

Appendix 4E			
CENTURIA OFFICE REIT			
For the year ended 30 June 2026			
1.0 Reporting Period:			
Current reporting period:		12 Months to 30 June 2026	
Previous reporting period:		12 Months to 30 June 2025	
2.0 Results for announcement to the market		30 June 26	30 June 25
		\$'000	\$'000
			% Change
2.1	Total Revenue and other income	172,402	154,302
			11.73%
2.2	Funds from operations	66,945	70,355
			(4.85%)
2.3	Profit/(loss) for the year attributable to members	55,191	(19,780)
			379.02%
2.4 Distributions		Date Paid / Payable	Amount per unit
			Record date
Distribution declared for the June 2025 Quarter		19-Aug-25	2.525 cents
			30-Jun-25
Distribution declared for the September 2025 Quarter		28-Oct-25	2.525 cents
			30-Sep-25
Distribution declared for the December 2025 Quarter		30-Jan-26	2.525 cents
			31-Dec-25
Distribution declared for the March 2026 Quarter		30-Apr-26	2.525 cents
			31-Mar-26
Distribution declared for the June 2026 Quarter		14-Aug-26	2.525 cents
			30-Jun-26
2.5 Record date for determining entitlement to distributions		As above	
2.6 For a brief explanation of the figures above please refer to the 2026 Annual Financial Report released concurrently with this Appendix 4E for further information.			
3.0 The consolidated statement of comprehensive income is attached together with notes, to this statement.			
4.0 The consolidated statement of financial position is attached together with notes, to this statement.			
5.0 The consolidated statement of cash flows is attached together with notes, to this statement.			
6.0 The consolidated statement of changes in equity is attached together with notes, to this statement.			
7.0 Details of individual & total distribution payments		Date Paid/Payable	Amount per unit
			Foreign Source Income
Distribution declared for the June 2025 Quarter		19-Aug-25	2.525 cents
			n/a
Distribution declared for the September 2025 Quarter		28-Oct-25	2.525 cents
			n/a
Distribution declared for the December 2025 Quarter		30-Jan-26	2.525 cents
			n/a
Distribution declared for the March 2026 Quarter		30-Apr-26	2.525 cents
			n/a
Distribution declared for the June 2026 Quarter		14-Aug-26	2.525 cents
			n/a
8.0 Dividend Reinvestment Plan			
The Dividend Reinvestment Plan ("DRP") was suspended for the year ended 30 June 2026.			

9.0	Net Tangible Asset per Security	30 June 2026	30 June 2025
	Number of Securities	597,336,931	597,336,931
	Net Tangible Assets	990,666,000	995,807,000
	Net Tangible Assets per Security	\$1.66	\$1.67
10.0	Details of entities over which control has been gained or lost during the year		Not applicable
11.0	Details of associates and joint venture entities		Not applicable
12.0	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 2026 Annual Financial Report.		
13.0	Foreign Entities accounting standards used	Not applicable	
14.0	A commentary on the results for the year, as well as a for the corresponding previous year, are included in the 2026 Annual Financial Report released concurrently with this Appendix 4E.		
15.0	The 2026 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.		