

Form 604

Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To 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 11/09/2023The previous notice was given to the company on 13/01/2023The previous notice was dated 13/01/2023

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	68,246,046	11.25%	72,932,990	12.21%

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 Annexure A					

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 (8)	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 37,719,972	Ord 37,719,972
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 11/09/2023

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.
- (3) 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
5/04/2023	PEJR	Buy	50,243	Ord 40,130	Ord 40,130
11/04/2023	PEJR	Buy	54,408	Ord 41,910	Ord 41,910
11/04/2023	PFJR	Buy	13,991	Ord 10,856	Ord 10,856
14/04/2023	PEJR	Buy	59,331	Ord 45,184	Ord 45,184
19/04/2023	PEJR	Buy	40,194	Ord 32,104	Ord 32,104
21/04/2023	PEJR	Buy	43,525	Ord 33,528	Ord 33,528
25/04/2023	PFJR	Buy	17,489	Ord 13,570	Ord 13,570
28/04/2023	PEJR	Buy	66,748	Ord 50,832	Ord 50,832
3/05/2023	PEJR	Buy	45,218	Ord 36,117	Ord 36,117
5/05/2023	PEJR	Buy	48,967	Ord 37,719	Ord 37,719
9/05/2023	PEJR	Buy	15,740	Ord 12,213	Ord 12,213
12/05/2023	PEJR	Buy	74,164	Ord 56,480	Ord 56,480
17/05/2023	PEJR	Buy	50,243	Ord 40,130	Ord 40,130
19/05/2023	PEJR	Buy	54,408	Ord 41,910	Ord 41,910
23/05/2023	PEJR	Buy	17,489	Ord 13,570	Ord 13,570
26/05/2023	PEJR	Buy	74,164	Ord 56,480	Ord 56,480
31/05/2023	PEJR	Buy	50,243	Ord 40,130	Ord 40,130
2/06/2023	PEJR	Buy	54,408	Ord 41,910	Ord 41,910
6/06/2023	PEJR	Buy	17,489	Ord 13,570	Ord 13,570
9/06/2023	PEJR	Buy	74,164	Ord 56,480	Ord 56,480
14/06/2023	PEJR	Buy	45,218	Ord 36,117	Ord 36,117
16/06/2023	PEJR	Buy	48,967	Ord 37,719	Ord 37,719
20/06/2023	PEJR	Buy	15,740	Ord 12,213	Ord 12,213
23/06/2023	PEJR	Buy	66,748	Ord 50,832	Ord 50,832
28/06/2023	PEJR	Buy	50,243	Ord 40,130	Ord 40,130
30/06/2023	PEJR	Buy	54,408	Ord 41,910	Ord 41,910
4/07/2023	PEJR	Buy	17,489	Ord 13,570	Ord 13,570
7/07/2023	PEJR	Buy	74,164	Ord 56,480	Ord 56,480
12/07/2023	PEJR	Buy	50,243	Ord 40,130	Ord 40,130
14/07/2023	PEJR	Buy	54,408	Ord 41,910	Ord 41,910
18/07/2023	PEJR	Buy	17,489	Ord 13,570	Ord 13,570
21/07/2023	PEJR	Buy	74,164	Ord 56,480	Ord 56,480
26/07/2023	PEJR	Buy	50,243	Ord 40,130	Ord 40,130
28/07/2023	PEJR	Buy	54,408	Ord 41,910	Ord 41,910
1/08/2023	PEJR	Buy	17,489	Ord 13,570	Ord 13,570
4/08/2023	PEJR	Buy	74,164	Ord 56,480	Ord 56,480
9/08/2023	PEJR	Buy	50,243	Ord 40,130	Ord 40,130
11/08/2023	PEJR	Buy	54,408	Ord 41,910	Ord 41,910
15/08/2023	PEJR	Buy	17,489	Ord 13,570	Ord 13,570
18/08/2023	PEJR	Buy	74,164	Ord 56,480	Ord 56,480
21/08/2023	PEJR	Buy	1,144,462	Ord 885,751	Ord 885,751
22/08/2023	PEJR	Buy	594,116	Ord 461,872	Ord 461,872
23/08/2023	PEJR	Buy	50,243	Ord 40,130	Ord 40,130
23/08/2023	PEJR	Buy	440,932	Ord 342,878	Ord 342,878
24/08/2023	PEJR	Buy	508,356	Ord 390,188	Ord 390,188
25/08/2023	PEJR	Buy	434,101	Ord 334,897	Ord 334,897
25/08/2023	PFJR	Buy	81,611	Ord 62,865	Ord 62,865
28/08/2023	PEJR	Buy	174,645	Ord 134,707	Ord 134,707
29/08/2023	PEJR	Buy	401,668	Ord 310,215	Ord 310,215
29/08/2023	PEJR	Buy	22,736	Ord 17,641	Ord 17,641
1/09/2023	PEJR	Buy	148,328	Ord 112,960	Ord 112,960
6/09/2023	PEJR	Buy	60,291	Ord 48,156	Ord 48,156
8/09/2023	PEJR	Buy	108,815	Ord 83,820	Ord 83,820