

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

<b>1.0 Reporting Period:</b> Current reporting period: Previous reporting period:		6 months to 31 December 2025 6 months to 31 December 2024		
<b>2.0 Results for announcement to the market</b>		<b>31 Dec 25 \$'000</b>	<b>31 Dec 24 \$'000</b>	<b>% Change</b>
<b>2.1</b>	Total Revenue and other income	118,405	75,699	56.42%
<b>2.2</b>	Funds from operations (refer to 2.6 below)	33,431	34,697	(3.65%)
<b>2.3</b>	Net profit/(loss) for the period attributable to members	61,536	(21,204)	(390.21%)
<b>2.4 Distributions</b>		<b>Date paid</b>	<b>Amount per unit</b>	<b>Record date</b>
	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
<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 2025 for details of COF's results for the period.				
<b>3.0 Net Tangible Assets and Net Assets per Security</b>		<b>31 Dec 25</b>	<b>31 Dec 24</b>	
	Number of Securities	597,336,931	597,336,931	
	Net Tangible Assets (\$'000's)	1,027,177	1,024,549	
	Net Tangible Assets per Security (\$)	\$1.72	\$1.72	
<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>		<b>Date paid</b>	<b>Amount per unit</b>	<b>Total \$'000's</b>
	Distribution declared for the June 2025 Quarter	19-Aug-25	2.525 cents	\$15,083
	Distribution declared for the September 2025 Quarter	28-Oct-25	2.525 cents	\$15,083
	Distribution declared for the December 2025 Quarter	30-Jan-26	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.				