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

		30 June 26 $'000	30 June 25 $'000	% Change
2.0	**Results for announcement to the market**			
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%

		Date Paid / Payable	Amount per unit	Record date
2.4	**Distributions**			
	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.

		Date Paid/Payable	Amount per unit	Foreign Source Income
7.0	**Details of individual & total distribution payments**			
	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.

		30 June 2026	30 June 2025
9.0	**Net Tangible Asset per Security**		
	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.	