

<b>Appendix 4E</b>			
<b>CENTURIA OFFICE REIT</b>			
<b>For the year ended 30 June 2024</b>			
<b>1.0 Reporting Period:</b> Current reporting period: Previous reporting period:	12 Months to 30 June 2024 12 Months to 30 June 2023		
<b>2.0 Results for announcement to the market</b>	<b>30 June 24</b> <b>\$'000</b>	<b>30 June 23</b> <b>\$'000</b>	<b>% Change</b>
<b>2.1</b> Total Revenue and other income	161,580	170,050	(4.98%)
<b>2.2</b> Funds from operations	82,179	93,028	(11.66%)
<b>2.3</b> Loss for the year attributable to members	(168,745)	(91,931)	83.56%
<b>2.4 Distributions</b>	<b>Date Paid / Payable</b>	<b>Amount per unit</b>	<b>Record date</b>
Distribution declared for the September 2023 Quarter	27-Oct-23	3.000 cents	29-Sep-23
Distribution declared for the December 2023 Quarter	31-Jan-24	3.000 cents	29-Dec-23
Distribution declared for the March 2024 Quarter	30-Apr-24	3.000 cents	28-Mar-24
Distribution declared for the June 2024 Quarter	16-Aug-24	3.000 cents	28-Jun-24
<b>2.5 Record date for determining entitlement to distributions</b>	As above		
<b>2.6</b> For a brief explanation of the figures above please refer to the 2024 Annual Financial Report released concurrently with this Appendix 4E for further information.			
<b>3.0</b> The consolidated statement of comprehensive income is attached together with notes, to this statement.			
<b>4.0</b> The consolidated statement of financial position is attached together with notes, to this statement.			
<b>5.0</b> The consolidated statement of cash flows is attached together with notes, to this statement.			
<b>6.0</b> The consolidated statement of changes in equity is attached together with notes, to this statement.			
<b>7.0 Details of individual &amp; total distribution payments</b>	<b>Date Paid</b>	<b>Amount per unit</b>	<b>Foreign Source Income</b>
Distribution declared for the September 2023 Quarter	27-Oct-23	3.000 cents	n/a
Distribution declared for the December 2023 Quarter	31-Jan-24	3.000 cents	n/a
Distribution declared for the March 2024 Quarter	30-Apr-24	3.000 cents	n/a
Distribution declared for the June 2024 Quarter	16-Aug-24	3.000 cents	n/a
<b>8.0 Dividend Reinvestment Plan</b> The Dividend Reinvestment Plan ("DRP") was suspended for the year ended 30 June 2024.			

<b>9.0 Net Tangible Asset per Security</b>	<b>30 June 2024</b>	<b>30 June 2023</b>
Number of Securities	597,336,931	597,336,931
Net Tangible Assets	1,075,919,000	1,316,344,000
Net Tangible Assets per Security	\$1.80	\$2.20
<b>10.0 Details of entities over which control has been gained or lost during the year</b>	Not applicable	
<b>11.0 Details of associates and joint venture entities</b>	Not applicable	
<b>12.0</b> Any other significant information needed to make an informed assessment of the entity's financial performance and financial position are included elsewhere in this Appendix 4E or is in the 30 June 2024 Annual Financial Report.		
<b>13.0 Foreign Entities accounting standards used</b>	Not applicable	
<b>14.0</b> A commentary on the results for the year, as well as a for the corresponding previous year, are included in the 2024 Annual Financial Report released concurrently with this Appendix 4E.		
<b>15.0</b> The 2024 Annual Financial Report has been audited and contains an independent audit report that is not subject to a modified opinion, emphasis of matter or any other matter paragraph.		