

Appendix 4E				
CENTURIA OFFICE REIT				
For the year ended 30 June 2025				
1.0 Reporting Period:				
Current reporting period:		12 Months to 30 June 2025		
Previous reporting period:		12 Months to 30 June 2024		
2.0 Results for announcement to the market		30 June 25 \$'000	30 June 24 \$'000	% Change
2.1 Total Revenue and other income		154,302	161,580	(4.50%)
2.2 Funds from operations		70,355	82,179	(14.39%)
2.3 Loss for the year attributable to members		(19,780)	(168,745)	88.28%
2.4 Distributions		Date Paid / Payable	Amount per unit	Record date
Distribution declared for the June 2024 Quarter		16-Aug-24	3.000 cents	28-Jun-24
Distribution declared for the September 2024 Quarter		28-Oct-24	2.525 cents	30-Sep-24
Distribution declared for the December 2024 Quarter		31-Jan-25	2.525 cents	31-Dec-24
Distribution declared for the March 2025 Quarter		30-Apr-25	2.525 cents	31-Mar-25
Distribution declared for the June 2025 Quarter		19-Aug-25	2.525 cents	30-Jun-25
2.5 Record date for determining entitlement to distributions		As above		
2.6 For a brief explanation of the figures above please refer to the 2025 Annual Financial Report released concurrently with this Appendix 4E for further information.				
3.0 The consolidated statement of comprehensive income is attached together with notes, to this statement.				
4.0 The consolidated statement of financial position is attached together with notes, to this statement.				
5.0 The consolidated statement of cash flows is attached together with notes, to this statement.				
6.0 The consolidated statement of changes in equity is attached together with notes, to this statement.				
7.0 Details of individual & total distribution payments		Date Paid/Payable	Amount per unit	Foreign Source Income
Distribution declared for the June 2024 Quarter		16-Aug-24	3.000 cents	n/a
Distribution declared for the September 2024 Quarter		28-Oct-24	2.525 cents	n/a
Distribution declared for the December 2024 Quarter		31-Jan-25	2.525 cents	n/a
Distribution declared for the March 2025 Quarter		30-Apr-25	2.525 cents	n/a
Distribution declared for the June 2025 Quarter		19-Aug-25	2.525 cents	n/a
8.0 Dividend Reinvestment Plan				
The Dividend Reinvestment Plan ("DRP") was suspended for the year ended 30 June 2025.				

9.0 Net Tangible Asset per Security Number of Securities Net Tangible Assets Net Tangible Assets per Security	<table> <tr> <th><u>30 June 2025</u></th><th><u>30 June 2024</u></th></tr> <tr> <td>597,336,931</td><td>597,336,931</td></tr> <tr> <td>995,807,000</td><td>1,075,919,000</td></tr> <tr> <td>\$1.67</td><td>\$1.80</td></tr> </table>	<u>30 June 2025</u>	<u>30 June 2024</u>	597,336,931	597,336,931	995,807,000	1,075,919,000	\$1.67	\$1.80
<u>30 June 2025</u>	<u>30 June 2024</u>								
597,336,931	597,336,931								
995,807,000	1,075,919,000								
\$1.67	\$1.80								
10.0 Details of entities over which control has been gained or lost during the year	Not applicable								
11.0 Details of associates and joint venture entities	Not applicable								
12.0 Any other significant information needed to make an informed assessment of the entity's financial performance and financial position are included elsewhere in this Appendix 4E or is in the 30 June 2025 Annual Financial Report.									
13.0 Foreign Entities accounting standards used	Not applicable								
14.0 A commentary on the results for the year, as well as a for the corresponding previous year, are included in the 2025 Annual Financial Report released concurrently with this Appendix 4E.									
15.0 The 2025 Annual Financial Report has been audited and contains an independent audit report that is not subject to a modified opinion, emphasis of matter or any other matter paragraph.									