

Appendix 4E
CENTURIA OFFICE REIT
For the year ended 30 June 2020

1.0 Reporting Period: Current reporting period: Previous reporting period:		12 Months to 30 June 2020 12 Months to 30 June 2019		
2.0 Results for announcement to the market		30 June 20 \$'000	30 June 19 \$'000	% Change
2.1	Total Revenue and other income	146,420	109,201	34.08%
2.2	Funds from operations	85,368	61,204	39.48%
2.3	Net profit for the period attributable to members	23,053	53,572	(56.97%)
2.4 Distributions Distribution declared for the September 2019 Quarter Distribution declared for the December 2019 Quarter Distribution declared for the March 2020 Quarter Distribution declared for the June 2020 Quarter		Amount per unit		Record date 4.450 cents 30-Sep-19 4.450 cents 31-Dec-19 4.450 cents 31-Mar-20 4.450 cents 30-Jun-20
2.5 Record date for determining entitlement to distributions		Refer section 2.4		
2.6 For a brief explanation of the figures above please refer to the 2020 Annual Financial Report released concurrently with this Appendix 4E for further information.				
3.0 The consolidated statement of comprehensive income is attached together with notes, to this statement.				
4.0 The consolidated statement of financial position is attached together with notes, to this statement.				
5.0 The consolidated statement of cash flows is attached together with notes, to this statement.				
6.0 The consolidated statement of changes in equity is attached together with notes, to this statement.				
7.0 Details of individual & total distribution payments Distribution declared for the September 2019 Quarter Distribution declared for the December 2019 Quarter Distribution declared for the March 2020 Quarter Distribution declared for the June 2020 Quarter		Date Paid 30-Oct-19 24-Jan-20 29-Apr-20 10-Aug-20	Amount per unit 4.450 cents 4.450 cents 4.450 cents 4.450 cents	Foreign Source Income n/a n/a n/a n/a
8.0 The Distribution Reinvestment Plan ("DRP") is currently suspended.				

9.0 Net Tangible Asset per Security Number of Securities Net Tangible Assets Net Tangible Assets per Security	<table> <tr> <th><u>30 June 2020</u></th><th><u>30 June 2019</u></th></tr> <tr> <td>514,522,807</td><td>356,291,397</td></tr> <tr> <td>1,282,952,000</td><td>888,212,000</td></tr> <tr> <td>\$2.49</td><td>\$2.49</td></tr> </table>	<u>30 June 2020</u>	<u>30 June 2019</u>	514,522,807	356,291,397	1,282,952,000	888,212,000	\$2.49	\$2.49
<u>30 June 2020</u>	<u>30 June 2019</u>								
514,522,807	356,291,397								
1,282,952,000	888,212,000								
\$2.49	\$2.49								
10.0 Details of entities over which control has been gained or lost during the period	Not applicable								
11.0 Details of associates and joint venture entities	Not applicable								
12.0 Any other significant information needed to make an informed assessment of the entity's financial performance and financial position are included elsewhere in this Appendix 4E or is in the 30 June 2020 Annual Financial Report.									
13.0 Foreign Entities accounting standards used	Not applicable								
14.0 A commentary on the results for the period, as well as a for the corresponding previous period, are included in the 2020 Annual Financial Report released concurrently with this Appendix 4E.									
15.0 The 2019 Annual Financial Report has been audited and contains an independent audit report that is not subject to a modified opinion, emphasis of matter or any other matter paragraph.									