

Appendix 4D

CENTURIA METROPOLITAN REIT

Interim Financial Report

1.0 Reporting Period: Current reporting period: Previous reporting period:	6 Months to 31 December 2014 6 Months to 31 December 2013		
2.0 Results for announcement to the market	31 Dec 14 \$'000	31 Dec 13 \$'000	% Change
2.1 Total Revenue and other income	7,229	7,050	2.54%
2.2 Operating profit attributable to unitholders (refer 2.6 below)	1,785	1,553	14.88%
2.3 Net profit for the period attributable to members	(1,848)	2,059	(189.75%)
2.4 Distributions Distribution declared for the September 2014 Quarter Distribution for the period 1 October 2014 to 30 November 2014		Amount per unit 0.76 cents 0.50 cents	Record date 30-Sep-14 30-Nov-14
2.5 Record date for determining entitlement to distributions	Not applicable		
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 (\$)		31-Dec-14 71,500,158 136,362 \$1.91	31-Dec-13 82,823,960 39,452 \$0.48
During the current period 26.7 million stapled units were redeemed. Post this, the stapled units were consolidated, whereby the unitholders received 1 new stapled security for every 3.91 stapled units held. Subsequently on 9 December 2014 there was an issuance of an additional 57.15 million stapled securities through a Public Offering.			
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 Paid 30 September 2014 Paid 1 December 2014 No part of these distributions relate to foreign sourced income		Amount per unit 0.76 cents 0.50 cents	Total \$'000's \$626 \$415
6.0 The Dividend Reinvestment Plan	Not applicable		
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 Group's auditors. The Interim Financial Report is not subject to a modified opinion, emphasis of matter or any other matter.			