

Appendix 4D

CENTURIA INDUSTRIAL REIT ('CIP')

Interim Financial Report

1.0 Reporting Period: Current reporting period: Previous reporting period:	6 Months to 31 December 2020 6 Months to 31 December 2019		
2.0 Results for announcement to the market	31 Dec 20 \$'000	31 Dec 19 \$'000	% Change
2.1 Total Revenue and other income	131,629	57,509	128.88%
2.2 Funds from operations (refer 2.6 below)	42,830	30,010	42.72%
2.3 Net profit for the period attributable to members	99,558	31,493	216.13%
2.4 Distributions Distribution declared for the September 2020 Quarter Distribution declared for the December 2020 Quarter		Amount per unit 4.250 cents 4.250 cents	Record date 30-Sep-20 31-Dec-20
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 2020 for details of CIP's results for the period.			
3.0 Net Tangible Assets and Net Assets per Stapled Security Number of securities Net tangible assets (\$000's) Net tangible assets per share (\$)		31-Dec-20 550,679,760 1,643,782 \$2.99	31-Dec-19 347,054,868 982,874 \$2.83
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 2020 Paid 28 January 2021 No part of these distributions relate to foreign sourced income		Amount per unit 4.250 cents 4.250 cents	Total \$'000's \$21,638 \$23,404
6.0 The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2020 and 31 December 2020. Units issued under the DRP rank equally with all other units on issue. For September 2020 quarter, the last date for receipt of an election notice for participation in DRP was 5 October 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 trading days commencing on 5 October 2020, less a discount of 1%. For December 2020 quarter, the last date for receipt of an election notice for participation in DRP was 5 January 2021. 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 trading days commencing on 6 January 2021, less a discount of 1%.			
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.			