

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

1.0 Reporting Period: Current reporting period: Previous reporting period:	6 Months to 31 December 2020 6 Months to 31 December 2019		
2.0 Results for announcement to the market	31 Dec 20 \$'000	31 Dec 19 \$'000	% Change
2.1 Total Revenue and other income	91,675	66,432	38.00%
2.2 Funds from operations (refer 2.6 below)	57,688	39,022	47.83%
2.3 Net profit for the period attributable to members	21,542	24,697	(12.77%)
2.4 Distributions	Amount per unit Record date		
Distribution declared for the September 2020 Quarter	4.125 cents 30-Sep-20		
Distribution declared for the December 2020 Quarter	4.125 cents 31-Dec-20		
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 2020 for details of COF's results for the period.			
3.0 Net Tangible Assets and Net Assets per Stapled Security	31-Dec-20 31-Dec-19		
Number of securities	514,522,807 513,239,302		
Net tangible assets (\$'000's)	1,262,046 1,320,205		
Net tangible assets per share (\$)	\$2.45 \$2.57		
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	Amount per unit Total \$'000's		
Paid 30 October 2020	4.125 cents \$21,224		
Paid 28 January 2021	4.125 cents \$21,224		
No part of these distributions relate to foreign sourced income			
6.0 Dividend Reinvestment Plan	Not applicable		
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.			