

**Appendix 4E**  
**CENTURIA OFFICE REIT**  
**For the year ended 30 June 2023**

<b>1.0 Reporting Period:</b> Current reporting period: Previous reporting period:	12 Months to 30 June 2023 12 Months to 30 June 2022		
<b>2.0 Results for announcement to the market</b>	<b>30 June 23 \$'000</b>	<b>30 June 22 \$'000</b>	<b>% Change</b>
<b>2.1</b> Total Revenue and other income	170,050	195,860	(13.18%)
<b>2.2</b> Funds from operations	93,028	104,907	(11.32%)
<b>2.3</b> Net (loss)/profit for the year attributable to members	(91,931)	115,019	(179.93%)
<b>2.4 Distributions</b> Distribution declared for the September 2022 Quarter Distribution declared for the December 2022 Quarter Distribution declared for the March 2023 Quarter Distribution declared for the June 2023 Quarter	<b>Amount per unit</b>		<b>Record date</b> 3.525 cents 30-Sep-22 3.525 cents 31-Dec-22 3.525 cents 31-Mar-23 3.525 cents 30-Jun-23
<b>2.5 Record date for determining entitlement to distributions</b>	Refer section 2.4		
<b>2.6</b> For a brief explanation of the figures above please refer to the 2023 Annual Financial Report released concurrently with this Appendix 4E for further information.			
<b>3.0</b> The consolidated statement of comprehensive income is attached together with notes, to this statement.			
<b>4.0</b> The consolidated statement of financial position is attached together with notes, to this statement.			
<b>5.0</b> The consolidated statement of cash flows is attached together with notes, to this statement.			
<b>6.0</b> The consolidated statement of changes in equity is attached together with notes, to this statement.			
<b>7.0 Details of individual &amp; total distribution payments</b>  Distribution declared for the September 2022 Quarter Distribution declared for the December 2022 Quarter Distribution declared for the March 2023 Quarter Distribution declared for the June 2023 Quarter	<b>Date Paid</b> 28-Oct-22 31-Jan-23 28-Apr-23 18-Aug-23	<b>Amount per unit</b> 3.525 cents 3.525 cents 3.525 cents 3.525 cents	<b>Foreign Source Income</b> n/a n/a n/a n/a
<b>8.0 Dividend Reinvestment Plan</b> The Dividend Reinvestment Plan ("DRP") was suspended for the year ended 30 June 2023.			

<b>9.0 Net Tangible Asset per Security</b>	<b>30 June 2023</b>	<b>30 June 2022</b>
Number of Securities	597,336,931	597,336,931
Net Tangible Assets	1,316,344,000	1,492,501,000
Net Tangible Assets per Security	\$2.20	\$2.50
<b>10.0 Details of entities over which control has been gained or lost during the year</b>	Not applicable	
<b>11.0 Details of associates and joint venture entities</b>	Not applicable	
<b>12.0</b> 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 2023 Annual Financial Report.		
<b>13.0 Foreign Entities accounting standards used</b>	Not applicable	
<b>14.0</b> A commentary on the results for the year, as well as a for the corresponding previous year, are included in the 2023 Annual Financial Report released concurrently with this Appendix 4E.		
<b>15.0</b> The 2023 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.		