

**Appendix 4D**  
**CENTURIA OFFICE REIT**  
**Interim Financial Report**

<b>1.0 Reporting Period:</b> Current reporting period: Previous reporting period:	6 months to 31 December 2022 6 months to 31 December 2021		
<b>2.0 Results for announcement to the market</b>	<b>31 Dec 22</b> <b>\$'000</b>	<b>31 Dec 21</b> <b>\$'000</b>	<b>% Change</b>
<b>2.1</b> Total Revenue and other income	83,849	103,933	(19.32%)
<b>2.2</b> Funds from operations	48,555	54,672	(11.19%)
<b>2.3</b> Net (loss)/profit for the period attributable to members	(17,363)	63,630	(127.29%)
<b>2.4 Distributions</b>	<b>Amount per unit</b>	<b>Record date</b>	
Distribution declared for the September 2022 Quarter	3.525 cents	30-Sep-22	
Distribution declared for the December 2022 Quarter	3.525 cents	30-Dec-22	
<b>2.5 Record date for determining entitlement to distributions</b>	As above		
<b>2.6 Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood</b> Refer to the Interim Financial Report for the half-year ended 31 December 2022 for details of COF's results for the period.			
<b>3.0 Net Tangible Asset per Security</b>	<b>31 Dec 2022</b>	<b>31 Dec 2021</b>	
Number of Securities	597,336,931	595,642,317	
Net Tangible Assets	1,433,028,000	1,487,087,000	
Net Tangible Assets per Security	\$2.40	\$2.50	
<b>4.0 Details of entities over which control has been gained or lost during the period</b>	Not applicable		
<b>5.0 Details of individual &amp; total distribution payments</b>	<b>Amount per unit</b>	<b>Total \$'000s</b>	
Paid on 28 October 2022	3.525 cents	\$21,055	
Paid on 31 January 2023	3.525 cents	\$21,055	
<b>6.0 Dividend Reinvestment Plan</b> The Dividend Reinvestment Plan ("DRP") was suspended for the September 2022 and December 2022 quarter.			
<b>7.0 Details of associates and joint venture entities</b>	Not applicable		
<b>8.0 Foreign Entities accounting standards used</b>	Not applicable		
<b>9.0</b> 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.			