

Appendix 4D
CENTURIA OFFICE REIT
Interim Financial Report

1.0 Reporting Period: Current reporting period: Previous reporting period:		6 months to 31 December 2022 6 months to 31 December 2021		
2.0 Results for announcement to the market		31 Dec 22 \$'000	31 Dec 21 \$'000	% Change
2.1	Total Revenue and other income	83,849	103,933	(19.32%)
2.2	Funds from operations	48,555	54,672	(11.19%)
2.3	Net (loss)/profit for the period attributable to members	(17,363)	63,630	(127.29%)
2.4 Distributions Distribution declared for the September 2022 Quarter Distribution declared for the December 2022 Quarter		Amount per unit		Record date
		3.525 cents		30-Sep-22
		3.525 cents		30-Dec-22
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 2022 for details of COF's results for the period.				
3.0 Net Tangible Asset per Security Number of Securities Net Tangible Assets Net Tangible Assets per Security		31 Dec 2022		31 Dec 2021
		597,336,931		595,642,317
		1,433,028,000		1,487,087,000
		\$2.40		\$2.50
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 on 28 October 2022 Paid on 31 January 2023		Amount per unit		Total \$'000s
		3.525 cents		\$21,055
		3.525 cents		\$21,055
6.0 Dividend Reinvestment Plan The Dividend Reinvestment Plan ("DRP") was suspended for the September 2022 and December 2022 quarter.				
7.0 Details of associates and joint venture entities		Not applicable		
8.0 Foreign Entities accounting standards used		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.				