Appendix 4D

CENTURIA OFFICE REIT ('COF')

Interim Financial Report

	Reporting Period:			
	Current reporting period:	6 Months to 31 December 2020		
	Previous reporting period:	6 Months to 31 December 2019		
2.0	Results for announcement to the market	31 Dec 20 \$'000	31 Dec 19 \$'000	% Change
2.1	Total Revenue and other income	91,675	66,432	38.00%
2.2	Funds from operations (refer 2.6 below)	57,688	39,022	47.83%
2.3	Net profit for the period attributable to members	21,542	24,697	(12.77%)
2.4	Distributions		Amount per unit	Record date
	Distribution declared for the September 2020 Quarter		4.125 cents	30-Sep-20
	Distribution declared for the December 2020 Quarter		4.125 cents	31-Dec-20
2.5	Record date for determining entitlement to distributions		As above	
2.6	Brief explantion 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 2020 for details of COF's results for the period.			
3.0	Net Tangible Assets and Net Assets per Stapled Security		31-Dec-20	31-Dec-19
	Number of securities		514,522,807	513,239,302
	Number of securities Net tangible assets (\$000's)		514,522,807 1,262,046	
				513,239,302
4.0	Net tangible assets (\$000's)		1,262,046	513,239,302 1,320,205
4.0	Net tangible assets (\$000's) Net tangible assets per share (\$)		1,262,046 \$2.45	513,239,302 1,320,205
	Net tangible assets (\$000's) Net tangible assets per share (\$) Details of entities over which control has been gained or lost during the period		1,262,046 \$2.45 Not applicable Amount per	513,239,302 1,320,205 \$2.57
	Net tangible assets (\$000's) Net tangible assets per share (\$) Details of entities over which control has been gained or lost during the period Details of individual & total distribution payments for Current period		1,262,046 \$2.45 Not applicable Amount per unit	513,239,302 1,320,205 \$2.57 Total \$'000's
	Net tangible assets (\$000's) Net tangible assets per share (\$) Details of entities over which control has been gained or lost during the period Details of individual & total distribution payments for Current period Paid 30 October 2020		1,262,046 \$2.45 Not applicable Amount per unit 4.125 cents	513,239,302 1,320,205 \$2.57 Total \$'000's \$21,224
	Net tangible assets (\$000's) Net tangible assets per share (\$) Details of entities over which control has been gained or lost during the period Details of individual & total distribution payments for Current period Paid 30 October 2020 Paid 28 January 2021		1,262,046 \$2.45 Not applicable Amount per unit 4.125 cents	513,239,302 1,320,205 \$2.57 Total \$'000's \$21,224
5.0	Net tangible assets (\$000's) Net tangible assets per share (\$) Details of entities over which control has been gained or lost during the period Details of individual & total distribution payments for Current period Paid 30 October 2020 Paid 28 January 2021 No part of these distributions relate to foreign sourced income		1,262,046 \$2.45 Not applicable Amount per unit 4.125 cents 4.125 cents	513,239,302 1,320,205 \$2.57 Total \$'000's \$21,224
5.0	Net tangible assets (\$000's) Net tangible assets per share (\$) Details of entities over which control has been gained or lost during the period Details of individual & total distribution payments for Current period Paid 30 October 2020 Paid 28 January 2021 No part of these distributions relate to foreign sourced income Dividend Reinvestment Plan		1,262,046 \$2.45 Not applicable Amount per unit 4.125 cents 4.125 cents 4.125 cents	513,239,302 1,320,205 \$2.57 Total \$'000's \$21,224
5.0 6.0 7.0	Net tangible assets (\$000's) Net tangible assets per share (\$) Details of entities over which control has been gained or lost during the period Details of individual & total distribution payments for Current period Paid 30 October 2020 Paid 28 January 2021 No part of these distributions relate to foreign sourced income Dividend Reinvestment Plan Details of associates and joint venture entities	he Trust's auditor	1,262,046 \$2.45 Not applicable Amount per unit 4.125 cents 4.125 cents 4.125 cents Not applicable Not applicable Not applicable	513,239,302 1,320,205 \$2.57 Total \$'000's \$21,224