

Appendix 4D
CENTURIA OFFICE REIT ('COF')
Interim Financial Report

1.0 Reporting Period: Current reporting period: Previous reporting period:	6 months to 31 December 2023 6 months to 31 December 2022		
2.0 Results for announcement to the market	31 Dec 23 \$'000	31 Dec 22 \$'000	% Change
2.1 Total Revenue and other income	84,940	83,849	1.30%
2.2 Funds from operations (refer to 2.6 below)	41,789	48,555	(13.93%)
2.3 Net loss for the period attributable to members	(99,388)	(17,363)	472.41%
2.4 Distributions Distribution declared for the September 2023 Quarter Distribution declared for the December 2023 Quarter		Amount per unit 3.000 cents 3.000 cents	Record date 29-Sep-23 29-Dec-23
2.5 Record date for determining entitlement to distributions	As above		
2.6 Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood Refer to the Interim Financial Report for the half-year ended 31 December 2023 for details of COF's results for the period.			
3.0 Net Tangible Assets and Net Assets per Security Number of Securities Net Tangible Assets (\$'000's) Net Tangible Assets per Security (\$)		31 Dec 23 597,336,931 1,181,116 \$1.98	31 Dec 22 597,336,931 1,433,028 \$2.40
4.0 Details of entities over which control has been gained or lost during the period	Not applicable		
5.0 Details of individual & total distribution payments for current period June 2023 quarter distribution paid on 18 August 2023 September 2023 quarter distribution paid on 27 October 2023 December 2023 quarter distribution payable on 31 January 2024 No part of these distributions relate to foreign sourced income		Amount per unit 3.525 cents 3.000 cents 3.000 cents	Total \$'000's \$21,056 \$17,920 \$17,920
6.0 The Distribution Reinvestment Plan ("DRP") is currently suspended.			
7.0 Details of associates and joint venture entities	Not applicable		
8.0 For foreign entities, accounting standards used in compiling the report	Not applicable		
9.0 The Appendix 4D is based on an Interim Financial Report which has been reviewed by the Trust's auditors. The Interim Financial Report is not subject to a modified opinion, emphasis of matter or any other matter.			