/(loss) for the period attributable to members	12,178	(45,646)	(126.68%)
<b>2.4 Distributions</b> Distribution declared for the September 2023 Quarter Distribution declared for the December 2023 Quarter		<b>Amount per unit</b>	<b>Record date</b>
		4.000 cents	29-Sep-23
		4.000 cents	29-Dec-23
<b>2.5 Record date for determining entitlement to distributions</b>	As above		
<b>2.6 Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood</b> Refer to the Interim Financial Report for the half-year ended 31 December 2023 for details of CIP's results for the period.			
<b>3.0 Net Tangible Assets and Net Assets per Security</b> Number of securities Net tangible assets (\$000's) Net tangible assets per share (\$)		<b>31-Dec-23</b>	<b>31-Dec-22</b>
		634,930,635	634,930,635
		2,472,533	2,592,891
		\$3.89	\$4.08
<b>4.0 Details of entities over which control has been gained or lost during the period</b>	Not applicable		
<b>5.0 Details of individual &amp; total distribution paid and payable for current period</b> June 2023 quarter distribution paid 18 August 2023 September 2023 quarter distribution paid 27 October 2023 December 2023 quarter distribution payable 31 January 2024 No part of these distributions relate to foreign sourced income		<b>Amount per unit</b>	<b>Total \$'000's</b>
		4.000 cents	\$25,397
		4.000 cents	\$25,397
		4.000 cents	\$25,397
<b>6.0</b> The Distribution Reinvestment Plan ("DRP") is currently suspended.			
<b>7.0 Details of associates and joint venture entities</b>	At the end of the period, CIP held an interest in the following associates:		
	<b>Associates</b>	<b>Ownership interest %</b>	
	AIR Erskine Park Trust	51	
	AIR Glendenning 2 Trust	51	
	CIP Sub Trust No. 33	51	
<b>8.0 For foreign entities, accounting standards used in compiling the report</b>	Not applicable		
<b>9.0</b> 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.			