

Centuria

FUND PAYMENT NOTICE IN RESPECT OF THE DISTRIBUTION FOR THE QUARTER ENDED 31 MARCH 2021

Centuria Property Funds Limited (**CPFL**), as the responsible entity of Centuria Office REIT (the **Trust**), declares that the Trust is a withholding managed investment trust for the purposes of Subdivision 12-H of the *Taxation Administration Act 1953* (the **Act**), in respect of the quarter ended 31 March 2021. In addition, CPFL declares that the Trust is an attribution managed investment trust (**AMIT**) for the purposes of Division 12A of the Act, in respect of the quarter ended 31 March 2021.

Details of the distribution for the quarter ended 31 March 2021 are as follows:

Record date	31 March 2021
Payment date	29 April 2021
Distribution per COF unit	4.1250 cents

The estimated taxation components below are provided solely for the purposes of complying with Subdivision 12-H and Division 12A of Schedule 1 of the Act and should not be used for any other purpose:

	Cents per unit
Australian Income – Other	2.369324
Total Fund Payment	2.369324
Amounts not subject to Withholding Taxes	1.755676
Total Cash Distribution	4.125000

For the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the Act, the distribution includes a fund payment amount of 2.369324 cents per unit.

Australian tax residents should not rely on this notice for the purposes of their income tax returns.

Details of the full year components of distributions will be provided in the Attribution Managed Investment Trust Member Annual (**AMMA**) statement which will be sent to securityholders post 30 June 2021.