

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

1.0 Reporting Period: Current reporting period: Previous reporting period:	6 Months to 31 December 2021 6 Months to 31 December 2020		
2.0 Results for announcement to the market	31 Dec 21 \$'000	31 Dec 20 \$'000	% Change
2.1 Total Revenue and other income	103,933	92,014	12.95%
2.2 Funds from operations (refer 2.6 below)	54,672	57,688	(5.23%)
2.3 Net profit for the period attributable to members	63,630	21,542	195.38%
2.4 Distributions	Amount per unit		Record date
Distribution declared for the September 2021 Quarter	4.15 cents		30-Sep-21
Distribution declared for the December 2021 Quarter	4.15 cents		31-Dec-21
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 2021 for details of COF's results for the period.			
3.0 Net Tangible Assets and Net Assets per Stapled Security	31-Dec-21		31-Dec-20
Number of securities	595,642,317		514,522,807
Net tangible assets (\$000's)	1,487,087		1,262,046
Net tangible assets per share (\$)	\$2.50		\$2.45
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 28 October 2021	4.15 cents		\$24,689
Paid 28 January 2022	4.15 cents		\$24,719
No part of these distributions relate to foreign sourced income			
6.0 Dividend Reinvestment Plan The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2021 and 31 December 2021. Units issued under the DRP rank equally with all other units on issue. For the September 2021 quarter, the last date for receipt of an election notice for participation in DRP was 5 October 2021. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive trading days commencing on 5 October 2021, less a discount of 1%. For the December 2021 quarter, the last date for receipt of an election notice for participation in DRP was 6 January 2022. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive trading days commencing on 6 January 2022, less a discount of 1%.			
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.			