

Centuria

Centuria Office REIT

2024 Annual Report



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Acknowledgement of Country

Our group manages property throughout Australia and New Zealand. Accordingly, Centuria pays its respects to the traditional owners of the land in each country, to their unique cultures and to their elders past and present.



Market rents average a significant discount to Sydney CBD
Average portfolio rents of \$550psm



Portfolio of young assets
Average asset age 17 years¹



High quality assets
93% A-grade assets²



Close to amenities and transport to reduce commute

1. By value.
 2. Management interpretation of the Property Council of Australia (PCA) Guidelines.
 3. Excluding non-rated assets.

Key facts

Geographically diversified
Office portfolio: 19 assets located across Australia

72% of income derived from government, multinational corporations and listed companies
c.72% of leases expire at or beyond FY27

Included in the S&P/ASX 300 Index and FTSE/EPRA Nareit Global Developed Index

5.0-stars NABERS SPI energy rating³
 c.\$100 million avg. asset size

154 MELBOURNE STREET, SOUTH BRISBANE QLD

CENTURIA'S PURPOSE

We seek to **transform** real estate **opportunities** into **compelling** investments, which can create **sustainable** long-term value for our investors and bring benefits to the **communities** in which we operate.



101 MORAY STREET, SOUTH MELBOURNE VIC

Centuria's values and capabilities

COF, by its nature as a REIT, has no staff and is solely a portfolio of assets. The REIT is externally managed by Centuria Capital Group and aligns itself to Centuria's core values and capabilities. These values and capabilities are reflective of Centuria's Code of Conduct and imply how each Centurian strives to effectively engage with company stakeholders.

Values

We value honesty, transparency and respectfulness

As Centurians, we take pride in how we develop strong and lasting relationships within our business and with our investors, tenants and partners. We do this in how we communicate with, support, and respect one another.

We work and thrive as an integrated and agile team

At Centuria, we are bigger than the individual parts. We embrace diversity and collaborate with colleagues and partners to achieve success.

We support each other to grow

We seek opportunities to encourage employees development and support collective growth. We reward and celebrate success and like to promote from within.

We do what it takes

We love challenges and finding unique ways to solve problems. We have a focus on growth and acting ethically in the best interests of our stakeholders.

Capabilities

Transparent cooperation

Transparent cooperation means our teams strive to be accountable and responsible, creating autonomy without politics. We value honest communication and one another's opinions, aiming to build trust and enable stronger collaboration with our stakeholders.

Transactional velocity

Transactional velocity means the speed that we do business. We encourage our people to seize opportunities and make prompt yet considered decisions in alignment with our values and purpose. What takes some others months to transact, may take us only days.

Thorough process

Our processes result in thorough analysis. Our experienced team is knowledgeable in identifying and analysing risks and opportunities, which helps us make more informed decisions.

Personal interaction

At Centuria, it's personal. We endeavour for all Centurians to be well cared for. As a client, we look after your interests as if they were our own. We create a sense of belonging and build relationships through the way we treat and work with one another.

About us

Centuria Office REIT (ASX: COF) is a real estate investment trust (REIT). Centuria Property Funds Limited (CPFL) is the Responsible Entity for COF and is a wholly owned subsidiary of Centuria Capital Group (ASX:CNI or Centuria). Centuria is included in the S&P/ASX 200 Index and is a specialist, external funds manager with \$21.1 billion¹ of assets under management across Australasia.

Centuria specialises in real estate sectors including decentralised office, industrial, agriculture, real estate finance, healthcare, large format retail and daily needs retail. Its suite of investment products includes listed and unlisted real estate funds across debt and equity markets. Additionally, Centuria provides investment bond options.

COF is Australia's largest listed pure-play office fund with 19 high quality office buildings worth \$1.9 billion, as at 30 June 2024. COF's portfolio is predominantly positioned within near city and metropolitan markets that lend themselves to modern amenities, attractive rents and better work commutability via excellent public transport routes and arterial roads. The portfolio is also geographically dispersed with no single market concentration. COF is included in the S&P/ASX300 Index and FTSE EPRA Nareit Global Developed Index, the latter enabling the REIT to be more easily compared with international peers.

Throughout the 2024 financial year, COF delivered solid results, underpinned by a strong year of leasing activity. COF leased more than 42,700 sqm² through FY24 (15% of portfolio net lettable area), with over 211,000 sqm² of leasing completed since the beginning of the COVID-19 pandemic in 2020. Strong leasing activity contributed to COF's portfolio occupancy of 92.5% while maintaining a 4.3-year weighted average lease expiry (WALE).

Capital management remained a key focus during the period. \$139 million of assets were divested at or near prevailing book values, demonstrating portfolio liquidity. The proceeds were used to repay debt, contributing to a portfolio gearing of 41.3%³. COF refinanced \$862 million of debt, with no debt expiring before FY28, cancelled \$50 million of debt facilities, and executed \$180 million in hedging. COF also renegotiated debt covenants with no significant change to margin, increasing the loan to value ratio covenant from 50% to 60% and reducing the interest cover ratio covenant from 2.0 times to 1.75 times, resulting in ample headroom for debt covenants.

COF delivered FY24 FFO of \$82.2 million or 13.8 cents per unit (cpu) and distributions of 12.0 cpu, in line with guidance provided during FY23 results.

Centuria remains COF's largest unitholder with an 18.9% co-investment as at 30 June 2024.

1. Assets under management (AUM) as at 30 June 2024. All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.0927 as at 30 June 2024). Numbers presented may not add up precisely to the totals provided due to rounding.

2. Includes heads of agreement and executed leases.

3. Gearing is defined as total borrowings less cash divided by total assets less cash.

Centuria Capital Group (CNI) funds management platform

Group AUM¹

\$21.1 bn

Real estate

\$20.2 bn

Listed (30%²)

\$6.0 bn

\$3.9 bn

CENTURIA INDUSTRIAL REIT
ASX:CIP

\$2.0 bn

CENTURIA OFFICE REIT
ASX:COF

\$0.2 bn

ASSET PLUS LIMITED
NZX:APL

Unlisted (70%²)

\$14.2 bn

\$6.6 bn

SINGLE ASSET FUNDS

\$3.2 bn

MULTI-ASSET CLOSED END FUNDS

\$2.5 bn

MULTI-ASSET OPEN END FUNDS

\$1.9 bn

REAL ESTATE FINANCE

Centuria Life Limited

\$0.9 bn

Investment bonds
CENTURIA LIFE GUARDIAN FRIENDLY SOCIETY

Note: Assets under management (AUM) as at 30 June 2024. All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.0927 as at 30 June 2024). Numbers presented may not add up precisely to the totals provided due to rounding.

1. AUM includes assets exchanged to be settled, cash and other assets and the impact of revaluations during the period.
2. Percentage of total real estate AUM

COF vision, strategy and objectives

Australia's largest ASX-listed pure play office REIT, overseen by an active management team with deep real estate expertise, strongly supported by Centuria Capital Group.



Vision

To be Australia's leading pure play office REIT.



Strategy

Focused on generating sustainable and quality income streams and executing initiatives to create value across a portfolio of quality Australian office assets.

Key objectives



Portfolio construction

A portfolio of Australian office assets diversified by geography, tenants and lease expiry.



Active management

Primarily focused on maintaining occupancy and extending portfolio WALE.



Capital management

Continue to enhance the portfolio and upgrade asset quality.



Unlock opportunities to create further value

A robust and diversified capital structure, with appropriate gearing.

Key metrics

As at 30 June 2024

Portfolio

19
high quality assets

92.5%
portfolio occupancy¹

\$1.9bn
portfolio value

4.3 yr
portfolio WALE¹

6.58%
Weighted average
capitalisation rate (WACR)

5.0-stars
NABERS SPI energy rating

Financial

13.8 cpu
FY24 FFO delivered

41.3%
gearing³

12.0 cpu
FY24 DPU delivered

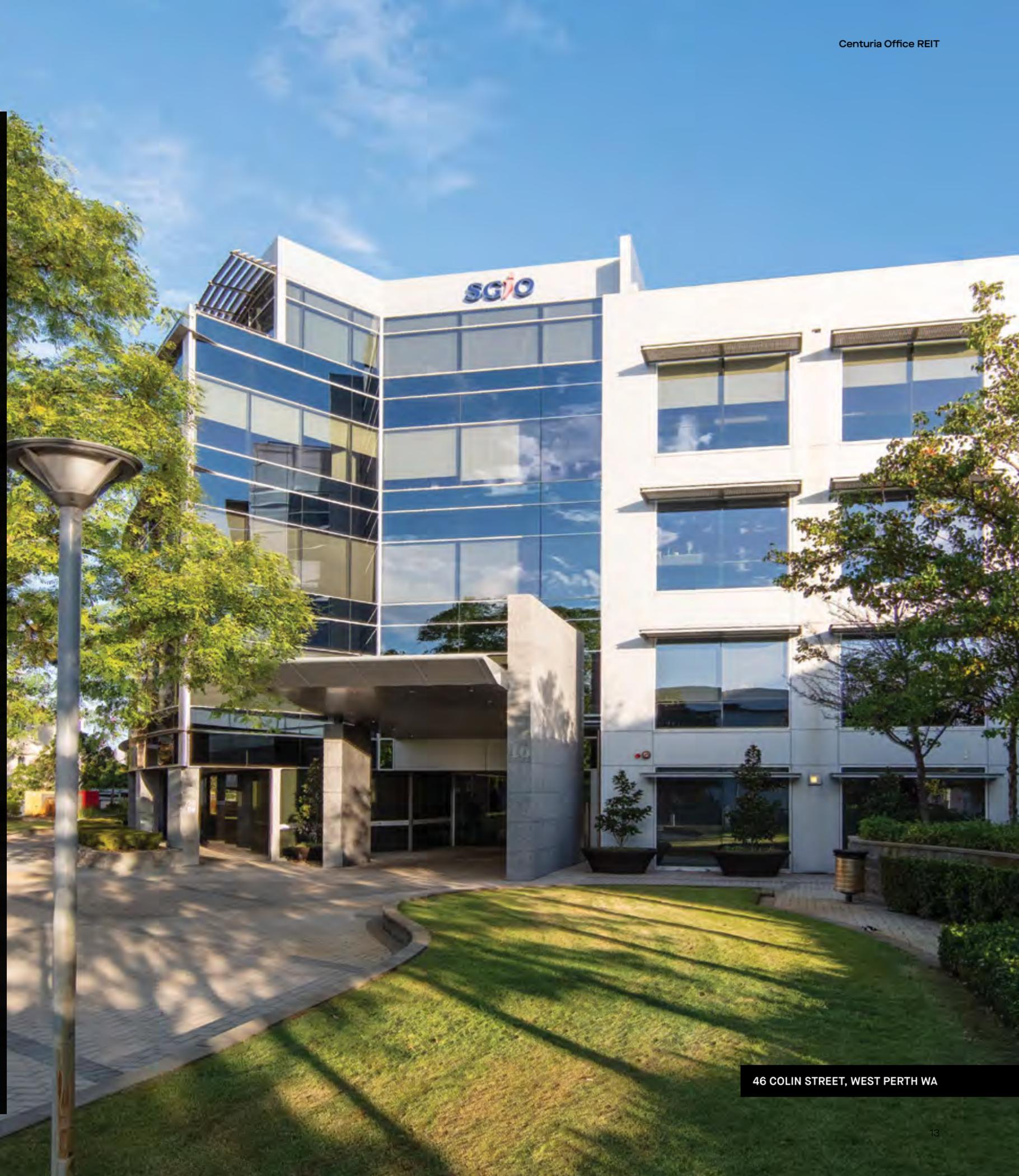
63%
hedged debt at
30 June 2024

\$1.80
net tangible assets per
unit²

Focus

Quality, young office buildings positioned in highly-connected, affordable office markets throughout Australia.

1. By gross income.
2. NTA per unit is calculated as net assets divided by number of units on issue.
3. Gearing is defined as total borrowings less cash divided by total assets less cash.



46 COLIN STREET, WEST PERTH WA



Matthew Hardy

CHAIRMAN

Letter from the Chairman and Fund Manager

Dear Unitholders,

It is our pleasure to provide Centuria Office REIT's (ASX:COF) 2024 Annual Report, which highlights the REIT's execution of its FY24 strategic priorities to achieve strong leasing results, robust capital management and improvement to portfolio quality.

Despite the backdrop of challenging macroeconomic headwinds of a high inflationary and interest rate environment, we began to see a shift in the sentiment in the domestic office sector, with increased momentum in the return to office mandates coinciding with reduced supply of new office developments and population growth. Investment in transport infrastructure, such as the Sydney Metro and Brisbane Cross River Rail, is also anticipated to improve commutability, especially to metropolitan and near city office markets. These tailwinds are expected to positively impact COF's portfolio over the medium term.

As Australia's largest listed pure play office REIT, COF continues to provide investors with exposure to a young, geographically diversified portfolio of 19 high-quality, predominantly A-grade office assets, located in Australian metropolitan and near city markets.

FY24 financial results

COF delivered funds from operations (FFO) of \$82.2 million¹ or 13.8 cents per unit (cpu) and paid distributions of 12.0 cpu, in line with FY24 guidance. Gross Property Income increased 3% on a like for like basis to \$183.2 million driven by rental growth achieved through favourable leasing outcomes, however, this movement was offset by income lost through non-core divestments during the year.

Interest rates remained at elevated levels from FY23 and resulted in finance costs increasing \$9.0 million to \$45.8 million. COF's all-in cost of debt increased to an average of 4.9% compared to 4.3% in the prior year.

All portfolio assets were independently valued throughout FY24, with the like for like weighted average capitalisation rate expanding 65 basis points to 6.58% as at 30 June 2024, reflecting net tangible assets (NTA) of \$1.80 per unit².



Belinda Cheung

FUND MANAGER

Leasing

COF maintained strong leasing activity during FY24 with 42,722 sqm leased across 51 transactions, representing 15% of portfolio NLA¹, comprised of 21 new leases across 9,170sqm and 30 renewals across 33,552 sqm. The REIT retains a staggered lease expiry profile with 72% of leases expiring at or beyond FY27 and strong tenant covenants with over 70% of portfolio rental income attributed to government, multinational corporations and listed entities. As at 30 June 2024, the portfolio was 92.5% occupied and had a 4.3-year weighted average lease expiry.

Strong leasing success during FY24 is attributed to a variety of tenant-focused initiatives including the provision of additional amenities such as refurbished common areas, wellness facilities, collaboration spaces and flexible, coworking solutions within A-Grade assets. In particular, these initiatives resulted in 154 Melbourne Street, South Brisbane, and 825 Ann Street, Fortitude Valley collectively securing 15 leasing deals, achieving 100% occupancy and average rental growth between c.5-6%.

COF also secured a conditional 10-year lease with ResetData to deliver one of Australia's first enterprise AI inference and ultra-high density Liquid Immersion Cooling (LIC) data centres at 818 Bourke Street. Centuria's inhouse management team continues to focus on unlocking value by seeking alternate use and ways to diversify income streams. The introduction of data centre rents is a benefit to the asset and addresses the existing vacancy in Docklands' challenging leasing environment while also providing a contemporary solution for office tenants' technology requirements.

Transactions

During FY24, COF divested four non-core assets for \$139 million. Significantly, these assets were divested at an average discount of c.2% to prevailing book values, underpinning the quality and value of COF's portfolio. Divestments included:

- 35 Robina Town Centre Drive, Robina Qld for \$40 million, reflecting a c.5% discount to the 31 December 2022 book value.
- 54 Marcus Clarke, Canberra ACT for \$23 million, reflecting a c.1.7% discount to its 31 December 2022 book value.
- 1 Richmond Road, Keswick SA for \$38.3 million, reflecting a c.4% discount to its 31 December 2023 book value.
- 555 Coronation Drive, Toowong Qld for \$37.4 million, consistent with the asset's book value.

Capital management

COF continued to demonstrate liquidity, refinancing \$862 million and providing a \$85.5 million pro forma debt facility headroom², a 4.1-year weighted average debt expiry and no debt expiring before FY28. Since 2020, COF has demonstrated strong lender support and confidence in the quality of the REIT's underlying portfolio through \$1.8 billion of debt refinanced across a diverse pool of six financiers.

As at 30 June 2024, gearing was 41.3%³ and 63.0% of debt was hedged. COF retains sufficient debt covenant headroom with a 2.7 time Interest Coverage Ratio (ICR) and a Loan-to-Value Ratio (LVR) of 43.1%. The recent refinance included renegotiated debt covenants including reducing the ICR requirement to 1.75 times from 2.0 times and softening the LVR covenant to 60% from 50%, at no change to debt margins.

Governance and sustainability

A number of key COF-specific ESG initiatives implemented during the year included:

- installation of c.260 kW of solar systems across two assets⁴, increasing COF's total installed solar capacity c.1,400 kW⁵, aligned with COF targeting zero scope 2 greenhouse gas (GHG) emissions by 2028⁶; and
- commencement of electrification across 50,000sqm of NLA (two assets), aligned with COF's target to eliminate gas or diesel in operations, where practicable, by 2035⁷.

Other climate change initiatives achieved during the period included increasing COF's NABERS Energy Sustainable Portfolio Index rating to 5.0 stars (FY23: 4.9 stars) and achieving a 6 Star NABERS energy rating at Nishi, 2 Phillip Law Street, Canberra (previously 5.5 Stars).

Further details of Centuria progressing its sustainability framework can be found in its sustainability report and climate-related disclosures, which are expected to be released by November 2024.

1. FFO is the Trust's underlying and recurring earnings from its operations. This is calculated as the statutory net profit adjusted for certain non-cash and other items.
2. NTA per unit is calculated as net tangible assets divided by closing units on issue.

1. Includes Heads of Agreement and executed leases.
2. Headroom reflects undrawn debt (including bank guarantees held as security).
3. Gearing defined as total borrowings less cash divided by total assets less cash.
4. Solar installed at 46 Colin St, West Perth WA and 235 William Street, Northbridge WA.
5. Excluding solar installations by our tenants and solar installed on assets divested in FY24.
6. COF will account for Zero Scope 2 emissions by being powered by the equivalent of 100% renewable electricity through a combination of on-site solar and large-scale generation certificate deals which match our consumption.
7. COF will focus on the elimination of gas and diesel where practicable from equipment owned and operated by COF. Gas and diesel equipment operated by our tenants is excluded from COF's sustainability target.

Summary and outlook

Looking ahead, we maintain an optimistic outlook on the medium term trends for the domestic office sector. Overall office supply is expected to diminish, caused by rising economic rents that are materially above the prevailing rents in most Australian office markets, including those where COF's portfolio is situated. This outcome is impacting new and existing office feasibilities as well as projected replacement costs above COF's current and implied portfolio values.

Our primary objectives are maintaining high portfolio occupancy and continuing leasing momentum, supported by the internal leasing team, improving portfolio quality and strengthening the balance sheet to maintain adequate liquidity and debt covenant headroom.

For FY25, COF provides FFO guidance¹ of 11.8 cpu and distribution guidance of 10.1 cpu, with distributions expected to be paid in quarterly instalments.

We thank COF unitholders for your ongoing support and look forward to updating you further throughout FY25.

Yours sincerely,



Matthew Hardy

CHAIRMAN

Belinda Cheung

FUND MANAGER

144 STIRLING STREET, PERTH WA

¹ Guidance remains subject to unforeseen circumstances and material changes in operating conditions, and assumes the average floating rate is based on a BBSW rate of 4.4% over FY25.

Board of Directors



Peter Done

INDEPENDENT NON-EXECUTIVE DIRECTOR

Darren Collins

INDEPENDENT NON-EXECUTIVE DIRECTOR

Elizabeth McDonald

INDEPENDENT NON-EXECUTIVE DIRECTOR

Matthew Hardy

INDEPENDENT NON-EXECUTIVE DIRECTOR, CHAIRMAN

Senior Management



Jason Huljich

JOINT CEO



Belinda Cheung

FUND MANAGER
CENTURIA OFFICE REIT



Grant Nichols

HEAD OF LISTED FUNDS



Jesse Curtis

HEAD OF FUNDS
MANAGEMENT



Anna Kovarik

GROUP CHIEF RISK
OFFICER AND COMPANY
SECRETARY



Ara Galstian

DEPUTY CFO LISTED



Jaskiran Brar

FINANCIAL CONTROLLER

Financial snapshot

	FY24	FY23
Statutory profit/(loss) (\$'000)	(168,745)	(91,931)
Statutory profit/(loss) per unit (cpu)	(28.3)	(15.4)
Funds from operations ¹ (\$'000)	82,179	93,028
Funds from operations per unit (cpu)	13.8	15.6
Annualised FFO yield ² (%)	12.5	11.4
Distribution (\$'000)	71,680	84,226
Distribution per unit (cpu)	12.0	14.1

Balance sheet metrics

	FY24	FY23
Investment properties ³ (\$'000)	1,945,584	2,268,554
Total assets (\$'000)	1,977,846	2,311,017
Total liabilities (\$'000)	901,927	994,673
Net assets (\$'000)	1,075,919	1,316,344
Units on issue (thousands)	597,336	597,336
NTA per unit ⁴ (\$)	1.80	2.20
Gearing ⁵ (%)	41.3	38.4

1. FFO is the Trust's underlying and recurring earnings from its operations. This is calculated as the statutory net profit adjusted for certain non-cash and other items.
2. Based on the COF full year FFO divided by closing price of \$1.11 per unit on 28 June 2024 and closing price of 1.37 per unit on 30 June 2023.
3. Investment properties of \$1.9bn includes a \$32.5m leasehold asset under AASB 16.
4. NTA per unit is calculated as net tangible assets divided by closing units on issue.
5. Gearing is defined as total borrowings less cash divided by total assets less cash.

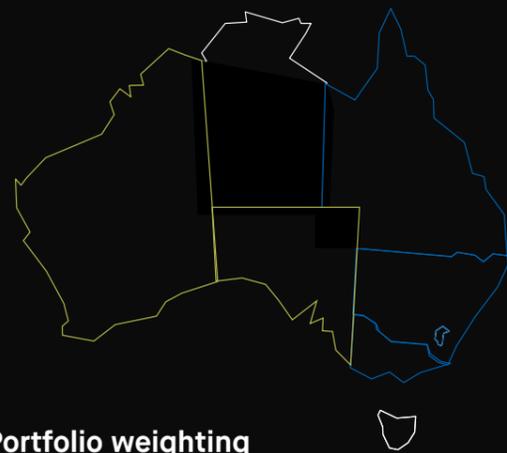
Portfolio overview

As at 30 June 2024

Portfolio snapshot

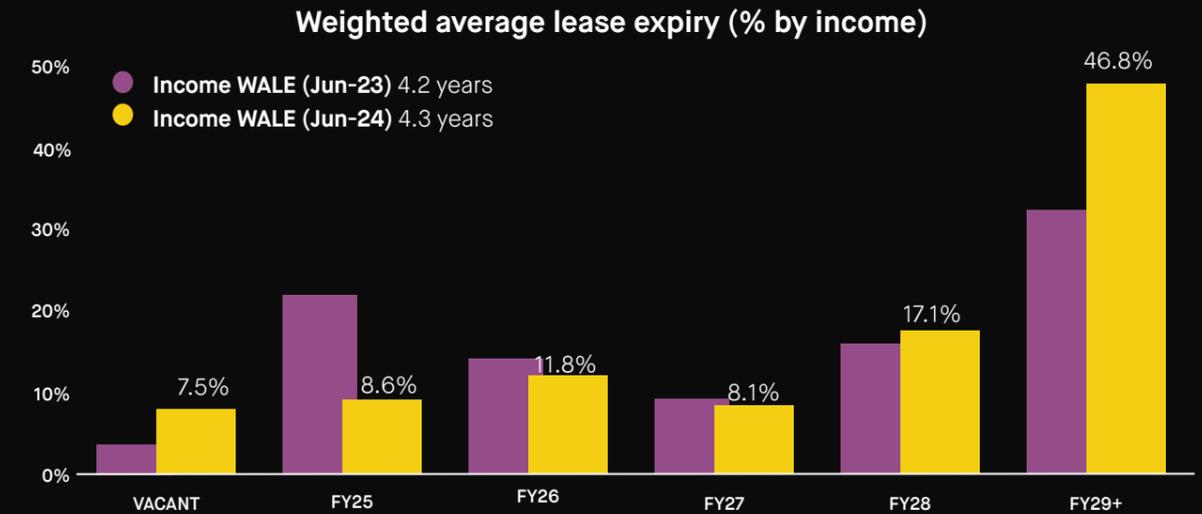
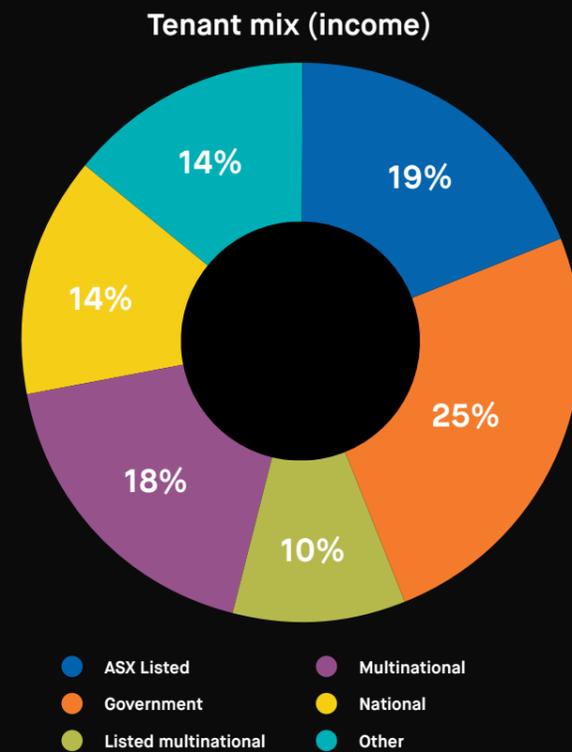
Name	FY24	FY23
Number of assets	19	23
Book value	\$1,913.1m	\$2,237.4m
WACR	6.58%	6.00%
NLA	275,003sqm	303,305sqm
Occupancy ¹	92.5%	97.1%
WALE ¹	4.3 years	4.2 years
Average NABERS SPI Energy rating ²	5.0 stars	4.9 stars
Average NABERS SPI Water rating ²	4.1 stars	3.9 stars
Buildings generating solar power	10	7
Average building age (by value)	17 years	17 years

1. By gross income.
2. Excluding non-rated assets.



Portfolio weighting

	Total portfolio (%)	Occupancy (%)	WALE (years)
SA	2	100.0	4.6
WA	13	99.2	6.9
Qld	20	99.2	3.2
NSW	26	90.1	4.3
ACT	14	97.9	4.5
Vic	25	81.2	3.5

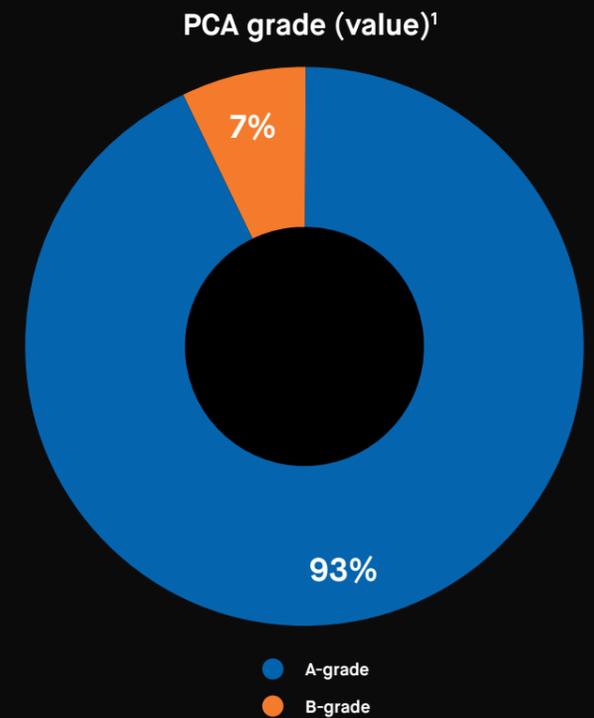
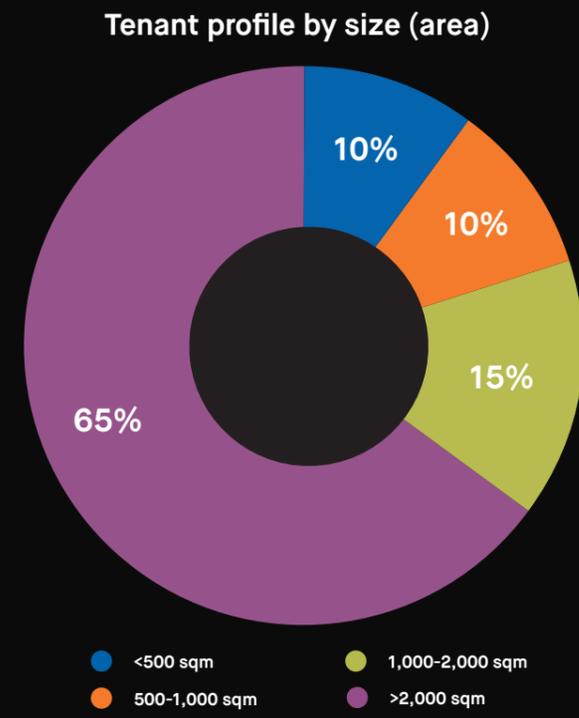


Strong leasing track record

Centuria continues to deliver a strong track record of leasing.

	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Leasing volume (sqm)	20,321	17,970	21,758	32,378	52,077	41,283	42,686	42,722
Portfolio NLA leased ^{1,3}	15.5%	9.7%	10.0%	10.6%	18.1%	13.6%	14.1%	15.5%
Portfolio occupancy ^{2,3}	97.3%	98.9%	98.4%	98.1%	93.1%	94.7%	97.1%	92.5%

1. By area.
2. By income.
3. Includes heads of agreements and executed leases.



1. Management interpretation of PCA guidelines.

COF has proven capability in active management and asset repositioning

Value creation driven by tenant focused approach

825 Ann St, Fortitude Valley Qld

Additional amenity

- Training and townhall meeting space
- End of trip facilities

Environmental initiatives

- Installation of 55kW solar system
- Co-mingled waste program to track and divert waste from landfill

Outcomes achieved

100% Office occupied¹

2.7 year WALE²

5.5 Star NABERS energy rating

3 Leasing deals

2,760 sqm 14% of NLA leased since 1 January 2023

c.6% average rental growth

1. By gross income.
2. Weighted average lease expiry (WALE) by gross income.



154 Melbourne St, South Brisbane Qld

Additional amenity

- Refurbished foyer
- Upgraded end of trip facilities
- Flex work solution, cirque by Centuria

Environmental initiatives

- Installation of 35.4kW solar system
- Co-mingled waste program to track and divert waste from landfill

Outcomes achieved

100% Office occupied¹

3.9 year WALE²

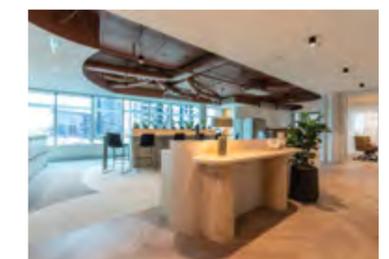
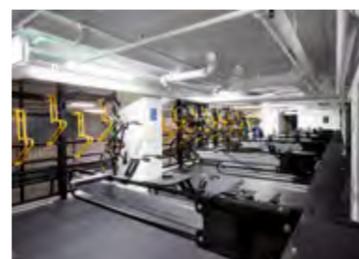
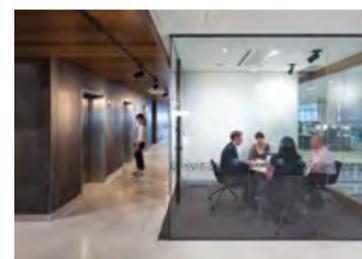
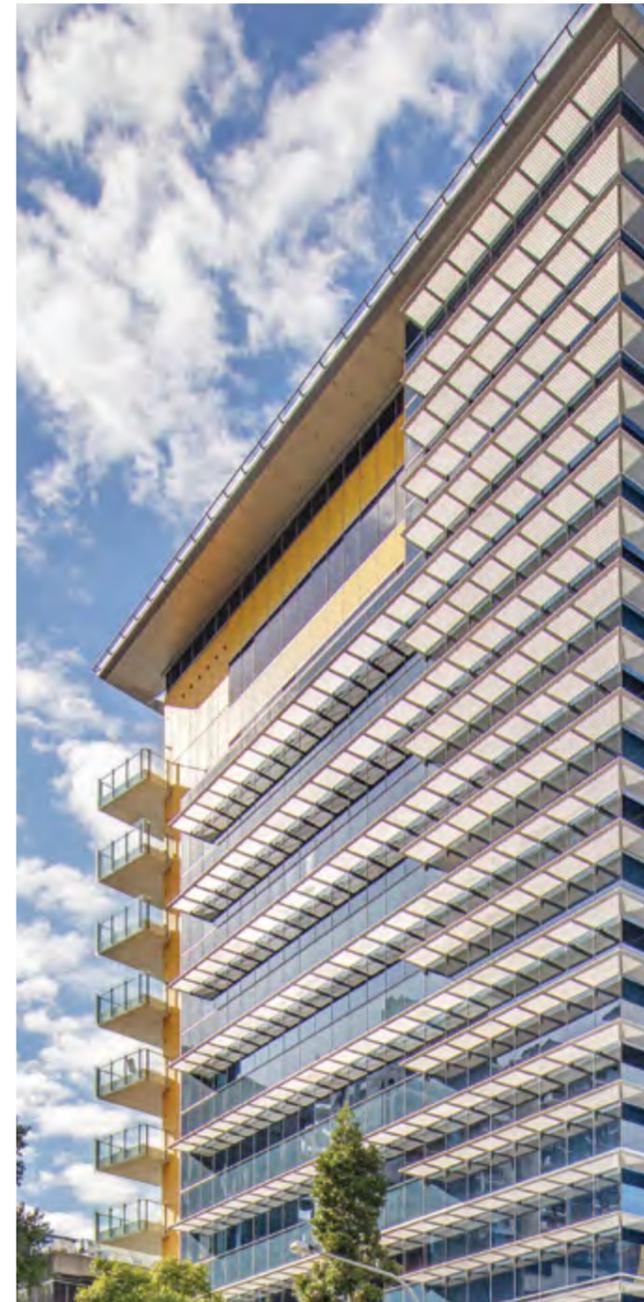
5.5 Star NABERS energy rating

12 Leasing deals

5,513 sqm 49% of NLA leased since 1 January 2023

c.5% average rental growth

1. By gross income.
2. Weighted average lease expiry (WALE) by gross income.





818 Bourke Street potential valuation uplift^{1,2}

▲ 10-15%

net of costs

Delivering one of Australia's first enterprise AI inferencing and ultra-high density liquid cooled data centres

- ResetData has entered a conditional 10-year lease for a data centre of up to 1.5 megawatts at 818 Bourke Street, Docklands Vic.
- Repurposing existing infrastructure left by a previous tenant, with the aim of tripling the existing capacity.
- Aiming to conform to Uptime Institute Tier-III levels of availability.
- Efficient cooling for high density server loads.
- Benefits of reducing thermal resistance between the servers and cooling medium, which allows for more effective heat transfer.

818 Bourke Street suitability

- Existing infrastructure for critical services to build on.
- Access to power.
- Access to fibre in the existing infrastructure left from previous tenant.
- Introduces new rental sources to the building.
- Minimises leasing downtime.

818 BOURKE ST, DOCKLANDS VIC

1. Subject to electricity provider's finalisation of gross power availability to the building and conditional on local planning approval.
 2. Indicative valuation uplift based on internal assumptions for electricity availability and planning approval. The valuation of the building remains subject to unforeseen circumstances and material changes in operating and market conditions.

Strategic FY24 transactions

COF continued to optimise portfolio construction through divestments near prevailing book values.

54 Marcus Clarke Street, Canberra ACT



1 Richmond Road, Keswick SA



35 Robina Town Centre Drive, Robina Qld



555 Coronation Drive, Toowong Qld



COF's portfolio average asset age reduced to
17 years



Proceeds used to repay debt, strengthening balance sheet



\$139m of divestments at or near prevailing book values



Direct market transactions underpin NTA backing



Avg. discount **c.2%** to prevailing book values across 4 assets



COF's portfolio average asset value **c.\$100m** provides strong liquidity



203 PACIFIC HIGHWAY, ST LEONARDS NSW

Valuation summary

14 of 19

assets externally revalued in June 2024, all assets externally revalued in the last 12 months

108 bps

expansion since 30 June 2022

\$1.80

NTA¹ per unit

\$6,957

COF average rate per sqm compares favourably to replacement cost

c.8%

Implied cap rate²

\$5,740

Implied rate per sqm²

Portfolio valuation summary¹

	FY24 valuation ²	FY23 valuation ²	Valuation movement ^{1,3}	FY24 WACR ^{1,4}	FY23 WACR ^{1,4}	Movement WACR ⁴	
State	(\$m)	(\$m)	(\$m)	(%)	(%)	(BPS)	
NSW	502.0	556.2	(54.2)	(9.74)	6.52	5.81	0.71
Qld	384.5	398.8	(14.3)	(3.59)	7.00	6.30	0.70
Vic	472.0	532.5	(60.5)	(11.36)	6.31	5.53	0.79
ACT	263.1	297.0	(33.9)	(11.41)	6.48	5.77	0.71
WA	256.5	266.3	(9.8)	(3.68)	6.73	6.64	0.09
SA	35.0	38.1	(3.1)	(8.14)	6.25	5.75	0.50
Like for like portfolio/ weighted average	1,913.1	2,088.9	(175.8)	(8.42)	6.58	5.93	0.65

1. Past performance is not a reliable indicator of future performance.
 2. Excludes the fair value of any ground leases.
 3. Reflects gross increase, excluding capital expenditure incurred.
 4. Weighted average capitalisation rate.

FY24 ESG highlights



Conscious of climate change (Environmental)



Market leading performance: 2 Phillip Law St (Nishi) achieved a 6 star NABERS energy rating (previously 5.5 stars).



Targeting zero scope 2 GHG emissions by 2028¹: c. 260kW of solar installed during FY24 across two COF assets², increasing total installed capacity for COF to c.1,400kW³.



5-star NABERS Energy Sustainable Portfolio Index rating for COF (increased from 4.9 stars in FY23).



Targeting no gas and diesel in operations where practicable by 2035⁴: Commenced electrification across 50,000m² of NLA (2 assets).



Valued stakeholders (Social)



452 hours volunteered in Australia and New Zealand and over \$112,000 raised for community groups⁵.



89% of Centurians surveyed recommend Centuria as a great place to work.



Mental health, medical and safety support platform implemented for all AU & NZ staff and their families.



Responsible business practices (Governance)



Over 9,000 training courses completed by all Centuria employees across cybersecurity, compliance competencies, risk and safety.



FY24 Centuria sustainability report expected to be released by November 2024.



Strong GRESB 4-star rating.



Commenced seeking Green Star Performance portfolio ESG rating for all COF assets.



Our memberships and industry participation



Member of the Diversity Council of Australia⁶



Member of the Property Council of Australia⁶



Member of the Green Building Council of Australia⁶

8 CENTRAL AVENUE, EVELEIGH NSW

1. COF will account for Zero Scope 2 emissions by being powered by the equivalent of 100% renewable electricity through a combination of on-site solar and large-scale generation certificate deals which match our consumption.
 2. Solar installed at 46 Collins St, West Perth WA and 235 William Street, Northbridge WA.
 3. Approximately 1,400 kW of solar is installed across COF assets, excluding solar installations by our tenants and solar installed on assets divested in FY24.
 4. COF will focus on the elimination of gas and diesel where practicable from equipment owned and operated by COF. Gas and diesel equipment operated by our tenants is excluded from COF's sustainability target.
 5. Corporate donations and employee fundraising from Australian and New Zealand activities, including Centuria Bass.
 6. Centuria Capital Group memberships.

Meet the Board of Directors



Matthew Hardy

CHAIRMAN AND INDEPENDENT NON-EXECUTIVE DIRECTOR

Matthew has been an Independent Non-Executive Director of Centuria Property Funds Limited (CPFL), the responsible entity of Centuria Office REIT (COF), since July 2013 and was appointed Chairman of the Board in June 2021. He is also a member of CPFL's Audit, Risk and Compliance Committee. He brings more than 30 years, senior-level experience across direct real estate, equities and funds management to the Board.

His career spans UK and Australian markets in direct property valuation and consultancy for global companies including Richard Ellis (now CBRE) and Jones Lang Wootton (now JLL). Previous roles include Hambros Equities' senior REIT analyst and Barclays Global Investors' Head of Property and Director of Property Investments, where he managed property securities funds as well as Listed and Wholesale property funds.

Matthew has been the Managing Director, Head of Australia for Real Asset Search and Consultancy Group Ferguson Partners since 22 February 2021. Since 2002, Matthew has been a founding Director of real estate specialist executive search and consultancy, Conari Partners, and its corporate predecessor, Thomas Hardy.

Prior to assuming his current Board positions, Matthew was General Manager to the Mirvac-managed, listed REIT, Capital Property Trust. He was also Mirvac Funds Management's Head of Investments and Developments where he drove strategy and new business development. After leaving his executive position at Mirvac, Matthew served as a Non-executive Director of Mirvac Funds Management.

He is a member of the Royal Institution of Chartered Surveyors (RICS) and the Australian Institute of Company Directors (AICD). Matthew holds a Bachelor of Science (Urban Estate Surveying) from Nottingham Trent University.

Matthew is also the Chairman of Centuria Healthcare Asset Management Limited.



Darren Collins

INDEPENDENT NON-EXECUTIVE DIRECTOR

Darren has been an Independent Non-Executive Director of Centuria Property Funds Limited (CPFL), the responsible entity of Centuria Office REIT (COF), since March 2015. He is also the Chairman of CPFL's Audit, Risk and Compliance Committee. He brings extensive accounting, audit and financial management experience to the Board having been the lead financial executive for businesses operating in Asia, Australia and the United States of America. He has a strong background in corporate governance and regulation for listed companies.

Between 1997 and 2013, Darren was Computer Sciences Corporation (CSC)'s Vice President of Finance and Administration of several operating divisions. From 2004 to 2009, he was also a non-executive director of three IT services companies listed on the stock exchanges of Singapore, Hong Kong and Kuala Lumpur, respectively.

Darren holds a Bachelor of Commerce (Accounting) from the University of New South Wales and is an associate of Chartered Accountants Australia and New Zealand.



Peter Done

INDEPENDENT NON-EXECUTIVE DIRECTOR

Peter has been an Independent Non-executive Director of Centuria Property Funds Limited (CPFL), the responsible entity of Centuria Office REIT (COF), since December 2007 and served as Chairman of the Board until June 2021. He is also a member of CPFL's Audit, Risk and Compliance Committee. He has extensive knowledge in accounting, audit and financial management in the property development and financial services industries, corporate governance, regulatory issues and Board processes through his many senior roles.

Peter hails from a 38-year career at KPMG. From 1979, he held the position of Partner until his retirement in 2006. During his 27 years as Partner, Peter was the lead audit partner for many clients, including those involved in property development, primary production and television and film production and distribution. Peter was also a director of Centuria Capital Group from 2007 until his retirement in 2023.

Peter holds a Bachelor of Commerce (Accounting) from the University of New South Wales and is a Fellow of Chartered Accountants Australia and New Zealand.

Peter is also an Independent Non-executive Director of Centuria Property Funds No. 2 Limited.



Elizabeth McDonald

INDEPENDENT NON-EXECUTIVE DIRECTOR

Elizabeth has been an Independent Non-Executive Director of Centuria Property Funds Limited (CPFL), the responsible entity of Centuria Office REIT (COF), since March 2022. She is also a member of CPFL's Audit, Risk and Compliance Committee.

Elizabeth is a practising lawyer specialising in property, clean energy and native title law. She has had an extensive 18-year legal career working with a range of clients and has also lectured in property law.

Elizabeth was a 2019 recipient of an Australian Government Executive Leadership Scholarship which she used to undertake a global mobility experience in the United States with a focus on clean energy, ESG reporting and impact investing.

She holds a Bachelor of Economics and Bachelor of Laws (Hons) from the University of Newcastle and was admitted as a solicitor to the Supreme Court of NSW in 2006.

Directors' report

For the year ended 30 June 2024

The directors of Centuria Property Funds Limited ('CPFL'), the Responsible Entity of Centuria Office REIT ('COF') present their report, together with the consolidated financial statements of COF and its subsidiaries ('the Trust') for the year ended 30 June 2024 and the independent auditor's report thereon.

Directors of the Responsible Entity

The directors of Centuria Property Funds Limited during or since the end of the financial year are:

Name	Appointed	Directorship of other listed companies
Peter Done	5 December 2007	Centuria Capital Limited*
Matthew Hardy	4 July 2013	
Darren Collins	10 March 2015	
Elizabeth McDonald	1 March 2022	

*Peter Done resigned as director of Centuria Capital Limited on 17 November 2023.

The company secretary of Centuria Property Funds Limited during or since the end of the financial year is:

Name	Appointed
Anna Kovarik	5 July 2018

Refer to Note D2 of the annual financial report for directors' unitholdings in the Trust.

No director holds a right or option over interests in the Trust. No options over any issued or unissued units in the Trust have been issued to any director.

There are no contracts to which any director is a party to under which a director is entitled to a benefit and/or confers a right to call for or be delivered interests in the Trust.

Principal activities

The Trust is a registered managed investment scheme domiciled in Australia.

The principal activity of the Trust is investment in commercial office property within Australia. There have been no significant changes in the nature of the Trust's activities since the date of the Trust's establishment.

The Trust did not have any employees during the financial year.

Significant changes in the state of affairs

In the opinion of the Responsible Entity there were no significant changes in the state of affairs of the Trust that occurred during the financial year.



485-517 KINGSFORD SMITH DRIVE, HAMILTON QLD

Review of operations

Results

The results of the operations of the Trust are disclosed in the consolidated statement of profit or loss and other comprehensive income of these financial statements. The Trust's loss from continuing operations for the year ended 30 June 2024 was \$168,745,000 (30 June 2023: \$91,931,000 loss).

As at 30 June 2024, the Trust's Net Tangible Assets ('NTA') was \$1.80 per unit (30 June 2023: \$2.20 per unit).

The Funds From Operations ('FFO') for the year ended 30 June 2024 was \$82.2 million (30 June 2023: \$93.0 million), representing a 11.6% decrease from prior year.

The table below provides a reconciliation from the consolidated statement of profit or loss and other comprehensive income to the FFO for the year:

	30 June 2024 \$'000	30 June 2023 \$'000
Net loss for the year	(168,745)	(91,931)
Adjustments		
Loss on fair value of investment properties	211,282	162,157
Rent free and abatement	17,785	15,622
Amortisation of incentives and leasing fees	8,254	9,314
Loss/(gain) on fair value of derivatives	9,047	(2,769)
Straight-lining of rental income	4,620	684
Adjustments for AASB 16 Leases	(64)	(49)
Funds from operations	82,179	93,028

Investment property valuations

The total value of the Trust's portfolio including assets held for sale as at 30 June 2024 was \$1,946 million (30 June 2023: \$2,268 million), a decrease of 14.2% from the prior year.

The weighted average capitalisation rate for the portfolio increased 58 basis points year on year to 6.58% as at 30 June 2024 (30 June 2023: 6.0%).

The Trust engaged external valuers to prepare independent valuations for the entire portfolio of investment properties over the course of the financial year.

Leasing and occupancy

The Trust secured 51 leases across 42,722 square metres ('sqm') representing 15.0% of the portfolio's Net Lettable Area ('NLA') in the year ended 30 June 2024. This comprised of 21 new leases across 9,170 sqm and 30 renewals across 33,552 sqm.

As at 30 June 2024, the Weighted Average Lease Expiry ('WALE') of the portfolio was 4.3 years (30 June 2023: 4.2 years) and the occupancy rate was 92.5% (30 June 2023: 97.1%).

Capital management

As at 30 June 2024, the Trust had multi-bank debt facilities totalling \$962.5 million (30 June 2023: \$1,012.5 million) with a weighted average expiry of 2.1 years (30 June 2023: 3.2 years). Drawn borrowings totalled \$827.0 million (30 June 2023: \$897.0 million), and the all-in interest cost (made up of interest expense and line fees) for FY24 was 4.93% (30 June 2023: 4.3%) with 63.0% of the drawn debt hedged as at 30 June 2024 (30 June 2023: 69.0%). The Trust's gearing at 30 June 2024 was 41.3% (30 June 2023: 38.4%). There is no debt expiry until FY 2026.

Outlook

The Responsible Entity's strategy and ongoing focus remains unchanged. The Responsible Entity's primary focus is on actively managing the Trust's portfolio, with an emphasis on tenant retention to ensure income and occupancy are maximised. The Responsible Entity will also continue to review asset allocation and assess potential transaction opportunities that are considered complementary to the existing portfolio and the Trust's objective of delivering sustainable income returns to unitholders.

The Trust's FFO guidance for the year ending 30 June 2025 is 11.8 cpu. The 2025 financial year distribution guidance is 10.1 cpu which will be paid in equal quarterly instalments.

Distributions

Distributions paid or payable in respect of the financial year were:

	30 June 2024		30 June 2023	
	Cents per unit	\$'000	Cents per unit	\$'000
September quarter	3.00	17,920	3.525	21,056
December quarter	3.00	17,920	3.525	21,056
March quarter	3.00	17,920	3.525	21,058
June quarter	3.00	17,920	3.525	21,056
Total	12.00	71,680	14.10	84,226

Key dates in connection with the 30 June 2024 distribution are:

Event	Date
Ex-distribution date	27 June 2024
Record date	28 June 2024
Distribution payment date	16 August 2024

The Trust declared distributions of 12.0 cpu during the 2024 financial year which was in line with guidance provided as part of the June 2023 year end result.

Distribution reinvestment plan

The Trust did not activate the Distribution Reinvestment Plan ('DRP') during the year ended 30 June 2024.

Environmental regulation

The Australian Accounting Standards Board (AASB) has released *Exposure Draft ED SR1 Australian Sustainability Reporting Standards - Disclosure of Climate-related Financial Information*. ED SR1 includes three proposed Australian Sustainability Reporting Standards (ASRS) that are based on the International Financial Reporting Standards Sustainability Disclosure Standards.

The Treasury Laws Amendment (Financial Market Infrastructure and Other Measures) Bill 2024 was introduced into parliament in March 2024 to phase in new mandatory climate-related financial disclosure obligations for entities based on the requirements outlined in ED SR1.

Based on the 'date of effect' outlined in the Bill, the Trust expects its first year of mandatory reporting to be FY28 (Group 3). The Trust is focussed on progressing its preparedness for mandatory climate-related disclosures in Australia.

Other than the above, the Trust's operations are not subject to any additional significant environmental regulation under Commonwealth, State or Territory legislation.

Options granted

No options were granted over unissued units in the Trust during or since the end of the financial year.

No unissued units in the Trust were under option as at the date of this report.

No units were issued in the Trust during or since the end of the financial year as a result of the exercise of an option over unissued units in the Trust.

Events subsequent to balance date

On 30 July 2024, The Trust refinanced its common terms debt platform including the extension and amalgamation of several of its debt facilities.

Specific to key covenants, the Trust revised both its Loan-to-value (LVR) ratio higher to 60% (from 50%) and Interest Cover Ratio (ICR) lower to 1.75x (from 2.0x). The facility extensions will see the Trust's weighted average debt maturity increase to 4.1 years from 2.1 years as at 30 June 2024.

Other than the above, there are no other matters or circumstances which have arisen since the end of the period to the date of this report, in the opinion of the Responsible Entity, which significantly affect the operations of the Trust, the results of those operations, or the state of affairs of the Trust, in future financial years.

Indemnifying officers or auditors

Indemnification

Under the Trust's constitution the Responsible Entity, including its officers and employees, is indemnified out of the Trust's assets for any loss, damage, expense or other liability incurred by it in properly performing or exercising any of its powers, duties or rights in relation to the Trust.

The Responsible Entity has not indemnified or agreed to indemnify any auditor or other officer of the Trust, or any related body corporate.

Insurance premiums

The Responsible Entity has paid insurance premiums in respect of directors' and officers' liability and legal expense insurance contracts, for current and former directors and officers, including senior executives of the Responsible Entity.

Trust information in the directors' report

Responsible Entity interests

The following fees were paid or payable to the Responsible Entity and related parties during the financial year:

	30 June 2024 \$'000	30 June 2023 \$'000
Management fees	12,031	13,189
Property management fees	3,450	3,416
Facility management fees	2,142	2,499
Leasing fees	1,909	2,428
Custodian fees	969	989
Project management fees	839	1,666
Administration fees	684	646
Due diligence transaction fees	-	50
	22,024	24,883

The Responsible Entity and/or its related parties that hold units in the Trust during the financial year are outlined in Note D2 to the financial statements.

Other Trust information

The number of units in the Trust at the end of the financial year are disclosed in Note C7 to the financial statements.

The recorded value of the Trust's assets as at the end of the financial year is disclosed in the consolidated statement of financial position as "Total assets" and the basis of recognition and measurement is included in the notes to the financial statements.

Likely developments

The Trust continues to pursue its strategy of focusing on its core operations. These operations along with key risks to the Trusts strategy are summarised below.

Investment property portfolio

The Trust invests in office property in Australia. These investments are located across a diverse range of geographic locations in a variety of states within Australia, enabling the optimisation of investment opportunities to support its growth objectives. The Trust will continue to identify the appropriate investment opportunities to meet investment returns and to provide a strong distribution.

The key risk to the performance of the underlying assets in the Trust is primarily market risk that can impact on the value of the Trust's assets both positively and negatively. Whilst these are predominately market driven factors, the Trust seeks to actively manage its assets through the economic / asset cycle to maximise tenancy and other value add opportunities in order to best position its property assets and optimise fund performance.

In addition, for any new acquisitions, the Trust has access to an experienced team of property specialists who ensure that each asset is subject to a robust due diligence process and process for the analysis and approval of property acquisitions.

Co-investments

The Trust has some investments with co-owners. These investments are expected to continue to deliver returns to the Trust in line with the expected performance of the property investment were it wholly owned. The co-owners and the Trust have joint control on the financial and operational decision making on these co-owned assets and disagreements may impact on decisions made in relation to how an asset is managed. This risk is generally managed by regular and close engagement with co-investors and a co-owners agreement that sets out how investment disagreements are managed.

Developments

The Trust's existing investment property portfolio may include further development or redevelopment potential. Key risks to the future prospects for the Trust's development potential include the ability to execute projects that meet a feasibility assessment criteria, particularly where building costs are elevated and delays to completion. Increased costs, project overruns and the ability of building contractors to deliver against contracted obligations are material risks that may impact on the financial performance of the Trust. Management seeks to manage these risks by having a highly experienced development team assessing opportunities, applying a stringent feasibility assessment process, closely monitoring the progress of development projects and by partnering with well-regarded and capitalised building contractors.

Leasing and occupancy

Reduced leasing activity may result in reduced rental income streams affecting the Trust's performance and distributions. Whilst these are predominately market driven factors, the Trust seeks to actively manage its assets through the economic/asset cycle to maximise tenancy and other value add opportunities in order to best position its property assets and optimise trust performance.

Capital management

The Trust accesses capital markets and borrowings to fund acquisitions as well as capital improvement activities. The Trust borrows funds from multi-bank debt facilities which are secured by first mortgages over the Trust's investment properties and a first ranking fixed and floating charge over all assets of the Trust. The Trust is exposed to a variety of financial risks as a result of these borrowings. These potential risks include market risk (interest rate risk), credit risk and liquidity risk. The Trust's risk management and investment policies seek to minimise the potential adverse effects of these risks on the Trust's financial performance.

Liability risk events

Assets in the portfolio are exposed to the potential for risk incidents that may cause damage to the property or require rectification. The Trust seeks to manage these risks by way of a comprehensive insurance policy covering the Trust's assets. These policies are set in consultation with the Trust's Insurance Brokers.

Each of the Trust's material risks are monitored and managed at a consolidated as well as subsidiary entity level, applying a strong risk management framework supported by a robust risk culture. An experienced and specialist management team and Board and Committee provide oversight of the management of material risks within the risk appetite set by the Board.

Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 41.

Rounding of amounts

The Trust is an entity of the kind referred to in ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191, related to the 'rounding off' of amounts in the Directors' Report and financial statements. Amounts in the Directors' Report and financial statements have been rounded off, in accordance with the instrument, to the nearest thousand dollars, unless otherwise indicated.

This report is made in accordance with a resolution of Directors.



Matthew Hardy
Director
Sydney
15 August 2024



Darren Collins
Director

Lead Auditor's independence declaration



Lead Auditor's Independence Declaration under
Section 307C of the Corporations Act 2001

To the Directors of Centuria Property Funds Limited the Responsible Entity of
Centuria Office REIT

I declare that, to the best of my knowledge and belief, in relation to the audit of Centuria Office REIT for the financial year ended 30 June 2024 there have been:

- i. no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- ii. no contraventions of any applicable code of professional conduct in relation to the audit.



KPMG



Peter Zabaks

Partner

Sydney

15 August 2024

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57 WYATT STREET, ADELAIDE SA

Consolidated statement of profit or loss and other comprehensive income

For the year ended 30 June 2024

	Note	30 June 2024 \$'000	30 June 2023 \$'000
REVENUE			
Rent and recoverable outgoings	B2	160,801	166,822
Total revenue from continuing operations		160,801	166,822
OTHER INCOME			
Gain on fair value of derivative financial instruments		-	2,769
Interest income		779	459
Total other income		779	3,228
Total revenue from continuing operations and other income		161,580	170,050
EXPENSES			
Rates, taxes and other property outgoings		50,472	47,530
Finance costs	B3	45,811	36,828
Net loss on fair value of investment properties	C2	211,282	162,157
Loss on fair value of derivative financial instruments		9,047	-
Management fees	D2	12,031	13,189
Other expenses		1,682	2,113
Rental waivers expense		-	164
Total expenses		330,325	261,981
Loss from continuing operations for the year		(168,745)	(91,931)
Net loss for the year		(168,745)	(91,931)
OTHER COMPREHENSIVE INCOME			
Other comprehensive income for the year		-	-
Total comprehensive loss for the year		(168,745)	(91,931)
BASIC AND DILUTED EARNINGS/(LOSS) PER UNIT			
Basic and diluted loss per unit (cents per unit)	B4	(28.3)	(15.4)

The above Consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes.

Consolidated statement of financial position

As at 30 June 2024

	Note	30 June 2024 \$'000	30 June 2023 \$'000
ASSETS			
Current assets			
Cash and cash equivalents	C9	17,495	17,287
Trade and other receivables	C1	7,302	9,000
Other assets		3,177	2,840
Derivative financial instruments	C6	1,768	5,128
Investment properties held for sale	C3	-	63,000
Total current assets		29,742	97,255
Non-current assets			
Investment properties	C2	1,945,584	2,205,554
Derivative financial instruments	C6	2,520	8,208
Total non-current assets		1,948,104	2,213,762
Total assets		1,977,846	2,311,017
LIABILITIES			
Current liabilities			
Trade and other payables	C4	26,972	47,493
Distributions payable	B1	17,920	21,056
Total current liabilities		44,892	68,549
Non-current liabilities			
Borrowings	C5	824,551	893,576
Lease liability	C2	32,484	32,548
Total non-current liabilities		857,035	926,124
Total liabilities		901,927	994,673
Net assets		1,075,919	1,316,344
EQUITY			
Issued capital	C7	1,484,579	1,484,579
Accumulated losses		(408,660)	(168,235)
Total equity		1,075,919	1,316,344

The above Consolidated statement of financial position should be read in conjunction with the accompanying notes.

Consolidated statement of changes in equity

For the year ended 30 June 2024

	Note	Issued capital \$'000	Retained earnings/ (accumulated losses) \$'000	Total equity \$'000
Balance at 1 July 2023		1,484,579	(168,235)	1,316,344
Net loss for the year		-	(168,745)	(168,745)
Total comprehensive loss for the year		-	(168,745)	(168,745)
Distributions provided for or paid	B1	-	(71,680)	(71,680)
Balance at 30 June 2024		1,484,579	(408,660)	1,075,919
Balance at 1 July 2022		1,484,579	7,922	1,492,501
Net loss for the year		-	(91,931)	(91,931)
Total comprehensive loss for the year		-	(91,931)	(91,931)
Distributions provided for or paid	B1	-	(84,226)	(84,226)
Balance at 30 June 2023		1,484,579	(168,235)	1,316,344

The above Consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

Consolidated statement of cash flows

For the year ended 30 June 2024

	Note	30 June 2024 \$'000	30 June 2023 \$'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		179,045	182,040
Payments to suppliers		(72,127)	(77,153)
Interest received		779	459
Interest paid		(43,789)	(32,421)
Net cash generated by operating activities	C9	63,908	72,925
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for investment properties		(50,647)	(54,529)
Proceeds from sale of investment properties		131,855	-
Net cash generated by/(used in) investing activities		81,208	(54,529)
CASH FLOWS FROM FINANCING ACTIVITIES			
Distribution paid		(74,816)	(87,959)
Proceeds from borrowings		71,000	115,000
Repayment of borrowings		(140,978)	(50,000)
Payments for borrowing costs		(114)	(1,275)
Payments for derivative financial instruments		-	(3,433)
Net cash used in financing activities		(144,908)	(27,667)
Net increase/(decrease) in cash and cash equivalents		208	(9,271)
Cash and cash equivalents at beginning of financial period		17,287	26,558
Cash and cash equivalents at end of financial year	C9	17,495	17,287

The above Consolidated statement of cash flows should be read in conjunction with the accompanying notes.

Notes to the financial statements

For the year ended 30 June 2024

A About the report

A1 General information

Centuria Office REIT is a registered managed investment scheme under the *Corporations Act 2001* and domiciled in Australia. The principal activity of the Trust is disclosed in the directors' report.

Statement of compliance

The consolidated financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards adopted by the Australian Accounting Standards Board (AASB) and the Corporations Act 2001. The consolidated financial statements comply with International Financial Reporting Standards (IFRS) adopted by the International Accounting Standards Board (IASB).

For the purposes of preparing the financial statements, the Trust is a for-profit entity.

The financial report was authorised for issue in accordance with a resolution of the board of directors of Centuria Property Funds Limited, the Responsible Entity, on 15 August 2024.

Basis of preparation

The consolidated financial statements have been prepared on the basis of historical cost, except for investment property and derivative financial instruments which have been measured at fair value at the end of the reporting period. Cost is based on the fair values of the consideration given in exchange for assets. All amounts are presented in Australian dollars, which is the Trust's functional currency, unless otherwise noted.

Going concern

The financial report has been prepared on a going concern basis, which assumes continuity of normal business activities and the realisation of assets and the settlement of liabilities in the ordinary course of business.

The principal accounting policies adopted in the preparation of the financial report are consistent with those of the previous financial year and corresponding reporting period.

The directors of the Responsible Entity note that the Trust is in a net current liability position of \$15.2 million as at 30 June 2024. Given the Trust has headroom in existing loan covenants and the ability to draw from the \$130.0 million of available funds in the facility to fund working capital requirements, has a 2.1 year weighted average debt expiry, and the future cash generating potential of the Trust, the directors of the Responsible Entity expect the Trust will be able to pay its debts as and when they fall due.

After taking into account all available information, the directors of the Responsible Entity have concluded that there are reasonable grounds to believe the basis of preparation of the financial report on a going concern basis is appropriate.

Rounding of amounts

The Trust is a scheme of a kind referred to in ASIC Legislative Instrument 2016/191, related to the 'rounding off' of amounts in the Directors' Report and financial statements. Amounts in the Directors' Report and financial statements have been rounded off, in accordance with the instrument to the nearest thousand dollars, unless otherwise indicated.

A2 Material accounting policies

The accounting policies and methods of computation in the preparation of the consolidated financial statements are consistent with those adopted in the previous financial year ended 30 June 2023 unless specifically outlined below or in the relevant notes to the consolidated financial statements.

When the presentation or classification of items in the consolidated financial statements has been amended, comparative amounts are also reclassified, unless it is impractical.

Accounting policies are selected and applied in a manner that ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events are reported.

These financial statements contain all material accounting policies that summarise the recognition and measurement basis used and which are relevant to provide an understanding of the financial statements. Accounting policies that are specific to a note to the financial statements are described in the note to which they relate.

Use of estimates and judgements

In the application of the Trust's accounting policies, the Responsible Entity is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The judgements, estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period; or in the period of the revision and future periods if the revision affects both current and future periods. The key estimates and judgements in the financial report relate to the valuation of investment properties (Note C2) and derivative financial instruments (Note E2).

Judgements made by the Responsible Entity that have significant effects on the financial statements and estimates with significant risk of material adjustments in the next year are disclosed, where applicable, in the relevant notes to the financial statements.

Segment reporting

The Trust operates in one segment, being investments in Australian office property. The Trust has determined its one operating segment based on the internal information that is provided to the chief operating decision maker and which is used in making strategic decisions. The Responsible Entity has been identified as the Trust's chief operating decision maker.

A3 New accounting standards and interpretations

Adoption of new and revised accounting standards

The AASB has issued new or amendments to standards that are first effective from 1 July 2023.

The following amended standard and interpretation that has been adopted does not have a significant impact on the Trust's consolidated financial statements.

Standards now effective:

- AASB 2023-2 Amendments to Australian Accounting Standards - International Tax Reform - Pillar Two Model Rules

New standards and interpretations not yet adopted

A number of new standards are effective for annual periods beginning after 1 July 2023 and earlier application is permitted; however, the Trust has not early adopted the new or amended standards in preparing these consolidated financial statements.

The following new and amended standards are not expected to have a significant impact on the Trust's consolidated financial statements.

Standards not yet effective:

- AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
- AASB 2015-10 Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128
- AASB 2017-5 Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections
- AASB 2021-7(a-c) Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections
- AASB 2023-5 Amendments to Australian Accounting Standards - Lack of Exchangeability
- AASB 2023-1 Amendments to Australian Accounting Standards - Supplier Finance Arrangement
- AASB 2020-1 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-current
- AASB 2020-6 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-current - Deferral of Effective Date
- AASB 2021-2 Amendments to Australian Accounting Standards - Disclosure of Accounting Policies and Definition of Accounting Estimates
- AASB 2022-6 Amendments to Australian Accounting Standards - Non-current Liabilities with Covenants
- AASB 2023-3 Amendments to Australian Accounting Standards - Disclosure of Non-current Liabilities with Covenants: Tier 2
- AASB 2022-5 Amendments to Australian Accounting Standards - Lease Liability in a Sale and Leaseback

B Trust performance

B1 Distribution

	30 June 2024		30 June 2023	
	Cents per unit	\$'000	Cents per unit	\$'000
September quarter	3.00	17,920	3.525	21,056
December quarter	3.00	17,920	3.525	21,056
March quarter	3.00	17,920	3.525	21,058
June quarter	3.00	17,920	3.525	21,056
Total	12.00	71,680	14.10	84,226

Key dates in connection with the 30 June 2024 distribution are:

Event	Date
Ex-distribution date	27 June 2024
Record date	28 June 2024
Distribution payment date	16 August 2024

Distribution and taxation

Under current Australian income tax legislation, the Trust is not liable for income tax for the financial year as the Trust has fully distributed its distributable income as determined under the Trust's constitution, whilst its unitholders are presently entitled to the income.

Distributions paid and payable are recognised as distributions within equity. A liability is recognised where distributions have been declared but have not been paid. Distributions paid are included in cash flows from financing activities in the consolidated statement of cash flows.

B2 Revenue

	30 June 2024 \$'000	30 June 2023 \$'000
Rental income	136,780	136,938
Recoverable outgoing	28,641	30,568
Straight-lining of lease revenue	(4,620)	(684)
	160,801	166,822

Recognition and measurement

Revenue is measured at the fair value of the consideration received or receivable to the extent it is probable that the economic benefits will flow to the Trust and the revenue can be reliably measured.

1. Rental income

Rental income from investment property is recognised in profit or loss on a straight line basis over the term of the lease. Rental income not received at reporting date is reflected in the consolidated statement of financial position as a receivable. If rents are paid in advance these amounts are recorded as payables in the consolidated statement of financial position.

Lease incentives granted are recognised as an integral part of the net consideration agreed for the use of the leased premises, irrespective of the incentive's nature or form or the timing of payments. The aggregate cost of lease incentives are recognised as a reduction of rental income on a straight-line basis over the lease term.

Contingent rents based on the future amount of a factor that changes other than with the passage of time are only recognised when charged.

2. Recoverable outgoings

The Trust recovers the costs associated with general building and tenancy operation from lessees in accordance with specific clauses within lease agreements. These are invoiced monthly based on an annual estimate. The consideration is due 30 days from the invoice date. Should any adjustment be required based on actual costs incurred, this is recognised in the statement of profit or loss and other comprehensive income within the same reporting period and billed annually.

B3 Finance cost

Recognition and measurement

Finance costs are recognised in the profit or loss statement as they accrue. Finance costs are recognised using the effective interest rate applicable to the financial liability.

Finance costs include interest expense and amortised borrowing costs.

	30 June 2024 \$'000	30 June 2023 \$'000
Interest expense	44,744	35,481
Amortisation of borrowing costs	1,067	1,347
	45,811	36,828

B4 Loss per unit

	30 June 2024	30 June 2023
Basic and diluted loss per COF unit (cents per unit)	(28.25)	(15.40)
Loss used in calculating basic and diluted loss per unit (\$'000)	(168,745)	(91,931)
Weighted average number of COF units ('000)	597,337	597,337

C Trust's assets and liabilities

C1 Trade and other receivables

	30 June 2024 \$'000	30 June 2023 \$'000
Current		
Trade receivables	5,580	2,895
Expected credit loss provision	(639)	(768)
Other receivables	2,361	6,873
	7,302	9,000

Refer to Note E2 for details on fair value measurement and the Trust's exposure to risks associated with financial assets (other receivables are not considered to be financial assets).

Recognition and measurement

Loans and receivables are initially recognised at fair value and subsequently amortised cost using the effective interest rate method less any allowance under the expected credit loss ('ECL') model.

Refer to the policy application below for further details.

Recoverability of loans and receivables

At each reporting period, the Trust assesses whether financial assets carried at amortised cost are 'credit-impaired'. A financial asset is 'credit-impaired' when one or more events that has a detrimental impact on the estimated future cash flows of the financial asset have occurred.

The Trust recognises loss allowances at an amount equal to lifetime ECL on trade and other receivables. Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of the trade receivables and are a probability-weighted estimate of credit losses. Credit losses are measured as the difference between cash flows due to the Trust in accordance with the contract and the cash flows that the Trust expects to receive.

C2 Investment properties

	30 June 2024 \$'000	30 June 2023 \$'000
Opening balance	2,205,554	2,366,770
Capital improvements and associated costs	18,361	54,737
	18,361	54,737
Net loss on fair value of investment properties	(211,282)	(162,157)
Add back: fair value loss on investment properties sold during the period	8,118	-
	(203,164)	(162,157)
Change in deferred rent and lease incentives	426	4,470
Change in capitalised leasing fees	7	4,734
Disposal at sale price	(75,600)	-
Transfers to held for sale	-	(63,000)
	(75,167)	(53,796)
Closing balance¹	1,945,584	2,205,554

1. The carrying amount of investment properties includes components related to deferred rent, capitalised lease incentives and leasing fees amounting to \$53,415,000 (30 June 2023: \$52,982,000) and a right of use asset of \$32,484,000 (30 June 2023: \$31,164,000).

Leases as lessor

The Trust leases out its investment properties under operating leases. The future minimum lease payments receivable under non-cancellable leases are as follows:

	30 June 2024 \$'000	30 June 2023 \$'000
Less than one year	120,656	135,094
Between one and five years	289,582	311,568
More than five years	122,183	98,474
	532,421	545,136

Property	Fair value \$'000		Capitalisation rate %		Discount rate %		30 Jun 2024 valuer	Last independent valuation date
	30 Jun 2024	30 Jun 2023	30 Jun 2024	30 Jun 2023	30 Jun 2024	30 Jun 2023		
NSW								
8 Central Ave, Eveleigh ¹	186,500	201,000	6.00	5.38	7.00	6.38	Directors	Dec 2023
203 Pacific Hwy, St Leonards ²	117,000	129,000	6.75	6.13	7.50	6.75	C&W	Jun 2024
9 Help St, Chatswood	84,500	96,700	6.75	5.75	7.50	6.50	C&W	Jun 2024
201 Pacific Hwy, St Leonards ¹	80,000	92,500	6.75	6.00	7.50	7.00	C&W	Jun 2024
77 Market St, Wollongong	34,000	37,000	7.50	6.75	7.75	7.00	Directors	Dec 2023
ACT								
2 Phillip Law St, Canberra ²	207,100	234,000	6.20	5.50	6.75	6.13	M3	Jun 2024
60 Marcus Clarke St, Canberra ²	56,000	63,000	7.50	6.75	7.75	7.00	CBRE	Jun 2024
Qld								
825 Ann St, Fortitude Valley	141,000	152,400	7.00	6.25	7.25	6.25	Directors	Dec 2023
154 Melbourne St, South Brisbane	86,500	86,000	7.00	6.38	7.75	6.50	M3	Jun 2024
100 Brookes St, Fortitude Valley	82,500	82,900	7.00	6.25	7.00	6.13	JLL	Jun 2024
485-517 Kingsford Smith Dr, Hamilton	74,500	77,500	7.00	6.38	7.75	6.75	M3	Jun 2024
555 Coronation Dr, Brisbane	-	41,000	-	6.75	-	7.00	-	-
Vic								
818 Bourke St, Docklands	175,000	202,000	6.50	5.50	7.50	6.50	M3	Jun 2024
101 Moray, South Melbourne	178,000	190,000	5.75	5.25	6.75	6.00	M3	Jun 2024
584 Swan St, Richmond	57,500	70,500	6.88	5.88	7.75	6.38	Directors	Dec 2023
2 Kendall St, Williams Landing	61,500	70,000	6.88	6.00	7.75	6.50	M3	Jun 2024
WA								
235 William St, Northbridge	151,000	155,000	6.50	6.75	7.25	7.25	JLL	Jun 2024
144 Stirling St, Perth	65,000	73,000	7.25	6.50	7.50	6.88	JLL	Jun 2024
46 Colin St, Perth ^{2,3}	72,984	69,454	6.75	6.50	7.00	7.00	JLL	Jun 2024
SA								
1 Richmond Rd, Keswick ⁴	-	44,500	-	6.75	-	7.00	-	-
57 Wyatt St, Adelaide	35,000	38,100	6.25	5.75	6.75	6.50	Directors	Dec 2023
	1,945,584	2,205,554						

1. The Trust owns 50% of these properties.

2. The Trust holds a leasehold interest in these properties.

3. A right of use asset on the ground lease at 46 Colin St is included in the fair value of the property. The carrying value of the lease liability as at 30 June 2024 was \$32,484,000 (30 June 2023: \$32,548,000).

4. 1 Richmond Rd, Keswick SA was sold in April 2024.

The Trust's weighted average capitalisation rate for the year is 6.58% (June 2023: 6.00%).

Recognition and measurement

Investment properties are properties held either to earn rental income or for capital appreciation or for both. Investment properties are initially recorded at cost which includes stamp duty and other transaction costs. Subsequently, the investment properties are measured at fair value with any change in value recognised in profit or loss. The carrying amount of investment properties includes components relating to deferred rent, lease incentives and leasing fees.

An investment property is derecognised upon disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

Valuation techniques and significant unobservable inputs

The fair values of the investment properties were determined by the directors of the Responsible Entity or by an external, independent valuation companies having an appropriate recognised professional qualification and recent experience in the location and category of the properties being valued. Fair value is based on market values, being the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The current economic climate is uncertain. In response to this, the Trust independently valued 14 out of 19 assets at 30 June 2024.

All valuations were undertaken having regard to a best estimate of the information available at reporting date, noting there has been limited recent transactional evidence, and the valuations have been prepared in accordance with the fair value principles outlined in AASB13 Fair value measurement, which assumes a price that would be paid in an orderly transaction between market participants.

In the event that the current economic conditions are more prolonged, then there may be a more adverse impact on the value of the Trust's investment properties.

The valuations were prepared by considering the following valuation methodologies:

- Capitalisation approach: the annual net rental income is capitalised at an appropriate market yield to arrive at the property's market value. Appropriate capital adjustments are then made where necessary to reflect the specific cash flow profile and the general characteristics of the property.
- Discounted cash flow approach: this approach incorporates the estimation of future annual cash flows over a 10 year period by reference to expected rental growth rates, ongoing capital expenditure, terminal sale value and acquisition and disposal costs. The present value of future cash flows is then determined by the application of an appropriate discount rate to derive a net present value for the property.
- Direct comparison approach: this approach identifies comparable sales on a dollar per square metre of lettable area basis and compares the equivalent rates to the property being valued to determine the property's market value.

The valuations reflect, when appropriate, the type of tenants actually in occupation or responsible for meeting lease commitments or likely to be in occupation after letting of vacant accommodation and the market's general perception of their credit-worthiness; the allocation of maintenance and insurance responsibilities between the lessor and lessee; and the remaining economic life of the property. It has been assumed that whenever rent reviews or lease renewals are pending with anticipated reversionary increases, all notices and, where appropriate, counter notices have been served validly and within the appropriate time.

Fair value measurement

The fair value measurement of investment property has been categorised as a Level 3 fair value as it is derived from valuation techniques that include inputs that are not based on observable market data (unobservable inputs).

Significant unobservable inputs	Fair value measurement sensitivity to significant increase in input	Fair value measurement sensitivity to significant decrease in input	Range of inputs	
			30 June 2024	30 June 2023
Net market rent	Increase	Decrease	\$300 - \$820psm	\$338 - \$785psm
Capitalisation rate	Decrease	Increase	5.75% - 7.50%	5.25% - 7.375%
Discount rate	Decrease	Increase	6.75% - 7.75%	6.00% - 7.375%

Capitalisation and discount rates are considered significant Level 3 inputs. Refer to Note E2 for further information.

A further sensitivity analysis was undertaken by the Trust to assess the fair value of investment properties from movements in capitalisation rates:

Fair value at 30 June 2024	Capitalisation rate impact	
	+0.25% \$'000	-0.25% \$'000
1,945,584	76,816	(71,184)

C3 Investment properties held for sale

Assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continued use. This condition is regarded as met only when the sale is highly probable and the asset is available for immediate sale in its present condition.

	30 June 2024 \$'000	30 June 2023 \$'000
54 Marcus Clarke St, Canberra ACT	-	23,000
35 Robina Town Ctr Dr, Robina Qld	-	40,000
	-	63,000

On 23 June 2023, the Trust entered into a contract to sell 54 Marcus Clarke St, Canberra ACT for \$23.0 million. Settlement occurred on 23 January 2024.

On 11 May 2023, the Trust entered into a put and call option agreement to sell 35 Robina Town Centre Drive, Robina Qld for \$40.0 million. The buyer exercised the call option and the sales contract was executed on 24 July 2023. Settlement occurred on 31 August 2023.

Recognition and measurement

Investment properties are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. These investment properties are carried at fair value. The valuation techniques to determine the fair value of investment properties held for sale are the same as the valuation techniques of investment properties described in Note C2.

Where sale completion is delayed by events outside the control of the Trust, and the sale is not completed within one year from the date of classification, the Trust may still classify the asset as held for sale. In this circumstance, there must be sufficient evidence the Trust is committed to sell the asset, and as such obtain a firm purchase commitment from the buyer along with a favourable resolution for the Trust. A favourable resolution for the Trust would be the right to receive rental income for the period, up until the date any sale was completed.

C4 Trade and other payables

	30 June 2024 \$'000	30 June 2023 \$'000
Current		
Trade creditors and expenses payable	13,684	28,933
Other current creditors and accruals	13,288	18,560
	26,972	47,493

Refer to Note D2 for amounts payable to related parties.

Recognition and measurement

Trade payables and other accounts payable are recognised when the Trust becomes obliged to make future payments resulting from the purchase of goods and services and are recorded initially at fair value, net of any attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost.

Distributions paid and payable are recognised as distributions within equity. A liability is recognised where distributions have been declared but have not been paid. Distributions paid are included in cash flows from financing activities in the consolidated statement of cash flows.

A provision is recognised if, as a result of a past event, the Trust has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (where the effect of the time value of money is material).

C5 Borrowings

	30 June 2024 \$'000	30 June 2023 \$'000
Non-current		
Secured loan	827,026	897,004
Borrowing costs	(2,475)	(3,428)
	824,551	893,576

At 30 June 2024, the Trust had the following secured debt facilities:

	30 June 2024 \$'000	30 June 2023 \$'000
Secured loan facility		
Facility limit	962,500	1,012,500
Facilities used - bank loans	(827,026)	(897,004)
Facilities used - bank guarantee	(5,496)	(1,496)
Facilities unused	129,978	114,000

As at 30 June 2024, the Trust had \$520.0 million (2023: \$620.0 million) or 63% (2023: 69%) of interest rate swaps hedged against its drawn floating rate debt. Refer to Note C6 for further details on interest rate swap contracts held at 30 June 2024.

The debt facilities are secured by first mortgages over the Trust's investment properties and a first ranking fixed and floating charge over all assets of the Trust.

The secured loans have covenants in relation to Loan to Value Ratio ('LVR') and Interest Coverage Ratio ('ICR') which the Trust has complied with during the year.

Recognition and measurement

Borrowings are recorded initially at fair value, net of any attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest rate method with any difference between the initial and recognised amount and redemption value being recognised in profit or loss over the period of borrowing and are derecognised when the contractual obligations are discharged, cancelled or expire.

Refer to Note E2 for details on the Trust's exposure to risks associated with financial liabilities.

C6 Derivatives

Interest rate swap contracts

Under interest rate swap contracts, the Trust agrees to exchange the difference between fixed and floating rate interest amounts calculated on agreed notional principal amounts. Such contracts enable the Trust to mitigate the risk of changing interest rates on the cash flow exposures on the debt held. The following table details the specific instruments held at reporting date, showing the notional principal amounts and contracted fixed interest rate of each contract:

Type of contract	Classification	Maturity date	Contracted interest rate	Notional amount of contract \$'000	Fair value of contracts \$'000
Current assets					
30 June 2024					
Interest rate swap	Current	15 Sep 2024	2.02%	30,000	150
Interest rate swap	Current	15 Sep 2024	1.89%	50,000	265
Interest rate swap	Current	15 Nov 2024	3.25%	30,000	138
Interest rate swap	Current	15 Dec 2024	2.90%	30,000	216
Interest rate swap	Current	15 Jun 2025	3.43%	25,000	251
Interest rate swap	Current	16 Jun 2025	3.44%	75,000	748
				240,000	1,768
Non-current assets					
30 June 2024					
Interest rate swap	Non-current	15 Dec 2025	4.29%	80,000	174
Interest rate swap	Non-current	15 Jun 2026	3.10%	50,000	1,181
Interest rate swap	Non-current	15 Jun 2026	3.39%	50,000	910
Interest rate swap	Non-current	15 Sep 2026	4.21%	100,000	255
				280,000	2,520

Type of contract	Classification	Maturity date	Contracted interest rate	Notional amount of contract \$'000	Fair value of contracts \$'000
Current assets					
30 June 2024					
Interest rate swap	Current	16 Oct 2023	2.90%	40,000	223
Interest rate swap	Current	16 Oct 2023	2.90%	40,000	223
Interest rate swap	Current	15 Nov 2023	3.35%	40,000	169
Interest rate swap	Current	16 May 2024	1.27%	60,000	1,902
Interest rate swap	Current	15 Jun 2024	3.10%	50,000	718
Interest rate swap	Current	25 Jun 2024	0.70%	50,000	1,893
				280,000	5,128
Non-current assets					
30 June 2024					
Interest rate swap	Non-current	15 Nov 2024	3.25%	30,000	545
Interest rate swap	Non-current	15 Dec 2024	2.90%	30,000	498
Interest rate swap	Non-current	15 Jun 2025	3.43%	25,000	499
Interest rate swap	Non-current	16 Jun 2025	3.44%	75,000	1,486
Interest rate swap	Non-current	15 Sep 2025	3.00%	30,000	876
Interest rate swap	Non-current	15 Sep 2025	3.00%	50,000	1,364
Interest rate swap	Non-current	15 Jun 2026	3.10%	50,000	1,673
Interest rate swap	Non-current	15 Jun 2026	3.39%	50,000	1,267
				340,000	8,208

Recognition and measurement

Derivatives are initially recognised at fair value and attributable transaction costs are recognised in profit or loss when incurred. Subsequent to initial recognition, derivatives are measured at fair value, and the resulting gain or loss is recognised in profit or loss.

The fair value of interest rate swaps is the estimated amount that the entity would receive or pay to transfer the swap at reporting date, taking into account current interest rates and the current creditworthiness of the swap counterparties.

The Trust has not applied hedge accounting to its derivative financial instruments.

Refer to Note E2 for details on the Trust's exposure to risks associated with financial liabilities.

C7 Issued capital

	30 June 2024		30 June 2023	
	Units '000	\$'000	Units '000	\$'000
Opening balance	597,336	1,484,579	597,336	1,484,579
Closing balance	597,336	1,484,579	597,336	1,484,579

All units in the Trust are of the same class and carry equal rights to capital and income distributions.

An equity instrument is any contract that evidences a residual interest in the assets of a Trust after deducting all of its liabilities. Equity instruments issued by the Trust are recognised at the proceeds received, net of direct issue costs.

C8 Contingent assets, liabilities and commitments

Unless otherwise stated in this report, the Trust has no contingent assets, liabilities or commitments as at 30 June 2024.

C9 Cash and cash equivalents

	30 June 2024 \$'000	30 June 2023 \$'000
Cash and cash equivalents	17,495	17,287
	17,495	17,287

Reconciliation of loss for the year to net cash flows from operating activities:

Net loss for the year	(168,745)	(91,931)
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ADJUSTMENTS

Net loss/(gain) on fair value of investment properties	211,282	162,157
Loss/(gain) on fair value of derivatives	9,047	(2,769)
Change in deferred rent and lease incentives	8,869	6,535
Change in capitalised leasing fees	3,329	2,780
Borrowing cost amortisation	1,067	1,347

CHANGES IN OPERATING ASSETS AND LIABILITIES

Decrease/(increase) in receivables	1,717	(1,341)
(Increase)/decrease in other assets	(337)	424
Decrease in payables	(2,321)	(4,277)
Net cash generated by operating activities	63,908	72,925

Cash and cash equivalents comprise of cash on hand and cash in banks.

D Trust structure

D1 Interest in material subsidiaries

Recognition and measurement

1. Business combination

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at acquisition date fair value and the amount of any non-controlling interests in the acquiree. For each business combination, the Trust elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

When the Trust acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date.

If the business combination is achieved in stages, any previously held equity interest is remeasured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss.

2. Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Trust and entities controlled by the Trust. Control is achieved where the Trust is exposed to, or has rights to, the variable returns from its involvement with an entity and has the ability to affect these returns through its power over the entity.

The Trust accounts for business combinations using the acquisition method when control is transferred to the Trust. The consideration transferred in the acquisition is generally measured at fair value, as are the identifiable net assets acquired. When the Trust loses control over a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related non-controlling interests and other components of equity. Any resulting gain or loss is recognised in profit or loss. Any interest retained in the former subsidiary is measured at fair value when control is lost.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated statement of comprehensive income from the date on which control commences until the date on which control ceases.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with those used by other members of the consolidated group. All intra-group transactions, balances, income and expenses are eliminated in full on consolidation.

Non-controlling interests in the net assets attributable to unit holders of consolidated subsidiaries are identified separately from the Trust's unit holders. Non-controlling interests are measured at their proportionate share of the acquiree's identifiable net assets at the date of acquisition.

3. Subsidiaries

The consolidated financial statements include the assets, liabilities and results of Centuria Office REIT and the subsidiaries it controls. Subsidiaries are entities controlled by the Trust in accordance with AASB 10. Control exists when an investor is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. The financial statements of subsidiaries are included in the financial report from the date that control commences until the date that control ceases.

The Trust uses the purchase method of accounting to account for the acquisition of subsidiaries. Intercompany transactions, balances and recognised gains on transactions between Trust entities are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Trust.

Name of entity	Country of domicile	Class of units	Equity interest	
			30 June 2024 %	30 June 2023 %
Centuria Urban REIT	Australia	Ordinary	100	100
Centuria Urban REIT Sub Trust	Australia	Ordinary	100	100
Centuria Urban REIT Sub Trust No. 2	Australia	Ordinary	100	100
Centuria Metropolitan REIT No. 2	Australia	Ordinary	100	100
Centuria Metropolitan Property Trust	Australia	Ordinary	100	100

D2 Related parties

Key management personnel

The Trust does not employ personnel in its own right. However it is required to have an incorporated Responsible Entity to manage the activities of the Trust and this is considered the key management personnel. The directors of the Responsible Entity are key management personnel of that entity and their names are:

Peter Done
Matthew Hardy
Darren Collins
Elizabeth McDonald

No compensation is paid directly by the Trust to any of the directors or key management personnel of the Responsible Entity.

Key management personnel loan disclosures

The Trust has not made, guaranteed or secured, directly or indirectly, any loans to the key management personnel or their personally related entities at any time during the reporting period.

Responsible entity fees and other transactions

The Responsible Entity is entitled to a management fee which is calculated at 0.60% of the gross value of assets held plus GST, however, the Responsible Entity has elected to charge a management fee calculated at 0.55% of the gross value of assets held plus GST.

Centuria Property Services Pty Limited undertakes property and facility management services of all properties in the Trust. These fees are benchmarked to market rates at least every 2 years. These fees are calculated as a percentage of annualised gross income between 2.5% up to a total of 4.0% and vary based on the service level and scope required of each property. The fees are outlined in the relevant property and facility management services agreements in place for each property and are sometimes are recovered from tenants depending on the lease agreements.

Custodian fees are paid to the custodians. Custody fees paid to Centuria Property Funds Limited and Centuria Property Funds No.2 Limited are calculated in relation to some of the Trust's assets and in accordance with the constitution at a rate of 0.05% of the Trust's gross assets.

At reporting date, an amount of \$1,989,892 (2023: \$2,486,990) owing to the Responsible Entity and its related parties was included in trade and other payables. The payables are non-interest bearing with payment terms and conditions consistent with normal commercial practices. The following fees were paid and/or payable to the Responsible Entity and its related parties from the Trust and all subsidiaries during the financial year:

	30 June 2024 \$'000	30 June 2023 \$'000
Management fees	12,031	13,189
Property management fees	3,450	3,416
Facility management fees	2,142	2,499
Leasing fees	1,909	2,428
Custodian fees	969	989
Project management fees	839	1,666
Administration fees	684	646
Due diligence transaction fees	-	50
	22,024	24,883

All transactions with related parties are conducted on normal commercial terms and conditions. From time to time Centuria Property Funds Limited, its directors or its director-related entities may buy or sell units in the Trust. These transactions are on the same terms and conditions as those entered into by other Trust investors.

Related party investments held by the Trust

At 30 June 2024, the Trust did not hold any units in related parties to the Responsible Entity (30 June 2023: nil).

Units in the Trust held by related parties

At 30 June 2024, the following related parties of the Responsible Entity hold units in the Trust:

30 June 2024	Closing units held	Closing interest held
Centuria Capital No. 2 Office Fund	85,433,773	14.30%
Over Fifty Guardian Friendly Society Limited	14,861,980	2.49%
Centuria Growth Bond Fund	5,808,906	0.97%
Centuria Capital No. 2 Fund	3,396,219	0.57%
Centuria Property Funds Limited	2,263,375	0.38%
Centuria Balanced Bond Fund	957,413	0.16%
Peter Done	328,614	0.06%
Garry Charny	101,250	0.02%
Darren Collins	75,000	0.01%
John McBain	73,027	0.01%
Matthew Hardy	52,336	0.01%
Jason Huljich	47,646	0.01%
Total	113,399,539	18.99%

30 June 2023

Centuria Capital No. 2 Office Fund	85,433,773	14.30%
Over Fifty Guardian Friendly Society Limited	14,861,980	2.49%
Centuria Growth Bond Fund	5,808,906	0.97%
Centuria Capital No. 2 Fund	3,396,219	0.57%
Centuria Property Funds Limited	2,263,375	0.38%
Centuria Balanced Bond Fund	957,413	0.16%
Peter Done	328,614	0.06%
Garry Charny	101,250	0.02%
Simon Holt	81,519	0.01%
Darren Collins	75,000	0.01%
John McBain	73,027	0.01%
Matthew Hardy	52,336	0.01%
Jason Huljich	47,646	0.01%
Total	113,481,058	19.00%

No other related parties of the Responsible Entity held units in the Trust.

Other transactions within the Trust

No director has entered into a material contract with the Trust since the end of the previous year and there were no material contracts involving directors' interests subsisting at year end.

D3 Parent entity disclosures

As at 30 June 2024, and throughout the current and previous financial year, the parent entity of the Trust was Centuria Office REIT. The table below represents the stand alone financial position and performance of Centuria Office REIT. This table does not include the performance and financial position of its subsidiaries and the parent entity's investment in underlying subsidiaries are measuring at fair value. Accordingly, the amounts reflected below may be different from the consolidated financial statements

Results of parent entity	30 June 2024 \$'000	30 June 2023 \$'000
Loss for the year	(168,745)	(91,931)
Total comprehensive loss for the year	(168,745)	(91,931)

At reporting date, Centuria Office REIT has not entered into any guarantees or commitments to purchase property plant and equipment.

Financial position of parent entity at year end	30 June 2024 \$'000	30 June 2023 ¹ \$'000
ASSETS		
Current assets	6,301	1,095
Non-current assets	2,017,561	2,261,540
Total assets	2,023,862	2,262,635
LIABILITIES		
Current liabilities	27,595	23,860
Non-current liabilities	920,348	922,431
Total liabilities	947,943	946,291
EQUITY		
Issued capital	1,484,579	1,484,579
Retained earnings	(408,660)	(168,235)
Total equity	1,075,919	1,316,344

1. The 30 June 2023 parent entity balance sheet has been restated to include borrowings and other assets and liabilities that are held at the parent entity level. This has no bearing on the Group consolidated financial statements in either the current or any prior period.

There is no change to the comparative net assets of the balance sheet.

E Other notes

E1 Auditor's remuneration

	30 June 2024 \$'000	30 June 2023 \$'000
KPMG		
Audit and review of financials	277	231

E2 Financial instruments

The directors of the Responsible Entity consider that the carrying amount of the financial assets and financial liabilities approximate their fair value in the financial statements. All financial instruments are measured at amortised cost with the exception of the derivative financial instruments. Derivative financial instruments are measured at fair value and have a level 2 designation in the fair value hierarchy. There were no transfers between levels of the fair value hierarchy during the period.

Independent valuations are obtained from third parties to support the fair value measurement of financial instruments at each reporting date to meet the requirements of International Financial Reporting Standards.

1. Valuation techniques

The fair value of financial assets and financial liabilities are determined as follows:

- The fair value of interest rate swaps are determined using a discounted cash flow analysis. The future cash flows are estimated based on forward interest rates (from observable yield curves at the end of the reporting period) and contracted interest rates, discounted at a rate that reflects the credit risk of various counterparties.

The Trust classifies fair value measurements using a fair value hierarchy that reflects the subjectivity of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- Level 1: derived from quoted prices (unadjusted) in active markets for identical assets or liabilities that the Trust can access at the measurement date.
- Level 2: derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The level in the fair value hierarchy within which the fair value measurement is categorised in its entirety is determined on the basis of the lowest level input that is significant to the fair value measurement in its entirety. For this purpose, the significance of an input is assessed against the fair value measurement in its entirety. If a fair value measurement uses observable inputs that require significant adjustment based on unobservable inputs, that measurement is a level 3 measurement. Assessing the significance of a particular input to the fair value measurement in its entirety requires judgement, considering factors specific to the asset or liability.

The determination of what constitutes 'observable' requires significant judgement by the Responsible Entity. The Responsible Entity considers observable data to be that market data that is readily available, regularly distributed or updated, reliable and verifiable, not proprietary, and provided by independent sources that are actively involved in the relevant market.

Capital management

The capital structure of the Trust consists of cash and cash equivalents and the proceeds from the issue of the units of the Trust.

The Trust's overall investment strategy remains unchanged from the prior year.

Financial risk management objectives

The Trust is exposed to a variety of financial risks as a result of its activities. These potential risks include market risk (interest rate risk), credit risk and liquidity risk. The Trust's risk management and investment policies seek to minimise the potential adverse effects of these risks on the Trust's financial performance.

Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. The Trust's activities expose it primarily to the financial risks of changes in interest rates. The Trust enters into derivative financial instruments to manage its exposure to interest rate risk and these include interest rate swaps that the Trust has entered into to mitigate the risk of rising interest rates.

There has been no change to the Trust's exposure to market risks or the manner in which it manages and measures the risk from the previous year.

Interest rate risk management

In respect of income-earning financial assets and interest-bearing financial liabilities, the following table indicates their effective interest rates at reporting date:

	30 June 2024		30 June 2023	
	Effective interest rate	Total \$'000	Effective interest rate	Total \$'000
Financial assets				
Cash and cash equivalents	4.38%	17,495	3.95%	17,287
Trade and other receivables	-%	7,302	-%	9,000
Derivative financial instruments	3.41%	4,288	2.78%	13,336
		29,085		39,623
Financial liabilities				
Borrowings (excluding borrowing costs)	4.93%	827,026	4.30%	897,004
		827,026		897,004

Interest rate sensitivity

The sensitivity analysis below has been determined based on the Trust's exposure to interest rates at the reporting date and the stipulated change taking place at the beginning of the financial year and held constant throughout the reporting period, in the case of financial assets and financial liabilities that have variable interest rates.

At reporting date, if variable interest rates had been 100 (2023: 100) basis points higher or lower and all other variables were held constant, the impact to the Trust would have been as follows:

	Sensitivity impact		
	Variable + / -	Rate increase \$'000	Rate decrease \$'000
30 June 2024			
Net profit/(loss)	100 bps	6,674	2,895
		6,674	2,895
30 June 2023			
Net profit/(loss)	100 bps	7,520	(7,778)
		7,520	(7,778)

The Trust's sensitivity to interest rates calculated above is after taking into account the impact of interest rate changes on the interest rate swap fair values. The methods and assumptions used to prepare the sensitivity analysis have not changed during the year.

Credit risk

The Trust has adopted the policy of dealing with creditworthy counterparties and obtaining sufficient collateral or other security where appropriate, as a means of mitigating the financial risk of financial loss from default. The Trust's exposure and the credit ratings of its counterparties are continuously monitored by the Responsible Entity.

At 30 June 2024, the main financial assets exposed to credit risk are trade receivables. There were no significant concentrations of credit risk to counterparties at 30 June 2024. Refer to Note C1 for details of trade receivables.

The credit risk on receivables is minimal because of the proven remittance history of the counterparties. Credit risk from balances with banks and financial institutions is managed by the Responsible Entity in accordance with the Trust's investment policy. Cash investments are made only with approved counterparties.

The carrying amounts of financial assets best represent the maximum credit risk exposure at the reporting date.

Liquidity risk

The Trust's strategy of managing liquidity risk is in accordance with the Trust's investment strategy. The Trust manages liquidity risk by maintaining adequate banking facilities and through the continuous monitoring of forecast and actual cash flows and aligning the profiles of financial assets and liabilities.

The following tables summarise the maturity profile of the Trust's financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Trust can be required to pay. The tables include both interest and principal cash flows:

	Total principal and interest \$'000	Less than 1 year \$'000	1 to 5 years \$'000	5+ years \$'000
30 June 2024				
Trade and other payables	13,684	13,684	-	-
Borrowings	940,147	52,411	887,736	-
	953,831	66,095	887,736	-
30 June 2023				
Trade and other payables	28,933	28,933	-	-
Borrowings	1,074,835	55,427	1,019,407	-
	1,103,768	84,360	1,019,407	-

The principal amounts included in the above borrowings are \$827 million (2023: \$897 million).

E3 Events subsequent to reporting date

On 30 July 2024, The Trust refinanced its common terms debt platform including the extension and amalgamation of several of its debt facilities.

Specific to key covenants, the Trust revised both its Loan-to-value (LVR) ratio higher to 60% (from 50%) and Interest Cover Ratio (ICR) lower to 1.75x (from 2.0x). The facility extensions will see the Trust's weighted average debt maturity increase to 4.1 years years from 2.1 years as at 30 June 2024.

Other than the above, there are no other matters or circumstances which have arisen since the end of the period to the date of this report, in the opinion of the Responsible Entity, which significantly affect the operations of the Trust, the results of those operations, or the state of affairs of the Trust, in future financial years.

E4 Additional information

The registered office and principal place of business of the Trust and the Responsible Entity are as follows:

Registered office:

Level 41, Chifley Tower, 2 Chifley Square
SYDNEY NSW 2000

Principal place of business:

Level 41, Chifley Tower, 2 Chifley Square
SYDNEY NSW 2000



Directors' declaration

For the year ended 30 June 2024

In the opinion of the Directors' of Centuria Property Funds Limited, the Responsible Entity of Centuria Office REIT ('the Trust'):

- a. the consolidated financial statements and notes set out on pages 42 to 68 are in accordance with the *Corporations Act 2001*, including:
 - i. complying with Australian Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements, and
 - ii. giving a true and fair view of the Trust's financial position as at 30 June 2024 and of its performance for the financial year ended on that date, and
- b. there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

Note A1 confirms that the consolidated financial statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

The Directors have been given the declarations by the chief executive officer and chief financial officer required by section 295A of the *Corporations Act 2001*.

This declaration is made in accordance with a resolution of Directors.



Matthew Hardy
Director

Sydney
15 August 2024



Darren Collins
Director



144 STIRLING STREET, PERTH WA

Independent Auditor's report



Independent Auditor's Report

To the unitholders of Centuria Office REIT

Opinion

We have audited the **Financial Report** of Centuria Office REIT (the Trust).

In our opinion, the accompanying Financial Report of the Trust gives a true and fair view, including of the **Group's** financial position as at 30 June 2024 and of its financial performance for the year then ended, in accordance with the *Corporations Act 2001*, in compliance with *Australian Accounting Standards* and the *Corporations Regulations 2001*.

The **Financial Report** comprises:

- Consolidated statement of financial position as at 30 June 2024;
- Consolidated statement of profit or loss and other comprehensive income, Consolidated statement of changes in equity, and Consolidated statement of cash flows for the year then ended;
- Notes, including material accounting policies; and
- Directors' Declaration.

The **Group** consists of the Trust and the entities it controlled at the year-end or from time to time during the financial year.

Basis for opinion

We conducted our audit in accordance with *Australian Auditing Standards*. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the Financial Report* section of our report.

We are independent of the Group in accordance with the *Corporations Act 2001* and the ethical requirements of the *Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the Financial Report in Australia. We have fulfilled our other ethical responsibilities in accordance with these requirements.



Key Audit Matters

Key Audit Matters are those matters that, in our professional judgement, were of most significance in our audit of the Financial Report of the current period.

These matters were addressed in the context of our audit of the Financial Report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of investment property (\$1,945.6m)

Refer to Note C2 to the Financial Report

The key audit matter	How the matter was addressed in our audit
<p>The valuation of investment properties is a key audit matter as they are significant in value (being 98.4% of total assets) and contain assumptions with estimation uncertainty.</p> <p>The properties being valued at fair value increased the judgment applied by us when evaluating evidence available.</p> <p>The Group approached the uncertainty risk, including consideration of the recent economic uncertainties, using internal methodologies and through the use of external valuation experts.</p> <p>We focused on the significant forward-looking assumptions the Group applied in external and internal valuation models with a consideration to the impact of economic uncertainty including:</p> <ul style="list-style-type: none"> • Discount rates: these are complicated in nature and differ due to the asset classes, geographies and characteristics of individual investment properties; • Capitalisation rates: reflects the yield that an investor would look to recover their investment in a particular class of asset; and • Forecast cash flows: net market rent assumptions. <p>In assessing this Key Audit Matter, we involved our real estate valuation specialists, who understand the Group's investment profile and business, and the economic environment it operates in.</p> <p>We paid particular attention to knowledge and sources of information available regarding</p>	<p>Our procedures included:</p> <ul style="list-style-type: none"> • Understanding the Group's process regarding the valuations of investment property; • Assessing the Group's methodologies used in the valuations of investment property for consistency with accounting standards, industry practice and Group policies; and • Assessing the scope, competence and objectivity of external experts engaged by the Group and internal valuers. <p>Working with our real estate valuation specialists we:</p> <ul style="list-style-type: none"> • Gained an understanding of prevailing market conditions, including existence of market transactions; and • Performed a risk assessment of the investment property portfolio by assessing key assumptions and metrics including the valuation movement, capitalisation rate, discount rate, weighted average lease expiry and market rents to identify investment properties with significant valuation movements and outliers in key assumptions. <p>For externally valued investment properties:</p> <ul style="list-style-type: none"> • Taking into account the asset classes, geographies and characteristics of individual investment properties, we assessed on a sample basis the appropriateness of adopted discount and capitalisation rates, net market rents and other assumptions through comparison to market analysis published by external valuers, recent market transactions, publicly available market evidence as at 30 June 2024, inquiries with the Group and historical



<p>market conditions specific to year end.</p>	<p>performance of the investment properties;</p> <ul style="list-style-type: none"> • Tested, on a sample basis, other key inputs to the investment property valuations such as passing rent, occupancy rate and lease terms, for consistency to existing lease contracts; • Assessed sources of information for what reasonable expectations existed at year end date versus those issues or observations emerging since year end, and their impact to the Group's investment properties values; and • In conjunction with our valuation specialist, enquired with the external valuers on a sample basis to challenge the investment property valuation methodology and the assumptions applied in the external valuations. <p>For internally valued investment properties:</p> <ul style="list-style-type: none"> • Taking into account the asset classes, geographies and characteristics of individual investment properties, we assessed on a sample basis the appropriateness of adopted discount and capitalisation rates, net market rents and other assumptions through comparison to market analysis published by external valuers, recent market transactions, publicly available market evidence as at 30 June 2024, inquiries with the Group and historical performance of the investment properties; • Tested, on a sample basis, other key inputs to the investment property valuations such as passing rent, occupancy rate and lease terms, for consistency to existing lease contracts; • Compared the adopted capitalisation rates used by the internal valuer to capitalisation rates adopted by external valuers as at 30 June 2024; and • Assessed sources of information for what reasonable expectations existed at year end date versus those issues or observations emerging since year end, and their impact to the Group's investment properties values. <p>For financial statement disclosure:</p> <ul style="list-style-type: none"> • Assessed the disclosures in the financial report including checking the sensitivity analysis calculations, using our understanding obtained from our testing, against accounting standard requirements.
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Other Information

Other Information is financial and non-financial information in Centuria Office REIT's annual report which is provided in addition to the Financial Report and the Auditor's Report. The Directors of Centuria Property Funds Limited (the Responsible Entity) are responsible for the Other Information.

The Other Information we obtained prior to the date of this Auditor's Report was the Directors' Report, Corporate Governance Statement and Additional stock exchange Information. The Letter from the Chairman & Trust Manager, portfolio overview and portfolio profile are expected to be made available to us after the date of the Auditor's Report.

Our opinion on the Financial Report does not cover the Other Information and, accordingly, we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the Financial Report, our responsibility is to read the Other Information. In doing so, we consider whether the Other Information is materially inconsistent with the Financial Report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We are required to report if we conclude that there is a material misstatement of this Other Information, and based on the work we have performed on the Other Information that we obtained prior to the date of this Auditor's Report we have nothing to report.

Responsibilities of the Directors of the Responsible Entity for the Financial Report

The Directors of the Responsible Entity are responsible for:

- preparing the Financial Report in accordance with the *Corporations Act 2001*, including giving a true and fair view of the financial position and performance of the Group, and in compliance with *Australian Accounting Standards* and the *Corporations Regulations 2001*
- implementing necessary internal control to enable the preparation of a Financial Report in accordance with the *Corporations Act 2001*, including giving a true and fair view of the financial position and performance of the Group, and that is free from material misstatement, whether due to fraud or error
- assessing the Group and Trust's ability to continue as a going concern and whether the use of the going concern basis of accounting is appropriate. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate the Group and Trust or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the Financial Report

Our objective is:

- to obtain reasonable assurance about whether the Financial Report as a whole is free from material misstatement, whether due to fraud or error; and
- to issue an Auditor's Report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with *Australian Auditing Standards* will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on



the basis of the Financial Report.

A further description of our responsibilities for the audit of the Financial Report is located at the *Auditing and Assurance Standards Board* website at: https://www.auasb.gov.au/admin/file/content102/c3/ar1_2020.pdf. This description forms part of our Auditor's Report.

KPMG

KPMG

Peter Zabaks

Partner

Sydney

15 August 2024



9 HELP STREET, CHATSWOOD NSW

Corporate governance statement

The corporate governance statement for the Trust was last updated on 11 September 2024 and is available on the Centuria website at centuria.com.au/centuria-capital/corporate/sustainability/governance.



Additional stock exchange information

As at 5 August 2024

Distribution of units

	Number of units	Number of holders	Percentage of total (%)
1 - 1000	545,258	1,269	0.1
1,001 - 5,000	6,733,224	2,188	1.1
5,001 - 10,000	14,024,070	1,823	2.4
10,001 - 100,000	93,177,819	3,348	15.6
100,001 and over	482,856,560	275	80.8
Total	597,336,931	8,903	100.0

Substantial unitholders

	Number of units	Percentage of total (%)
CENTURIA CAPITAL GROUP	112,721,666	18.90
PEJR INVESTMENTS PTY LTD	79,160,874	13.25
THE VANGUARD GROUP, INC.	53,421,706	8.94
BLACKROCK INC.	36,658,027	6.47
Total	281,962,273	47.56

Top 20 unitholders

	Number of units	Percentage of total (%)
HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	178,105,508	29.82
CENTURIA INVESTMENT HOLDINGS PTY LIMITED	85,433,773	14.30
J P MORGAN NOMINEES AUSTRALIA PTY LIMITED	71,140,185	11.91
CITICORP NOMINEES PTY LIMITED	38,930,714	6.52
BNP PARIBAS NOMINEES PTY LTD	4,735,177	0.79
NATIONAL NOMINEES LIMITED	4,705,164	0.79
BNP PARIBAS NOMINEES PTY LTD	4,487,406	0.75
BNP PARIBAS NOMS PTY LTD	3,700,998	0.62
CENTURIA FUNDS MANAGEMENT LIMITED	3,396,219	0.57
BINET PTY LTD	3,379,593	0.57
BNP PARIBAS NOMINEES PTY LTD	2,707,635	0.45
CENTURIA PROPERTY FUNDS LIMITED	2,263,375	0.38
NCH PTY LTD	2,255,193	0.38
CITICORP NOMINEES PTY LIMITED	2,115,794	0.35
TN TERRIGAL PTY LTD	2,073,000	0.35
HORRIE PTY LTD	1,850,000	0.31
ISNF (KN) INVESTMENTS PTY LTD	1,710,000	0.29
RUBY TRUSTEE CO (2022) LIMITED	1,480,847	0.25
G C F INVESTMENT PTY LTD	1,400,000	0.23
ELEGANT GEORGE PTY LTD	1,376,575	0.23
Total	417,247,156	69.85

Voting rights

All units carry one vote per unit without restriction.

Corporate directory

Contact us

Unitholder Inquiries
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Sydney NSW 2000
T. 1800 182 257

Centuria Head Office

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F. (02) 9460 2960
contactus@centuria.com.au

Mail to

Centuria Capital Limited
Level 41, Chifley Tower,
2 Chifley Square
SYDNEY NSW 2000

Group Chief Risk Officer and Company Secretary

Anna Kovarik
Level 41, Chifley Tower,
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SYDNEY NSW 2000
T. (02) 8923 8923
F. (02) 9460 2960

Disclaimer

Centuria Property Funds Limited (ABN 11 086 553 639, AFSL 231149) (CPFL) is the Responsible Entity of Centuria Office REIT (ARSN 124 364 718) (COF).

This report has been prepared for general information purposes only. It is not a product disclosure statement, pathfinder document or any other disclosure document for the purposes of the *Corporations Act* and has not been, and is not required to be, lodged with the Australian Securities & Investments Commission.

The information contained in this report does not constitute financial product advice. Before making an investment decision, the recipient should consider its own financial situation, objectives and needs, and conduct its own independent investigation and assessment of the contents of this report, including obtaining investment, legal, tax, accounting and such other advice as it considers necessary or appropriate.

This report may contain forward-looking statements, guidance, forecasts, estimates, prospects, projections or statements in relation to future matters ("Forward Statements"). Forward Statements can generally be identified by the use of forward looking words such as "anticipate", "estimates", "will", "should", "could", "may", "expects", "plans", "forecast", "target" or similar expressions. Forward Statements including indications, guidance or outlook on future revenues, distributions or financial position and performance or return or growth in underlying investments are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. Past performance is not a reliable indicator of future performance.

Opt in to electronic Annual Report

If you would prefer to receive this digitally, you can opt in by emailing cof.enquiry@centuriainvestor.com.au and requesting to receive the annual report via email. We recommend using your personal email address. Not only will you be helping the environment, you will also help reduce costs and increase profitability for all unitholders in the fund. You can update your email, or change your annual report delivery method back to post at any time by emailing cof.enquiry@centuriainvestor.com.au with your request.

If you have any questions, please contact Centuria Investor Services on 1800 182 257.

Centuria

centuria.com.au/cof