

**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 2022 6 Months to 31 December 2021		
<b>2.0 Results for announcement to the market</b>	<b>31 Dec 22 \$'000</b>	<b>31 Dec 21 \$'000</b>	<b>% Change</b>
<b>2.1</b> Total Revenue and other income	113,245	355,671	(68.16%)
<b>2.2</b> Funds from operations (refer 2.6 below)	54,106	53,949	0.29%
<b>2.3</b> Net (loss)/profit for the period attributable to members	(45,646)	308,081	(114.82%)
<b>2.4 Distributions</b>  Distribution declared for the September 2022 Quarter Distribution declared for the December 2022 Quarter		<b>Amount per unit</b>	<b>Record date</b>
		4.000 cents	30-Sep-22
		4.000 cents	30-Dec-22
<b>2.5 Record date for determining entitlement to distributions</b>	As above		
<b>2.6 Brief explantion 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 2022 for details of CIP's results for the period.			
<b>3.0 Net Tangible Assets and Net Assets per Stapled Security</b>  Number of securities Net tangible assets (\$000's) Net tangible assets per share (\$)		<b>31-Dec-22</b>	<b>31-Dec-21</b>
		634,930,635	632,913,458
		2,592,891	2,666,577
		\$4.08	\$4.21
<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 payments for Current period</b>  Paid 28 October 2022 Paid 31 January 2023  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
<b>6.0</b> The Distribution Reinvestment Plan ("DRP") is currently suspended.			
<b>7.0 Details of associates and joint venture entities</b>	Not applicable		
<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.			