

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

1.0 Reporting Period:			
Current reporting period:	6 Months to 31 December 2024		
Previous reporting period:	6 Months to 31 December 2023		
2.0 Results for announcement to the market	31 Dec 24	31 Dec 23	
	\$'000	\$'000	% Change
2.1 Total Revenue and other income	142,712	115,081	24.01%
2.2 Funds from operations (refer to 2.6 below)	56,594	54,120	4.57%
2.3 Net profit/(loss) for the period attributable to members	62,599	12,178	414.03%
2.4 Distributions	Amount per unit		Record date
Distribution declared for the June 2024 Quarter	4.000 cents		28-Jun-24
Distribution declared for the September 2024 Quarter	4.075 cents		30-Sep-24
Distribution declared for the December 2024 Quarter	4.075 cents		31-Dec-24
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 2024 for details of CIP's results for the period.		
3.0 Net Tangible Assets and Net Assets per Security	31-Dec-24	31-Dec-23	
Number of securities	634,930,635	634,930,635	
Net tangible assets (\$000's)	2,468,563	2,472,533	
Net tangible assets per share (\$)	\$3.89	\$3.89	
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 paid and payable for current period	Date Paid / Payable	Amount per unit	Total \$'000's
Distribution declared for the June 2024 Quarter	7-Aug-24	4.000 cents	\$25,397
Distribution declared for the September 2024 Quarter	28-Oct-24	4.075 cents	\$25,873
Distribution declared for the December 2024 Quarter	31-Jan-25	4.075 cents	\$25,873
No part of these distributions relate to foreign sourced income			
6.0 The Distribution Reinvestment Plan ("DRP") is currently suspended.			
7.0 Details of associates and joint venture entities	At the end of the period, CIP held an interest in the following associates:		
	Associates	Ownership interest %	
	AIR Erskine Park Trust	51	
	AIR Glendenning 2 Trust	51	
	CIP Sub Trust No. 33	51	
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.			