Appendix 4D

CENTURIA OFFICE REIT ('COF')

Interim Financial Report

2.1 Total Revenue and other income 103,933 92,014 12 2.2 Funds from operations (refer 2.6 below) 54,672 57,688 (5, 63,630) 2.3 Net profit for the period attributable to members 63,630 21,542 198 2.4 Distributions	urrent reporting period: 6 Months to 31 December 2	
Previous reporting period: 6 Monthe to 31 Decamber 2020 2.0 Results for announcement to the market 31 Dec 21 31 Dec 21 31 Dec 20 5000 5000 5000 2.1 Total Revenue and other income 53,033 92,014 12 2.2 Funds from operations (refer 2.6 below) 54,672 57,688 (5) 2.3 Net profit for the period attributable to members 63,630 21,542 198 2.4 Distributions Amount per 4.15 cents 30.4 41.5 cents 30.4 2.4 Distribution declared for the December 2021 Quarter 4.15 cents 30.4 4.15 cents 30.4 2.5 Record date for determining entitlement to distributions As above 31 Decc21 31.4 2.6 Briof explantion of any figures in 2.1 to 2.4 necessary to enable the figures to be understood 30.4 31.467.087 1.26 3.0 Net Tangible Assets and Net Assets per Stapled Security 31.66.423.37 51.41 51.43 Number of securities Net tangible assets (5000's) 1.487.087 1.26 52.50 5 4.0 Details of antivulaual & total distribution payments for Current period <th></th> <th></th>		
20 Results for announcement to the market 31 Dec 21 31 Dec 21 31 Dec 21 21 Total Revenue and other income 103,933 92,014 12 22 Funds from operations (refer 2.6 below) 54,672 57,688 (5,62) 23 Net profit for the period attributable to members 63,630 21,542 198 24 Distribution Edited for the September 2021 Quarter 4.15 cents 30- 24 Distribution declared for the December 2021 Quarter 4.15 cents 31- 25 Record date for determining entitlement to distributions As above 26 Brief explantion of any figures in 2.1 to 2.4 necessary to enable the figures to be understood 8642.317 514. 30 Net Tangible Assets and Net Assets per Stapled Security 31-Dec-21 31- Number of securities 1.487,067 1.22 Net tangible assets per share (\$) \$2.5.0 \$ 40 Details of individual & total distribution payments for Current period Anount per unit Total net Paid 28 October 2021 Paid 28 January 2022 A.15 cents \$2 No part of these distributions relate to foreign sourced income	evidus reporting period.	
2.0 Results for announcement to the market \$2000		2020
2.2 Funds from operations (refer 2.6 below) 54,672 57,688 (5,633) 2.3 Net profit for the period attributable to members 63,630 21,542 198 2.4 Distribution Amount per unit Recc 4.15 cents 30-4 Distribution declared for the September 2021 Quarter 4.15 cents 31-4 2.5 Record date for determining entitlement to distributions As above 2.6 Brief explantion 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 31-1 Number of securities \$25.0 \$ 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 Paid 28 October 2021 A.15 cents \$2 No part of these distributions relate to foreign sourced income 30 September 2021 and December 2021. Units issued under the DRP' was made available for the distribution in DRP was 5 October 2021 and December 2021. Units issued under the DRP' mak equally with all other units on issue. </th <th></th> <th>% Change</th>		% Change
2.3 Net profit for the period attributable to members 63,630 21,542 19 2.4 Distributions Amount per unit Recc 2.4 Distribution declared for the September 2021 Quarter 4.15 cents 30.4 2.5 Record date for determining entitlement to distributions As above 2.6 Brief explantion 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 31.4 Number of securities 595,642,317 514,5 Net tangible assets (300's) 1.487,087 1.28 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 Paid 28 October 2021 4.15 cents \$2 Paid 28 January 2022 A.16 cents \$2 Not applicable 50 Distributions Reinvestment Plan The Distribution Reinvestment Plan (DRP") was made available for the distribution for the quarter ended 30 September 2021 and December 2021. Units issued under the DRP rank qual	otal Revenue and other income 103,933 92,014	12.95%
2.4 Distributions Amount per unit Rec Distribution declared for the September 2021 Quarter 4.15 cents 30.4 2.5 Record date for determining entitlement to distributions As above 2.6 Brief explantion 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 31-1 Number of securities 1,487,087 1,26 595,642,317 514.4 Number of securities 1,487,087 1,22 5 5 4.0 Details of entities over which control has been gained or lost during the period Not applicable 50 5.0 Details of individual & total distribution payments for Current period Amount per unit Total Paid 28 October 2021 4.15 cents \$2 \$2 Not applicable 50 Dividend Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2021 and December 2021, units issued under the DRP rais 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 and December 2021, uni	unds from operations (refer 2.6 below) 54,672 57,688	(5.23%)
2.4 Distributions unit Recc Distribution declared for the September 2021 Quarter 4.15 cents 30.4 Distribution declared for the December 2021 Quarter 4.15 cents 30.4 2.5 Record date for determining entitlement to distributions As above 2.6 Brief explantion 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.21 Number of securities \$2.50 \$ 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 4.15 cents \$2 Paid 28 October 2021 4.15 cents \$2 Not applicable \$2 5.0 Details of individual & total distribution payments for Current period Amount per unit 4.15 cents \$2 Paid 28 October 2021 4.15 cents \$2 No applicable \$2 5.0 Dividend Reinvestment Plan The Distributions relate to foreign sourced income <td>et profit for the period attributable to members 63,630 21,542</td> <td>195.38%</td>	et profit for the period attributable to members 63,630 21,542	195.38%
Distribution declared for the December 2021 Quarter 4.15 cents 31-4 2.5 Record date for determining entitlement to distributions As above 2.6 Brief explantion 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 Number of securities 31-Dec-21 31-1 Number of securities 1.487.087 1.26 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 Paid 28 October 2021 4.15 cents 52 No part of these distributions relate to foreign sourced income Amount per unit Total 6.0 Dividend Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2021 and 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, less a discount of 1%. For the December 2021 quarter, the last date for receipt of an election notice for participation in DRP was 5 January 2022. Units traded on the A Securities Exchange ("ASX")		Record date
2.5 Record date for determining entitlement to distributions As above 2.6 Brief explantion 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 Number of securities 31-Dec-21 31-1 Net tangible assets (\$000's) 1.487.087 1.28 Net tangible assets per share (\$) \$2.50 \$ 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 Paid 28 October 2021 4.15 cents \$2 Paid 28 January 2022 4.15 cents \$2 No part of these distributions relate to foreign sourced income Source price of the period of 10 consecutive trading days commencing on 5 October 2021, less ad iscount of 1%. For the September 2021 quarter, the last date for receipt of an election notice for participation in DRP was 5 October 2021, less ad iscount of 1%. For the December 2021 quarter, the last date for receipt of an election notice for participation in DRP was 5 October 2021, less ad iscount of 1%. For the December 2021 quarter, the last date for receipt of an election notice for participatio	istribution declared for the September 2021 Quarter 4.15 cents	30-Sep-21
2.6 Brief explantion 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 Number of securities 31-Dec-21 31-1 Number of securities 595,642,317 514,6 Net tangible assets (\$000's) 1,487,087 1,22 Net tangible assets (\$000's) \$2.50 \$ 1.0 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 Paid 28 October 2021 4.15 cents \$2 Paid 28 January 2022 4.15 cents \$2 No part of these distributions relate to foreign sourced income Total \$2 8.0 Dividend Reinvestment Plan The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2021 and December 2021 quarter, the last date for receipt of an election notice for participation in DRP was 5 October 2021. Subject rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A Securities Exchange ("ASX") for the period of 10 consecutive trading days commenting on 5 October 2021, uests a discount of 1%.	istribution declared for the December 2021 Quarter 4.15 cents	31-Dec-21
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 31-1 Number of securities 595,642,317 514,5 Net tangible assets (\$000's) 1,487,087 1,26 Net tangible assets (\$000's) 1,487,087 1,26 Net tangible assets per share (\$) \$2.50 \$ 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 Paid 28 October 2021 4.15 cents \$2 No part of these distributions relate to foreign sourced income \$ \$ 5.0 Dividend Reinvestment Plan The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2021 and December 2021 quarter, the last date for receipt of an election notice for participation in DRP was 5 October 2021. Subject rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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 DR	ecord date for determining entitlement to distributions As above	
3.0 Net Tangible Assets and Net Assets per Stapled Security 31-Dec-21 31-1 Number of securities 595.642,317 514,5 Net tangible assets (\$000's) 1,487,087 1,26 Net tangible assets per share (\$) \$2.50 \$ 3.0 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 Paid 28 October 2021 4.15 cents \$2 No part of these distributions relate to foreign sourced income \$ \$ S.0 Dividend Reinvestment Plan The Distribution relavestment Plan ("DRP") was made available for the distribution in the quarter ended 30 September 2021 and 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of CO	rief explantion of any figures in 2.1 to 2.4 necessary to enable the figures to be understood	
Number of securities 595,642,317 514,5 Net tangible assets (\$000's) 1,487,087 1,26 Net tangible assets per share (\$) \$2.50 \$ 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 Paid 28 October 2021 4.15 cents \$2 Paid 28 January 2022 4.15 cents \$2 No part of these distributions relate to foreign sourced income \$ \$ 8.0 Dividend Reinvestment Plan The Distribution Reinvestment Plan \$ The Distribution Reinvestment Plan ("DRP") was made available for the distribution in DRP was 5 October 2021. Subject rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A Securities Exchange ("ASX") for the period of 10 consecutive trading days commencing on 6 January 2022, less a discount of 1%. For the December 2021 quarter, the last date	efer to the Interim Financial Report for the half-year ended 31 December 2021 for details of COF's results for the period.	
Net tangible assets (\$000's) 1,487,087 1,26 Net tangible assets per share (\$) \$2.50 \$ 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 Paid 28 October 2021 4.15 cents \$2 Paid 28 January 2022 4.15 cents \$2 No part of these distributions relate to foreign sourced income \$2 \$2 3.0 Dividend Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2021 and 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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, less a discount of 1%. For the Drecember 2021 quarter, the last date for receipt of an election notice for participation on DRP was 6 January 2022, less a discount of 1%. For the Drecember 2021 quarter, the last date for receipt of an election notice for participation in	et Tangible Assets and Net Assets per Stapled Security	31-Dec-20
Net tangible assets per share (\$) \$2.50 \$ 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 Paid 28 October 2021 4.15 cents \$2 Paid 28 January 2022 4.15 cents \$2 No part of these distributions relate to foreign sourced income \$2 \$2 5.0 Dividend Reinvestment Plan The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2021 and 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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	umber of securities 595,642,317 5	514,522,807
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	et tangible assets (\$000's) 1,487,087	1,262,046
5.0 Details of individual & total distribution payments for Current period Amount per unit Total Paid 28 October 2021 4.15 cents \$2 Paid 28 January 2022 4.15 cents \$2 No part of these distributions relate to foreign sourced income 1.15 cents \$2 8.0 Dividend Reinvestment Plan The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2021 and 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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	et tangible assets per share (\$) \$2.50	\$2.45
Details of individual & total distribution payments for Current period	etails of entities over which control has been gained or lost during the period Not applicable	
Paid 28 January 2022 4.15 cents \$2 No part of these distributions relate to foreign sourced income 4.15 cents \$2 6.0 Dividend Reinvestment Plan The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2021 and 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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	etails of individual & total distribution payments for Current period	「otal \$'000'
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 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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	aid 28 October 2021 4.15 cents	\$24,689
6.0 Dividend Reinvestment Plan The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2021 and 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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	aid 28 January 2022 4.15 cents	\$24,719
The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2021 and 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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 rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the A 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	o part of these distributions relate to foreign sourced income	
	he Distribution Reinvestment Plan ("DRP") was made available for the distribution for the quarter ended 30 September 2021 a ecember 2021. Units issued under the DRP rank equally with all other units on issue. or the September 2021 quarter, the last date for receipt of an election notice for participation in DRP was 5 October 2021. Sul iles of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the ecurities Exchange ("ASX") for the period of 10 consecutive trading days commencing on 5 October 2021, less a discount of or the December 2021 quarter, the last date for receipt of an election notice for participation in DRP was 6 January 2022. Sub iles of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the iles of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the iles of the DRP. The issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the terms of the DRP. The issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the terms of the DRP. The issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the terms of the DRP. The issue price is the arithmetic average of the daily volume weighted average price of COF units traded on the terms of the DRP.	bject to the he Australia 1%. pject to the he Australia
8.0 For foreign entities, accounting standards used in compiling the report Not applicable	etails of associates and joint venture entities Not applicable	
	or foreign entities, accounting standards used in compiling the report Not applicable	

The Interim Financial Report is not subject to a modified opinion, emphasis of matter or any other matter.