

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

For personal use only

<b>1.0 Reporting Period:</b> Current reporting period: Previous reporting period:	6 months to 31 December 2024 6 months to 31 December 2023																				
<b>2.0 Results for announcement to the market</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 15%; text-align: center;">31 Dec 24 \$'000</th> <th style="width: 15%; text-align: center;">31 Dec 23 \$'000</th> <th style="width: 10%; text-align: center;">% Change</th> </tr> </thead> <tbody> <tr> <td><b>2.1</b> Total Revenue and other income</td> <td style="text-align: right;">75,699</td> <td style="text-align: right;">84,940</td> <td style="text-align: right;">(10.88%)</td> </tr> <tr> <td><b>2.2</b> Funds from operations (refer to 2.6 below)</td> <td style="text-align: right;">34,697</td> <td style="text-align: right;">41,789</td> <td style="text-align: right;">(16.97%)</td> </tr> <tr> <td><b>2.3</b> Net loss for the period attributable to members</td> <td style="text-align: right;">(21,204)</td> <td style="text-align: right;">(99,388)</td> <td style="text-align: right;">(78.67%)</td> </tr> </tbody> </table>		31 Dec 24 \$'000	31 Dec 23 \$'000	% Change	<b>2.1</b> Total Revenue and other income	75,699	84,940	(10.88%)	<b>2.2</b> Funds from operations (refer to 2.6 below)	34,697	41,789	(16.97%)	<b>2.3</b> Net loss for the period attributable to members	(21,204)	(99,388)	(78.67%)				
	31 Dec 24 \$'000	31 Dec 23 \$'000	% Change																		
<b>2.1</b> Total Revenue and other income	75,699	84,940	(10.88%)																		
<b>2.2</b> Funds from operations (refer to 2.6 below)	34,697	41,789	(16.97%)																		
<b>2.3</b> Net loss for the period attributable to members	(21,204)	(99,388)	(78.67%)																		
<b>2.4 Distributions</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 15%; text-align: center;">Date paid/payable</th> <th style="width: 15%; text-align: center;">Amount per unit</th> <th style="width: 10%; text-align: center;">Record date</th> </tr> </thead> <tbody> <tr> <td>Distribution declared for the June 2024 Quarter</td> <td style="text-align: center;">16-Aug-24</td> <td style="text-align: center;">3.000 cents</td> <td style="text-align: center;">28-Jun-24</td> </tr> <tr> <td>Distribution declared for the September 2024 Quarter</td> <td style="text-align: center;">28-Oct-24</td> <td style="text-align: center;">2.525 cents</td> <td style="text-align: center;">30-Sep-24</td> </tr> <tr> <td>Distribution declared for the December 2024 Quarter</td> <td style="text-align: center;">31-Jan-25</td> <td style="text-align: center;">2.525 cents</td> <td style="text-align: center;">31-Dec-24</td> </tr> </tbody> </table>		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				
	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																		
<b>2.5 Record date for determining entitlement to distributions</b>	As above																				
<b>2.6</b> 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.																					
<b>3.0 Net Tangible Assets and Net Assets per Security</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">31 Dec 24</th> <th style="width: 20%; text-align: center;">31 Dec 23</th> </tr> </thead> <tbody> <tr> <td>Number of Securities</td> <td style="text-align: right;">597,336,931</td> <td style="text-align: right;">597,336,931</td> </tr> <tr> <td>Net Tangible Assets (\$'000's)</td> <td style="text-align: right;">1,024,549</td> <td style="text-align: right;">1,181,116</td> </tr> <tr> <td>Net Tangible Assets per Security (\$)</td> <td style="text-align: right;">\$1.72</td> <td style="text-align: right;">\$1.98</td> </tr> </tbody> </table>		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								
	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																			
<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 for current period</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 15%; text-align: center;">Date paid/payable</th> <th style="width: 15%; text-align: center;">Amount per unit</th> <th style="width: 10%; text-align: center;">Total \$'000's</th> </tr> </thead> <tbody> <tr> <td>Distribution declared for the June 2024 Quarter</td> <td style="text-align: center;">16-Aug-24</td> <td style="text-align: center;">3.000 cents</td> <td style="text-align: right;">\$17,920</td> </tr> <tr> <td>Distribution declared for the September 2024 Quarter</td> <td style="text-align: center;">28-Oct-24</td> <td style="text-align: center;">2.525 cents</td> <td style="text-align: right;">\$15,083</td> </tr> <tr> <td>Distribution declared for the December 2024 Quarter</td> <td style="text-align: center;">31-Jan-25</td> <td style="text-align: center;">2.525 cents</td> <td style="text-align: right;">\$15,083</td> </tr> <tr> <td colspan="4">No part of these distributions relate to foreign sourced income</td> </tr> </tbody> </table>		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			
	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																					
<b>6.0</b> The Distribution Reinvestment Plan ("DRP") is currently suspended.																					
<b>7.0 Details of associates and joint venture entities</b>	Not applicable																				
<b>8.0 For foreign entities, accounting standards used in compiling the report</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.																					