

Form 604

Corporations Act 2001

Section 671B

Notice of change of interests of substantial holderTo Company Name/Scheme Centuria Office REIT (COF)ACN/ARSN 124 364 718**1. Details of substantial holder (1)**Name PEJR Investments Pty Ltd ("PEJR")ACN/ARSN (if applicable) 159 037 635There was a change in the interests of the substantial holder on 04/12/2023The previous notice was given to the company on 11/09/2023The previous notice was dated 11/09/2023**2. Previous and present voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary shares	72,932,990	12.21%	79,160,874	13.25%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
See AnnexureA					

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (6)	Nature of relevant interest (6)	Class and number of securities	Person's votes
PEJR	HSBC Custody Nominees (Australia) Ltd	PEJR	Power to control the voting	Ord 43,947,856	Ord 43,947,856
PELSF Nominees Pty Ltd	HSBC Custody Nominees (Australia) Ltd	PELSF Nominees Pty Ltd	Power to control the voting	Ord 35,213,018	Ord 35,213,018

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5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association

6. Addresses

The addresses of persons named in this form are as follows:


Name	Address
PEJR Investments Pty Ltd	S34.01, Level 34, 201 Elizabeth Street, Sydney NSW 2000
PELSF Nominees Pty Ltd	S34.01, Level 34, 201 Elizabeth Street, Sydney NSW 2000

Signature

print name Stephen Cribb

capacity Company Secretary

sign here



date 04/12/2023

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.

- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".

- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Annexure A Form 604

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
12/09/2023	PEJR	Buy	33,229	Ord 25,783	Ord 25,783
15/09/2023	PEJR	Buy	148,328	Ord 112,960	Ord 112,960
20/09/2023	PEJR	Buy	90,437	Ord 72,234	Ord 72,234
22/09/2023	PEJR	Buy	108,815	Ord 83,820	Ord 83,820
26/09/2023	PEJR	Buy	34,978	Ord 27,140	Ord 27,140
28/09/2023	PEJR	Buy	470,408	Ord 415,039	Ord 415,039
29/09/2023	PEJR	Buy	148,328	Ord 112,960	Ord 112,960
29/09/2023	PEJR	Buy	138,311	Ord 121,397	Ord 121,397
2/10/2023	PEJR	Buy	4,165	Ord 3,650	Ord 3,650
3/10/2023	PEJR	Buy	175,207	Ord 155,000	Ord 155,000
4/10/2023	PEJR	Buy	306,305	Ord 269,429	Ord 269,429
4/10/2023	PEJR	Buy	100,486	Ord 80,260	Ord 80,260
5/10/2023	PEJR	Buy	9,994	Ord 8,792	Ord 8,792
6/10/2023	PEJR	Buy	5,226	Ord 4,560	Ord 4,560
6/10/2023	PEJR	Buy	108,815	Ord 83,820	Ord 83,820
9/10/2023	PEJR	Buy	228,117	Ord 200,000	Ord 200,000
10/10/2023	PEJR	Buy	34,978	Ord 27,140	Ord 27,140
10/10/2023	PEJR	Buy	20,699	Ord 18,139	Ord 18,139
11/10/2023	PEJR	Buy	142,418	Ord 125,062	Ord 125,062
12/10/2023	PEJR	Buy	7,415	Ord 6,493	Ord 6,493
13/10/2023	PEJR	Buy	148,328	Ord 112,960	Ord 112,960
13/10/2023	PEJR	Buy	168,524	Ord 150,000	Ord 150,000
16/10/2023	PEJR	Buy	264,485	Ord 237,121	Ord 237,121
18/10/2023	PEJR	Buy	100,486	Ord 80,260	Ord 80,260
18/10/2023	PEJR	Buy	601,413	Ord 530,000	Ord 530,000
19/10/2023	PEJR	Buy	357,575	Ord 316,197	Ord 316,197
20/10/2023	PEJR	Buy	108,815	Ord 83,820	Ord 83,820
20/10/2023	PEJR	Buy	255,572	Ord 227,133	Ord 227,133
23/10/2023	PEJR	Buy	11,891	Ord 10,606	Ord 10,606
24/10/2023	PEJR	Buy	75,237	Ord 65,942	Ord 65,942
24/10/2023	PEJR	Buy	34,978	Ord 27,140	Ord 27,140
25/10/2023	PEJR	Buy	426,019	Ord 379,994	Ord 379,994
26/10/2023	PEJR	Buy	550,550	Ord 500,000	Ord 500,000
27/10/2023	PEJR	Buy	148,328	Ord 112,960	Ord 112,960
30/10/2023	PEJR	Buy	284,808	Ord 267,500	Ord 267,500
30/10/2023	PEJR	Buy	540,540	Ord 500,000	Ord 500,000
1/11/2023	PEJR	Buy	100,486	Ord 80,260	Ord 80,260
3/11/2023	PEJR	Buy	108,815	Ord 83,820	Ord 83,820
7/11/2023	PEJR	Buy	34,978	Ord 27,140	Ord 27,140
10/11/2023	PEJR	Buy	148,328	Ord 112,960	Ord 112,960
15/11/2023	PEJR	Buy	95,461	Ord 76,247	Ord 76,247
17/11/2023	PEJR	Buy	108,815	Ord 83,820	Ord 83,820
21/11/2023	PEJR	Buy	34,978	Ord 27,140	Ord 27,140
24/11/2023	PEJR	Buy	148,328	Ord 112,960	Ord 112,960
29/11/2023	PEJR	Buy	85,413	Ord 68,221	Ord 68,221