

## CHES HOLDING STATEMENT

For statement enquiries contact  
your CHES Sponsor:  
**BURRELL & CO HOLDINGS PTY LTD**  
GPO BOX 1398  
BRISBANE, QLD 4001  
☎ 07 3006 7200



282208 04094  
TOONGABBIE INVESTMENTS NO 2  
PTY LTD  
<BBERG VET CLINIC S/FUND A/C>  
PO BOX 331  
BUNDABERG QLD 4670

Holder ID Number (HIN):	0072104315
CHES Sponsor's ID (PID):	04094
Statement Period:	September 2021
Page:	1 of 1

### COF - ORDINARY UNITS FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
	<b>Balance Brought Forward from 10 Feb 20</b>					13298
29 Sep 21	Allotment of a New Issue of Securities due to Acceptance of Rights	6257701045868400	CUM	2078		15376

#### FOR YOUR INFORMATION

- ☛ To obtain full terms and conditions of an Issuer's securities contact the Issuer's Registrar or the Issuer directly.
- ☛ For information about CHES Depository Interests (CDIs) and to obtain a free copy of the Financial Services Guide (FSG) or any supplementary FSG for CHES Depository Nominees Pty Ltd go to [www.asx.com.au/cdis](http://www.asx.com.au/cdis) or phone 131 279.
- ☛ ASX Settlement may by law need to disclose information in CHES Holdings to third parties.

*Refer overleaf for additional important information*

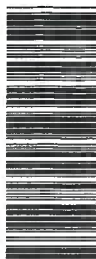


Issued By:

ASX Settlement Pty Limited | ABN 49 008 504 532 | PO Box H227, Australia Square, Sydney NSW 1215

#### Share Registry Details:

BOARDROOM PTY LIMITED  
GPO BOX 3993  
SYDNEY NSW 2001  
Ph: 02 92909600



TOONGABBIE INVESTMENTS NO 2  
PTY LTD  
<BBERG VET CLINIC S/FUND A/C>  
PO BOX 331  
BUNDABERG QLD 4670

## NOTIFICATION OF TRANSACTION

**Notice Date** 29-09-2021

**Security** Centuria Office REIT Ordinary Units Fully Paid

**ASX Code** COF

**CHESS HIN** 0072104315

**Transaction Description** Allotment Ex Rights

**Quantity Allotted** 2,078

# Transaction History

## STUTCHBURY TOONGABBIE SUPER - 149759

From 01/07/2021 To 30/06/2022

**Opening**      \$0.00                      **Closing**      \$0.00

Date	Source	Reference	Description	Value	Balance
13/09/2021	CS	835826	Sold 45080 MLT @ 7.4500	-334,357.28 ✓	-334,357.28
15/09/2021	PT	383656	DDAcct: 764-403 141268	5,195.00 ✓	-329,162.28
15/09/2021	CL	93709	Contra settlement	0.00	-329,162.28
15/09/2021	PT	383676	DE: 764-403 141268	329,162.28	0.00
17/11/2021	CB	840384	Bght 562 CBA @ 102.5000	58,091.24	58,091.24
19/11/2021	RT	684489	DC	<del>-380,000.00</del>	-321,908.76
19/11/2021	CL	94036	Contra settlement	0.00	-321,908.76
23/11/2021	JG	106684	JNL106684 Bank Dishonour	<del>380,000.00</del>	58,091.24
23/11/2021	JG	106685	JNL106685 Dishonour Fee	9.00	58,100.24
23/11/2021	RT	684606	DC	-380,000.00	-321,899.76
29/11/2021	CB	841172	Bght 5000 SFY @ 64.0900	321,870.98	-28.78
29/11/2021	CL	94085	Contra settlement	0.00	-28.78
01/12/2021	PT	388174	DE: 764-403 141268	28.78	0.00

## RETAIL ENTITLEMENT OFFER ACCEPTANCE FORM

  
TOONGABBIE INVESTMENTS NO 2  
PTY LTD  
<BBERG VET CLINIC S/FUND A/C>  
PO BOX 331  
BUNDABERG QLD 4670

Entitlement No. 025616375  
Subregister CHESS  
SRN/HIN. 0072104315

Number of Units held at 5pm  
(Sydney time) 13,298  
on Wednesday  
8 September 2021

**Offer Closes: Wednesday, 22 September 2021  
at 5:00pm (Sydney time)**



OFFER OF NEW UNITS UNDER NON-RENOUNCEABLE ENTITLEMENT OFFER AT AN ISSUE PRICE OF \$2.50 PER NEW UNIT ON THE BASIS OF 1 NEW UNIT FOR EVERY 6.4 UNITS HELD, PAYABLE IN FULL UPON ACCEPTANCE OF THIS OFFER

### A Entitlement offer acceptance

If you wish to accept your FULL ENTITLEMENT please complete and return this form WITH YOUR PAYMENT FOR THE AMOUNT SHOWN BELOW if payment is made by cheque. If payment is made by BPAY it is not necessary to return this form. Payment by BPAY or the return of this form by the offer close date with payment will constitute acceptance of the Entitlement Offer. Your signature is only required when an alteration to your address is indicated by you over the page.

Entitlement to New Units on the basis of 1 New Unit for every 6.4 Units held	Price per New Unit	Amount payable for full acceptance, at \$2.50 per New Unit
<b>2,078</b>	<b>\$2.50 per New Units</b>	<b>\$5,195.00</b>

If you wish to accept PART OF YOUR ENTITLEMENT ONLY please complete this form showing in the box below the NUMBER OF NEW UNITS BEING ACCEPTED and the appropriate amount payable.

Number of New Units accepted	Price per New Unit	Amount payable
	<b>\$2.50 per New Unit</b>	<b>\$</b>

### B Application for Additional New Units up to 50% of your Entitlement (if available)

Unitholders who take up their full Entitlement may apply for Additional New Units in excess of their Entitlement up to 50% of their full Entitlement. If you wish to apply for New Units in addition to your Entitlement above please insert the number of Additional New Units in the box below and the appropriate amount payable. These Additional New Units will only be allotted if available. In the event of oversubscriptions, the allocation of Additional New Units will be at the discretion of the Board and the Underwriter and subject to scale back

Number of Additional New Units applied for	Price per New Unit	Amount payable
	<b>\$2.50 per New Unit</b>	<b>\$</b>

### C Payment

Payment may only be made by BPAY or cheque/draft/money order or as set out in the Retail Offer Booklet. Cash will not be accepted via the mail or at the Centuria Office REIT Registry.

Payments cannot be made at any bank.

#### Payment Option 1 - BPAY



**Biller Code: 13383**  
**Ref: 85757656**

#### Telephone & Internet Banking - BPAY®

Contact your bank, credit union or building society to make this payment from your cheque or savings account.

More info: [www.bpay.com.au](http://www.bpay.com.au)

© Registered to BPAY Ltd ABN 69 079 137 518

- To pay via BPAY please contact your participating financial institution.
- If paying by BPAY you do not need to return the Retail Entitlement Offer Acceptance Form.**
- If paying by BPAY the amount of your payment received in the account divided by the issue price will be deemed to be the total number of New Units you are applying for.

#### Payment Option 2 – Cheque (Record cheque details below)

DRAWER	CHEQUE NO.	BSB NO.	ACCOUNT NO.	AMOUNT \$AUD
				<b>\$</b>

- Only cheques or bank drafts in Australian dollars and drawn on a bank or financial institution in Australia will be accepted.
- Your cheque or bank draft must be made payable to "Centuria Office REIT" and crossed "Not Negotiable."
- Please ensure that you submit the correct amount. Incorrect payments may result in your Application being rejected.

## D Contact Details

CONTACT NAME	TELEPHONE WORK	TELEPHONE HOME	EMAIL ADDRESS
	( )	( )	

By submitting this Retail Entitlement Offer Acceptance Form or by using the BPAY facility to accept the Entitlement Offer, I/we represent and warrant that I/we have read and understood the Retail Offer Booklet to which this Retail Entitlement Offer Acceptance Form relates and declare that this Application has been completed and lodged according to the instructions in the Retail Offer Booklet and on the reverse of the Retail Entitlement Offer Acceptance Form and declare that all details and statements made by me/us are complete and accurate. I/We agree to be bound by the constitution of Centuria Office REIT and agree to the terms and conditions of the Entitlement Offer. I/We represent and warrant that I/we have not relied on any other information provided by Centuria Office REIT other than as set out in the Retail Offer Booklet when making my/our decision to invest.

The Entitlement Offer to which this Retail Entitlement Offer Acceptance Form relates does not constitute an offer to any person who is not an Eligible Unitholder. This Retail Entitlement Offer Acceptance Form does not constitute an offer in the United States of America (or to, or for the account or benefit of, US Persons) or in any jurisdiction in which, or to any persons to whom it would not be lawful to make such an offer.

## LODGEMENT INSTRUCTIONS TO APPLICANTS

Please read these instructions carefully

### ACCEPTANCE OF YOUR ENTITLEMENT IN FULL OR PART

Multiply the number of New Units for which you are applying by \$2.50 then fill in the acceptance details, where necessary, in the space provided on the front of this form. Complete your cheque/draft/money order details on the front of this form and send your cheque/draft/money order and completed form to:

#### Postal Address:

Centuria Office REIT  
GPO Box 3993  
SYDNEY NSW 2001

Telephone No. 1800 182 257 (within Australia) or +61 2 9290 9689 (outside Australia)

Facsimile No. 02 9279 0664

**If you do not deal with your Entitlement, it will lapse at 5.00 pm (Sydney time) on Wednesday, 22 September 2021**

### PAYMENT – AUSTRALIAN RESIDENTS

#### Cheque or Draft

All cheques or drafts (expressed in Australian currency) are to be made payable to “Centuria Office REIT” and crossed “Not Negotiable”. The cheque, draft or money order and this Retail Entitlement Offer Acceptance Form must be received before **5.00 pm (Sydney time) on Wednesday 22 September 2021**. Centuria Office REIT does not accept any responsibility if you lodge this Retail Entitlement Offer Acceptance Form and the cheque, draft or money order at any other address or by any other means.

#### BPAY

If you make payment using BPAY you must contact your Australian bank, credit union or building society to make this payment from your cheque or savings account. For more information: [www.bpay.com.au](http://www.bpay.com.au). Refer to the front of this form for the Biller Code and Customer Reference Number. Payments must be received by BPAY before **5.00 pm (Sydney time) on Wednesday, 22 September 2021**.

Applications should be aware that their own financial institution may implement earlier cut-off times with regards to electronic payment, and should therefore take this into consideration when making payment(s). Centuria Office REIT does not accept any responsibility for loss incurred through incorrectly completed BPAY payments. It is the responsibility of the applicant to ensure that funds submitted through BPAY are received before **5.00 pm (Sydney time) on Wednesday 22 September 2021**. **If payment is made by BPAY it is not necessary to return this Retail Entitlement Offer Acceptance Form.**

### PAYMENT – OVERSEAS RESIDENTS

If you are a New Zealand resident unitholder you are unable to pay by BPAY® unless you have an Australian bank account. However, you are able to pay by international electronic funds transfer (EFT). **Please refer to the additional payment instructions enclosed with your Retail Offer Booklet if you would like to pay by EFT.** Please contact the Registry, Boardroom Pty Limited, on +61 2 9290 9600 if you have any queries, or if you have not received the separate EFT instruction letter.

Personal cheques drawn on overseas banks in Australian or any foreign currency will not be accepted. These will be returned and the acceptance deemed to be invalid. Payment must be received before **5.00 pm (Sydney time) on Wednesday 22 September 2021**.

### INTERPRETATION

Capitalised terms used in this Retail Entitlement Offer Acceptance Form have the same meaning as defined in the Retail Offer Booklet, unless otherwise defined.

### CHANGES OF ADDRESS SUPPORTED BY YOUR SIGNATURE(S)

If your address is not exactly as shown, please provide details below. This is only relevant for Issuer Sponsored registered holdings. CHESSE holders must notify your sponsoring broker for amendments to holdings on the CHESSE Subregister.

CHANGE OF ADDRESS DETAILS – ISSUER SPONSORED ONLY		
SIGN HERE FOR ADDRESS AMENDMENTS:		
Securityholder 1 (Individual) / Sole Director & Sole Company Secretary	Joint securityholder 2 (Individual) / Director	Joint securityholder 3 (Individual) / Director/Company Secretary (Delete one)

#### Privacy Statement:

Centuria Property Funds Limited advises that Chapter 2C of the Corporations Act 2001 (Cth) requires information about you as a securityholder (including your name, address and details of the securities you hold) to be included in the public register of the entity in which you hold securities. Information is collected to administer your security-holding and if some or all of the information is not collected then it might not be possible to administer your security-holding. Your personal information may be disclosed to the entity in which you hold securities. You can obtain access to your personal information by contacting us at the address or telephone number shown on the Retail Entitlement Offer Acceptance Form. The privacy policy of our Registry is available online (<https://www.boardroomlimited.com.au/corp/privacy-policy>).

## Centuria Office REIT Ordinary Units Fully Paid Periodic Statement

**Subregister:** CHESS  
**Investor number:** 0072104315  
**Tax reference:** Quoted  
**Statement period:** 01 July 2021 to 30 June 2022

TABLE A Transaction List - Security Movement					
Date	Transaction	Number of securities	Price per security <sup>1</sup> (\$)	Total value <sup>2</sup> (\$)	Balance of securities
01/07/2021	Opening Balance	13,298	\$2.3400	\$31,117.32	13,298
29/09/2021	Allotment Ex Rights	2,078	\$2.5000	\$0.00	15,376
30/06/2022	Closing Balance	15,376	\$1.7000	\$26,139.20	15,376

1 The amounts shown assume a price per security taken as the market closing price for the date of each transaction. This statement does not show the market price at which you executed a transaction on the ASX (or the total dollar value of your transaction) as this information is not provided to us. The market price of your transaction should have been provided to you by the broker who effected your transaction.

2 The value of your investment shown for the balance is equal to the number of units multiplied by the market closing price for the relevant date.

TABLE B Fund distribution summary						
Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	Distribution Plan Allotment
30/09/2021	28/10/2021	Centuria Office REIT September 2021 Quarterly Distribution	\$638.10	\$0.00	\$638.10	0
31/12/2021	28/01/2022	Centuria Office REIT December 2021 Quarterly Distribution	\$638.10	\$0.00	\$638.10	0
31/03/2022	04/05/2022	Centuria Office REIT March 2022 Quarterly Distribution	\$638.10	\$0.00	\$638.10	0
30/06/2022	05/08/2022	Centuria Office REIT June 2022 Quarterly Distribution	\$638.10	\$0.00	\$638.10	0
<b>Total for statement period</b>			<b>\$2,552.40</b>	<b>\$0.00</b>	<b>\$2,552.40</b>	<b>0</b>

**TABLE C  
Fees and Costs Summary**

Type of Fee	Amount (\$)
<b>Fees deducted directly from your account</b> This amount has been deducted directly from your account (reflected in the transactions listed on this statement).	\$0.00
<b>Fees and costs deducted from your investment<sup>3</sup></b> This approximate amount has been deducted from your investment and covers amounts that have reduced the return on your investment and that are not reflected as transactions listed on this statement or in the Additional explanation of fees and costs.	\$348.05
<b>TOTAL FEES AND COSTS YOU PAID</b> This approximate amount includes all the fees and costs that affected your investment during the period.	<b>\$348.05</b>

<sup>3</sup> This is the amount of fees and costs that are attributed to you and include management fees and costs, performance fees and transaction costs on any applicable transactions throughout the period. It is an apportioned amount that has been calculated by multiplying your daily account balance over the period by the Cost of Product. The Cost of Product is calculated by dividing the Fund's management costs and expenses, performance fees and transaction costs on applicable transactions by the Fund's average net assets over the period.

**TABLE D  
Calculation of your Net Investment Return <sup>4</sup>**

Calculation of the Investment Return	Amount (\$)	Amount sourced from
<b>Closing Balance</b>	<b>\$26,139.20</b>	Table A
Add: withdrawal payment	\$0.00	Table A
Less: opening balance	\$31,117.32	Table A
Less: applications/allotments	\$0.00	Table A
Less: fees deducted directly from your account	\$0.00	Table C
<b>Change in market value (growth return) <sup>5</sup></b>	<b>-\$4,978.12</b>	
Add: gross distribution amounts (distribution return)	\$2,552.40	Table B
<b>Net Investment return (total return)</b>	<b>-\$2,425.72</b>	

<sup>4</sup> This is not a statement for tax purposes. We send a separate tax statement which contains all the information about your investment that you need to complete your tax return.

<sup>5</sup> The 'growth return' is the change in the value of your investment in the period, taking into account transactions and excluding distributions. This amount is only for reporting purposes.

## Further Information

You can access information regarding your investments through [www.CenturiaInvestor.com](http://www.CenturiaInvestor.com). If you have questions about the periodic statement or any administrative queries, please contact Centuria Investor Services team on 1800 182 257. For more information about other investment options, please call Centuria directly on 02 8923 8923, or email [contactus@centuria.com.au](mailto:contactus@centuria.com.au).

## Handling Complaints

If you have a complaint, please let us know by contacting our Investor Services Team on 1300 22 44 24, or emailing: [compliance@centuria.com.au](mailto:compliance@centuria.com.au) or writing to us at Centuria Complaints Resolution Process, Level 41, Chifley Tower, 2 Chifley Square, Sydney NSW 2000. We aim to resolve your concerns at the time of your first contact with us. If this is not possible, we will acknowledge your complaint as soon as possible and will investigate, properly consider and decide on the action to take and communicate this to you within 30 days. For further information on the complaints handling process, please go to [centuria.com.au/contact-us/complaints](http://centuria.com.au/contact-us/complaints).

If you are not satisfied with our response to the matter, you may be able to refer the matter to the Australian Financial Complaints Authority (AFCA) on telephone: **1800 931 678** or write to AFCA at: GPO Box 3, Melbourne VIC 3001, Australia or email: [info@afca.org.au](mailto:info@afca.org.au)

## Disclaimer

While every reasonable care has been taken to ensure that the information on this statement is correct and the information contained in this document is believed to be accurate at the time of compilation, Centuria cannot accept liability for any error or misprint. This statement was prepared by Centuria. This information is of a general nature and is not intended to provide you with financial advice or take into account your personal objectives, financial situation or needs.

You may wish to seek independent financial advice from a licensed or authorised financial adviser before making an investment decision. The performance of your investment in any of the Centuria funds is not guaranteed. Past performance is not a reliable indicator of future performance.

Your privacy is important to us. Our Privacy Policy sets out how your information is managed, and is available at <https://centuria.com.au/contact-us/privacy-policy/>.