



Centuria Urban REIT

For the half year ended 31 December 2016

Centuria Urban REIT comprises Centuria Urban REIT (ARSN 106 453 196) 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	31 Dec 2015	Movement	Movement
	\$'000	\$'000	\$'000	%
Revenue and other income from ordinary activities	13,088	10,783	2,305	21.1
Profit attributable to members for the half year	7,811	4,366	3,445	78.9
Operating profit ¹	5,793	7,238	(1,445)	(20.0)

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 Directors Report in the Interim Financial Report.

	31 Dec 2016	31 Dec 2015	Movement	Movement
	Cents per unit	Cents per unit	Cents per unit	%
Earnings per unit – Basic and Diluted	10.7	6.0	4.7	78.3
Operating profit per unit	7.9	9.9	(2.0)	(20.2)

Distributions:

	Cents per unit	Total amount paid \$'000	Date of payment
September quarter distribution	4.25	3,115	28 October 2016
December quarter distribution	4.25	3,114	25 January 2017
Total distribution for the period ended 31 December 2016	8.50	6,229	
September quarter distribution	4.25	3,115	23 October 2015
December quarter distribution	4.25	3,114	27 January 2016
Total distribution for the period ended 31 December 2015	8.50	6,229	

Net tangible asset per security:

	31 Dec 2016	31 Dec 2015
	\$	\$
NTA per unit	2.27	2.11