

Appendix 4E
CENTURIA OFFICE REIT
For the year ended 30 June 2022

1.0 Reporting Period: Current reporting period: Previous reporting period:		12 Months to 30 June 2022 12 Months to 30 June 2021		
2.0 Results for announcement to the market		30 June 22 \$'000	30 June 21 \$'000	% Change
2.1	Total Revenue and other income	195,860	166,628	17.54%
2.2	Funds from operations	104,907	102,235	2.61%
2.3	Net profit for the period attributable to members	115,019	76,936	49.50%
2.4 Distributions Distribution declared for the September 2021 Quarter Distribution declared for the December 2021 Quarter Distribution declared for the March 2022 Quarter Distribution declared for the June 2022 Quarter		Amount per unit		Record date
		4.150 cents		30-Sep-21
		4.150 cents		31-Dec-21
		4.150 cents		31-Mar-22
		4.150 cents		30-Jun-22
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 2022 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		Date Paid	Amount per unit	Foreign Source Income
Distribution declared for the September 2021 Quarter		28-Oct-21	4.150 cents	n/a
Distribution declared for the December 2021 Quarter		28-Jan-22	4.150 cents	n/a
Distribution declared for the March 2022 Quarter		4-May-22	4.150 cents	n/a
Distribution declared for the June 2022 Quarter		5-Aug-22	4.150 cents	n/a
8.0 <p>The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2021, 31 December 2021 and 31 March 2022. Units issued under the DRP rank equally with all other units on issue.</p> <p>For the September 2021 quarter, the last date for receipt of an election notice for participation in DRP was 5 October 2021. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive trading days commencing on 5 October 2021, less a discount of 1%.</p> <p>For the December 2021 quarter, the last date for receipt of an election notice for participation in DRP was 6 January 2022. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive trading days commencing on 6 January 2022, less a discount of 1%.</p> <p>For the March 2022 quarter, the last date for receipt of an election notice for participation in DRP was 5 April 2022. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive trading days commencing on 5 April 2022, less a discount of 1%.</p> <p>The DRP was suspended for the June 2022 quarter.</p>				

9.0 Net Tangible Asset per Security Number of Securities Net Tangible Assets Net Tangible Assets per Security	<table> <tr> <th><u>30 June 2022</u></th><th><u>30 June 2021</u></th></tr> <tr> <td>597,336,931</td><td>514,522,807</td></tr> <tr> <td>1,492,501,000</td><td>1,274,992,000</td></tr> <tr> <td>\$2.50</td><td>\$2.48</td></tr> </table>	<u>30 June 2022</u>	<u>30 June 2021</u>	597,336,931	514,522,807	1,492,501,000	1,274,992,000	\$2.50	\$2.48
<u>30 June 2022</u>	<u>30 June 2021</u>								
597,336,931	514,522,807								
1,492,501,000	1,274,992,000								
\$2.50	\$2.48								
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 2022 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 2022 Annual Financial Report released concurrently with this Appendix 4E.									
15.0 The 2022 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.									