

Centuria

FUND PAYMENT NOTICE IN RESPECT OF THE DISTRIBUTION FOR THE QUARTER ENDED 31 DECEMBER 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 31 December 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 31 December 2022.

Details of the distribution for the quarter ended 31 December 2022 are as follows:

Record date	30 December 2022
Payment date	31 January 2023
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	1.241055
Capital Gain Discounted (Taxable Australian Property)	0.000000
Capital Gain Concession (Taxable Australian Property)	0.000000
Total Fund Payment	1.241055
Amounts not subject to Withholding Taxes	2.283945
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 1.241055 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.