

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

1.0 Reporting Period: Current reporting period: Previous reporting period:	6 Months to 31 December 2017 6 Months to 31 December 2016																
2.0 Results for announcement to the market	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: center; width: 15%;">31 Dec 17 \$'000</th> <th style="text-align: center; width: 15%;">31 Dec 16 \$'000</th> <th style="text-align: center; width: 10%;">% Change</th> </tr> </thead> <tbody> <tr> <td>2.1 Total Revenue and other income</td> <td style="text-align: right;">70,276</td> <td style="text-align: right;">49,088</td> <td style="text-align: right;">43.16%</td> </tr> <tr> <td>2.2 Operating profit attributable to unitholders (refer 2.6 below)</td> <td style="text-align: right;">24,223</td> <td style="text-align: right;">22,882</td> <td style="text-align: right;">5.86%</td> </tr> <tr> <td>2.3 Net profit for the period attributable to members</td> <td style="text-align: right;">49,608</td> <td style="text-align: right;">31,362</td> <td style="text-align: right;">58.18%</td> </tr> </tbody> </table>		31 Dec 17 \$'000	31 Dec 16 \$'000	% Change	2.1 Total Revenue and other income	70,276	49,088	43.16%	2.2 Operating profit attributable to unitholders (refer 2.6 below)	24,223	22,882	5.86%	2.3 Net profit for the period attributable to members	49,608	31,362	58.18%
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2.5 Record date for determining entitlement to distributions	As above																
2.6 The Operating profit attributable to unitholders is calculated by adjusting statutory net profit, less transaction costs, for certain non-cash items, which includes: Straightlining of leases and fair value adjustments to derivatives and investment properties.																	
3.0 Net Tangible Assets and Net Assets per Stapled Security Number of stapled securities Net tangible assets (\$000's) Net tangible assets per share (\$)	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: center; width: 20%;">31-Dec-17</th> <th style="text-align: center; width: 20%;">31-Dec-16</th> </tr> </thead> <tbody> <tr> <td>Number of stapled securities</td> <td style="text-align: right;">248,013,112</td> <td style="text-align: right;">211,957,288</td> </tr> <tr> <td>Net tangible assets (\$000's)</td> <td style="text-align: right;">610,941</td> <td style="text-align: right;">499,567</td> </tr> <tr> <td>Net tangible assets per share (\$)</td> <td style="text-align: right;">\$2.46</td> <td style="text-align: right;">\$2.36</td> </tr> </tbody> </table>		31-Dec-17	31-Dec-16	Number of stapled securities	248,013,112	211,957,288	Net tangible assets (\$000's)	610,941	499,567	Net tangible assets per share (\$)	\$2.46	\$2.36				
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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 31 October 2017 Paid 31 January 2018 No part of these distributions relate to foreign sourced income	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: center; width: 15%;">Amount per unit</th> <th style="text-align: center; width: 25%;">Total \$'000's</th> </tr> </thead> <tbody> <tr> <td>Paid 31 October 2017</td> <td style="text-align: right;">4.850 cents</td> <td style="text-align: right;">\$12,022</td> </tr> <tr> <td>Paid 31 January 2018</td> <td style="text-align: right;">4.850 cents</td> <td style="text-align: right;">\$12,029</td> </tr> </tbody> </table>		Amount per unit	Total \$'000's	Paid 31 October 2017	4.850 cents	\$12,022	Paid 31 January 2018	4.850 cents	\$12,029							
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6.0 The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2017 and 31 December 2017. Units issued under the DRP rank equally with all other units on issue. For September 2017 quarter, the last date for receipt of an election notice for participation in DRP was 2 October 2017. 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 business days commencing on 4 October 2017, less a discount of 1%. For December 2017 quarter, the last date for receipt of an election notice for participation in DRP was 2 January 2018. 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 business days commencing on 4 January 2018, 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.																	