

Centuria

FUND PAYMENT NOTICE IN RESPECT OF THE DISTRIBUTION FOR THE QUARTER ENDED 30 SEPTEMBER 2022

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 30 September 2022. 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 30 September 2022.

Details of the distribution for the quarter ended 30 September 2022 are as follows:

| | |
|---------------------------|-------------------|
| Record date | 30 September 2022 |
| Payment date | 28 October 2022 |
| Distribution per COF unit | 3.52500 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 | 0.987247 |
| Capital Gain Discounted (Taxable Australian Property) | 0.000000 |
| Capital Gain Concession (Taxable Australian Property) | 0.000000 |
| Total Fund Payment | 0.987247 |
| Amounts not subject to Withholding Taxes | 2.537753 |
| Total Cash Distribution | 3.525000 |

For the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the Act, the distribution includes a fund payment amount of 0.987247 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 2023.