

Appendix 4D
CENTURIA OFFICE REIT ('COF')
Interim Financial Report

1.0 Reporting Period: Current reporting period: Previous reporting period:	6 months to 31 December 2024 6 months to 31 December 2023		
2.0 Results for announcement to the market	31 Dec 24 \$'000	31 Dec 23 \$'000	% Change
2.1 Total Revenue and other income	75,699	84,940	(10.88%)
2.2 Funds from operations (refer to 2.6 below)	34,697	41,789	(16.97%)
2.3 Net loss for the period attributable to members	(21,204)	(99,388)	(78.67%)
2.4 Distributions	Date paid/payable	Amount per unit	Record date
Distribution declared for the June 2024 Quarter	16-Aug-24	3.000 cents	28-Jun-24
Distribution declared for the September 2024 Quarter	28-Oct-24	2.525 cents	30-Sep-24
Distribution declared for the December 2024 Quarter	31-Jan-25	2.525 cents	31-Dec-24
2.5 Record date for determining entitlement to distributions	As above		
2.6 Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood Refer to the Interim Financial Report for the half-year ended 31 December 2024 for details of COF's results for the period.			
3.0 Net Tangible Assets and Net Assets per Security	31 Dec 24	31 Dec 23	
Number of Securities	597,336,931	597,336,931	
Net Tangible Assets (\$'000's)	1,024,549	1,181,116	
Net Tangible Assets per Security (\$)	\$1.72	\$1.98	
4.0 Details of entities over which control has been gained or lost during the period	Not applicable		
5.0 Details of individual & total distribution payments for current period	Date paid/payable	Amount per unit	Total \$'000's
Distribution declared for the June 2024 Quarter	16-Aug-24	3.000 cents	\$17,920
Distribution declared for the September 2024 Quarter	28-Oct-24	2.525 cents	\$15,083
Distribution declared for the December 2024 Quarter	31-Jan-25	2.525 cents	\$15,083
No part of these distributions relate to foreign sourced income			
6.0 The Distribution Reinvestment Plan ("DRP") is currently suspended.			
7.0 Details of associates and joint venture entities	Not applicable		
8.0 For foreign entities, accounting standards used in compiling the report	Not applicable		
9.0 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.			