



Centuria Industrial REIT

For the half year ended 31 December 2016

Centuria Industrial REIT comprises Centuria Industrial REIT (ARSN 099 680 252) and its controlled entities

This preliminary financial report is given to the ASX in accordance with Listing Rule 4.2.A. This report should be read in conjunction with the Interim Financial Report for the half year ended 31 December 2016. It is also recommended that the Interim Financial Report be considered together with any public announcements made by the Fund. Reference should also be made to the statement of significant accounting policies as outlined in the 30 June 2016 Annual Report. The Interim Financial Report for the half year ended 31 December 2016 is attached and forms part of this Appendix 4D.

Details of reporting period:

Current reporting period: 1 July 2016 – 31 December 2016

Prior corresponding period: 1 July 2015 – 31 December 2015

Results announcement to the market:

	31 Dec 2016 \$'000	31 Dec 2015 \$'000	Movement \$'000	Movement %
Revenue and other income from ordinary activities	49,088	32,769	16,319	49.8
Profit attributable to members for the half year	31,362	1,621	29,741	1,834.7
Operating profit ¹	22,882	24,852	(1,970)	(7.9)

¹ Operating profit is a financial measure which is not prescribed by Australian Accounting Standards ("AAS") and represents the profit under AAS adjusted for specific non-cash items and significant items. The Directors consider operating profit to reflect the core earnings of the Fund. Operating earnings is used by the Board to make strategic decisions and as a guide to assessing an appropriate distribution to declare. A reconciliation of the Fund's statutory profit to operating earnings is provided in the Responsible Entity report of the Interim Financial Report.

	31 Dec 2016 Cents per unit	31 Dec 2015 Cents per unit	Movement Cents per unit	Movement %
Earnings per unit – Basic and Diluted	14.8	0.9	13.9	1,544.4
Operating profit per unit	10.8	11.7	(0.9)	(7.7)

Distributions:

	Cents per unit	Total amount paid \$'000	Date of payment
September quarter distribution	5.40	11,445	28 October 2016
December quarter distribution	5.40	11,445	25 January 2017
Total distribution for the period ended 31 December 2016	10.80	22,890	
September quarter distribution	5.375	10,227	23 October 2015
December quarter distribution	5.375	11,393	27 January 2016
Total distribution for the period ended 31 December 2015	10.750	21,620	

Net tangible asset per security:

	31 Dec 2016	31 Dec 2015
	\$	\$
NTA per unit	2.36	2.20