

Centuria

FUND PAYMENT NOTICE IN RESPECT OF THE DISTRIBUTION FOR THE QUARTER ENDED 30 JUNE 2025

Centuria Property Funds Limited (**CPFL**), as the responsible entity of Centuria Office REIT (the **Trust**), declares that the Trust is a withholding managed investment trust for the purposes of Subdivision 12-H of the *Taxation Administration Act 1953* (the **Act**), in respect of the quarter ended 30 June 2025.

In addition, CPFL declares that the Trust is an attribution managed investment trust (**AMIT**) for the purposes of Division 12A of the Act, in respect of the quarter ended 30 June 2025.

Details of the distribution for the quarter ended 30 June 2025 are as follows:

Record date	30 June 2025
Payment date	19 August 2025
Distribution per COF unit	2.525000 cents

The estimated taxation components below are provided solely for the purposes of complying with Subdivision 12-H and Division 12A of Schedule 1 of the Act and should not be used for any other purpose:

	Cents per unit
Australian Income – Other	0.000000
Total Fund Payment	0.000000
Amounts not subject to Withholding Taxes	2.525000
Total Cash Distribution	2.525000

For the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the Act, the distribution includes a fund payment amount of NIL cents per unit.

Australian tax residents should not rely on this notice for the purposes of their income tax returns.

Details of the full year components of distributions will be provided in the Attribution Managed Investment Trust Member Annual (**AMMA**) statement which will be sent to unitholders by 31 August 2025.