

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

1.0 Reporting Period: Current reporting period: Previous reporting period:	6 months to 31 December 2025 6 months to 31 December 2024		
2.0 Results for announcement to the market	31 Dec 25 \$'000	31 Dec 24 \$'000	% Change
2.1 Total Revenue and other income	118,405	75,699	56.42%
2.2 Funds from operations (refer to 2.6 below)	33,431	34,697	(3.65%)
2.3 Net profit/(loss) for the period attributable to members	61,536	(21,204)	(390.21%)
2.4 Distributions Distribution declared for the June 2025 Quarter Distribution declared for the September 2025 Quarter Distribution declared for the December 2025 Quarter	Date paid 19-Aug-25 28-Oct-25 30-Jan-26	Amount per unit 2.525 cents 2.525 cents 2.525 cents	Record date 30-Jun-25 30-Sep-25 31-Dec-25
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 2025 for details of COF's results for the period.			
3.0 Net Tangible Assets and Net Assets per Security Number of Securities Net Tangible Assets (\$'000's) Net Tangible Assets per Security (\$)	31 Dec 25 597,336,931 1,027,177 \$1.72		
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 Distribution declared for the June 2025 Quarter Distribution declared for the September 2025 Quarter Distribution declared for the December 2025 Quarter No part of these distributions relate to foreign sourced income	Date paid 19-Aug-25 28-Oct-25 30-Jan-26	Amount per unit 2.525 cents 2.525 cents 2.525 cents	Total \$'000's \$15,083 \$15,083 \$15,083
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.			